



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, November 17, 2016

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, November 17, 2016, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklin.tn.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. [16-1001](#) October 27, 2016 FMPC Minutes
Attachments: [10-27-16 FMPC Minutes-draft](#)
2. [16-1013](#) November 7, 2016 Special FMPC Minutes
Attachments: [11-7-16 FMPC Special Meeting-draft](#)

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

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

ANNOUNCEMENTS

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

3. [16-1004](#) Alexander Plaza PUD Subdivision, site plan, (Kroger Site Renovations); extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
4. [16-1005](#) Creekstone Commons Subdivision, site plan, lot 8 (High Hopes School); release the maintenance agreement for drainage improvements. (CONSENT AGENDA)
5. [16-1006](#) Franklin Christian Academy PUD Subdivision, site plan, section 1; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
6. [16-1007](#) Generals Retreat PUD Subdivision, site plan; extend the performance agreement for drainage/detention improvements. (CONSENT AGENDA)
7. [16-1008](#) Grace Pointe Church Subdivision, site plan; extend the performance agreement for landscaping Phase B improvements for one year. (CONSENT AGENDA)

8. [16-1009](#) Medcore Medical Building Subdivision, site plan, lot 2 (HealthSouth Rehab Center); accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
9. [16-1010](#) Resource Centre PUD Subdivision, site plan, revision 1 (Circle at Resource Centre Apartments); release the maintenance agreement for landscaping Phase 1 and landscaping Phase 2 improvements. (CONSENT AGENDA)
10. [16-1011](#) Westhaven PUD Subdivision, site plan, section 15, lot 4009 (Westhaven Western Regional Parking Lot); release the maintenance agreement for landscaping perimeter screen improvements. (CONSENT AGENDA)
11. [16-1012](#) Westhaven PUD Subdivision, site plan, section 25, lots 4202-4204 (Harris Teeter); extend the performance agreement for landscaping (future buffer) improvements. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

12. [16-0969](#) Consideration Of Ordinance 2016-46, To Be Entitled: "An Ordinance To Rezone 19.11 Acres From Specific Development Variety SD□X (2.5, 36,480) District To Specific Development Variety SD□X (2.5, 44,000) District For The Property Located South Of Moores Lane And East Of Franklin Road, 580 Franklin Road (Branch Creek Crossing PUD Subdivision)." (11/17/16 FMPC 9-0, 12/13/16 WS & 1st Reading 7-0; 1/10/17 2nd Reading 8-0) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen and Brad Baumgartner

Attachments: [Branch Creek Crossing PUD Subd, DP, Rev 1 Map](#)
[Ord 2016-46 Branch Creek Crossing Rezoning Rev 1 _with Map Law Approved_](#)
[Branch Creek Crossing - Rezoning Request Rev. 1 \(11-3-16\)](#)

13. [16-0970](#) PUBLIC HEARING: Consideration Of Resolution 2016-74, To Be Entitled: "A Resolution Approving A Revised Development Plan For Branch Creek Crossing PUD Subdivision For The Property Located South Of Moores Lane And East Of Franklin Road, 580 Franklin Road." (11/17/16 FMPC 9-0; 12/13/16 WS)

Sponsors: Ald. Ann Petersen and Brad Baumgartner

Attachments: [2016-74 RES Branch Creek PUD DP Rev 4 _with Map.Law Approved](#)
[Branch Creek Crossing PUD Subd, DP, Rev 1 Map](#)
[Branch Creek Crossing PUD Subd, DP, Rev 1 Conditions of Approval_01](#)
[Branch Creek Crossing - Development Plan Rev. 1 \(11-3-16\)](#)
[Arch Elevations](#)

14. [16-0971](#) Consideration Of Ordinance 2016-47, To Be Entitled: "An Ordinance To Rezone 195.5 Acres From Specific Development Variety (SD□R 1.72) District To Specific Development Variety (SD□R 2.02) District For The Property Located East Of Carothers Parkway And North Of Long Lane, 4413 South Carothers Road (Water's Edge PUD Subdivision)." (11/17/16 FMPC 9-0, 12/13/16 WS & 12/13/16 BOMA 1ST Reading 7-0; 8-0 01/10/17 2ND Reading) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen and Brad Baumgartner

Attachments: [2016-47 ORD Waters Edge PUD Subd Rezoning Rev 1 with Map.Law Approve](#)
[Waters Edge Rezoning Map Ord 2016-47](#)
[Water's Edge Rezoning Request Rev. 2 11.3.2016](#)

15. [16-0972](#) PUBLIC HEARING: Consideration of Resolution 2016-75, To Be Entitled: "A Resolution Approving A Revised Development Plan For Water's Edge Pud Subdivision For The Property Located East Of Carothers Parkway And North Of Long Lane, 4413 South Carothers Road. (11/17/16 FMPC 9-0; 12/13/16 WS)

Sponsors: Ald. Ann Petersen and Brad Baumgartner

Attachments: [2016-75 RES Waters Edge PUD DP Rev 4 with Map.Law Approved](#)
[Waters Edge DP Rev 4 Map Res 2016-75](#)
[Waters Edge PUD Subd, DP, Rev 4 Conditions of Approval_01](#)
[Water's Edge Development Plan Rev. 4 11.3.2016](#)
[Pages from Water's Edge Development Plan Rev. 4 Dev Plan Sheet Only](#)
[Pages from Water's Edge Development Plan Rev. 4 Arch Elevations](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

16. [16-0953](#) Berry Farms Town Center PUD Subdivision, Final Plat, Section 3, Revision 3, Lot 308 And 315, Two Commercial Lots On 1.53 Acres, Located Southeast Of Rural Plains Circle And West Of Captain Freeman Parkway. (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: [MAP_BFTC Lot 308.pdf](#)
[BFTC_308_FP_Conditions of Approval_01.pdf](#)
[554716073_2016-11-3_Berry Farms - Section 3 Resub 308_Final Plat.pdf](#)

17. [16-0954](#) Clouston Park Addition Subdivision, Final Plat, Revision 2, Lots 7-8, Revision To Two Residential Lots Located At 507 And 509 South Margin Street. (CONSENT AGENDA)
- Sponsors: Franklin Municipal Planning Commission and Josh King
- Attachments: [MAP CloustonParkRev2.pdf](#)
 [CloustonParkAddition_Conditions of Approval_01.pdf](#)
 [Clouston Rev 2.pdf](#)
18. [16-0957](#) Cottages at Eddy Lane PUD Subdivision, Final Plat, Four Residential Lots On 1.11 Acres, Located At 405 Eddy Lane. (CONSENT AGENDA)
- Attachments: [6286 MAP Cottages at Eddy Lane PUD Subd, FP](#)
 [Cottage sat Eddy Lane PUD Subd, FP Conditions of Approval_02](#)
 [CottagesAtEddyLane11-02-16 \(2\)](#)
19. [16-0962](#) Cool Springs Corner Subdivision, Final Plat, Lot 9, Revision 6, Two Commercial Lots on 19.51 Acres, Located Southeast Of The Mallory Lane And Cool Springs Boulevard Intersection At 3060 Mallory Lane. (CONSENT AGENDA)
- Sponsors: Franklin Municipal Planning Commission and Josh King
- Attachments: [CSC SitePlan Lot10 MAP.pdf](#)
 [CoolSpringsCornerFP_COA.pdf](#)
 [T351007 FP 110316-1-signed.pdf](#)
20. [16-0963](#) Downs Boulevard Properties Subdivision, Final Plat, Revision 11, Recording Of Easements And Improvements, Located East Of The Intersection Of Downs Boulevard And West Main Street at 500 Downs Bouelvard. (CONSENT AGENDA)
- Sponsors: Franklin Municipal Planning Commission and Josh King
- Attachments: [MAP DownsBlvdLot5.pdf](#)
 [500Downs_Conditions of Approval_01.pdf](#)
 [Lot 5 Downs Blvd PLat 110316-signed.pdf](#)

21. [16-0966](#) Ranco Farms Subdivision, Site Plan, Lot 2, Revision 2 (Mallory Green), A 175,000 Square-Foot Office Building, A 119-Room Hotel, and A 122-Room Hotel, On 17.88 Acres, Located At The Northwest Corner Of The Intersection Of Mallory Lane And Spring Creek Drive. (CONSENT AGENDA)
- Sponsors:** Franklin Municipal Planning Commission and Josh King
- Attachments:** [MAP_Mallory Green RancoFarms.pdf](#)
 [Conditions of Approval COF 6249](#)
 [Ranco Farms Subdivision, Lot 2, Revision 2, Site Plan \(Mallory Green\) - submit](#)
 [Hotel1Elevations.pdf](#)
 [Hotel2Elevations.pdf](#)
 [OfficeElevations.pdf](#)
 [SiteLayoutSheet.pdf](#)
 [SpringCreekExtension.pdf](#)
 [StaffPrepared_RancoFarmsSharedParking.pdf](#)
 [Submitted_SharedParkingAnalysis.pdf](#)
 [FullPlanSet.pdf](#)
22. [16-0964](#) Westhaven PUD Subdivision, Final Plat, Section 47, 33 Residential Lots On 5.89 Acres, Located South Of Boyd Mill Avenue Near Addison Avenue And Camberley Street, (CONSENT AGENDA)
- Sponsors:** Franklin Municipal Planning Commission and Josh King
- Attachments:** [MAP_Westhaven Section 47.pdf](#)
 [WesthavenSec47_Conditions of Approval_02.pdf](#)
 [Westhaven 47 final plat.pdf](#)
23. [16-0965](#) Willow Plunge Subdivision, Final Plat, Revision 4, Resubdivision Of Lots 2 And 3, Located At 1132 And 1136 Carnton Lane. (CONSENT AGENDA)
- Sponsors:** Franklin Municipal Planning Commission and Josh King
- Attachments:** [MAP_WillowPlunge_FP.pdf](#)
 [WillowPlunge_FP_Conditions of Approval_01.pdf](#)
 [COF6279-WillowPlungeRevision4-18x24-PLAT-Rev'd_110316.pdf](#)
 [DeferralRequest-COF 6279_111516](#)

24. [16-0960](#) Wynfield Village PUD Subdivision, Final Plat, 12 Residential Lots On 8.18 Acres, Located At 821 Murfreesboro Road. (CONSENT AGENDA)

Attachments: [Wynfield Village FP Map](#)
 [Wynfield Village FP Conditions of Approval 01](#)
 [COF 6285 Wynfield Village Final Plat signed](#)
 [Wynfield Village Final Plat Deferral Request](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN



City of Franklin

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

Meeting Minutes - Draft

Franklin Municipal Planning Commission

Thursday, October 27, 2016

7:00 PM

Board Room

CALL TO ORDER

- Present** 6 - Commissioner Harrison, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Orr, and Commissioner Hathaway
- Absent** 3 - Commissioner Petersen, Commissioner Allen, and Commissioner Lindsey

MINUTES

1. August 25, 2016 FMPC minutes

Attachments: [FINAL REVISED 8-25-16 FMPC Minutes](#)
[Comments from Facebook - Michael Phillips - 9-22-16](#)
[Deferred Meeting Minutes 25-Aug-2016](#)

Commissioner Harrison moved, seconded by Commissioner McLemore, to approve the August 25, 2016, Minutes as presented. The motion carried by the following vote:

- Aye:** 6 - Commissioner Harrison, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Orr, and Commissioner Hathaway
- Absent:** 3 - Commissioner Petersen, Commissioner Allen, and Commissioner Lindsey
- Chairing:** 0

2. September 22, 2016 FMPC Minutes

Attachments: [9-22-16 FMPC Minutes](#)

Commissioner Harrison moved, seconded by Commissioner Orr, to approve the September 22, 2016, Minutes as presented. The motion carried by the following vote:

- Aye:** 6 - Commissioner Harrison, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Orr, and Commissioner Hathaway
- Absent:** 3 - Commissioner Petersen, Commissioner Allen, and Commissioner Lindsey
- Chairing:** 0

2017 FMPC CALENDAR

3. Adoption of the 2017 FMPC Meetings and Deadlines Schedule

Attachments: [DRAFT REVISED 01 FMPC - Meetings and Deadlines Schedule PUBLIC 2017](#)

Vice Chair Lindsey was absent at this meeting, so before approval of the consent agenda, a motion was made by Commissioner Franks, seconded by Commissioner Orr to nominate Commissioner Harrison for Vice Chair for this meeting, the motion passed unanimously six to zero (6-0).

Ms. Diaz-Barriga stated that this item was for the proposed calendar for the 2017 Franklin Municipal Planning Commission meetings. It follows the bylaws except the one deviation from the bylaws is the December meeting. It will be moved to the second Thursday in December to accommodate holiday schedules, but it still gives ample time for staff to review projects.

Commissioner McLemore moved, seconded by Commissioner Harrison, to approve the 2017 FMPC calendar as presented. The motion carried by the following vote:

Aye: 6 - Commissioner Harrison, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Orr, and Commissioner Hathaway

Absent: 3 - Commissioner Petersen, Commissioner Allen, and Commissioner Lindsey

Chairing: 0

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Mr. Ben Jones stated that he represented the owners of Row 311 Office Condominiums in Franklin. They had an issue regarding a shared parking arrangement over a property line. Mr. Jones asked about distributing some information to the Planning Commission. The City of Franklin approved this development with shared parking, and now there is an issue regarding the property line with the adjacent property neighbor. That neighbor is claiming that he owns the parking, and Mr. Jones is just trying to get some feedback from the City on where the City will stand on the parking arrangements for their property.

Chair Hathaway asked Mr. Jones if he was asking to be on this meeting's agenda.

Mr. Jones stated that he just wanted to bring it to the Planning Commission's attention, and they were trying to get some guidance because the units cannot be sold or rented at this time in the limbo that they are in.

Chair Hathaway asked the Planning staff what the best approach was on this issue.

Ms. Hunter stated that staff would need time to evaluate before providing staff comments. She was not sure of exactly what type of item this would be for consideration. Staff is happy to take citizen comments during this time, but to give advice on an item where the Planning Commission could vote would not be appropriate as a nonconsent item, given that it does not meet the bylaws.

Chair Hathaway suggested that Mr. Jones distribute his items to the Planning Commission, talk with staff, and follow the procedures of what they require.

Mr. Jones stated that they had talked with staff, and that was why they were bringing this item up. Basically, staff had taken a wait and see approach with the remainder of the development trying to determine what the best step was for them to take. With shared parking, there is no easement on the parking area. It was approved with shared parking for the entire Rachel Springs Development. If the adjacent property owner demolishes the parking and goes over the property line, then it would put their building into a legal non-conformity. Even if it is not taken out of legal non-conformity, he tears it up and they do not have any place to park on the property within Rachel Springs then their building would be rendered useless for continued use, and that was what Mr. Jones was trying to bring to the Planning Commission's attention at this time and ask that some feedback be given so they can either sell or rent the unit.

Mr. Jones distributed a GIS aerial of the property, some notes, a letter, and a copy of a final plat for this item to the Planning Commissioners.

Ms. Hilary Tuff, of 3102 Vera Valley Drive, stated that she was the owner of the adjacent property in Rachel Springs. She wanted to apologize for her father because he was very passionate about the property. He was not a big-time developer. He raised Ms. Tuff and her sister in Williamson County, and he loved the community as much as anyone. She thought that what he wanted to say was that he wanted to give the Planning Commissioners other options. Hearing the community is one thing, but her father is part of the community, and Ms. Tuff is part of the community. She and her father want to do what is best for everyone. On the issue of Row 311, they had actually tried to contact someone so she was surprised that they now had someone with whom they could actually talk. They plan on resolving the issue the best way that they can.

Mr. Hank Gardner, with United States Equity Management, stated that they managed Row 311 and managed Rachel Springs prior to it being taken over from bankruptcy. They have talked with the developer, and the bottom line is the Master Plan that was approved by the City of Franklin, which Row 311, has gone through the staff questions and answers with no answers on it. That is the reason that they wanted to present their case and put it on the radar, for when it does come about for a new Master Plan, for the Planning Commission to look into consideration for a structure that is already built there and to work around it with the parking end of it. The biggest concern is the fire department. It is one way in and one way out. If they take what they are wanting, which is their legal property, there would not be a way to get a fire engine down there or out safely for a three-story building, which that is. He wanted to raise attention to what is going on before it started hitting the books, getting pushed through, and having a little more discussion, and to know the players into the situation before they move forward.

ANNOUNCEMENTS

Ms. Hunter stated that Brenda Woods had announced her retirement. She has been with the City for 13 years as of October 20. Staff hates to see her go, but wishes her well in her retirement. Her last day will be Thursday, December 15, which is a Planning Commission day, but she will not be attending the Planning Commission meeting that night, so keep that in mind, and wish her your best tonight and again on November 17, which will be her last Planning Commission meeting.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Commissioner McLemore, seconded by Commissioner Harrison, to approve items 4 through 12, and items 16, 18, 19, and 21, and to defer item 20 to the next meeting, on the Consent Agenda. The motion carried by the following vote:

Aye: 6 - Commissioner Harrison, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Orr, and Commissioner Hathaway

Absent: 3 - Commissioner Petersen, Commissioner Allen, and Commissioner Lindsey

Chairing: 0

SITE PLAN SURETIES

- 4.** Bancorp South Subdivision, site plan, (Liberty Pike Office Building); release the maintenance agreement for sidewalks and drainage improvements. (CONSENT AGENDA)

This Planning Item was approved.

5. Cool Springs Life Science Center Subdivision, site plan; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year; extend the performance agreement for landscaping street trees improvements. (CONSENT AGENDA)

This Planning Item was approved.

6. Dallas Downs PUD Subdivision, site plan, section 3; extend the performance agreement for landscaping street trees, landscaping specimen tree replacement and landscaping open space lots 26, 29, 30 and 31 improvements. (CONSENT AGENDA)

This Planning Item was approved.

7. Eddy Lane Industrial Office Subdivision, site plan; release the maintenance agreement for landscaping Phase 1A improvements; extend the performance agreement for landscaping Phase 1B improvements for one year. (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. Synergy Bank Addition Subdivision, site plan; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

10. Through the Green PUD Subdivision, site plan, section 2, lots 9-42 (Shadow Green Townhomes); extend the performance agreement for landscaping improvements for one year. (CONSENT AGENDA)

This Planning Item was approved.

11. 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.

12. 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

13. PUBLIC HEARING: Consideration of Ordinance 2016-40, To Be Entitled, "An Ordinance To Rezone 14.04 Acres From Agricultural (AG) District To Specific Development Residential (SD-R 1.14) District For The Property Located North Of Del Rio Pike And East Of Del Rio Court." (Rizer Point PUD). (10/27/16 FMPC 6-0; 11/08/16 WS and 1st Reading 8-0) SECOND OF THREE READINGS

Attachments: [MAP RizerPointRezoning.pdf](#)

[2016-40 ORD Rizer Point Rezoning with Map Law Approved](#)

[RIZER POINT REZONING REQUEST REVISION 2 10.6.2016.pdf](#)

[Rizer Point Submission of Petitions](#)

[Petition in Opposition of Connecting Viola Lane Wedgewood Drive - 68 signatures](#)

[Petition in Opposition of Rizer Point HOA Receiving Undeveloped Land - 66 signatures](#)

Mr. King stated that Ordinance 2016-40 is an ordinance to rezone 14.04 acres from Agricultural to Specific Density Residential 1.14. This density number is tied directly to the proposed expansion of the Rizer Point Development. This zoning is consistent with the surrounding properties.

Approval of Ordinance 2016-40 is recommended to the Board of Mayor and Aldermen.

Chair Hathaway asked for citizen comments.

Mr. James Matheney, of 1147 Wedgewood Drive, stated that he lived at the very end of Wedgewood Drive, which was next to the expansion of Rizer Point. He had lived there for almost 30 years, and he had seen the water come up three to four feet in the field. It almost came through the house across from him, and that house is about three feet off the floodplain. He did not believe the proposal to raise the floodway and floodplain 18 inches was sufficient. He believes that the homes that are built there will flood. He appreciated the change in the plan that did not allow the traffic to come down Wedgewood Drive because of the emergency entrance/exit, but he did think the rezoning should not occur because he believed Franklin would be in trouble if there was another flood, such as in 2010. This needs to be considered because someone is going to be flooded out if this proposal is passed. He thought Planners needed to be more aware than they appear to be for approving these kinds of plans.

Mr. Greg Gamble, of Gamble Design Collaborative, requested approval of Ordinance 2016-40 to the Board of Mayor and Aldermen.

Commissioner Orr moved, seconded by Commissioner Harrison that Ordinance 2016-40 be recommended to the Board of Mayor and Aldermen.

Commissioner McLemore asked who would maintain the area that would not be part of the development.

Mr. Gamble stated that it would be owned by Goodall Homes, would likely be moved into the ownership of one of their managing owners, and would be maintained by them.

Commissioner Franks asked how many feet above the 100-year floodplain the finished

floor elevations would be established.

Mr. Gamble stated that they would be three feet above.

Commissioner Franks asked if any part of the lot that the homeowners would own would be in the floodplain.

Mr. Gamble stated that it would not.

Commissioner Franks asked if flood insurance would be required, and Mr. Gamble stated that it would not.

Mr. Franks stated that under the new FEMA regulations, it was quite a problem to accommodate FEMA and provide floodplain as had been seen with many applicants in the past. It impedes the mortgages on the buyers of the houses if that is the case.

To be sure, that Commissioner Franks had understood Mr. Gamble earlier, he asked if Mr. Gamble was telling the Planning Commission that none of these houses would be in the floodplain and, therefore, would not require flood insurance.

Mr. Gamble stated that they were manipulating approximately 3,000 square feet of the floodplain that would require a conditional letter of map approval from FEMA and would require a final letter of map amendment from FEMA. Those documents would be reviewed, not only by the City, but by the state and by FEMA as well, and that was based on the new, revised FEMA maps.

Commissioner Orr moved, seconded by Commissioner Harrison, that Ordinance 2016-40 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 6 - Commissioner Harrison, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Orr, and Commissioner Hathaway

Absent: 3 - Commissioner Petersen, Commissioner Allen, and Commissioner Lindsey

Chairing: 0

14. Consideration of Resolution 2016-66, To Be Entitled, "A Resolution To Approve A Revised Development Plan For Rizer Point PUD Subdivision, With Two Modifications Of Standards (MOS1--Connectivity; MOS2-Cul-De-Sac Length), For The Property Located North Of Del Rio Pike And East Of Del Rio Court."; Establishing a Public Hearing for December 13, 2016. (10/27/16 FMPC 6-0; 11/08/16 WS)

Attachments: [MAP_RizerPointDevPlan.pdf](#)

[RES 2016-66 RizerPointPUD Dev Plan revised with Map Law](#)

[Approved](#)

[6251 RizerPoint DevPlan COA](#)

[Overall Layout.pdf](#)

[Proposed Arch.pdf](#)

[RIZER POINT DEV. PLAN REVISION 3 10.6.2016.pdf](#)

[Rizer Point Submission of Petitions](#)

[Petition in Opposition of Connecting Viola Lane Wedgewood Drive - 68 signatures](#)

[Petition in Opposition of Rizer Point HOA Receiving Undeveloped Land - 66 signatures](#)

[Connectivity Handout](#)

Mr. King stated that Resolution 2016-66 was for the Rizer Point Development plan. Sixteen single family units are proposed to be added to the Rizer Point Development. There is floodplain on this site. The applicant is proposing slight modifications to the edge of the floodplain. These changes will need to be approved by the City of Franklin and FEMA.

Modification of Standards Request #1 (MOS)

The connection between Viola Lane and Wedgewood Drive is needed for life/safety and transportation purposes. Staff recommends disapproval of this MOS. The residents of Rizer Point are opposed to connecting Viola Lane and Wedgewood Drive. Staff has prepared two exhibits to provide insight into the connectivity issue. Included in the Planning Commission's packets was a document prepared by Planning and Engineering that addresses connectivity from both life safety and transportation standpoint. To touch on a few points:

- a. Connectivity frees up arterial road capacity*
- b. Improves routing for transit and delivery vehicles*
- c. Promotes higher levels of physical activity (walking and cycling)*
- d. Efficient road networks also improve travel times for emergency response, solid waste pickup, and school bus routes.*

To better illustrate the last point, staff had developed a quick hypothetical, but very realistic, situation that could play out in this neighborhood.

Mr. King showed and discussed the applicant's current design, which did not provide the connection. If there was an issue with the road, emergency services would not be able to reach that destination because of the lack of connectivity between this subdivision and the surrounding neighborhoods.

Both Engineering and Planning staff further commit themselves to working with both neighborhoods to address safety and traffic speed concerns in both neighborhoods when this connection is made. Again, staff recommends disapproval of this MOS. If the Planning Commission chooses to grant this MOS, MOS #2 would also need to be voted on.

MOS #2 - The current design of Viola Lane is a 703 foot long cul-de-sac. City staff recommends a connection between Viola Lane and Wedgewood Drive. Staff would also recommend disapproval of this MOS due to the lack of connectivity.

Approval of Resolution 2016-66 is recommended to the Board of Mayor and Aldermen, with conditions.

Chair Hathaway asked for citizen comments.

Mr. David Eble, of 3009 Nine Bark, discussed the Petition in Opposition of Rizer Point Homeowners Association HOA Receiving Undeveloped Land, which he had distributed to the Planning Commission. He stated that they had a 90 percent approval of the cul-de-sac and not the connection. They would probably have had a 100 percent approval if everyone had been home. With the cul-de-sac, they understood that they would have an emergency exit between the two cul-de-sacs. He referred to the map that was attached to the petition and stated that if it was a cul-de-sac with an emergency exit, then that is what it was. If it was a pass through street, then that was what it was. However, he pointed to a second emergency exit that goes down to Allen Drive. It is under very poor repair. It is access into the community, which the petitioners would not want. It is full of yard waste, lawnmowers, pots, and garbage. They would not want it to be an access, and they do not understand why they would need a second emergency access. Also, they would not want it to be part of the neighborhood because of the liability and maintenance that comes with it. As far as their understanding, this access would be part of their HOA. Even if it is put up to code and made better than what it is, it would still have to be maintained. Presently it is a mess, and he would predict in 10 years it would be another mess.

Mr. Ed Saffell, of 5013 Rizer Point Drive, stated that he had submitted three petitions to Mr. King, one with 68 names of Rizer Point residents, one with 20 signatures of the Wedgewood Drive area opposing it, and one regarding the access land. The residents' general feeling was that if this was going to get approved in some general way, they disagreed with staff's recommendations, they would much rather have it the way Goodall revised it to have two cul-de-sacs and to not have a cut-through. One of the design features is an emergency gate and he did not think the school traffic or the UPS traffic would make a big difference. If there is an emergency, there will be a gate, so they just did not want the cut-through traffic with all of the young families in the neighborhood.

The second part of the petition is that they had whittled it down to a little over 14 acres, but there was still quite a bit of excess land that the citizens would be required to maintain. As Mr. Eble had stated, the neighbors had to maintain a road and an extra area that is behind the homes that are in this area. If there is a problem/liability by someone getting in this area and disturbing something, this would be part of the land now. It seemed unfair that Goodall could make a profit off doing this and sticking homeowners with that liability and that additional cost.

Ms. Jennifer Dunn, of 1135 Wedgewood Drive, stated that while they were not excited about this development, she agreed with the recommendations from Goodall with the

MOS. She would like to speak to the staff recommendation about connectivity. While she could appreciate the idea of connectivity, she thought one had to look at the existing streets that are being connected. Wedgewood Drive is a narrow street that has a significant amount of on-the-street parking that is due to renters or lack of an HOA. There is a City park, which is on the corner and has no designated parking. This park pulls people from Rebel Meadows, Rogershire and Rizer Point to park on the sides of the street making it difficult to walk, bike or do any of the things that they are discussing for connectivity down Wedgewood Drive because there are no sidewalks, and there are vehicles that line the sides of the street. She had significant concerns about increased traffic. While it may help delivery people, the safety of the existing residents is significant. Additionally, when Rogershire was built, Del Rio was modified into a Court because it had a very sharp curve that high schoolers, cutting through to Franklin High School, and other residents flew around. There is very little visibility, and there is a very narrow street on Del Rio Court. She thought that spoke to safety concerns for increasing the traffic volume in that area. If the plan is to improve this development, having the emergency gated access speaks some to their concerns. Rizer Point has two entrances. The likelihood that they would block off both of those entrances was a different thing. There is nothing else in between them. Just having the gated access would be enough.

Mr. Wayne Cleveland, of 1204 Reese Drive, referred to the electronic map and stated that the applicant would like for Rizer Point to take in all of the purple area as far as the HOA. If there is not an emergency street put for the second exit, there is no reason for Rizer Point to have to take in all of that area to maintain. That particular street in orange had garbage, pots, and one could not drive down it with a bulldozer. He requested that it be removed and basically never be developed and give it to Goodall. He referred to the darker purple area, stated that there was an area on the east side that was in green and stated that this would be a drain-off ditch that the City had required for Rizer Point to have. As an HOA, Rizer Point would take responsibility of that particular ditch, which in his understanding cost somewhere between \$1 million and \$1.5 million. Rizer Point would have to maintain it for the rest of the time, and they do not have any idea of the maintenance costs that they would have. They are being asked to take another area with another access street for an emergency exit, which is not needed. They are asking that Goodall take over all of that area behind the new development, and Rizer Point would keep the dark purple area as far as their HOA. He referred to a black line on the map and stated that Goodall had worked out with the City for a canoe launch. He did not have a problem with a canoe launch; however, in the last few months he had to park his motor home at the canoe launch, and he had children on top of it. They had climbed up the ladder because they were going down to the canoe launch and have a party. There are beer bottles and cans there constantly, and most of the children are under age. He had to confront them and ask them to leave. They have an undesirable area, which is already there, and they are going to have to address, maintain, and do something with. Rizer Point would like to get with staff to get some ideas on what can be done regarding the canoe launch to solve the present problem. The cul-de-sacs were his biggest concern. He knew it was going against the Engineering Department, but he asked if they could remain as cul-de-sacs. One of the cul-de-sacs had been there for 30 years, and he did not think during that time that there had been any type of catastrophe or emergency that had been required for an open access. The citizens in Rizer Point do not even want the additional 16 houses, and consequently they are willing to work with Goodall if they can get a cul-de-sac put there.

Mr. Ron Coffman, of 1109 Wedgewood Drive, distributed information to the Planning Commissioners and stated that he felt that this proposal with the emergency access was

a fair compromise. The original that was put on the table was brutal for him and his wife to consider. They have sons that are 11 and 9, they love Franklin and they love where they live. However, it was really tough for them to think about the potential for hundreds of daily vehicles that come past their home with their children playing in the front yard and walking to the bus stop. It made them consider whether they wanted to stay where they were. There were many school-age children who live in his neighborhood. He requested that the Planning Commission recommend Resolution 2016-66 to the Board of Mayor and Aldermen with the exceptions.

Ms. Brenda Logan, of 1156 Wedgewood Drive, stated that if any of the Planning Commissioners had not driven down Wedgewood Drive they had not seen how narrow it was and what it would do to have access through to the end of her street. She requested that they drive on Wedgewood Drive before they voted on this item.

This ended citizen comments.

Mr. Greg Gamble, of Gamble Design Collaborative, stated that he represented the applicant. He addressed the questions and comments that had been made by the citizens by stating that they had gone through the plan and revised it. It did not proceed to the Board of Mayor and Aldermen. It was revised to show a cul-de-sac and to reduce the amount of impact that was in the floodplain area. The trash, debris, and dumping will be cleaned up by Goodall Homes. Tonight was the first time that Mr. Gamble had learned of the group using the area for motorcycles and building fires. This will be looked into to make sure that individuals are not trespassing on the property.

This was the first time that he had heard about the issue with the new access. He will look into that with Goodall Homes and the developer providing some signage for the new access that talks about privacy and trespassing. This will be coordinated with the HOA.

As far as maintenance of the open space, he understood that there would be some additional obligations of the HOA to maintain open space for this land because more formal and informal requirements had to be provided to the City. When there is more land, more requirements have to be provided for the formal and informal open space. They also have a requirement for an access drive that connects to Allen Drive. That will be a grass area for future emergencies. They are fine amending the HOA documents to define an area that would be permanently maintained by the owner of the lot that was not included in the HOA. They would be maintaining the lot anyway, so it makes sense that they would maintain the open space area as well. This could be amended and adopted by the HOA as well. He believed that there was a clear path that they could meet the zoning ordinance requirements of the formal and informal open space and address the HOA issues as far as maintenance obligations.

Commissioner Harrison moved, and Commissioner McLemore seconded the motion that Resolution 2016-66 be recommended to the Board of Mayor and Aldermen.

Commissioner Franks asked if Mr. Gamble would describe MOS 1.

Mr. Gamble stated that MOS 1 was to not provide external street connectivity. With the approval of MOS 1, the Planning Commission would be saying that they approved the cul-de-sac with an emergency connection and not a full connection to Meandering Way.

Commissioner McLemore moved to approve MOS 1, Commissioner Orr seconded the motion, and it passed unanimously 6-0.

Commissioner Franks asked if Mr. Gamble would describe MOS 2.

Mr. Gamble stated that MOS 2 was to request that the total length of the cul-de-sac be 703 feet as opposed to the City's 500 feet. At the end of the 703 feet is where the emergency connection takes place, so they have elected to extend the full extent of the public right-of-way and street the 700 feet so that the emergency connection between the two was at its shortest distance.

Commissioner Orr stated that except for a fire truck there would really be no distance there.

Commissioner Franks asked if the connection that lead into Allen Drive was always on the final plat. Mr. Gamble stated that it had been a requirement of staff from the initial meeting.

Commissioner Orr asked the purpose of this connection if one was connecting to Wedgewood Drive.

Mr. Gamble stated that he was not exactly sure, but that it was an emergency connection.

Mr. King stated that the connection to Allen Drive had been stubbed out since the original subdivision was platted in the 60s in the upper section. The City's rules (both Street Standards and the Zoning Ordinance) mandate that all connection points that are available be connected. In that incidence, the driveway would have to cross floodway and the main sewer easement for the City, so staff felt it best not to require a vehicular connection across it but to have it as a future pedestrian connection and an emergency connection into this neighborhood and into the future Harpeth River greenway trail that is planned for that area.

Commissioner Orr stated that this was quite a stretch.

Commissioner Harrison moved to approve MOS 2, Commissioner Orr seconded the motion, and it passed unanimously 6-0.

Commissioner Orr asked if the connection to Allen Drive was truly necessary. He understood about the stub-out dating back to the 60s, but what purpose did it serve since there was a connection to Wedgewood. It was not a through connection to make traffic flow better. It seemed it was something that had been hanging on for a long time, and back when this was made the whole field could have been developed, but now this cannot be done.

Mr. King agreed and stated that the connection was not a paved connection but just a pedestrian emergency vehicle access only. Staff was not requiring either the developer or the HOA to build and pave it. It would be dedicated in the right-of-way.

Mr. Lance Fittro, a City Engineer, stated that they were only showing an easement for a possible future pedestrian connection and an emergency. They were not improving it this time. It will not be required to be maintained until it is approved, presumably in the future if it is part of the greenway trail, and it would be included.

Commissioner Franks asked the purpose of the green space added to the number of

homes.

Mr. Gamble stated that it was part of the informal open space requirement.

Commissioner Franks asked if was necessary for that much to be imposed on the current residents of Rizer Point.

Mr. Gamble stated that it was not, and they did not have that intention, they had planned on putting those maintenance obligations on the owners of the north. They would write this into the HOA exhibit that would be attached showing the limits of the maintenance obligation.

Commissioner Franks asked if the HOA could decide to let it grow up and not do anything with it. He asked how this would not be a burden on the HOA.

Mr. Gamble stated that he did not think they wanted it to be a nuisance area where it is overgrown. If it was reestablished in some way, it was be intentional.

Commissioner Franks stated that what he had heard at this meeting was not so much that the lots were being added but the amount of the green space. He asked if it was necessary to have that much green space.

Mr. Gamble stated that this was part of the City's Zoning Ordinance requirements.

Commissioner Orr stated that it could be green but not necessarily maintained.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Resolution 2016-66 be recommended to the Board of Mayor and Aldermen for approval, including two Modification of Standards (MOS1-Connectivity 6-0; MOS2-Cul-De-Sac Length 6-0). The motion carried by the following vote:

Aye: 6 - Commissioner Harrison, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Orr, and Commissioner Hathaway

Absent: 3 - Commissioner Petersen, Commissioner Allen, and Commissioner Lindsey

Chairing: 0

15. McEwen Place PUD Subdivision, Development Plan, Section 3, Revision 3, 338 Attached Residential Units And 207,600 Square Feet Of Commercial Space On 7.23 Acres, Located North Of West McEwen Drive And South Of The Intersection Of Jordan Road And Aspen Grove Drive.

Attachments: [MAP_McEwen Town Center.pdf](#)
[McEwenPlace_DP_COA](#)
[Elevations.pdf](#)
[Layout.pdf](#)
[Layout_Closer.pdf](#)
[McEwenPlace_PlanSet.pdf](#)

A 10-minutes recess was taken prior to Item 15.

The meeting resumed at 7:50 p.m..

Chair Hathaway and and Commissioner Gregory recused themselves from Item 15 and turned the meeting over to Vice Chair Harrison.

Vice Chair Harrison read the caption and asked for staff's report.

Ms. Hunter stated that since there was not a quorum at this meeting, there would not be a staff presentation, but if the applicant would like to speak that would be fine.

Vice Chair Harrison asked if the applicant would like to speak.

Mr. Gary Vogrin, of Kiser-Vogrin Design, stated that they requested that item 15 be held at a Special Meeting Agenda, as determined by City staff, as soon as possible to review this item.

Vice Chair Harrison stated that staff would get with the Planning Commission to call a Special Meeting to vote on this item.

Ms. Hunter stated that it just required one Planning Commission member to call the meeting. That was all that was necessary, and a vote was not required.

Staff will be in touch with all of the Planning Commissioners on Friday morning, October 28.

Chair Hathaway and Commissioner Gregory recused themselves from this item. Commissioner Harrison, due to lack of quorum, stated that a special meeting be held as soon as possible in order for this item to be heard.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

16. 7007 Moores Lane PUD Subdivision, Site Plan, Lot 1 (IMAC Center), An 11,000 Square-Foot Office Building On 1.12 Acres, Located At 7007 Moores Lane. (CONSENT AGENDA)

Attachments: [7007 Moores Lane PUD Subd. SP Lot 1 Map](#)
[Conditions of Approval 7007 Moores Lane SP Lot 1](#)
[7007 Moores Plans](#)
[Arch from 7007 Moores Plans](#)

This Planning Item was approved.

17. Arlington At West Main PUD Subdivision, Site Plan, With One Design Modification (Building Length), 8 Attached Residential Units On 0.99 Acres, Located At 725 West Main Street.

Attachments: [Arlington at West Main SP Map](#)
[Arlington at West Main SP Conditions of Approval 01](#)
[Arlington at West Main Site Plan Submittal Documents](#)
[Arch from Arlington at West Main Site Plan](#)

Mr. Baumgartner stated that the site plan for Arlington at West Main included 8 condominium units. The applicant is requesting one design modification for attached residential building length. The rezoning and development plan were favorably recommended to the Board of Mayor and Aldermen at the June 23, 2016, Planning Commission meeting.

Modification of Standards:

The applicant requests a Design Modification from Section 5.3.5 (b) (ii) to allow for an attached residential building to be longer than 200 feet. Staff finds that this is appropriate because the applicant has suitable architectural detailing along their facades.

Staff recommends approval of this Design Modification.

Approval with conditions is recommended to the Planning Commission for item 17.

Chair Hathaway asked for citizen comments. There were none.

Mr. Adam Seger, of Dale and Associates, stated that they were representing the applicant, and he requested approval to the Planning Commission.

Commissioner Harrison moved to approve item 17 including the Modification of Standards, and Commissioner Orr seconded the motion.

Commissioner McLemore asked about the square footage.

Mr. Seger stated that it would be 360 square feet.

Commissioner Harrison moved, seconded by Commissioner Orr, that the Arlington at West Main PUD Subdivision site plan, including its Design Modification (Building Length) be approved, with conditions. The motion carried by the following vote:

Aye: 6 - Commissioner Harrison, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Orr, and Commissioner Hathaway

Absent: 3 - Commissioner Petersen, Commissioner Allen, and Commissioner Lindsey

Chairing: 0

18. Branch Creek Crossing PUD Subdivision, Final Plat, Revision 1 (Resubdivision Of Lots 1 & 2), Lot-line and Buffer Revisions On 3.21 Acres, Located At 574 & 580 Franklin Road. (CONSENT AGENDA)

Attachments: [Branch Creek Crossing PUD Subd. FP, Rev 1 Map](#)
[Branch Creek Crossing FP, Rev 1 Conditions of Approval 01](#)
[Branch Creek Plat Rev 1 Plat](#)

This Planning Item was approved.

19. Hincheyville Subdivision, Final Plat, Revision 4 (Resubdivision Of Lots 16 & 29), Two Lots On 0.62 Acres, Located At 612 W. Main Street. (CONSENT AGENDA)

Attachments: [MAP 6258 Hincheyville Subd. FP, Rev 4](#)
[Conditions of Approval Hincheyville Subd Rev 4 FP](#)
[COF #6258 Hincheyville Subd. FP](#)

This Planning Item was approved.

20. Consideration Of Ordinance 2016-45, To Be Entitled, "An Ordinance To Amend Chapter 3 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, In Order To Add Elevated Parking Structures To The List Of Permitted New Uses/Encroachments In The FFO - Floodway Fringe Overlay District."

Attachments: [ORD 2016-45 Amend FFO Elevated Parking Structures.Law Approved 2](#)

Ordinance 2016-45 was deferred (as part of the consent agenda) to the Franklin Municipal Planning Commission meeting on 11/17/2016.

CITY OF FRANKLIN/PUBLIC PLANS

21. Consideration of Resolution 2016-59, A Resolution Adopting and Updating the Bicentennial Park Master Plan (8-25-2016 CIC 3-1; 09-27-16 WS; 10-11-16 BOMA 8-0). (CONSENT AGENDA)

Attachments: [16-0752 Res 2016-59 Bicentennial Park Master Plan Update with Map - Law Approved.pdf](#)
[Transmit Bicentennial Schematic to Lisa 8 10 16](#)

This Planning Item was approved.

NON-AGENDA ITEMS

ANY OTHER BUSINESS

0 ADJOURN

There being no further business, the meeting adjourned at 7:57 p.m.

Chair Mike Hathaway



City of Franklin

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

Meeting Minutes - Draft

Franklin Municipal Planning Commission

Monday, November 7, 2016

4:15 PM

Board Room

CALL TO ORDER

- Present** 6 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Allen, Commissioner Orr, and Commissioner Lindsey
- Absent** 3 - Commissioner Franks, Commissioner Gregory, and Commissioner Hathaway

REZONINGS AND DEVELOPMENT PLANS

McEwen Place PUD Subdivision, Development Plan, Section 3, Revision 3, 338 Attached Residential Units And 207,600 Square Feet Of Commercial Space On 7.23 Acres, Located North Of West McEwen Drive And South Of The Intersection Of Jordan Road And Aspen Grove Drive.

Attachments: [MAP_McEwen Town Center.pdf](#)

[McEwenPlace_DP_COA](#)

[Elevations.pdf](#)

[Layout.pdf](#)

[Layout_Closer.pdf](#)

[McEwenPlace_PlanSet.pdf](#)

Mr. King stated that a concept plan for the McEwen Place Planned Unit Development (PUD) Subdivision was approved in 2006 and revised in both 2009 and 2010. The current development plan revision is a further refinement of the 2010 'bubble diagram' for two of the lots within the currently vacant section, north of McEwen Drive. This development plan revision applies to the two lots shown and requires a vote by the Planning Commission. Staff recommends approval with conditions for this development plan revision.

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

Mr. Gary Vogrin, of Kiser-Vogrin Design, represented Boyle Development, and stated that they were in agreement with all of the conditions of approval, and he requested approval from the Planning Commission.

Commissioner Harrison moved, seconded by Commissioner Orr to approve this item. The motion carried by the following vote:

- Aye:** 6 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Allen, Commissioner Orr, and Commissioner Lindsey

Absent: 3 - Commissioner Franks, Commissioner Gregory, and Commissioner Hathaway

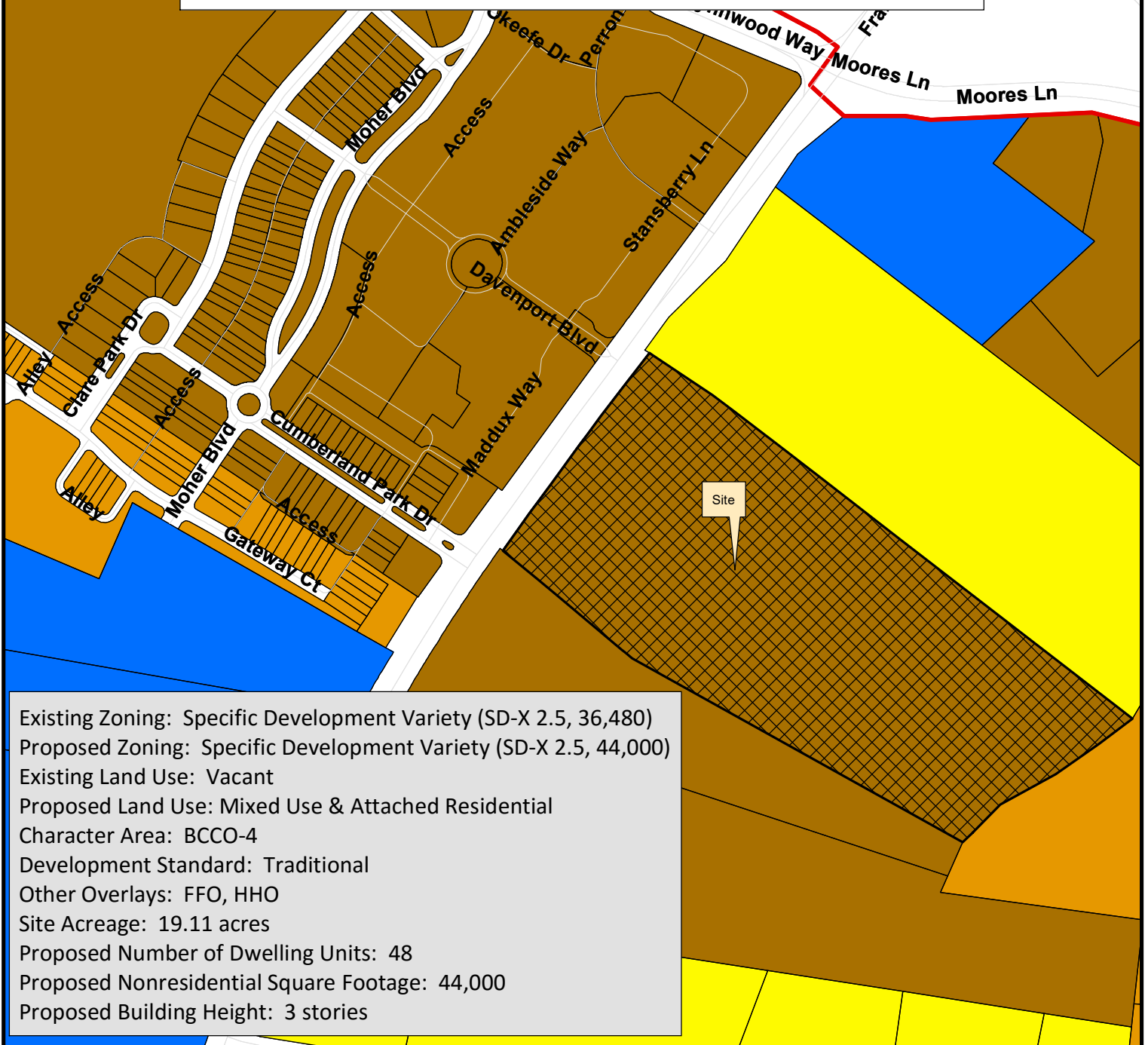
Chairing: 0

ADJOURN

There being no further business, the meeting adjourned at 4:18 p.m.

Vice Chair Roger Lindsey

BRANCH CREEK CROSSING PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 4
 RESOLUTION 2016-74
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 11/17/16



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



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ORDINANCE 2016-46

TO BE ENTITLED, "AN ORDINANCE TO REZONE 19.11 ACRES FROM SPECIFIC DEVELOPMENT VARIETY SD-X (2.5, 36,480) DISTRICT TO SPECIFIC DEVELOPMENT VARIETY SD-X (2.5, 40,698) DISTRICT FOR THE PROPERTY LOCATED SOUTH OF MOORES LANE AND EAST OF FRANKLIN ROAD, 580 FRANKLIN ROAD (BRANCH CREEK CROSSING PUD SUBDIVISION)."

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

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

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2016-74, approving a revised Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of Specific Development Variety (SD-X 2.5, 36,480) District to Specific Development Variety (SD-X 2.5, 40,698) District:

PREMISES CONSIDERED

Map-Parcel
053---75.02
053---75.03
053---75.04
053---75.00
Total: 19.11 acres

Situated and lying in the 8th Civil District of Williamson County, Tennessee being a particular tract of land more fully described as follows:

Beginning at a Metal Fence Post in the Eastern right of Way of Highway 31 being known as Franklin Road and being comer to Holloway (D.B. 256, Page 433); thence leaving Holloway and with Highway 31 N 36°01'49" E a distance of 604.49' to an Iron Pipe Old in the fence being comer to Brentwood Church of the Nazarene (D.B. 1427, Page 669); thence leaving Highway 31 and with Brentwood Church of the Nazarene and generally following a fence S 56°15'46" E a distance of 235.20' to a Point in the fence; thence crossing a creek S 52°21'05" E a distance of 1281.07' to an Iron Rod Old in the fence being in the Western line of Lot 6 of the Landings S/D (P.B. 10, page 68); thence leaving

Brentwood Church of the Nazarene and with Lot 6 generally following a fence along the top of a ridge S 51°57'18" W a distance of 103.13' to a Point in the fence; thence S 55°15'23" W a distance of 131.61' to an Iron Rod Old in the fence; thence S 61°13'17" W a distance of 154.84' to 28" Snag in the fence; thence S 44°53'55" W a distance of 132.86' to an Iron Rod in the fence being corner to Holloway; thence leaving Lot 6 and the ridge line N 60°50'44" W a distance of 933.63' to 48" Oak Tree in the fence; thence crossing a creek N 50°07'58" W a distance of 431.60' to the point of beginning having an area of 832,556.1 square feet or 19.11 acres more or less.

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

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

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

By: _____
Dr. Ken Moore
Mayor

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

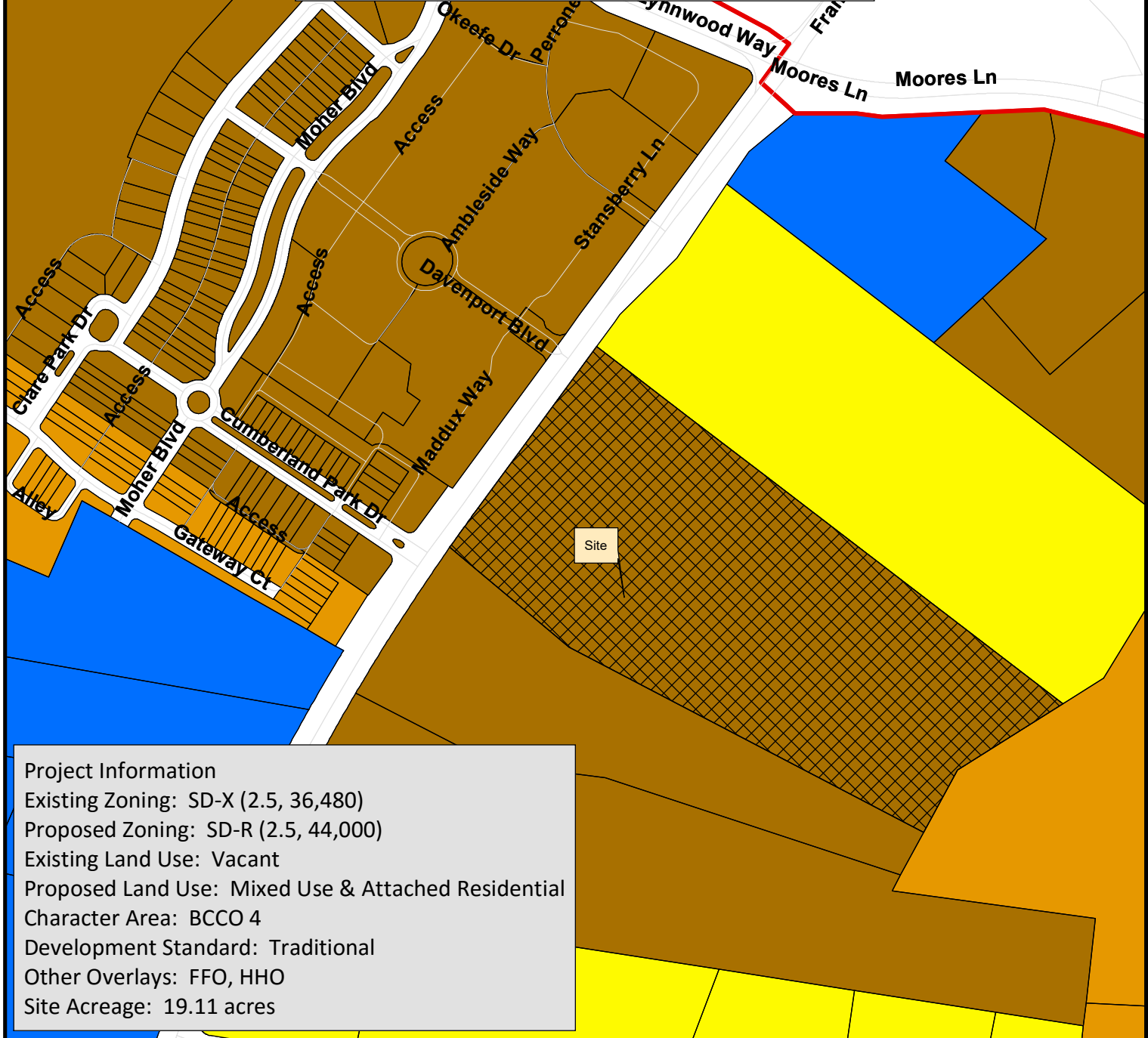
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

BRANCH CREEK CROSSING PUD SUBDIVISION, REZONING
FRANKLIN MUNICIPAL PLANNING COMMISSION
11/17/16



Project Information
Existing Zoning: SD-X (2.5, 36,480)
Proposed Zoning: SD-R (2.5, 44,000)
Existing Land Use: Vacant
Proposed Land Use: Mixed Use & Attached Residential
Character Area: BCCO 4
Development Standard: Traditional
Other Overlays: FFO, HHO
Site Acreage: 19.11 acres

Branch Creek	SD-R Specific Development-Residential
AG Agricultural District	SD-X Specific Development-Variety
ER Estate Residential	OR Office Residential District
R-1 Residential District	GO General Office District
R-2 Residential District	CC Central Commercial District
R-3 Residential District	NC Neighborhood Commercial District
R-6 Residential District	GC General Commercial District
RM-10 Attached 10 Residential District	LI Light Industrial District
RM-15 Attached 15 Residential District	HI Heavy Industrial District
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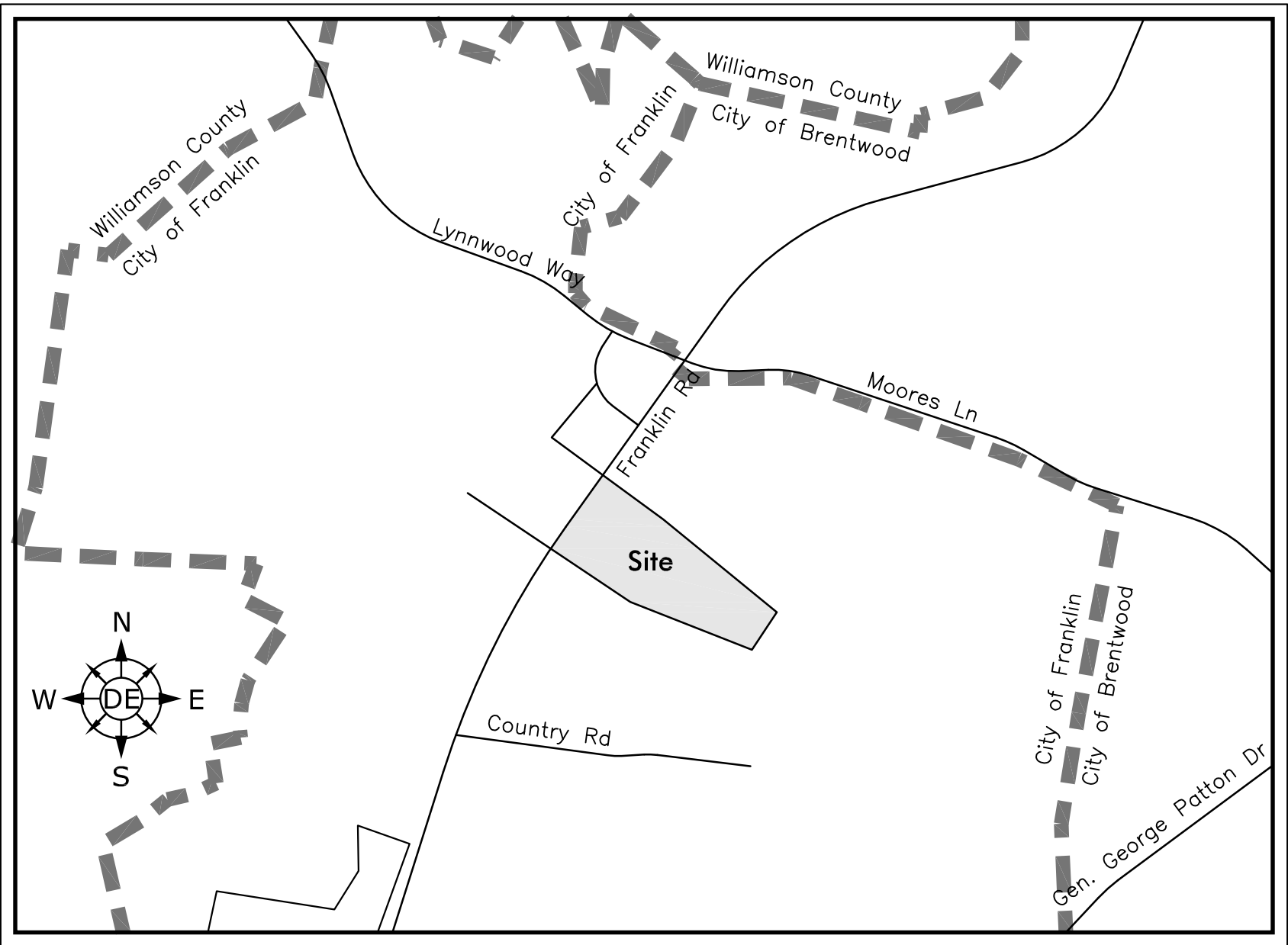
Branch Creek Crossing

A Planned Unit Development Subdivision

Rezoning Request, Revision 1

Being Parcel 75 on Tax Map 53
580 Franklin Road
Franklin, Williamson County, Tennessee
COF Project #6280

Site Data	
PROJECT NAME:	Branch Creek Crossing (PUD), Rezoning Request, Revision 1
PROJECT #	6280
SUBDIVISION:	Branch Creek Crossing
LOT NUMBERS:	N/A
ADDRESS:	574 & 580 Franklin Rd
CITY:	Franklin
COUNTY:	Williamson County
STATE:	Tennessee
CIVIL DISTRICT:	8th
EXISTING ZONING & CHARACTER OV:	SD-X (2.5/36,480), BCCO-4 Character Overlay
PROPOSED ZONING:	SD-X (2.5/40,698)
OTHER APPLICABLE OVERLAYS:	FFO/HHO
APPLICABLE DEVELOPMENT STDS:	Traditional
ACREAGE OF SITE/PROJECT AREA:	19.11 Acres
SQUARE FOOTAGE OF SITE:	832,556 ± Square Feet
PROPOSED USES**:	Day Care Center, Office, Office Showroom, Bank, Barber & Beauty Services, Personal Services, Restaurant, Restaurant Drive In/Drive Through Retail and/or Commercial, Vehicle Sales and Rental, Veterinary/Kennel Facility.
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON STREET:	15 Feet
SIDE YARD:	5 Feet
REAR YARD:	0 Feet
DEVELOPER (PHASES 1 & 3 ONLY):	Branch Creek Partners
ADDRESS:	1616 Westgate Circle, Suite 215 Brentwood, TN 37207
PHONE NUMBER:	(615) 467-6330
EMAIL ADDRESS:	tharris@avenueconstruction.com
CONTACT NAME:	Tony Harris
APPLICANT:	Dewey Engineering
ADDRESS:	2925 Berry Hill Dr Nashville 37204
PHONE NUMBER:	(615) 401-9956
E-MAIL ADDRESS:	mdewey@dewey-engineering.com
CONTACT NAME:	Michael Dewey, PE
BUILDING SQUARE FOOTAGE:	± 40,698 sf
BUILDING HEIGHT:	3 Stories
LANDSCAPE SURFACE RATIO	See Landscape Plan
MIN. LANDSCAPE SURFACE RATIO	See Landscape Plan
INCOMPATIBLE-USE BUFFER REQUIRED	No
MIN. PARKING REQUIREMENT:	See Required Parking Breakdown Table
MAX. PARKING LIMIT:	N/A
PARKING PROVIDED:	120 Stalls
PARKING BREAKDOWN:	120 Surface Spaces (17 Pervious, 103 Impervious) 0 Structured Spaces
RESIDENTIAL DENSITY:	N/A (See Previously Approved Development Plan)
TREE CANOPY:	See Landscape Plan
PARKLAND:	N/A*
OPEN SPACE:	0
*PARK LAND DEDICATION SHALL BE PERFORMED DURING THE SITE PLAN PROCESS FOR PHASES 2 AND 4. THE REVISIONS TO THIS DEVELOPMENT APPLY ONLY TO THE NON-RESIDENTIAL PHASES 1 & 3.	
**USES LISTED ARE POSSIBLE USES ONLY.	



Vicinity Map
NTS

Sheet Schedule

1	C0.0	Cover Sheet
2	C1.0	Overall Existing Conditions Plan
3	C1.1	Existing Conditions Plan

MODIFICATION OF STANDARDS REQUESTED:

- CITY OF FRANKLIN ZONING ORDINANCE SECTION 5.9.12.3.B REQUIRES LOADING AREAS TO BE LOCATED TO THE REAR OF THE USE THEY SERVE AND ADJACENT TO THE BUILDING IN AN AREA THAT PROMOTE THEIR PRACTICAL USE. THE MODIFICATION OF STANDARD REQUESTED IS THE LOADING AREA TO BE LOCATED TO THE SIDE OF THE CONDOMINIUM BUILDING IN AN AREA THAT PROMOTES ITS PRACTICAL USE FOR THE TENANTS DUE TO THE PARKING GARAGE AND TOPOGRAPHY BEHIND THE CONDOMINIUM BUILDING.
- CITY OF FRANKLIN ZONING ORDINANCE SECTION 5.3.6.10.A.I REQUIRES NO OFF-STREET SURFACE PARKING TO BE LOCATED BETWEEN A BUILDING WALL CONTAINING THE PRIMARY ENTRANCE AND THE PRIMARY STREET THE BUILDING FRONTS FOR A NON-RESIDENTIAL OR MIXED-USE STRUCTURE IN A TRADITIONAL AREA. THE MODIFICATION OF STANDARD REQUESTED IS A 95 FOOT SETBACK FROM THE BUILDING WALL CONTAINING THE PRIMARY ENTRANCE AND THE PRIMARY STREET THE BUILDING FRONTS DUE TO THE EXISTING UNDERGROUND UTILITIES AND UTILITY EASEMENTS IN THE AREA.

OWNER (PHASES 2 & 4)
BCC INVESTMENTS
202 E. WASHINGTON STREET, SUITE 310
ANN ARBOR, MICHIGAN 48104
CONTACT: KEVIN BELEW
EMAIL: KBELEW@BATTERSEAPARTNERS.COM

DEVELOPER & OWNER (PHASES 1 & 3)
BRANCH CREEK PARTNERS
1616 WESTGATE CIRCLE, SUITE 215
BRENTWOOD, TENNESSEE 37027
CONTACT: TONY HARRIS
PHONE: (615) 467-6330
EMAIL: THARRIS@AVENUECONSTRUCTION.COM

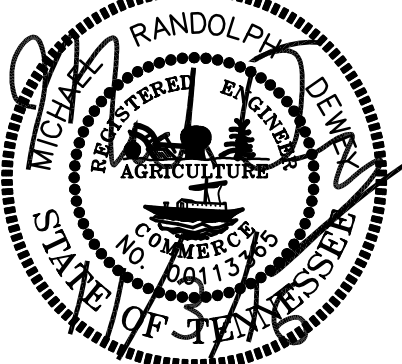
CIVIL ENGINEER
DEWEY ENGINEERING
2925 BERRY HILL DRIVE
NASHVILLE, TENNESSEE 37204
CONTACT: MICHAEL DEWEY, PE
PHONE: (615) 401-9956
EMAIL: MDEWEY@DEWEY-ENGINEERING.COM

ARCHITECT
B3 STUDIO, INC.
1104 WEST MAIN STREET
FRANKLIN, TENNESSEE 37064
CONTACT: PAUL BASS
PHONE: (615) 469-7856
EMAIL: PAULB@B3STUDIO.COM

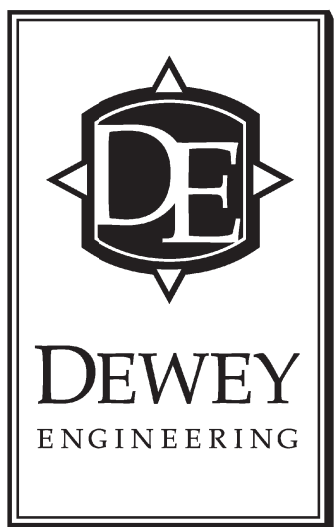
LANDSCAPE ARCHITECT
GAMBLE DESIGN COLABORATIVE
144 SOUTHEAST PARKWAY, SUITE 200
FRANKLIN, TENNESSEE 37064
CONTACT: KELI FRYMIRE
PHONE: (615) 975-5765
EMAIL: KELIRENEEFRY@GMAIL.COM

FLOODNOTE
A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS DEPICTED BY ZONE 'AE' ON THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) PANEL #47187C0205F. REVISED SEPTEMBER 22, 2009.

- REVISION 1 SUMMARY:**
CHANGES FROM THE CURRENTLY APPROVED DEVELOPMENT PLAN INCLUDE THE FOLLOWING:
- 75' INCOMPATIBLE USE BUFFER IS TO BE REMOVED.
 - AVAILABLE USES IN THE NON-RESIDENTIAL BUILDINGS TO INCLUDE DAY CARE CENTER, OFFICE, OFFICE SHOWROOM, BANK, BARBER & BEAUTY SERVICES, PERSONAL SERVICES, RESTAURANT, RESTAURANT DRIVE IN/DRIVE THROUGH, RETAIL AND/OR COMMERCIAL, VEHICLE SALES AND RENTAL, AND VETERINARY/KENNEL FACILITY.
 - TOTAL NON-RESIDENTIAL SQUARE FOOTAGE IS INCREASED FROM 36,480 SF TO 40,698 SF. THIS IS TO ACCOMMODATE A LARGER BUILDING IN PHASE 3 (LOT 2) OF THE ORIGINALLY APPROVED DEVELOPMENT PLAN. THE BUILDING IN PHASE 1 (LOT 1) IS TO MAINTAIN THE SAME SQUARE FOOTAGE AS THE APPROVED DEVELOPMENT PLAN.



Branch Creek Crossing (PUD)
Rezoning Request, Revision 1
Being Parcel 75 on Tax Map 53
Franklin, Williamson County, Tennessee

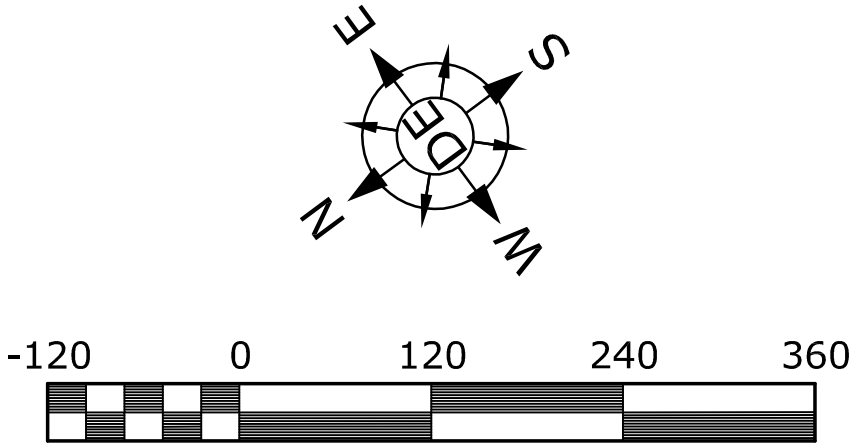
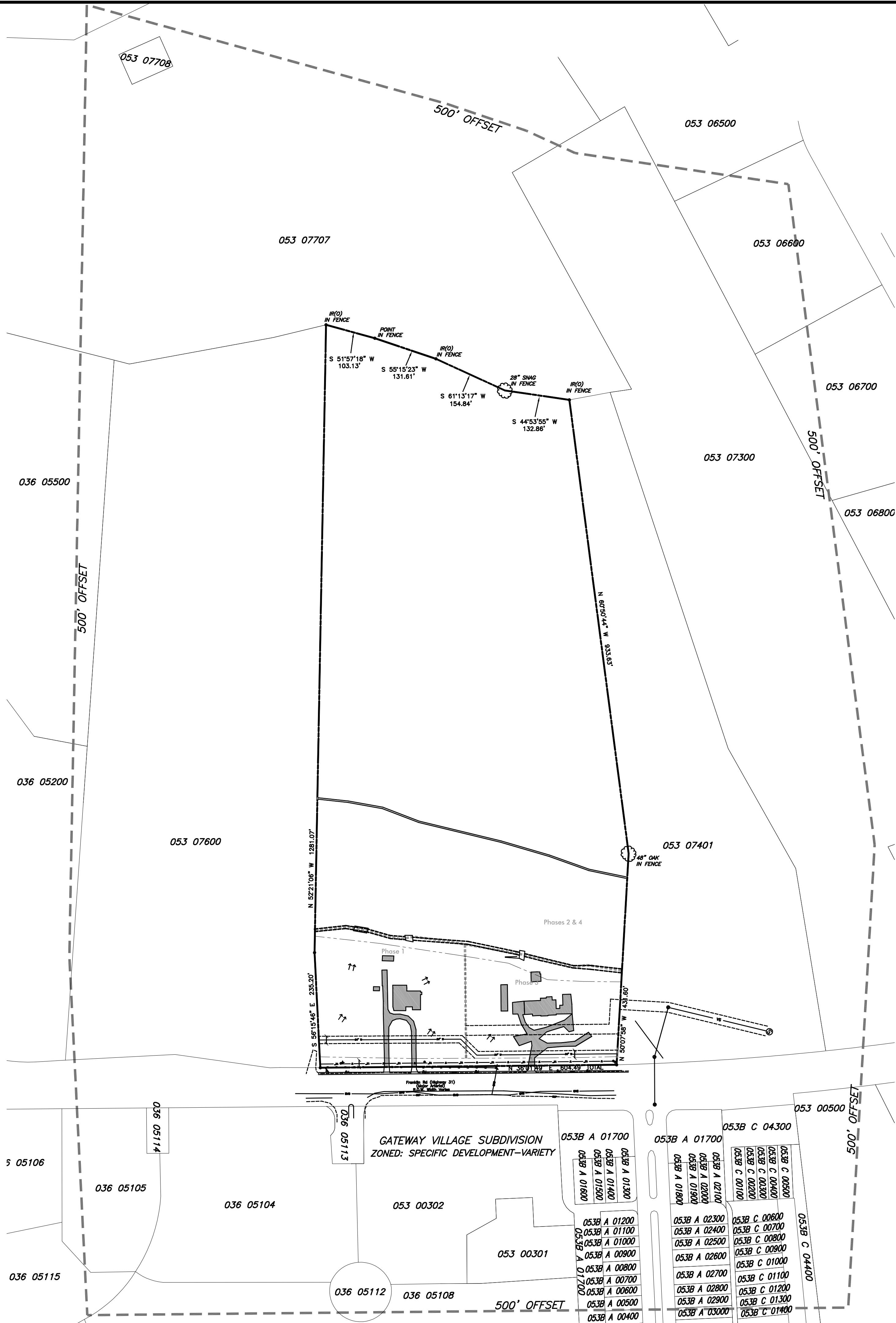


Cover Sheet

C0.0
1 of 3

ADJACENT PROPERTY OWNERS WITHIN 500'

PARCEL NUMBER	PROPERTY ADDRESS	OWNER
053B-A00800	1018 CUMBERLAND PARK DR	ANDREWS MEREDITH LEIGH
053--07500	574 FRANKLIN RD	BCC INVESTMENTS LLC
053--00302	AMBLESIDE WAY	BELL FUND IV FRANKLIN GATEWAY LLC
053B-A00500	1024 CUMBERLAND PARK DR	BROOKS LAUREN MICHELLE
053B-A02600	1017 CUMBERLAND PARK DR	BULLARO FRANCESCA
053--00301	121 DAVENPORT BLVD 3	CAMDEN COMMONS I LLC
036--05114	PERRONE WAY	CAMDEN COMMONS PROPERTY OWNERS ASSOC
053B-A01800	1001 CUMBERLAND PARK DR	CAMERON DARELL C
053--07600	FRANKLIN RD	CHURCH BRENTWOOD OF THE NAZARENE
053--00500	557 FRANKLIN RD	CHURCH CLEARVIEW BAPTIST
053B-A01500	1004 CUMBERLAND PARK DR	COMBS BEDFORD M
036--05104	120 DAVENPORT BLVD	CVHC9 LLC
036--05105	1350 PERRONE WAY	FOR 6 LLC
053--07300	554 FRANKLIN RD	FRANKLIN FUNERAL HOME LLC
053B-A00600	1022 CUMBERLAND PARK DR	FRASER DOUGLAS DAVID
036--05112	DAVENPORT BLVD	GATEWAY VILLAGE DEV INC
053B-A02200	FRANKLIN RD	GATEWAY VILLAGE RESIDENTIAL LLC
053B-A00700	1020 CUMBERLAND PARK DR	HIDDEN HILLS FAMILY LTD PRTNSHP
053B-A02400	1013 CUMBERLAND PARK DR	HIME GEORGE ALLEN
053B-A02100	1007 CUMBERLAND PARK DR	HUDSMITH PATRICIA
053B-A01400	1002 CUMBERLAND PARK DR	JONES CHRISTINA ANNE
053B-A01900	1003 CUMBERLAND PARK DR	KEENAN THOMAS C
053B-A00900	1016 CUMBERLAND PARK DR	LEPPER BOBBY
053B-A02900	1023 CUMBERLAND PARK DR	MATRAVERS LAURIE M
053B-A02500	1015 CUMBERLAND PARK DR	MISSIRIAN RAPHAEL A & ANAHID REV INT
053--06500	1226 COUNTRY RD	PARRIS JEFFREY S
053B-C01100	260 GATEWAY CT	PATTERSON CO LLC
053B-A02000	1005 CUMBERLAND PARK DR	REYNOLDS SALLY M
053B-A02700	1019 CUMBERLAND PARK DR	ROSS RICHARD F
053--06700	1218 COUNTRY RD	ROVENSTINE JOHN JASON
053B-C00100	201 GATEWAY CT	RUTLEDGE JOHN M
053B-A01600	1006 CUMBERLAND PARK DR	TAAFFE PAULINE
053B-A02300	1011 CUMBERLAND PARK DR	TELFER GEORGE CURTISS
053B-A01200	1010 CUMBERLAND PARK DR	THORNTON DON TYLER
053B-A01100	1012 CUMBERLAND PARK DR	VAN VICKLE JOHN HAYES
053--07707	LANDINGS DR	VR LANDINGS AT BRENTWOOD LP
053B-A02800	1021 CUMBERLAND PARK DR	WIENCEK TOM C
053B-A00400	1026 CUMBERLAND PARK DR	WILSON LESLIE ANN
053B-A01000	1014 CUMBERLAND PARK DR	WYLLIE SUZANNE F
053B-A01300	1000 CUMBERLAND PARK DR	YOUNG KIMBERLY W
053--06600	1222 COUNTRY RD	ZHU HUIRONG



Scale 1" = 120'
Site Area = 19.11 Acres

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 979-9071
mdewey@dewey-engineering.com

Owner & Developer (Ph. 1 & 3)
Branch Creek Partners
1616 Westgate Circle, Suite 215
Brentwood, TN 37207
Contact: Tony Harris
Phone: (615) 467-6330
Email: tharris@avenueconstruction.com

Owner (Ph. 2 & 4)
BCC Investments
202 E. Washington Street, Suite 310
Ann Arbor, MI 48104
Contact: Kevin Belew
Email: kbelew@batterseapartners.com

Flood Note
A Portion of this Property is Located within a Flood Hazard Area as Depicted by Zone 'AE' on the Current Flood Insurance Rate Map (FIRM) Panel #47187C0205. Revised: September 22, 2009

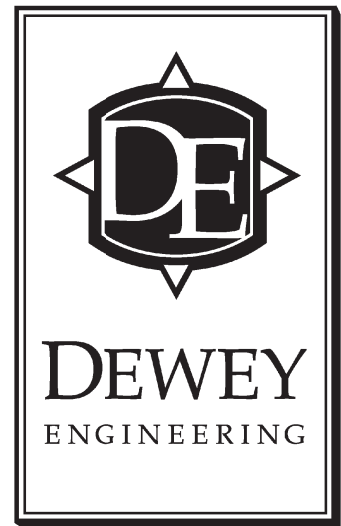
Revisions:

Drawing Notes:

COF Project #6280

Date: November 3, 2016

Branch Creek Crossing (PUD)
Rezoning Request, Revision 1
Being Parcel 75 on Tax Map 53
Franklin, Williamson County, Tennessee



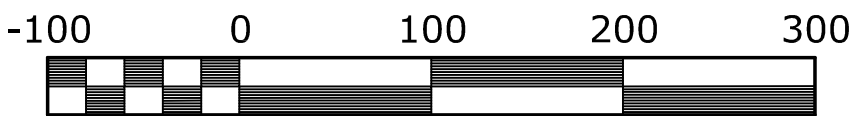
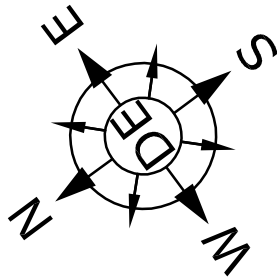
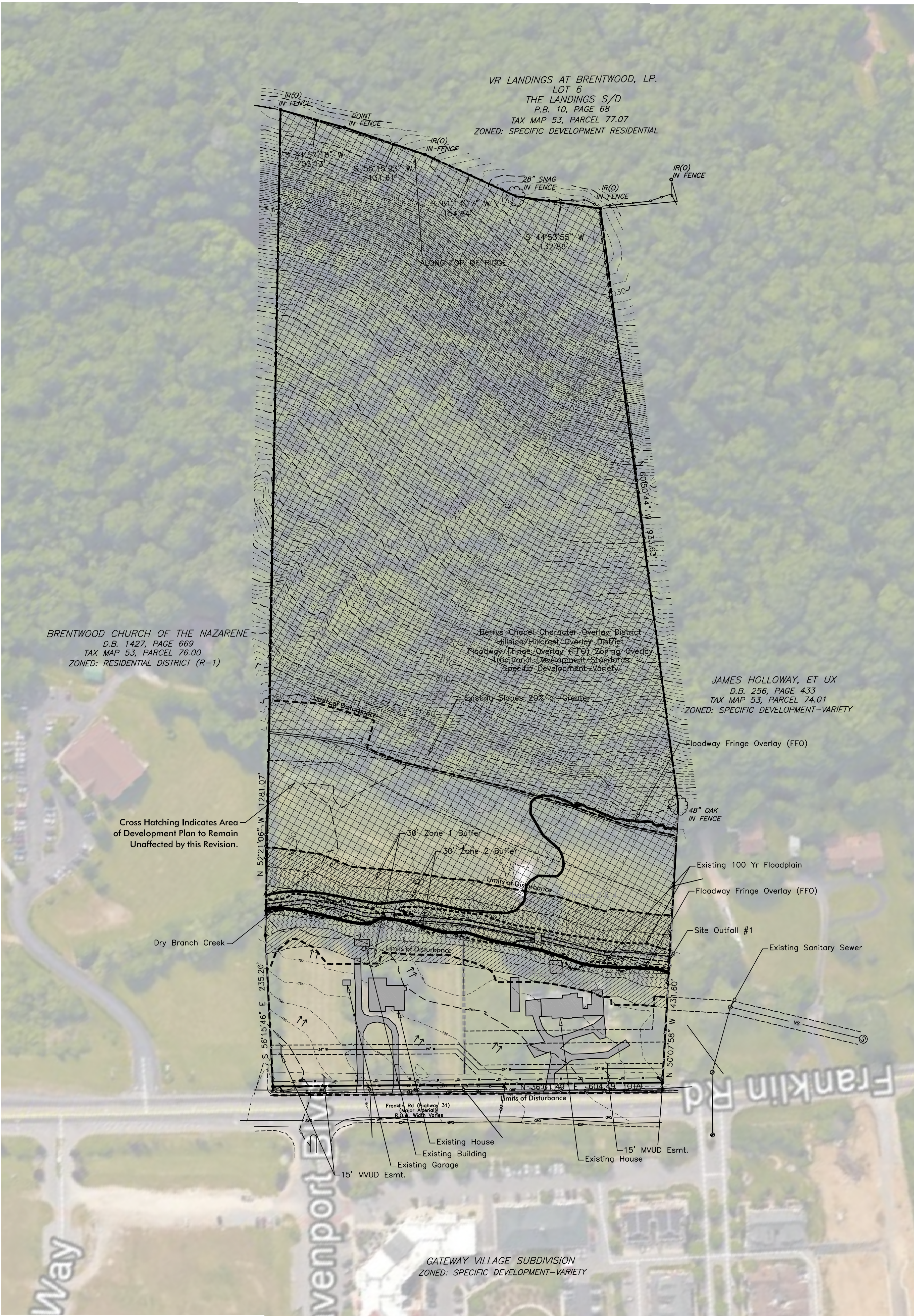
Overall Existing Conditions Plan

C1.0

2 of 3

STATEMENT OF IMPACTS

1. WATER
- 1.1. TOTAL ESTIMATED USAGE OF 27,825 GALLONS PER DAY. DEVELOPMENT WILL BE SERVED FROM AN EXISTING 12 INCH WATER LINE ON FRANKLIN ROAD AND THE RESIDENTIAL DEVELOPMENT WILL BE SERVED BY A PROPOSED 8 INCH WATER LINE EXTENSION. MODELS BY MALLORY VALLEY UTILITY DISTRICT INDICATE THE THE RESIDENTIAL RESIDUAL PRESSURE WILL BE IN THE RANGE OF 85 TO 95 PSI DURING NORMAL SYSTEM DEMANDS AND THE COMMERCIAL RESIDUAL PRESSURES WILL BE IN THE RANGE OF 80 TO 90 PSI DURING NORMAL SYSTEM DEMAND PERIODS. A FIRE FLOW EVENT WAS ALSO CHECKED AT THE END OF THE PROPOSED 8 INCH LINE AND THE MODEL INDICATES A RESIDUAL PRESSURE OF 70 PSI DURING SUCH AN EVENT AT THE END OF THE LINE.
2. SEWER FACILITIES
- 2.1. A PROPOSED 8" SANITARY SEWER LINE IS BEING EXTENDED ACROSS THE PROPERTY TO THE BRENTWOOD CHURCH OF THE NAZARENE. THE PROPOSED DEVELOPMENT WILL TIE TO THE PROPOSED 8" SANITARY SEWER MAIN. INSTALLATION OF THIS CONNECTION TO THE NEIGHBORING PROPERTY WILL OCCUR WITH THE DEVELOPMENT OF THE RESIDENTIAL PHASES 2 & 4.
3. REPURIFIED (REUSE) WATER FACILITIES
- 3.1. NONE WITHIN THE DEVELOPMENT
4. STREET NETWORK
- 4.1. FRANKLIN ROAD (STATE ROUTE 6, US 31) IS FUNCTIONALLY CLASSIFIED BY THE CITY OF FRANKLIN AS A MAJOR ARTERIAL ORIENTED IN THE NORTH-SOUTH DIRECTION PROVIDING A CONNECTION BETWEEN FRANKLIN AND BRENTWOOD. MOORES LANE (STATE ROUTE 441)/LYNNWOOD WAY IS FUNCTIONALLY CLASSIFIED BY THE TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) AS AN URBAN MINOR ARTERIAL. DAVENPORT BOULEVARD SERVES AS THE MAIN ACCESS TO THE GATEWAY DEVELOPMENT ON THE WEST SIDE OF FRANKLIN ROAD. THE PROPOSED SITE PLAN SHOWS ACCESS TO FRANKLIN ROAD AS THE FOURTH LEG OF THE EXISTING INTERSECTION OF FRANKLIN ROAD AND DAVENPORT BOULEVARD.
- 4.2. DEVELOPMENT WILL REQUIRE RIGHT TURN LANE AND SIGNALIZATION AS PER TRAFFIC STUDY PREVIOUSLY SUPPLIED.
- 4.3. PREVIOUSLY PROVIDED TRIP GENERATION CHART HAS BEEN UPDATED PER PROPOSED REVISION.
5. DRAINAGE FACILITIES
- 5.1. STORMWATER IS DESIGNED TO MEET THE 80% TSS REMOVAL AND WATER QUANTITY REQUIREMENTS FOR THE CITY OF FRANKLIN. SEE GRADING AND DRAINAGE DATA CHARTS FOR ADDITIONAL IMPERVIOUS AREA AND FLOW CALCULATIONS.
6. POLICE, FIRE, AND RECREATIONAL FACILITIES
- 6.1. POLICE: 900 COLUMBIA AVE
4.2 MILES (11 MINUTES)
- 6.2. FIRE: 370 MALLORY STATION ROAD (MALLORY STATION 3)
2.4 MILES (5 MINUTES)
- 6.3. RECREATIONAL FACILITIES
DRY BRANCH WETLANDS 0.25 MILES (1 MINUTE)
7. PROJECTED STUDENT POPULATION
- 7.1. THE STUDENT POPULATION IS PROJECTED AT A RATE OF ONE STUDENT PER 0.64 HOMES
48 X 0.64 = 30.72 STUDENTS
8. REFUSE STORAGE AND COLLECTION
- 8.1. DEVELOPMENT WILL PROVIDE SCREENED DUMPSTERS FOR THE COMMERCIAL DEVELOPMENTS AND TRASH CORRALS FOR THE RESIDENTIAL DEVELOPMENTS. COLLECTION SCHEDULE WILL BE PROVIDED BY THE GARBAGE COLLECTION COMPANY.
9. RESTRICTIVE COVENANTS
- 9.1. RESTRICTIVE COVENANTS, ARCHITECTURAL CONTROLS, GRANTS OF EASEMENTS, PROPOSED EASEMENTS FOR UTILITIES: THE DEVELOPMENT HAS BEEN DESIGNED TO COMPLIMENT THE ADJACENT GATEWAY VILLAGE DEVELOPMENT. THE DEVELOPMENT WILL FOLLOW THE TRADITIONAL DESIGN STANDARDS. THE DEVELOPMENT WILL BE PROVIDING UTILITY EASEMENT FOR SANITARY SEWER AND WATER MAIN EXTENSIONS AND THE ASSOCIATED GRADING.



Scale 1" = 100'
Site Area = 19.11 Acres

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 979-9071
mdewey@dewey-engineering.com

Owner & Developer (Ph. 1 & 3)
Branch Creek Partners
1616 Westgate Circle, Suite 215
Brentwood, TN 37207
Contact: Tony Harris
Phone: (615) 467-6330
Email: tharris@avenueconstruction.com

Owner (Ph. 2 & 4)
BCC Investments
202 E. Washington Street, Suite 310
Ann Arbor, MI 48104
Contact: Kevin Belew
Email: kbelew@batterseapartners.com

Flood Note
A Portion of this Property is Located within a Flood Hazard Area as Depicted by Zone 'AE' on the Current Flood Insurance Rate Map (FIRM) Panel #47187C0205.
Revised: September 22, 2009

STORMWATER NARRATIVE:

THE EXISTING PROPERTY IS A TOTAL OF 19.11 ACRES. THE SITE IS PRIMARILY FOREST WITH APPROXIMATELY 30% OF THE SITE BEING GRASS. SEE SOIL SUMMARY TABLE BELOW FOR A SUMMARY OF THE SOIL TYPES WITHIN THE SITE LIMITS. THERE ARE TWO EXISTING HOUSES AND ASSOCIATED OUTBUILDINGS ON THE PROPERTY TO BE DEMOLISHED, FOR A TOTAL OF 0.35 ACRES OF EXISTING IMPERVIOUS AREA. THE SITE CURRENTLY DRAINS TO A BLUE LINE STREAM ON THE ADJACENT PROPERTY WITH A 60' RIPARIAN BUFFER. THIS STREAM AND ITS ASSOCIATED BUFFERS SHALL REMAIN UNDISTURBED DURING THE CONSTRUCTION OF THIS PROJECT UNLESS PERMITTED BY THE CITY ENGINEER, AND SHALL BE PROTECTED AS NECESSARY. THE STORMWATER RUNOFF ON THE WEST SIDE OF THE STREAM GENERALLY FLOWS ACROSS 4-5% SLOPES STREAM, AND THE RUNOFF ON THE EAST SIDE OF THE STREAM GENERALLY FLOWS ACROSS +20% SLOPES.

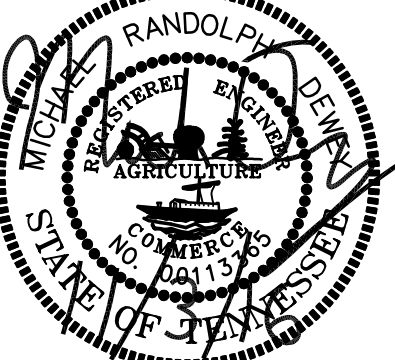
MINERAL RIGHTS STATEMENT:
-MINERAL RIGHTS WILL BE HELD BY THE PROPERTY OWNER.

Soil Type Summary Table (Entire Site)

Symbol	Description	Percentage of Site	Group
ArA	Armor silt Loam, 0-2%	10.5%	B
BoC	Bodine cherty silt loam, 5-12%	0.4%	A
BoD	Bodine cherty silt loam, 12-20%	6.4%	A
DeD	Dellrose gravelly silt loam, 12-20%	12.4%	B
DeE	Dellrose gravelly silt loam, 20-30%	16.6%	B
Ld	Lindside cherty silt loam, phosphatic	22.7%	C
Rc	Rockland	8.9%	D
SuE	Sulphura cherty silt loam, 20-50%	22.1%	C

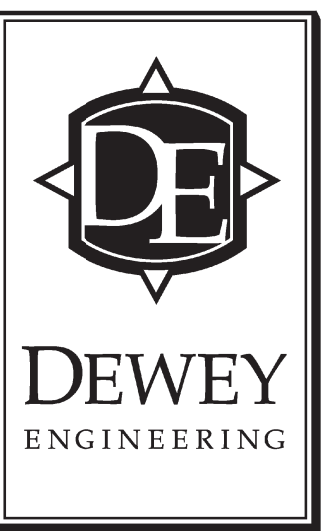
Existing Grading & Drainage Data Chart (Phase 1 & 3 Only)

- Site Area: 3.21 AC
- Impervious Area: 0.35 AC
- Disturbed Area: 2.66 AC
- Rv Value: 0.291
- Peak Flow Runoff
- 2 year: 5.04 CFS
- 5 year: 8.38 CFS
- 10 year: 10.71 CFS
- 25 year: 13.76 CFS
- 50 year: 16.06 CFS
- 100 year: 18.34 CFS



Branch Creek Crossing (PUD)
Rezoning Request, Revision 1

Being Parcel 75 on Tax Map 53
Franklin, Williamson County, Tennessee



Existing
Conditions
Plan

C1.1

RESOLUTION 2016-74

TO BE ENTITLED: "A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR BRANCH CREEK CROSSING PUD SUBDIVISION FOR THE PROPERTY LOCATED SOUTH OF MOORES LANE AND EAST OF FRANKLIN ROAD, 580 FRANKLIN ROAD."

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

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

WHEREAS, the PUD process requires the approval of a Development Plan that is reviewed and approved by the Board of Mayor and Aldermen (BOMA), after a public hearing and a recommendation by the Franklin Municipal Planning Commission (FMPC).

WHEREAS, the BOMA originally rezoned the subject Property as part of Ordinance 2014-46 on February 24, 2015, and originally approved a Development Plan for the subject property as part of Resolution 2014-97, on February 10, 2015; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by *Tennessee Code Annotated* § 13-4-310, as amended, the approval of the Development Plan by the BOMA in Resolution 2014-97, initiated a vesting period during which the development standards adopted by the City, and in effect on the date of approval, remain the standards applicable to the approved PUD Development Plan; and

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

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

WHEREAS, the BOMA has, or will, approve the amended zoning for the Property as part of Ordinance 2016-46; and

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

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

PREMISES CONSIDERED

Map-Parcel
053---75.02
053---75.03
053---75.04
053---75.00
Total: 19.11 acres

Situated and lying in the 8th Civil District of Williamson County, Tennessee being a particular tract of land more fully described as follows:

Beginning at a Metal Fence Post in the Eastern right of Way of Highway 31 being known as Franklin Road and being corner to Holloway (D.B. 256, Page 433); thence leaving Holloway and with Highway 31 N 36°01'49" E a distance of 604.49' to an Iron Pipe Old in the fence being corner to Brentwood Church of the Nazarene (D.B. 1427, Page 669); thence leaving Highway 31 and with Brentwood Church of the Nazarene and generally following a fence S 56°15'46" E a distance of 235.20' to a Point in the fence; thence crossing a creek S 52°21'05" E a distance of 1281.07' to an Iron Rod Old in the fence being in the Western line of Lot 6 of the Landings S/D (P.B. 10, page 68); thence leaving Brentwood Church of the Nazarene and with Lot 6 generally following a fence along the top of a ridge S 51°57'18" W a distance of 103.13' to a Point in the fence; thence S 55°15'23" W a distance of 131.61' to an Iron Rod Old in the fence; thence S 61°13'17" W a distance of 154.84' to 28" Snag in the fence; thence S 44°53'55" W a distance of 132.86' to an Iron Rod in the fence being corner to Holloway; thence leaving Lot 6 and the ridge line N 60°50'44" W a distance of 933.63' to 48" Oak Tree in the fence; thence crossing a creek N 50°07'58" W a distance of 431.60' to the point of beginning having an area of 832,556.1 square feet or 19.11 acres more or less.

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

SECTION III: That the overall entitlements, as amended, for the Branch Creek Crossing PUD Subdivision are as follows:

Entitlements	Branch Creek PUD Subdivision
Original Base Zone District	SD-X (2.5, 36,480)
Requested Base Zone District	SD-X (2.5, 44,000)
Character Area Overlay	BCCO-4
Other Zoning Overlays	HHO, FFO
Development Standard	Traditional
Number of Dwelling Units	48

Number of Nonresidential Square Footage	44,000
Connectivity Index	2.0
Open Space Requirements	Formal 0.70 acres Informal 12.26 acres Total 12.96 acres
Number of Phases in Development	4
Original Development Plan Approval	Resolution No. 2014-97 Date of approval: 2/10/15
Modification of Development Standards Approved as part of Resolution No. 2014-97	MOS 1 – Allow the loading areas to the side of the structure as opposed to behind the structure. MOS 2 – Allow parking between the primary elevation and the primary street in a Traditional area.
Development Plan Revision Number	1

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

SECTION V. That this Resolution shall take effect from and after the passage of Ordinance 2016-46, on third and final reading, the health, safety, and welfare of the citizens requiring it.

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE: _____9/15/2016_____

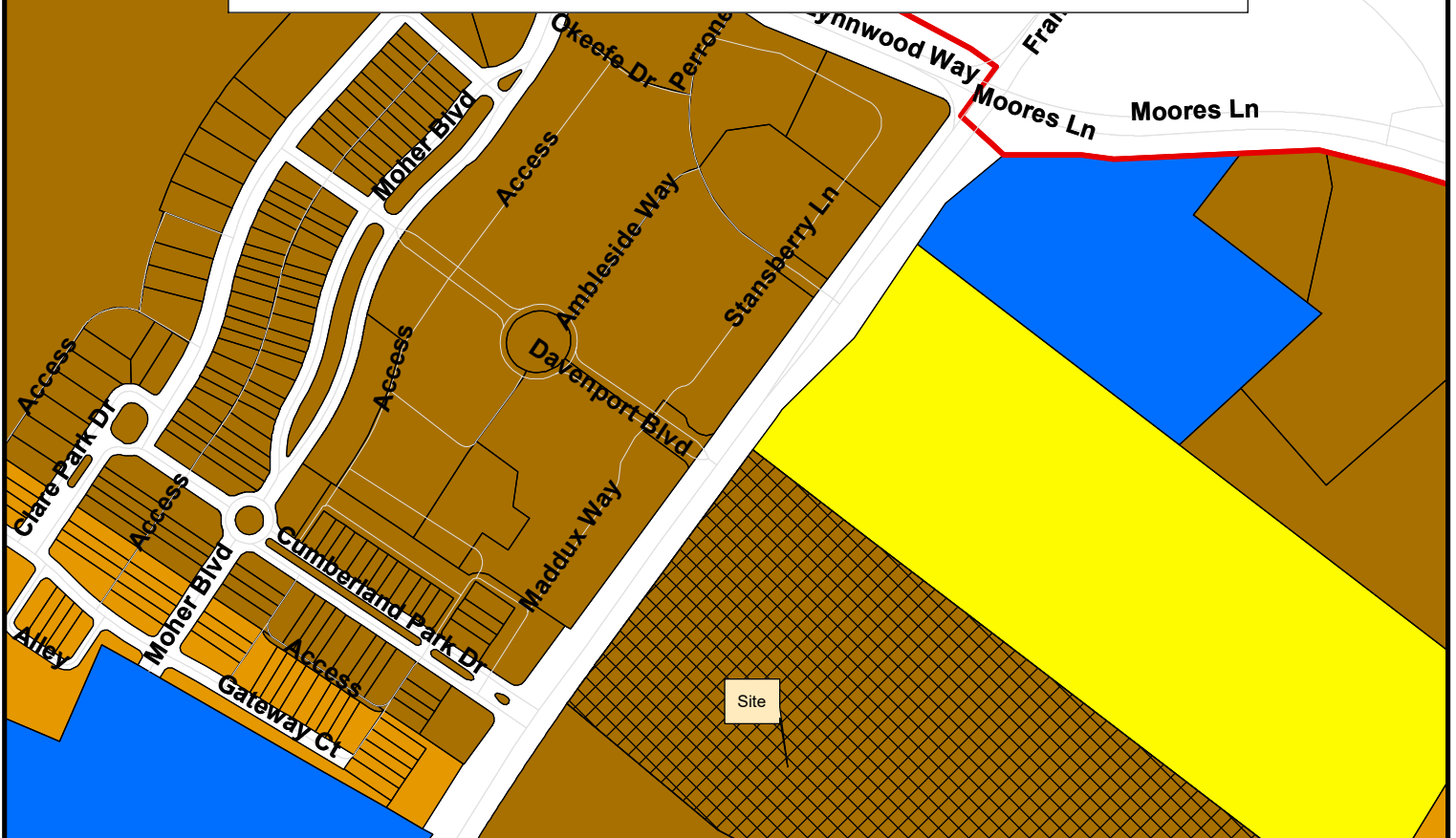
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____9/22/2016_____

NEIGHBORHOOD MEETING: _____9/19/2016_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____

BRANCH CREEK CROSSING PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 4
 RESOLUTION 2016-74
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 11/17/16



<UND><BOL>Project Information</BOL></UND>

Existing Zoning: Specific Development Variety (SD-X 2.5, 36,480)
 Proposed Zoning: Specific Development Variety (SD-X 2.5, 44,000)
 Existing Land Use: Vacant
 Proposed Land Use: Mixed Use & Attached Residential
 Character Area: BCCO-4
 Development Standard: Traditional
 Other Overlays: FFO, HHO
 Site Acreage: 19.11 acres
 Proposed Number of Dwelling Units: 48
 Proposed Nonresidential Square Footage: 44,000
 Proposed Building Height: 3 stories

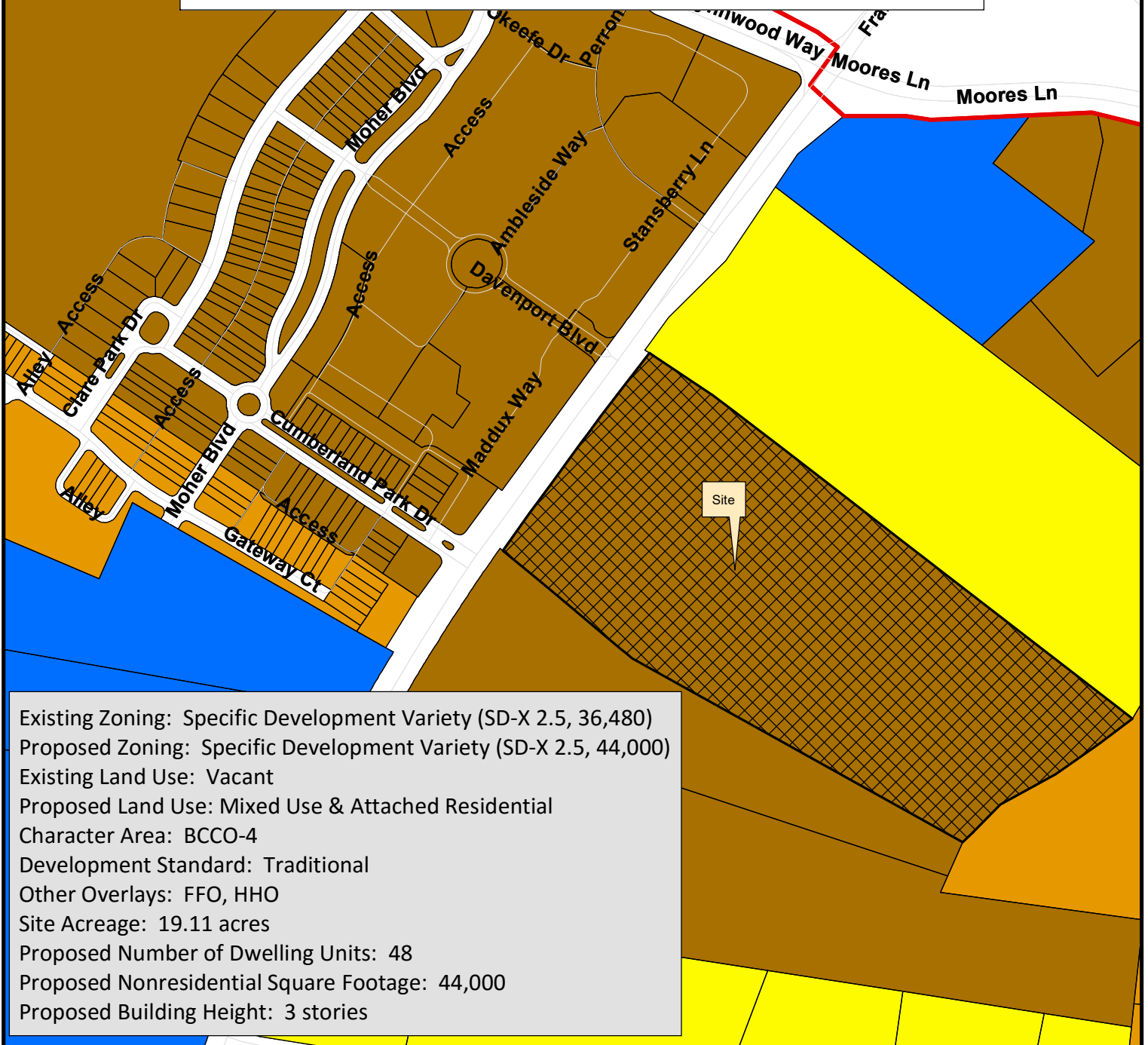
Branch Creek	SD-R Specific Development-Residential
AG Agricultural District	SD-X Specific Development-Variety
ER Estate Residential	OR Office Residential District
R-1 Residential District	GO General Office District
R-2 Residential District	CC Central Commercial District
R-3 Residential District	NC Neighborhood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



0 200 400 800
 Feet

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 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained herein.
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BRANCH CREEK CROSSING PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 4
 RESOLUTION 2016-74
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 11/17/16



Existing Zoning: Specific Development Variety (SD-X 2.5, 36,480)
 Proposed Zoning: Specific Development Variety (SD-X 2.5, 44,000)
 Existing Land Use: Vacant
 Proposed Land Use: Mixed Use & Attached Residential
 Character Area: BCCO-4
 Development Standard: Traditional
 Other Overlays: FFO, HHO
 Site Acreage: 19.11 acres
 Proposed Number of Dwelling Units: 48
 Proposed Nonresidential Square Footage: 44,000
 Proposed Building Height: 3 stories

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



0 200 400 800
 Feet

This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained herein.
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CONDITIONS OF APPROVAL:

Open Issues: 4 These issues are currently being filtered

Planning

General Issues

1. proposed uses

Applicant shall remove Auto/vehicle sales from list of uses as that use is not an appropriate use for this site.

2. Loading Zone

Applicant shall label any loading zones and be aware that certain uses of the building may require a loading zone to be provided.

3. Grease Trap

Applicant shall note that if a restaurant is shown on preceding site plans, a grease trap may be required and must be shown on site plan.

Zoning

General Issues

4. Parking

Revise the parking calculations for each use to round up all decimals. 122 spaces are required not 120.

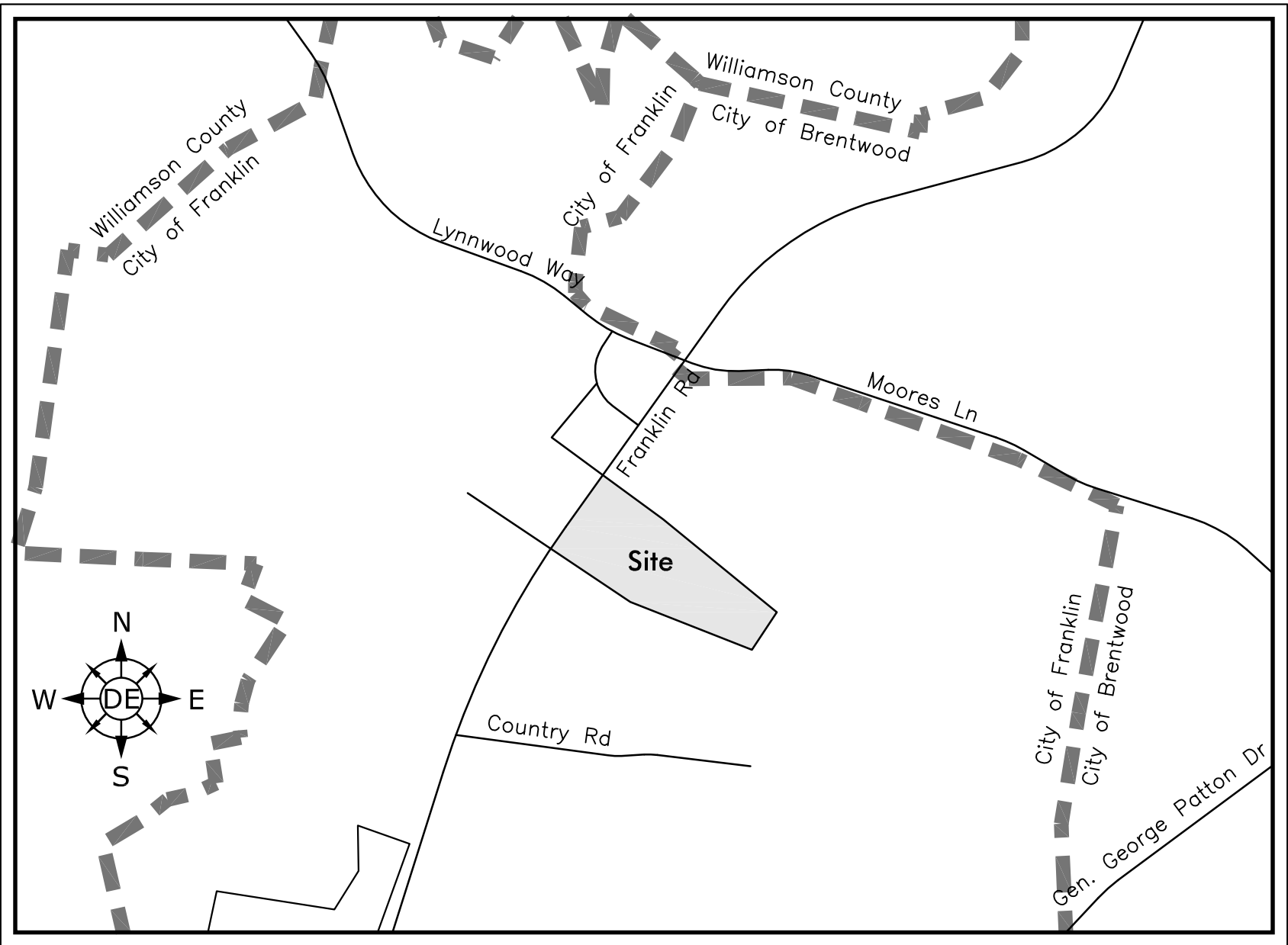
Branch Creek Crossing

A Planned Unit Development Subdivision

Development Plan, Revision 1

Being Parcel 75 on Tax Map 53
574 & 580 Franklin Road
Franklin, Williamson County, Tennessee
COF Project #6281

Site Data	
PROJECT NAME:	Branch Creek Crossing (PUD), Development Plan, Revision 1
PROJECT #	6281
SUBDIVISION:	Branch Creek Crossing
LOT NUMBERS:	N/A
ADDRESS:	574 & 580 Franklin Rd
CITY:	Franklin
COUNTY:	Williamson County
STATE:	Tennessee
CIVIL DISTRICT:	8th
EXISTING ZONING & CHARACTER OV:	SD-X (2.5/36,480), BCCO-4 Character Overlay
PROPOSED ZONING:	SD-X (2.5/40,698)
OTHER APPLICABLE OVERLAYS:	FFO/HHO
APPLICABLE DEVELOPMENT STDS:	Traditional
ACREAGE OF SITE/PROJECT AREA:	19.11 Acres
SQUARE FOOTAGE OF SITE:	832,556 ± Square Feet
PROPOSED USES**:	Day Care Center, Office, Office Showroom, Bank, Barber & Beauty Services, Personal Services, Restaurant, Restaurant Drive In/Drive Through, Retail and/or Commercial, Vehicle Sales and Rental, Veterinary/Kennel Facility.
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON STREET:	15 Feet
SIDE YARD:	5 Feet
REAR YARD:	0 Feet
DEVELOPER (PHASES 1 & 3 ONLY):	Branch Creek Partners
ADDRESS:	1616 Westgate Circle, Suite 215 Brentwood, TN 37207
PHONE NUMBER:	(615) 467-6330
EMAIL ADDRESS:	tharris@avenueconstruction.com
CONTACT NAME:	Tony Harris
APPLICANT:	Dewey Engineering
ADDRESS:	2925 Berry Hill Dr Nashville 37204
PHONE NUMBER:	(615) 401-9956
E-MAIL ADDRESS:	mdewey@dewey-engineering.com
CONTACT NAME:	Michael Dewey, PE
BUILDING SQUARE FOOTAGE:	± 40,698 sf
BUILDING HEIGHT:	3 Stories
LANDSCAPE SURFACE RATIO	See Landscape Plan
MIN. LANDSCAPE SURFACE RATIO	See Landscape Plan
INCOMPATIBLE-USE BUFFER REQUIRED	No
MIN. PARKING REQUIREMENT:	See Required Parking Breakdown Table, Sheet C2.1
MAX. PARKING LIMIT:	N/A
PARKING PROVIDED:	120 Stalls
PARKING BREAKDOWN:	120 Surface Spaces (17 Pervious, 103 Impervious) 0 Structured Spaces
RESIDENTIAL DENSITY:	N/A (See Previously Approved Development Plan)
TREE CANOPY:	See Landscape Plan
PARKLAND:	N/A*
OPEN SPACE:	0
*PARK LAND DEDICATION SHALL BE PERFORMED DURING THE SITE PLAN PROCESS FOR PHASES 2 AND 4. THE REVISIONS TO THIS DEVELOPMENT APPLY ONLY TO THE NON-RESIDENTIAL PHASES 1 & 3.	
**USES LISTED ARE POSSIBLE USES ONLY.	



Vicinity Map
NTS

Sheet Schedule

1	C0.0	Cover Sheet
2	C1.0	Overall Existing Conditions Plan
3	C1.1	Existing Conditions Plan
4	C2.0	Overall Development Plan (Previously Approved)
5	C2.1	Revised Development Plan (Phases 1 & 3)
6	C3.0	Overall Grading and Drainage Plan
7	C4.0	Overall ROW & Access Plan
8	C5.0	Overall Utility Plan
9	C8.0	Tree Preservation Plan
10	A400	Architectural Elevations
11	A401	Architectural Elevations
12	A400	Residential Architectural Elevations (Approved)

MODIFICATION OF STANDARDS REQUESTED:

- CITY OF FRANKLIN ZONING ORDINANCE SECTION 5.9.12.3.B REQUIRES LOADING AREAS TO BE LOCATED TO THE REAR OF THE USE THEY SERVE AND ADJACENT TO THE BUILDING IN AN AREA THAT PROMOTE THEIR PRACTICAL USE. THE MODIFICATION OF STANDARD REQUESTED IS THE LOADING AREA TO BE LOCATED TO THE SIDE OF THE CONDOMINIUM BUILDING IN AN AREA THAT PROMOTES ITS PRACTICAL USE FOR THE TENANTS DUE TO THE PARKING GARAGE AND TOPOGRAPHY BEHIND THE CONDOMINIUM BUILDING.
- CITY OF FRANKLIN ZONING ORDINANCE SECTION 5.3.6.10.A.I REQUIRES NO OFF-STREET SURFACE PARKING TO BE LOCATED BETWEEN A BUILDING WALL CONTAINING THE PRIMARY ENTRANCE AND THE PRIMARY STREET THE BUILDING FRONTS FOR A NON-RESIDENTIAL OR MIXED-USE STRUCTURE IN A TRADITIONAL AREA. THE MODIFICATION OF STANDARD REQUESTED IS A 95 FOOT SETBACK FROM THE BUILDING WALL CONTAINING THE PRIMARY ENTRANCE AND THE PRIMARY STREET THE BUILDING FRONTS DUE TO THE EXISTING UNDERGROUND UTILITIES AND UTILITY EASEMENTS IN THE AREA.

OWNER (PHASES 2 & 4)
BCC INVESTMENTS
202 E. WASHINGTON STREET, SUITE 310
ANN ARBOR, MICHIGAN 48104
CONTACT: KEVIN BELEW
EMAIL: KBELEW@BATTERSEAPARTNERS.COM

DEVELOPER & OWNER (PHASES 1 & 3)
BRANCH CREEK PARTNERS
1616 WESTGATE CIRCLE, SUITE 215
BRENTWOOD, TENNESSEE 37027
CONTACT: TONY HARRIS
PHONE: (615) 467-6330
EMAIL: THARRIS@AVENUECONSTRUCTION.COM

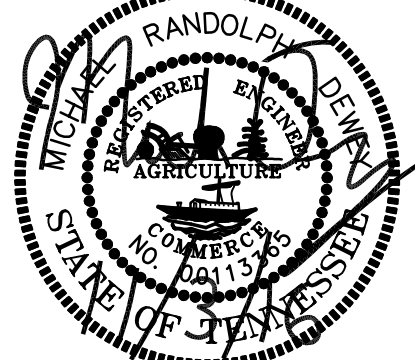
CIVIL ENGINEER
DEWEY ENGINEERING
2925 BERRY HILL DRIVE
NASHVILLE, TENNESSEE 37204
CONTACT: MICHAEL DEWEY, PE
PHONE: (615) 401-9956
EMAIL: MDEWEY@DEWEY-ENGINEERING.COM

ARCHITECT
B3 STUDIO, INC.
1104 WEST MAIN STREET
FRANKLIN, TENNESSEE 37064
CONTACT: PAUL BASS
PHONE: (615) 469-7856
EMAIL: PAULB@B3STUDIO.COM

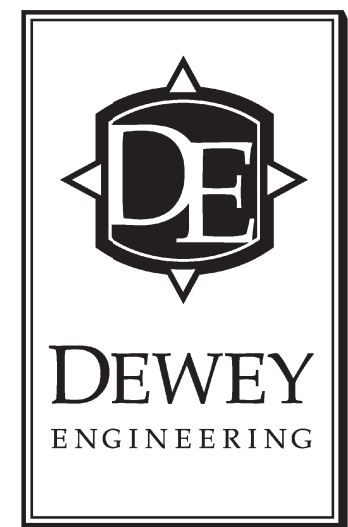
LANDSCAPE ARCHITECT
GAMBLE DESIGN COLABORATIVE
144 SOUTHEAST PARKWAY, SUITE 200
FRANKLIN, TENNESSEE 37064
CONTACT: KELI FRYMIRE
PHONE: (615) 975-5765
EMAIL: KELIRENEEFRY@GMAIL.COM

FLOODNOTE
A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS DEPICTED BY ZONE 'AE' ON THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) PANEL #47187C0205F. REVISED SEPTEMBER 22, 2009.

REVISION 1 SUMMARY:
CHANGES FROM THE CURRENTLY APPROVED DEVELOPMENT PLAN INCLUDE THE FOLLOWING:
1. 75' INCOMPATIBLE USE BUFFER IS TO BE REMOVED.
2. AVAILABLE USES IN THE NON-RESIDENTIAL BUILDINGS TO INCLUDE DAY CARE CENTER, OFFICE, OFFICE SHOWROOM, BANK, BARBER & BEAUTY SERVICES, PERSONAL SERVICES, RESTAURANT, RESTAURANT DRIVE IN/DRIVE THROUGH, RETAIL AND/OR COMMERCIAL, VEHICLE SALES AND RENTAL, AND VETERINARY/KENNEL FACILITY.
3. TOTAL NON-RESIDENTIAL SQUARE FOOTAGE IS INCREASED FROM 36,480 SF TO 40,698 SF. THIS IS TO ACCOMMODATE A LARGER BUILDING IN PHASE 3 (LOT 2) OF THE ORIGINALLY APPROVED DEVELOPMENT PLAN. THE BUILDING IN PHASE 1 (LOT 1) IS TO MAINTAIN THE SAME SQUARE FOOTAGE AS THE APPROVED DEVELOPMENT PLAN.



Branch Creek Crossing (PUD)
Development Plan, Revision 1
Being Parcel 75 on Tax Map 53
Franklin, Williamson County, Tennessee



Cover Sheet

C0.0
1 of 12

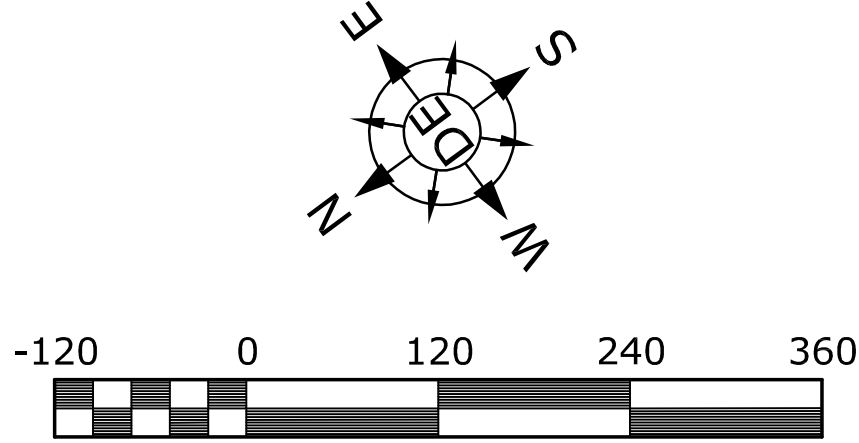
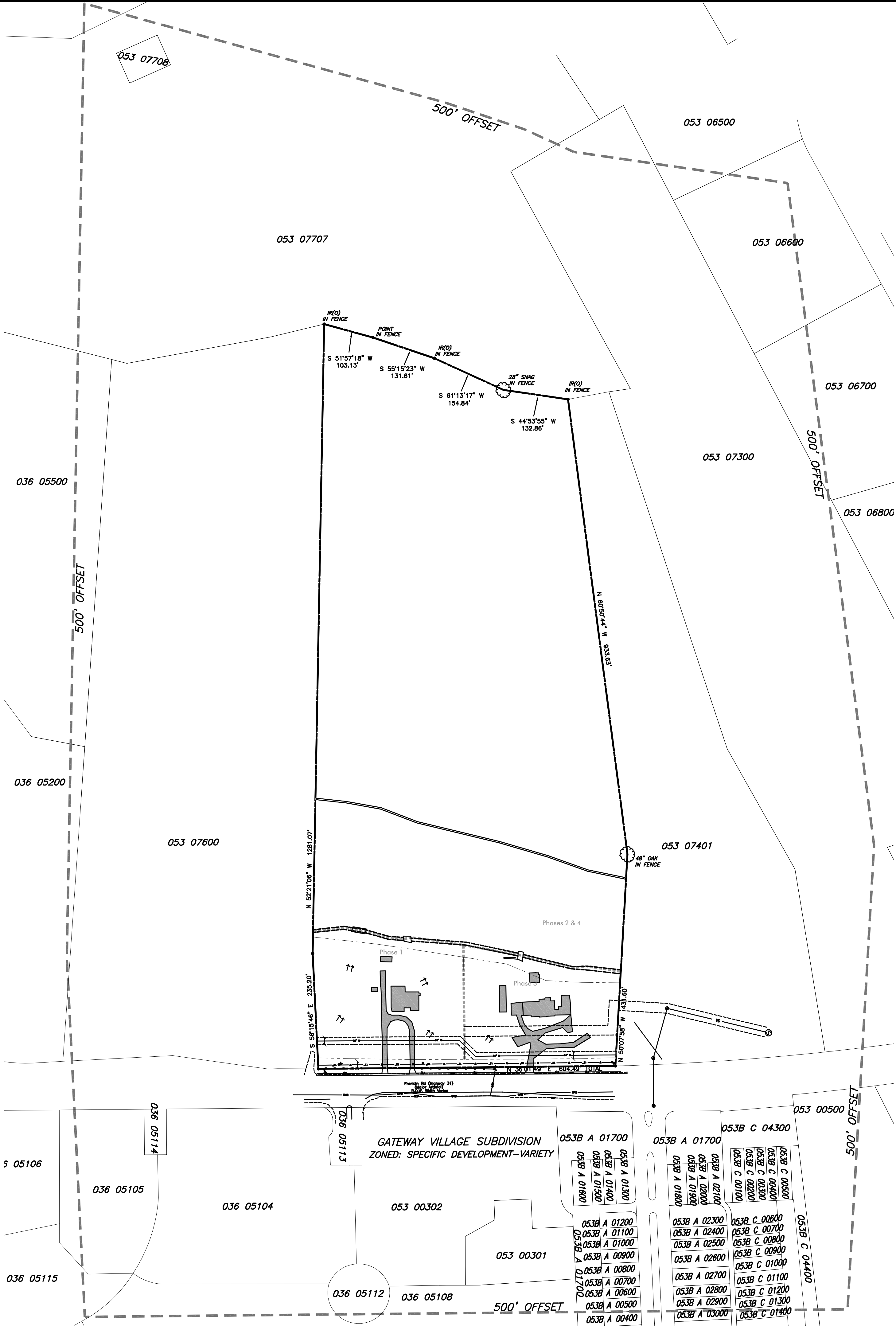
Revisions:

Drawing Notes:
COF Project #6281

Date: November 3, 2016

ADJACENT PROPERTY OWNERS WITHIN 500'

PARCEL NUMBER	PROPERTY ADDRESS	OWNER
053B-A00800	1018 CUMBERLAND PARK DR	ANDREWS MEREDITH LEIGH
053--07500	574 FRANKLIN RD	BCC INVESTMENTS LLC
053--00302	AMBLESIDE WAY	BELL FUND IV FRANKLIN GATEWAY LLC
053B-A00500	1024 CUMBERLAND PARK DR	BROOKS LAUREN MICHELLE
053B-A02600	1017 CUMBERLAND PARK DR	BULLARO FRANCESCA
053--00301	121 DAVENPORT BLVD 3	CAMDEN COMMONS I LLC
036--05114	PERRONE WAY	CAMDEN COMMONS PROPERTY OWNERS ASSOC
053B-A01800	1001 CUMBERLAND PARK DR	CAMERON DARELL C
053--07600	FRANKLIN RD	CHURCH BRENTWOOD OF THE NAZARENE
053--00500	557 FRANKLIN RD	CHURCH CLEARVIEW BAPTIST
053B-A01500	1004 CUMBERLAND PARK DR	COMBS BEDFORD M
036--05104	120 DAVENPORT BLVD	CVHC9 LLC
036--05105	1350 PERRONE WAY	FOR 6 LLC
053--07300	554 FRANKLIN RD	FRANKLIN FUNERAL HOME LLC
053B-A00600	1022 CUMBERLAND PARK DR	FRASER DOUGLAS DAVID
036--05112	DAVENPORT BLVD	GATEWAY VILLAGE DEV INC
053B-A02200	FRANKLIN RD	GATEWAY VILLAGE RESIDENTIAL LLC
053B-A00700	1020 CUMBERLAND PARK DR	HIDDEN HILLS FAMILY LTD PRTNSHP
053B-A02400	1013 CUMBERLAND PARK DR	HIME GEORGE ALLEN
053B-A02100	1007 CUMBERLAND PARK DR	HUDSMITH PATRICIA
053B-A01400	1002 CUMBERLAND PARK DR	JONES CHRISTINA ANNE
053B-A01900	1003 CUMBERLAND PARK DR	KEENAN THOMAS C
053B-A00900	1016 CUMBERLAND PARK DR	LEPPER BOBBY
053B-A02900	1023 CUMBERLAND PARK DR	MATRAVERS LAURIE M
053B-A02500	1015 CUMBERLAND PARK DR	MISSIRIAN RAPHAEL A & ANAHID REV INT
053--06500	1226 COUNTRY RD	PARRIS JEFFREY S
053B-C01100	260 GATEWAY CT	PATTERSON CO LLC
053B-A02000	1005 CUMBERLAND PARK DR	REYNOLDS SALLY M
053B-A02700	1019 CUMBERLAND PARK DR	ROSS RICHARD F
053--06700	1218 COUNTRY RD	ROVENSTINE JOHN JASON
053B-C00100	201 GATEWAY CT	RUTLEDGE JOHN M
053B-A01600	1006 CUMBERLAND PARK DR	TAAFFE PAULINE
053B-A02300	1011 CUMBERLAND PARK DR	TELFER GEORGE CURTISS
053B-A01200	1010 CUMBERLAND PARK DR	THORNTON DON TYLER
053B-A01100	1012 CUMBERLAND PARK DR	VAN VICKLE JOHN HAYES
053--07707	LANDINGS DR	VR LANDINGS AT BRENTWOOD LP
053B-A02800	1021 CUMBERLAND PARK DR	WIENCEK TOM C
053B-A00400	1026 CUMBERLAND PARK DR	WILSON LESLIE ANN
053B-A01000	1014 CUMBERLAND PARK DR	WYLLIE SUZANNE F
053B-A01300	1000 CUMBERLAND PARK DR	YOUNG KIMBERLY W
053--06600	1222 COUNTRY RD	ZHU HUIRONG



Scale 1" = 120'
Site Area = 19.11 Acres

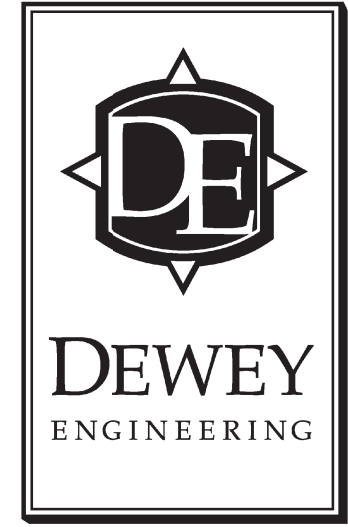
Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 979-9071
mdewey@dewey-engineering.com

Owner & Developer (Ph. 1 & 3)
Branch Creek Partners
1616 Westgate Circle, Suite 215
Brentwood, TN 37207
Contact: Tony Harris
Phone: (615) 467-6330
Email: tharris@avenueconstruction.com

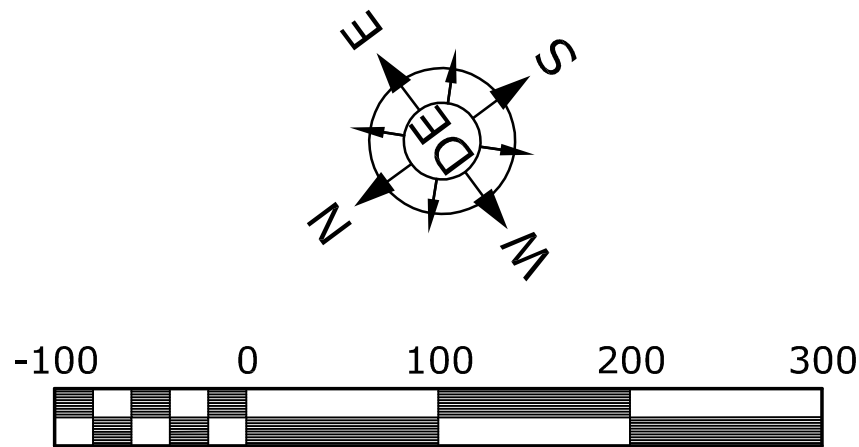
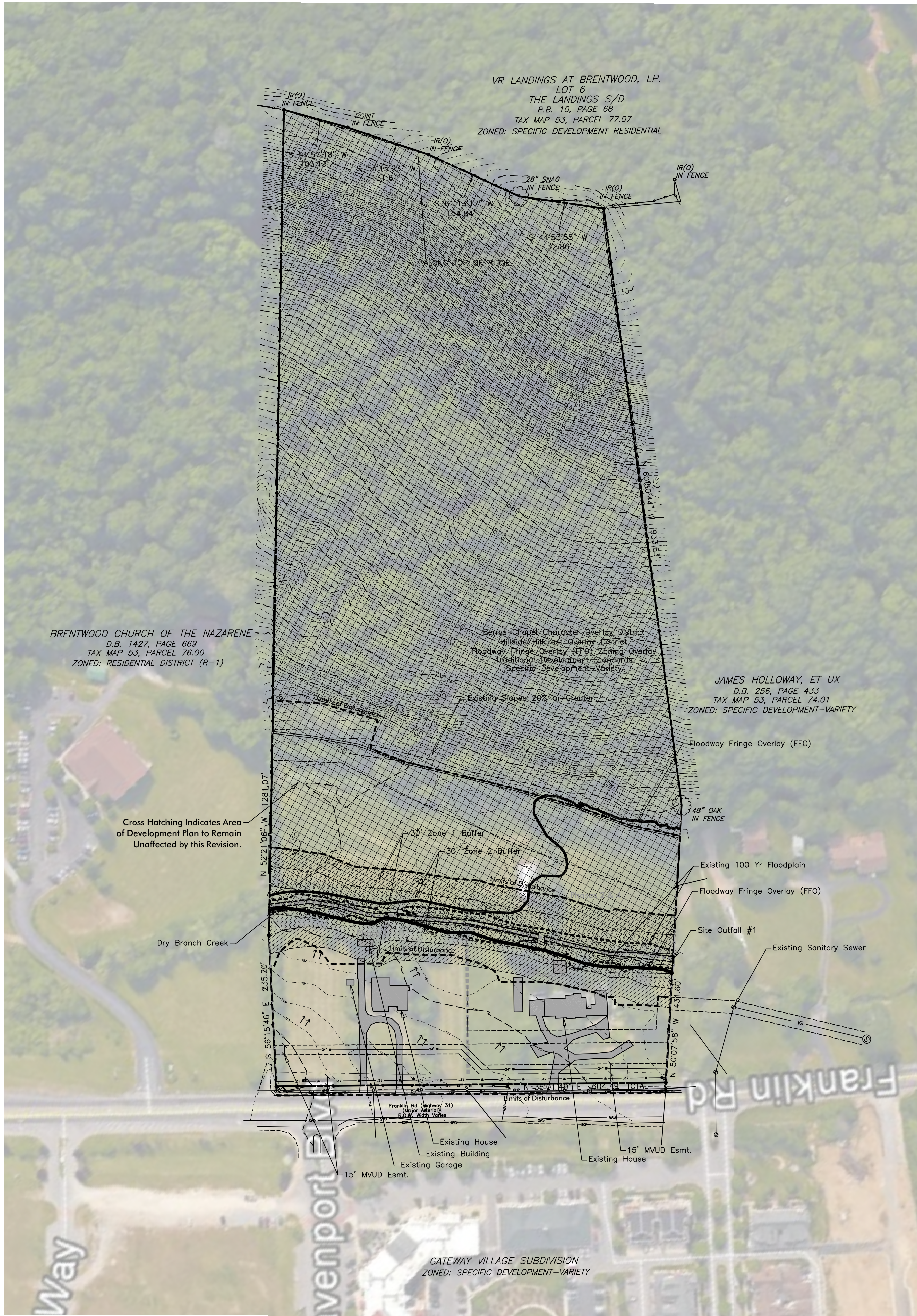
Owner (Ph. 2 & 4)
BCC Investments
202 E. Washington Street, Suite 310
Ann Arbor, MI 48104
Contact: Kevin Belew
Email: kbelew@batterseapartners.com

Flood Note
A Portion of this Property is Located within a Flood Hazard Area as Depicted by Zone 'AE' on the Current Flood Insurance Rate Map (FIRM) Panel #47187C0205.
Revised: September 22, 2009

Branch Creek Crossing (PUD)
Development Plan, Revision 1
Being Parcel 75 on Tax Map 53
Franklin, Williamson County, Tennessee



Overall
Existing
Conditions
Plan



Scale 1" = 100'
Site Area = 19.11 Acres

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 979-9071
mdewey@dewey-engineering.com

Owner & Developer (Ph. 1 & 3)
Branch Creek Partners
1616 Westgate Circle, Suite 215
Brentwood, TN 37207
Contact: Tony Harris
Phone: (615) 467-6330
Email: tharris@avenueconstruction.com

Owner (Ph. 2 & 4)
BCC Investments
202 E. Washington Street, Suite 310
Ann Arbor, MI 48104
Contact: Kevin Belew
Email: kbelew@batterseapartners.com

Flood Note
A Portion of this Property is Located within a Flood Hazard Area as Depicted by Zone 'AE' on the Current Flood Insurance Rate Map (FIRM) Panel #47187C0205.
Revised: September 22, 2009

STORMWATER NARRATIVE:

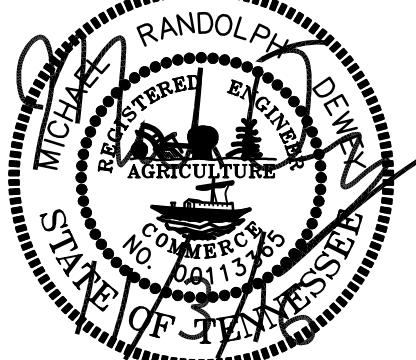
THE EXISTING PROPERTY IS A TOTAL OF 19.11 ACRES. THE SITE IS PRIMARILY FOREST WITH APPROXIMATELY 30% OF THE SITE BEING GRASS. SEE SOIL SUMMARY TABLE BELOW FOR A SUMMARY OF THE SOIL TYPES WITHIN THE SITE LIMITS. THERE ARE TWO EXISTING HOUSES AND ASSOCIATED OUTBUILDINGS ON THE PROPERTY TO BE DEMOLISHED, FOR A TOTAL OF 0.35 ACRES OF EXISTING IMPERVIOUS AREA. THE SITE CURRENTLY DRAINS TO A BLUE LINE STREAM ON THE ADJACENT PROPERTY WITH A 60' RIPARIAN BUFFER. THIS STREAM AND ITS ASSOCIATED BUFFERS SHALL REMAIN UNDISTURBED DURING THE CONSTRUCTION OF THIS PROJECT UNLESS PERMITTED BY THE CITY ENGINEER, AND SHALL BE PROTECTED AS NECESSARY. THE STORMWATER RUNOFF ON THE WEST SIDE OF THE STREAM GENERALLY FLOWS ACROSS 4-5% SLOPES STREAM, AND THE RUNOFF ON THE EAST SIDE OF THE STREAM GENERALLY FLOWS ACROSS +20% SLOPES.

MINERAL RIGHTS STATEMENT:
-MINERAL RIGHTS WILL BE HELD BY THE PROPERTY OWNER.

Soil Type Summary Table (Entire Site)			
Symbol	Description	Percentage of Site	Group
ArA	Armor silt loam, 0-2%	10.5%	B
BoC	Bodine cherty silt loam, 0-12%	0.4%	A
BoD	Bodine cherty silt loam, 12-20%	6.4%	A
DeD	Dellrose gravelly silt loam, 12-20%	12.4%	B
DeE	Dellrose gravelly silt loam, 20-30%	16.6%	B
Ld	Lindside cherty silt loam, phosphatic	22.7%	C
Rc	Rockland	8.9%	D
SuE	Sulphura cherty silt loam, 20-50%	22.1%	C

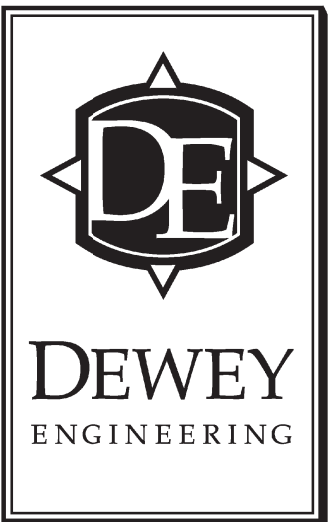
- Existing Grading & Drainage Data Chart** (Phase 1 & 3 Only)
- Site Area: 3.21 AC
 - Impervious Area: 0.35 AC
 - Disturbed Area: 2.66 AC
 - Rv Value: 0.291
 - Peak Flow Runoff
 - 2 year: 5.04 CFS
 - 5 year: 8.38 CFS
 - 10 year: 10.71 CFS
 - 25 year: 13.76 CFS
 - 50 year: 16.06 CFS
 - 100 year: 18.34 CFS

- Proposed Grading & Drainage Data Chart** (Phase 1 & 3 Only)
- Site Area: 3.21 AC
 - Impervious Area: AC
 - Disturbed Area: 2.66 AC
 - Rv Value: 0.197
 - Peak Flow Runoff
 - 2 year: 4.11 CFS
 - 5 year: 7.00 CFS
 - 10 year: 9.02 CFS
 - 25 year: 11.66 CFS
 - 50 year: 13.66 CFS
 - 100 year: 15.65 CFS



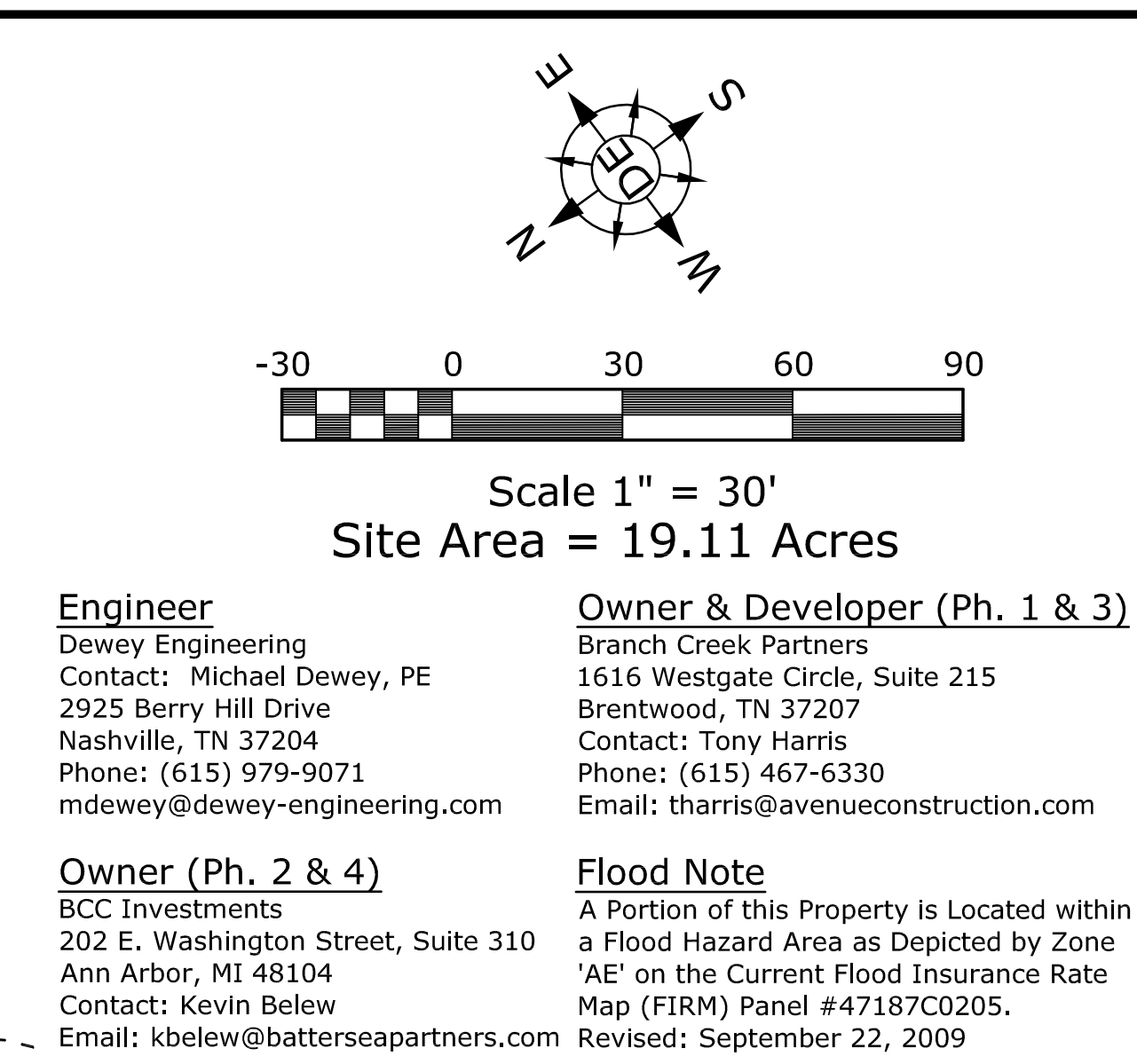
Branch Creek Crossing (PUD) Development Plan, Revision 1

Being Parcel 75 on Tax Map 53
Franklin, Williamson County, Tennessee



Existing
Conditions
Plan

C1.1
3 of 12



Site Data	
PROJECT NAME:	Branch Creek Crossing (PUD), Development Plan, Revision 1
PROJECT #	6281
SUBDIVISION:	Branch Creek Crossing
LOT NUMBERS:	N/A
ADDRESS:	574 & 580 Franklin Rd
CITY:	Franklin
COUNTY:	Williamson County
STATE:	Tennessee
CIVIL DISTRICT:	8th
EXISTING ZONING & CHARACTER OV:	SD-X (2.5/36,480), BCCO-4 Character Overlay
PROPOSED ZONING:	SD-X (2.5/40,698)
OTHER APPLICABLE OVERLAYS:	FFQ/HHD
APPLICABLE DEVELOPMENT STDs:	Traditional
ACREAGE OF SITE/PROJECT AREA:	19.11 Acres
SQUARE FOOTAGE OF SITE:	832,556 ± Square Feet
PROPOSED USES**:	Day Care Center, Office, Office Showroom, Bank, Barber & Beauty Services, Personal Services, Restaurant, Restaurant Drive In/Drive Through, Retail and/or Commercial, Vehicle Sales and Rental, Veterinary/Kennel Facility.
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON STREET:	15 Feet
SIDE YARD:	5 Feet
REAR YARD:	0 Feet
DEVELOPER (PHASES 1 & 3 ONLY):	Branch Creek Partners
ADDRESS:	1616 Westgate Circle, Suite 215 Brentwood, TN 37207
PHONE NUMBER:	(615) 467-6330
E-MAIL ADDRESS:	tharris@avenueconstruction.com
CONTACT NAME:	Tony Harris
APPLICANT:	Dewey Engineering
ADDRESS:	2925 Berry Hill Dr Nashville 37204
PHONE NUMBER:	(615) 401-9956
E-MAIL ADDRESS:	mdewey@dewey-engineering.com
CONTACT NAME:	Michael Dewey, PE
BUILDING SQUARE FOOTAGE:	± 40,698 sf
BUILDING HEIGHT:	3 Stories
LANDSCAPE SURFACE RATIO	See Landscape Plan
MIN. LANDSCAPE SURFACE RATIO	See Landscape Plan
INCOMPATIBLE-USE BUFFER REQUIRED	No
MIN. PARKING REQUIREMENT:	See Required Parking Breakdown Table, Sheet C.2.1
MAX. PARKING LIMIT:	N/A
PARKING PROVIDED:	120 Stalls
PARKING BREAKDOWN:	120 Surface Spaces (17 Pervious, 103 Impervious) 0 Structured Spaces
RESIDENTIAL DENSITY:	N/A (See Previously Approved Development Plan)
TREE CANOPY:	See Landscape Plan
PARKLAND:	N/A*
OPEN SPACE:	0
*PARK LAND DEDICATION SHALL BE PERFORMED DURING THE SITE PLAN PROCESS FOR PHASES 2 AND 4. THE REVISIONS TO THIS DEVELOPMENT APPLY ONLY TO THE NON-RESIDENTIAL PHASES 1 & 3.	
**USES LISTED ARE POSSIBLE USES ONLY.	

<u>Parking Requirements (Option 1)</u> Parking Provided = 120 Stalls Parking Required = 120 Stalls Calculations for Parking Required: <u>Restaurant:</u> -7.5 Spaces per 1,000 Square Feet (Gross) -1300 sf / 1000 sf * 7.5 = 9.75 -0.75/Employee -3 Employees*0.75 = 2.25 <u>Retail:</u> -2.5 Spaces per 1,000 Square Feet (Gross) -12266 / 1000 sf * 2.5 = 30.67 <u>Office:</u> -2.85 Spaces per 1,000 Square Feet (Gross) -27132 / 1000 sf * 2.85 = 77.33 <u>Total:</u> -9.75 + 2.25 + 30.67 + 77.33 = 120.00 = <u>120 Stalls</u>	

<u>Parking Requirements (Option 2)</u>	
Parking Provided = 120 Stalls	
Parking Required = 120 Stalls	
Calculations for Parking Required:	
<u>Bank:</u>	
-5.0 Spaces per 1,000 Square Feet (Gross)	
-3500 sf / 1000 sf * 5.0 = 17.50	
<u>Retall:</u>	
-2.5 Spaces per 1,000 Square Feet (Gross)	
-10174 / 1000 sf * 2.5 = 25.44	
<u>Office:</u>	
-2.85 Spaces per 1,000 Square Feet (Gross)	
-27024 / 1000 sf * 2.85 = 77.01	
<u>Total:</u>	
17.50 + 25.44 + 77.01 = 119.95 = <u>120 Stalls</u>	

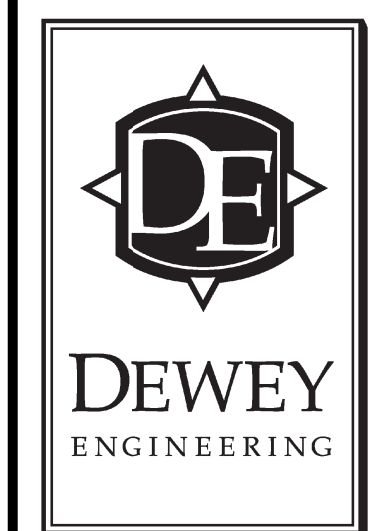
*Note: Parking Requirement Options Listed Above are Examples Only. Uses Listed in Parking Requirement Options Above May Vary.

Revisions:
Drawing Notes: COF Project #6281
Date: November 3, 2016

Branch Creek Crossing (PUD)

Development Plan, Revision 1

Being Parcel 75 on Tax Map 53
Franklin, Williamson County, Tennessee

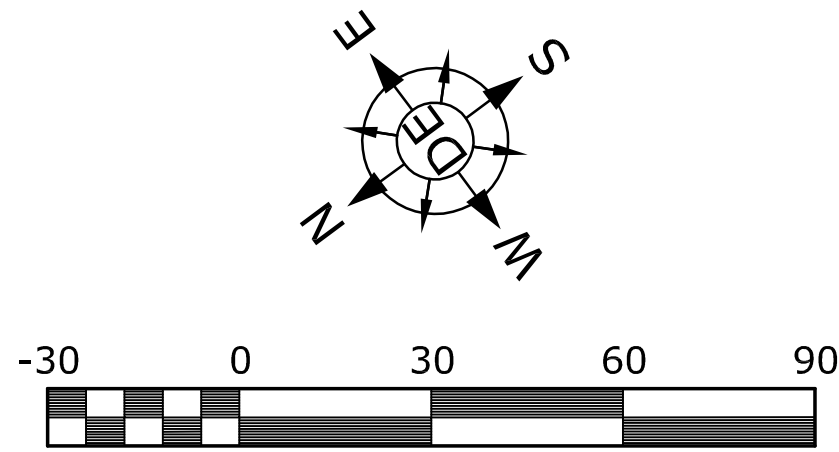
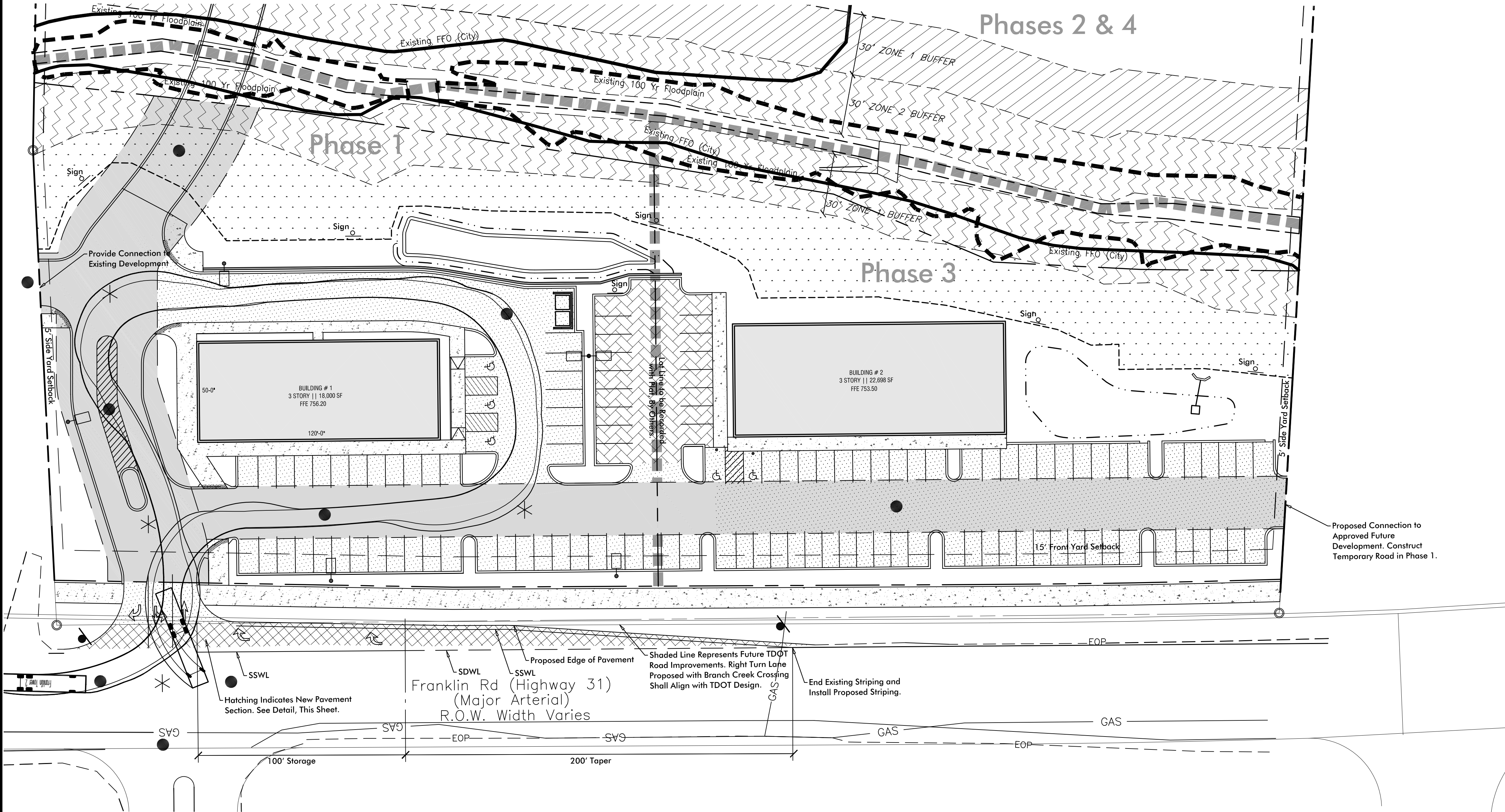


Revised Development Plan (Phases 1 & 3)

C2.1

5 of 12

[illegible]



Scale 1" = 30'
Site Area = 19.11 Acres

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 979-9071
mdewey@dewey-engineering.com

Owner & Developer (Ph. 1 & 3)
Branch Creek Partners
1616 Westgate Circle, Suite 215
Brentwood, TN 37207
Contact: Tony Harris
Phone: (615) 467-6330
Email: tharris@avenueconstruction.com

Owner (Ph. 2 & 4)
BCC Investments
202 E. Washington Street, Suite 310
Ann Arbor, MI 48104
Contact: Kevin Belew
Email: kbelew@batterseapartners.com

Flood Note
A Portion of this Property is Located within a Flood Hazard Area as Depicted by Zone 'AE' on the Current Flood Insurance Rate Map (FIRM) Panel #47187C0205.
Revised: September 22, 2009

TRIP GENERATION DATA				
Branch Creek - Trip Generation (Phases 1 & 3 Only)				
Land Use: Size:	LUC 934 F.F. Rest.	LUC 826 Sp. Retail	LUC 710 Office	TOTAL
	1,300	12,266	27,132	
Average Daily Traffic	645	562	487	1,694
Daily Enter	322	281	244	847
Daily Exit	322	281	244	847
AM Peak Hour Total	59		67	126
AM Peak Hour Enter	30		59	89
AM Peak Hour Exit	29		8	37
PM Peak Hour Total	42	51	109	202
PM Peak Hour Enter	22	22	19	63
PM Peak Hour Exit	20	29	90	139
Trip Generation 9th Edition	rates	equations	equations	

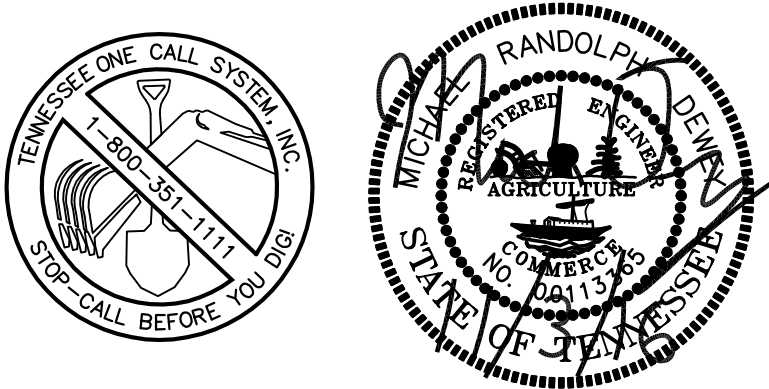
- R.O.W. & Access General Notes**
- Prior to beginning any construction, the Developer and/or Contractor, shall obtain all necessary permits as required by law. Such permits may include, but are not limited to, those required by State of Tennessee, Williamson County and other City of Franklin agencies.
 - All off-site work within the public right-of-way shall require an approved traffic control plan which complies with the MUTCD. No off-site excavation may be undertaken in any street, road, alley or right-of-way of any utility or temporary construction easement of the City of Franklin by any entity unless 72-hour notice has been given to the City of Franklin Traffic Operations Center. The contractor shall have an approved traffic control plan onsite during construction.
 - Construction materials shall be fully tested in accordance with the designations and requirements within the referenced "TDOT Standard Specifications" sections, unless otherwise noted within the "Standard Specifications" section of the City of Franklin Transportation & Street Technical Standards.
 - An authorized representative of the City shall make a final inspection of the project after completion to determine acceptability of the work and for release of performance bonds if required. Before this final inspection can be made, the Engineer responsible for the project shall certify in writing to the City Engineer that the work has been completed in accordance with approved plans and specifications.
 - Locating and coordination for the relocation of existing utilities is the responsibility of the contractor. Tennessee's One-Call and the City of Franklin utility location service shall be utilized in addition to coordination with local utility owners. The contractor shall at all times protect existing utilities and will be responsible for costs due to damage caused to any utility lines.
 - All temporary striping shall conform to "Standard Specifications for Road and Bridge Construction," published by TDOT, the latest revision except as herein amended. When approved, temporary striping shall be required prior to the opening of a street for travel where pavement and/or permanent striping cannot be completed due to weather and/or time constraints.
 - Thermoplastic pavement markings should be used on all public and private City street projects. Thermoplastic traffic striping and pavement markings shall conform to Section 716.03 "Thermoplastic Pavement Markings", of the Tennessee Department of Transportation Specifications (TDOT), and to the City of Franklin Transportation & Street Technical Standards.

- Branch Creek Crossing R.O.W. & Access Data Chart (Phases 1 & 3 Only)**
- Daily Trip Generation: 1,694 veh per day
 - Peak Hour Trip Generation: 202 veh per hour
 - Traffic Impact Study Required: Yes, Previously Provided Trip Generation Chart has Been Updated per Proposed Revision.
 - Circulation Plan Required: Yes

Connectivity Index

● -Links
✱ -Nodes

8 LINKS/4 NODES = 2.00

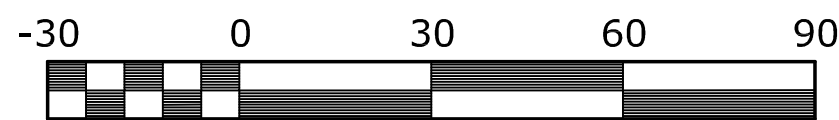
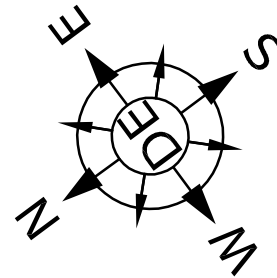


Branch Creek Crossing (PUD)
Development Plan, Revision 1
Being Parcel 75 on Tax Map 53
Franklin, Williamson County, Tennessee



Overall ROW
& Access Plan

C4.0



Scale 1" = 30'
Site Area = 19.11 Acres

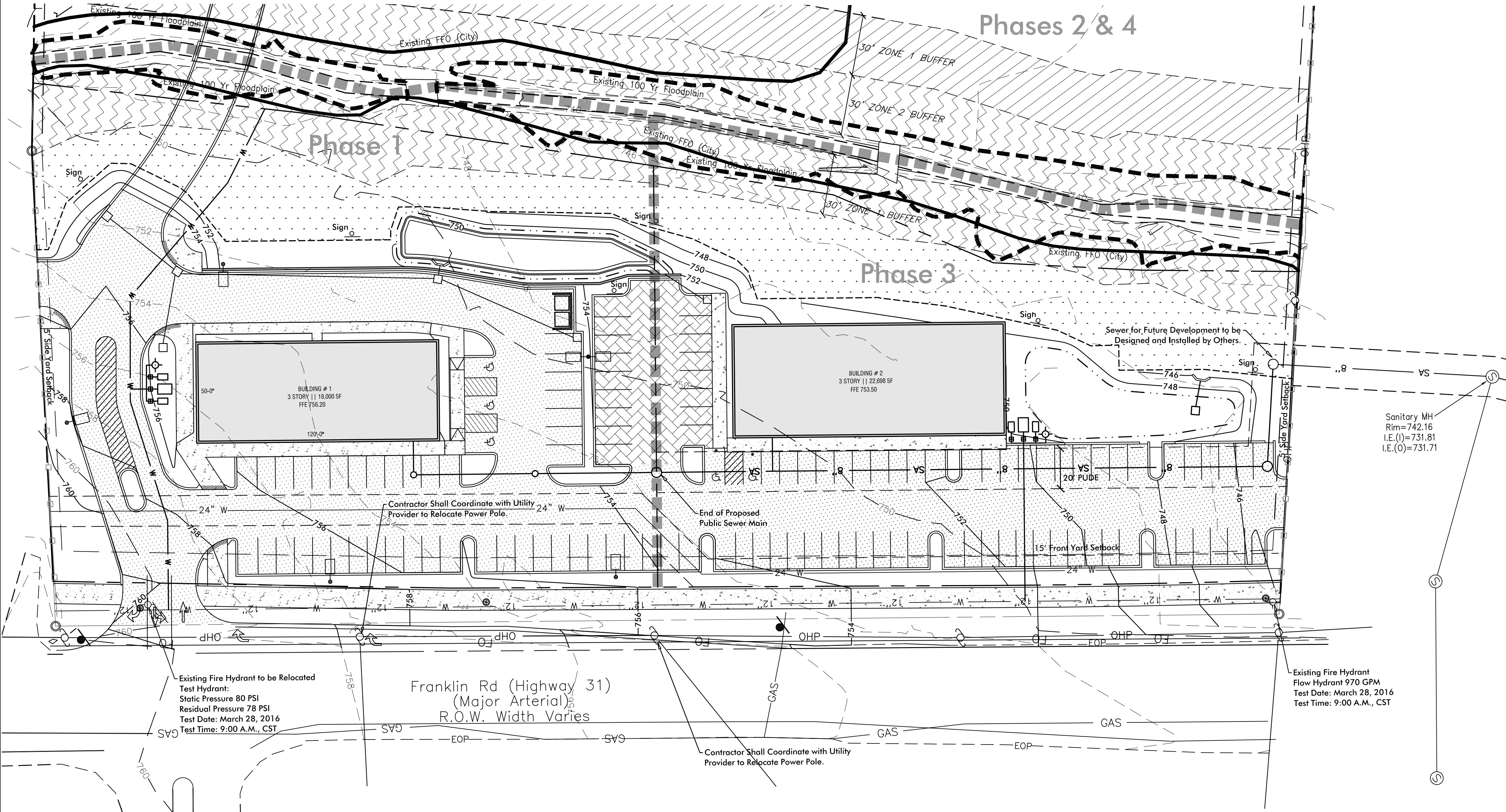
Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 979-9071
mdewey@dewey-engineering.com

Owner & Developer (Ph. 1 & 3)
Branch Creek Partners
1616 Westgate Circle, Suite 215
Brentwood, TN 37207
Contact: Tony Harris
Phone: (615) 467-6330
Email: tharris@avenueconstruction.com

Owner (Ph. 2 & 4)
BCC Investments
202 E. Washington Street, Suite 310
Ann Arbor, MI 48104
Contact: Kevin Belew
Email: kbelew@batterseapartners.com

Flood Note
A Portion of this Property is Located within a Flood Hazard Area as Depicted by Zone 'AE' on the Current Flood Insurance Rate Map (FIRM) Panel #47187C0205.
Revised: September 22, 2009

Date: November 3, 2016



Utility Plan Legend

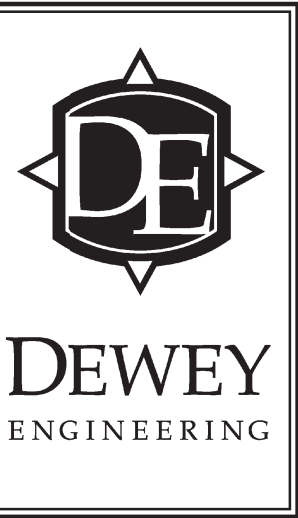
- PROP. STORM CULVERT
- 8" W PROP. 8" WATER MAIN
- 8" SA PROP. 8" GRAVITY SEWER MAIN
- 12" W EX. 12" WATER MAIN
- 24" W EX. 24" WATER MAIN
- OHP EX. OVERHEAD ELECTRIC (DOWNS BLVD)
- EX. UTILITY POLE
- PROP. HEADWALL
- PROP. DRAINAGE CATCH BASIN
- PROP. 6" SEWER LATERAL SERVICE
- EX. SEWER MANHOLE
- PROP. WATER METER
- PROP. FIRE HYDRANT & ASSEMBLY
- PROP. GATE VALVE & BOX

Water and Sewer General Notes

- All persons who undertake the construction of water, sewer and/or reclaimed water lines located in, or affecting services provided by the City of Franklin shall comply with the requirements and regulations set forth in the "General Requirements & Technical Specifications, Water Management Department, City of Franklin, Tennessee" latest edition, along with any amendments, additions, or alteration that may thereafter be adopted by the board of mayor and aldermen by resolution.
- Contractor shall obtain Water & Sewer Infrastructure Installation Permit prior to scheduling required Pre-Construction Site Meeting. Contractor shall complete the PreConstruction Site Meeting prior to commencing with construction.
- Contractor shall obtain and keep all of the following items on the jobsite at all times during construction:
 - Approved, Stamped and Signed Water and/or Sewer Plans
 - Water & Sewer Infrastructure Installation Permit, with all steps completed and signed by appropriate City employees.
 - Copy of approved availability request response letter.
 - A copy of all approved Cut Sheets.
- Acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure shall become the responsibility of the City of Franklin, TN following approval from the City of Franklin Inspectors and acceptance by the Franklin Municipal Planning Commission. The acceptance date shall be based on the day maintenance sureties are established by the Franklin Municipal Planning Commission.
- Prior to the acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure the contractor shall be required to submit as-built drawings to the Planning and Sustainability Department.
- All off-site work within the public right-of-way shall require an approved traffic control plan which complies with the MUTCD. No off-site excavation may be undertaken in any street, road, alley or right-of-way of any utility or temporary construction easement of the City of Franklin by any entity unless 72-hour notice has been given to the City of Franklin Traffic Operations Center. The contractor shall have an approved traffic control plan onsite during construction.
- Any damages caused to existing utilities during construction shall, at his own expense, be replaced or repaired to original condition and quality, as approved by the owner and representative of the appropriate utility company, by the Contractor.

Branch Creek Crossing (PUD) Development Plan, Revision 1

Being Parcel 75 on Tax Map 53
Franklin, Williamson County, Tennessee

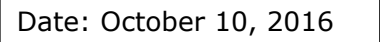


Overall Utility
Plan

C5.0

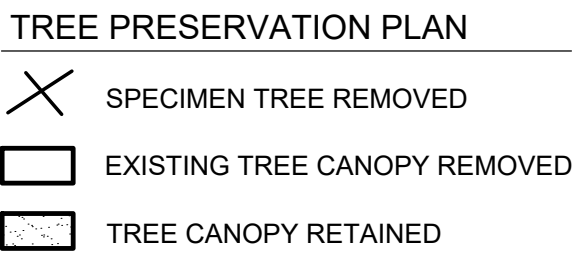
8 of 12

Drawing Notes:
COF Project # 6281



Being Parcel 75 on Tax Map 53
Franklin, Williamson County, Tennessee

C8.0



Vicinity Map

EXISTING TREE CANOPY - 60%-79%

MINIMUM REQUIRED TREE CANOPY RETENTION BY ZONING - SD-X 18%

EXISTING TREE CANOPY COVER - 63.32%

PROPOSED TREE CANOPY COVER - 63.32%

TREE REPLACEMENT 2" REPLACEMENT FOR EVERY 1" REMOVED

EXISTING TREE SUMAMRY

TOTAL SITE AREA - 19.17 ACRES

SITE USE - RESIDENTIAL

SPECIMEN TREE SURVEY

NUMBER	TYPE	SIZE	HEALTH	STATUS
101	TREE	38"	POOR	
102	TREE	24"	POOR	REMOVED
103	TREE	36"	FAIR	REMOVED
104	TREE	48"	FAIR	
105	TREE	36"	FAIR	
106	TREE	28"	FAIR	
107	TREE	38"	FAIR	
108	TREE	32"	FAIR	
109	TREE	48"	POOR	
110	TREE	36"	POOR	
111	TREE	30"	FAIR	
112	TREE	24"	FAIR	
113	TREE	32"	FAIR	REMOVED
114	TREE	26"	FAIR	REMOVED
115	TREE	48"	GOOD	
116	TREE	28"	GOOD	

SPECIMEN TREES REMOVED: 5
TOTAL HEALTHY INCHES REMOVED: 94 INCHES

REPLACEMENT RATIO: 2:1
REPLACEMENT REQUIRED: 188 INCHES

TREE CANOPY RETENTION

TREE AREA	EXISTING CANOPY	REMOVED CANOPY	REMAINING CANOPY
TREE R1	559,731 SF	27,866 SF	531,865 SF
TREE R2	16,429 SF	3,144 SF	13,285 SF
TREE R3	6,439 SF	6,439 SF	0 SF
TREE R4	9,752 SF	9,752 SF	0 SF
TREE R5	10,400 SF	0 SF	10,400 SF
TOTAL SF	602,751 SF	47,201 SF	555,550 SF
TOTAL ACRES	13.83 AC	1.08 AC	12.75 AC

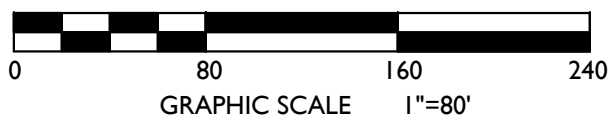
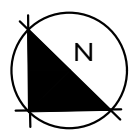
NOTE:
THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR
DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT
PERMITTED BY THE CITY ENGINEER.

NOTE:
THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION STORAGE, OR
DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT
PERMITTED BY THE CITY ENGINEER.
A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AREA ZONE AE AS
SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO.
47187C0205F, DATED SEPTEMBER 29, 2006AND A PORTION OF THE PROPERTY
IS LOCATED WITHIN AND AREA ZONE X AS SHOWN ON F.E.M.A. FLOOD
INSURANCE MAP, COMMUNITY PANEL NO. 47187C0205F DATED SEPTEMBER
29, 2006.

NOTE: SITE REFERENCES TENNESSEE STATE PLANE COORDINATE SYSTEM,
ZONE 5301, FIPZONE 4100: NAD83 DATUM.



Landscape Architecture Provided by:
Gamble Design Collaborative, LLC
Greg Gamble, RLA
144 Southeast Parkway, Suite 200
Franklin, Tennessee 37064
615.975.5765
greggamble209@gmail.com





104 west main street
franklin, tn 37064

www.b3studio.com
615.469.7856

ient:

project:



02 Side Elevation
1/4" = 1'-0"

01 Front Elevation
1/4" = 1'-0"

material legend

	BELDEN BRICK UTILITY BRICK COLOR: BELDEN DUTCH GRAY VELOUR
	BELDEN BRICK UTILITY BRICK COLOR: BELDEN 8521
	BELDEN BRICK UTILITY BRICK COLOR: BELDEN 8523
	BELDEN BRICK UTILITY BRICK COLOR: BELDEN 671 VELOUR
	READING ROCK ROCKCAST SMOOTH COLOR: ARTIO WHITE

percentage of exterior materials

front/rear elevation

brick || 2769.44 sf (94.8%)
cast stone || 146.38 sf (5.2%)

total facade || 2915.82 sf

side elevation

brick || 1144.27 sf (94.8%)
cast stone || 62.6 sf (5.2%)

total facade || 1206.87 sf

total brick building 1 || 7827.42 sf (94.6%)
total facade building 1 || 8245.38 sf

total faced building 1 || 8245.38 :

general elevation notes

1. DOOR AND WINDOW FRAMES TO BE KAWNEER ALUMINUM FINISH NO. 14 - (CLEAR ANODIZED ALUMINUM)
2. GLAZING TO BE 1" INSULATED PPG SOLAR GRAY AND SOLARBAN 60 (3) CLEAR

2. GLAZING TO BE 1" INSULATED PPG SOLAR GRAY AND SOLARBAN 60
(3) CLEAR

elevation keynotes

- ① PREFINISHED METAL COPING - ALUMINUM NO. 14 - KAWNEER CLEAR ANODIZED ALUMINUM
- ② MASONRY CONTROL JOINT - REFER TO DETAIL 02/A110
- ③ PREFINISHED ALUMINUM CANOPY - COLOR TO MATCH ALUMINUM STOREFRONT AND COPING
- ④ EXTERIOR LIGHTING - REFER TO ELECTRICAL.
- ⑤ 8" SOLDIER COURSE - BELDEN | DUTCH GRAY VELOUR.
- ⑥ 12" SOLDIER COURSE - BELDEN | DUTCH GRAY VELOUR.
- ⑦ CUSTOM CAST ARCHITECTURAL CAST STONE STRING COURSE & BANDING - PRODUCT NO. SC-15 (COLOR: ARTIC WHITE).
- ⑧ BRONZE DOWNSPOUT NOZZLE FOR OVERFLOW DRAINS AT ROOF - REFER TO PLUMBING.
- ⑨ 1/2" RECESSED BRICK COURSE - BELDEN | DUTCH GRAY VELOUR.

- 9 1/2" RECESSED BRICK COURSE - BELDEN | DUTCH GRAY VELOUR.

zone 4 - building envelope requirements

ROOFS INSULATION ENTIRELY ABOVE DECK	R-15ci
WALLS ABOVE GRADE METAL FRAMED	R-13 (R19 PROVIDED)
SLAB-ON-GRADE FLOORS UNHEATED SLABS	NR (NO REQUIREMENT)
OPAQUE DOORS SWINGING	U-0.70

zone 4 - building envelope requirements fenestration

METAL FRAMING	
STOREFRONT U-FACTOR	0.50
ENTRANCE DOOR U-FACTOR	0.85
SHGC - ALL FRAME TYPES	
SHGC: PF < 0.25	0.40
SHGC: 0.25 < PF < 0.5	NR (NO REQUIREMENT)
SHGC: PF > 0.5	NR

planning commission note

THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY THE CODES DIRECTOR OR THE PLANNING COMMISSION.
COF NO.: 6281

hvac screening

ALL HVAC EQUIPMENT WILL BE PLACED ON THE ROOF AND ADEQUATELY SCREENED BY THE CONTINUOUS PARAPET.

3 story || 22,536 sf shell building
580 franklin road || franklin, tn 37064

3 story || 22,536 sf shell building
580 franklin road || franklin, tn 37064

3 story || 22,536 sf shell building
580 franklin road || franklin, tn 37064

Revisions



date: 10.10.16
project no.: a16043.00

Project no.: a16043.00

building
elevations

a400



listen • think • create

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project:



2 Right Front Perspective
1/4" = 1'-0"

material legend

	BELDEN BRICK UTILITY BRICK COLOR: BELDEN DUTCH GRAY VELOUR
	BELDEN BRICK UTILITY BRICK COLOR: BELDEN 8521
	BELDEN BRICK UTILITY BRICK COLOR: BELDEN 8523
	BELDEN BRICK UTILITY BRICK COLOR: BELDEN 671 VELOUR
	READING ROCK ROCKCAST SMOOTH COLOR: ARTIC WHITE

percentage of exterior materials

front/rear elevation

brick || 2769.44 sf (94.8%)
cast stone || 146.38 sf (5.2%)
total facade || 2915.82 sf

side elevation

brick || 1144.27 sf (94.8%)
cast stone || 62.6 sf (5.2%)
total facade || 1206.87 sf

total brick building 1 || 7827.42 sf (94.8%)
total facad building 1 || 8245.38 sf

01 Rear Elevation
1/4" = 1'-0"

general elevation notes

1. DOOR AND WINDOW FRAMES TO BE KAWNEER ALUMINUM FINISH NO. 14 - (CLEAR ANODIZED ALLUMINUM)
2. GLAZING TO BE 1" INSULATED PPG SOLAR GRAY AND SOLARBAN 80 (3) CLEAR

elevation keynotes

- ① PREFINISHED METAL COPING - ALUMINUM NO. 14 - KAWNEER CLEAR ANODIZED ALUMINUM
- ② MASONRY CONTROL JOINT - REFER TO DETAIL 02/A110
- ③ PREFINISHED ALUMINUM CANOPY - COLOR TO MATCH ALUMINUM STOREFRONT AND COPING
- ④ EXTERIOR LIGHTING - REFER TO ELECTRICAL.
- ⑤ 8" SOLDIER COURSE - BELDEN | DUTCH GRAY VELOUR.
- ⑥ 12" SOLDIER COURSE - BELDEN | DUTCH GRAY VELOUR.
- ⑦ CUSTOM CAST ARCHITECTURAL CAST STONE STRING COURSE & BANDING - PRODUCT NO.: SC-15 (COLOR: ARTIC WHITE).
- ⑧ BRONZE DOWNSPOUT NOZZLE FOR OVERFLOW DRAINS AT ROOF - REFER TO PLUMBING.
- ⑨ 1/2" RECESSED BRICK COURSE - BELDEN | DUTCH GRAY VELOUR.

zone 4 - building envelope requirements

ROOFS INSULATION ENTIRELY ABOVE DECK	R-15d
WALLS ABOVE GRADE METAL FRAMED	R-13 (R19 PROVIDED)
SLAB-ON-GRADE FLOORS UNHEATED SLABS	NR (NO REQUIREMENT)
OPAQUE DOORS SWINGING	U-0.70

zone 4 - building envelope requirements fenestration

METAL FRAMING STOREFRONT U-FACTOR ENTRANCE DOOR U-FACTOR	0.50 0.85
SHGC - ALL FRAME TYPES SHGC: PF < 0.25 SHGC: 0.25 < PF < 0.5 SHGC: PF > 0.5	0.40 NR (NO REQUIREMENT) NR

planning commission note

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hvac screening

ALL HVAC EQUIPMENT WILL BE PLACED ON THE ROOF AND ADEQUATELY SCREENED BY THE CONTINUOUS PARAPET.

branch creek office building
3 story | 22,536 sf shell building
580 franklin road | franklin, tn 37064

revisions



date: 10.10.16
project no.: a16043.00

building
elevations

a401



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1 front elevation
1/16" = 1'-0"



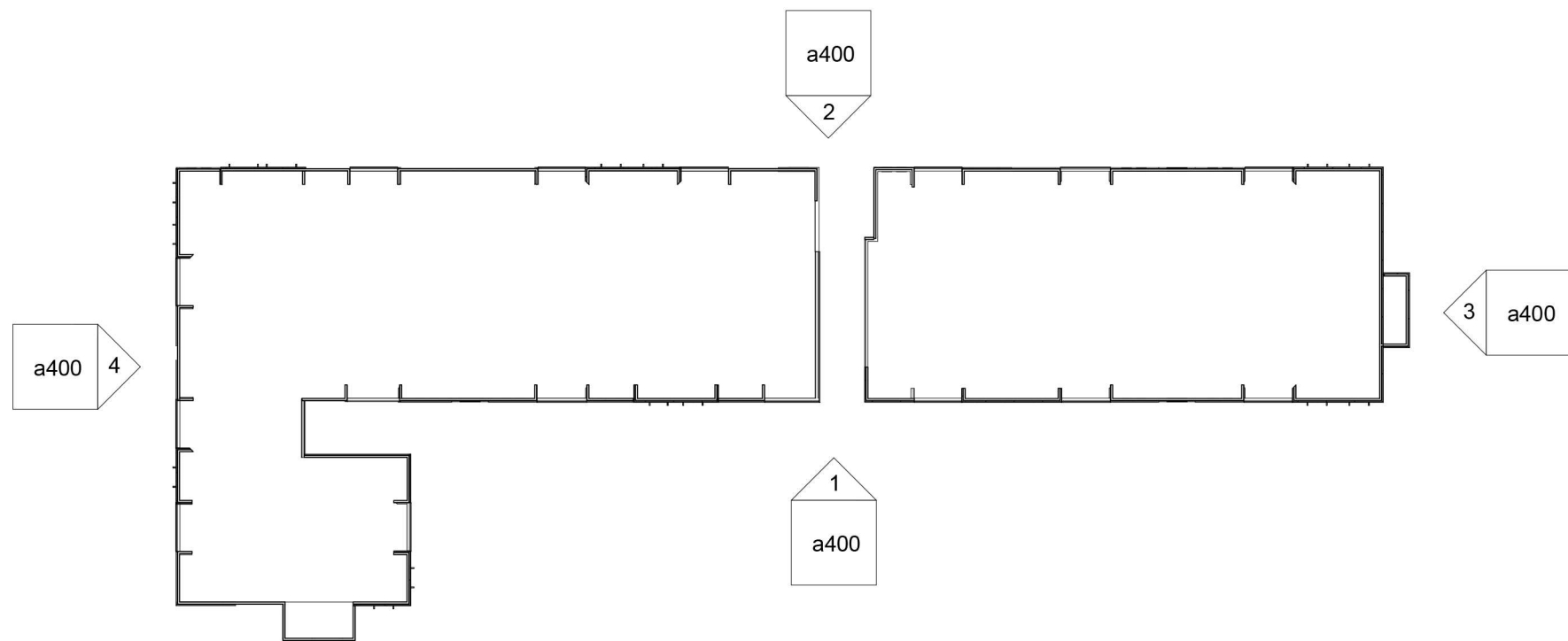
2 rear elevation
1/16" = 1'-0"



3 right elevation
1/16" = 1'-0"



4 left elevation
1/16" = 1'-0"



5 plan
1" = 50'-0"



6 3D View front of building

Note: This Revised Development Plan Addresses Changes in Phases 1 and 3 Only. No Revisions are Proposed for Phases 2 and 4 with this Development Plan. The Elevations on this Sheet are for the Previously Approved Residential Phases 2 and 4.

zone 4 - building requirements

ROOFS - INSULATION ENTIRELY ABOVE ROOF DECK	R-15ci
WALLS ABOVE GRADE - WOOD FRAMED AND OTHER	R-13
SLAB-ON-GRADE FLOORS - UNHEATED SLABS	NR NR (No Requirement)
OPAQUE DOORS - SWINGING DOORS	U - 0.70

zone 4 - fenestration requirements

FRAMING MATERIALS OTHER THAN METAL - U-FACTOR	U - 0.40

planning commission note

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hvac screening

ALL HVAC EQUIPMENT WILL BE PLACED ON THE ROOF AND ADEQUATELY SCREENED BY THE CONTINUOUS PARAPET.

material legend

	BRICK - TEXAS (ACME BRICK)
	BRICK - OLDE WORLD (ACME BRICK)
	BRICK - PALOMA GRAY (ACME BRICK)
	CUSTOM CAST STONE LIGHT BUFF SMOOTH
	FORMGLAS FIBER REINFORCED PLASTIC - FRP - TO MATCH LIGHT BUFF SMOOTH (CLOUD CERAMICS)



listen • think • create

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inc.
b3studio
1587 malloy lane, suite 175 || brentwood, tn 37027 || www.b3studio.com

consultants:

project:

branch creek crossing

mixed-use development || 36,000 sf office & 48 unit condo
tax map 53 & parcels 75.00 & 75.01 || franklin, tn 37069

revisions:



date: 10 november 2014
project no.: a14025.00

exterior
elevations

a400





02 West Elevation
1/4" = 1'-0"

material legend

	BELDEN BRICK UTILITY BRICK COLOR: BELDEN DUTCH GRAY VELOUR
	BELDEN BRICK UTILITY BRICK COLOR: BELDEN 8521
	BELDEN BRICK UTILITY BRICK COLOR: BELDEN 8523
	BELDEN BRICK UTILITY BRICK COLOR: BELDEN 671 VELOUR
	READING ROCK ROCKCAST SMOOTH COLOR: ARTIC WHITE

percentage of exterior materials

front/rear elevation

brick || 2769.44 sf (94.8%)
cast stone || 146.38 sf (5.2%)
total facade || 2915.82 sf

side elevation

```
brick || 1144.27 sf (94.8%)
cast stone || 62.6 sf (5.2%)

total facade || 1206.87 sf

total brick building 1 || 7827.42 sf (94.8%)
total facade building 1 || 8245.38 sf
```

general elevation notes

1. DOOR AND WINDOW FRAMES TO BE KAWNEER ALUMINUM FINISH NO. 14 - (CLEAR ANODIZED ALUMINUM)
 2. GLAZING TO BE #1 INSULATED PPG SOLAR GRAY AND SOLARBAN 60 (3) CLEAR
- ## elevation keynotes
- ① PREFINISHED METAL COPING - ALUMINUM NO. 14 - KAWNEER CLEAR ANODIZED ALUMINUM.
 - ② MASONRY CONTROL JOINT - REFER TO DETAIL 02/A110
 - ③ PREFINISHED ALUMINUM CANOPY - COLOR TO MATCH DOOR AND WINDOW FRAMES
 - ④ EXTERIOR LIGHTING - REFER TO ELECTRICAL.
 - ⑤ 8" SOLDIER COURSE - BOWENSTON SHALE CO. | DUTCH GRAY VELOUR.
 - ⑥ 12" SOLDIER COURSE - BOWENSTON SHALE CO. | DUTCH GRAY VELOUR.
 - ⑦ CUSTOM CAST ARCHITECTURAL CAST STONE STRIKE COURSE & BANDING - PRODUCT NO. SC-19 (COLOR: ARTIC WHITE).
 - ⑧ BRIDGE DOWNPOUT NOZZLE FOR OVERFLOW DRAINS AT ROOF - REFER TO PLUMBING.
 - ⑨ 12" x 48" OUTSIDE AIR NOZZLE - REFER TO MECHANICAL.

zone 4 - building envelope requirements

ROOFS	
INSULATION ENTIRELY ABOVE DECK	R-15cl
WALLS ABOVE GRADE	
METAL FRAMED	R-13 (R19 PROVIDED)
SLAB-ON-GRADE FLOORS	
UNHEATED SLABS	NR (NO REQUIREMENT)
OPAQUE DOORS	
SWINGING	U-0.70

zone 4 - building envelope requirements fenestration

METAL FRAMING	
STOREFRONT U-FACTOR	0.50
ENTRANCE DOOR U-FACTOR	0.85
SHGC - ALL FRAME TYPES	
SHGC: PF < 0.25	0.40
SHGC: 0.25 < PF < 0.5	NR (NO REQUIREMENT)
SHGC: PF > 0.5	NR

planning commission note

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hvac screening

ALL HVAC EQUIPMENT WILL BE PLACED ON THE ROOF AND ADEQUATELY SCREENED BY THE CONTINUOUS PARAPET.

104 west main street
franklin, tn 37064

www.b3studio.com
615.469.7856

client:

Project:

branch creek office building
3 story || 18,000 sf shell building
574 franklin road || franklin, tn 37064

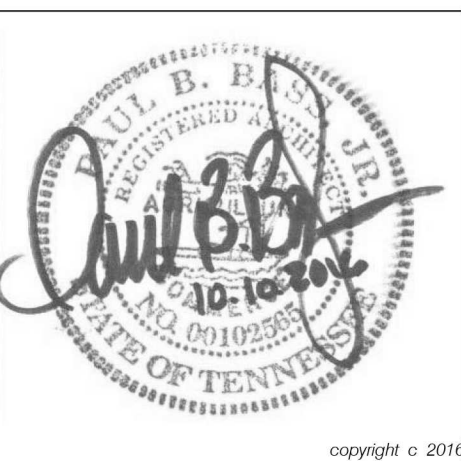
visions



date: 10.10.16
project no.: a16006.00

building
elevations

a400



listen • think • create

isten • think • create

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2 East Elevation
1/4" = 1'-0"

01 Rear Elevation
1/4" = 1'-0"

material legend

	BELDEN BRICK UTILITY BRICK COLOR: BELDEN DUTCH GRAY VELOUR
	BELDEN BRICK UTILITY BRICK COLOR: BELDEN 8521
	BELDEN BRICK UTILITY BRICK COLOR: BELDEN 8523
	BELDEN BRICK UTILITY BRICK COLOR: BELDEN 671 VELOUR
	READING ROCK ROCKCAST SMOOTH COLOR: ARTIC WHITE

percentage of exterior materials

front/rear elevation

brick || 2769.44 sf (94.8%)
cast stone || 146.38 sf (5.2%)
total facade || 2915.82 sf

side elevation

brick || 1144.27 sf (94.8%)
cast stone || 62.6 sf (5.2%)
total facade || 1206.87 sf

total brick building 1 || 7827.42 sf (94.8%)
total facad building 1 || 8245.38 sf

general elevation notes

1. DOOR AND WINDOW FRAMES TO BE KAWNEER ALUMINUM FINISH NO. 14 - (CLEAR ANODIZED ALUMINUM)
2. GLAZING TO BE 1" INSULATED PPG SOLAR GRAY AND SOLARBAN 80 (3) CLEAR

elevation keynotes

1. PREFINISHED METAL COPING - ALUMINUM NO. 14 - KAWNEER CLEAR ANODIZED ALUMINUM.
2. MASONRY CONTROL JOINT - REFER TO DETAIL 02/A110
3. PREFINISHED ALUMINUM CANOPY - COLOR TO MATCH DOOR AND WINDOW FRAMES
4. EXTERIOR LIGHTING - REFER TO ELECTRICAL.
5. 9" SOLDIER COURSE - BOWERSTON SHALE CO. | DUTCH GRAY VELOUR.
6. 12" SOLDIER COURSE - BOWERSTON SHALE CO. | DUTCH GRAY VELOUR.
7. CUSTOM CAST ARCHITECTURAL CAST STONE STRING COURSE & BANDING - PRODUCT NO.: SC-15 (COLOR: ARTIC WHITE).
8. BRONZE DOWNSPOUT NOZZLE FOR OVERFLOW DRAINS AT ROOF - REFER TO PLUMBING.
9. 12" x 48" OUTSIDE AIR LOUVER - REFER TO MECHANICAL.

zone 4 - building envelope requirements

ROOFS INSULATION ENTIRELY ABOVE DECK	R-15d
WALLS ABOVE GRADE METAL FRAMED	R-13 (R19 PROVIDED)
SLAB-ON-GRADE FLOORS UNHEATED SLABS	NR (NO REQUIREMENT)
OPAQUE DOORS SWINGING	U-0.70

zone 4 - building envelope requirements fenestration

METAL FRAMING ENTRANCE DOOR U-FACTOR	0.50 0.85
SHGC - ALL FRAME TYPES SHGC: PF < 0.25 SHGC: 0.25 < PF < 0.5 SHGC: PF > 0.5	0.40 NR (NO REQUIREMENT) NR

planning commission note

THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION. CITY OF FRANKLIN, CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY THE CODES DIRECTOR OR THE PLANNING COMMISSION. COF NO.: 6078

hvac screening

ALL HVAC EQUIPMENT WILL BE PLACED ON THE ROOF AND ADEQUATELY SCREENED BY THE CONTINUOUS PARAPET.



1104 west main street
franklin, tn 37064

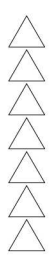
www.b3studio.com
615.469.7856

client:

project:

branch creek office building
3 story || 18,000 sf shell building
574 franklin road || franklin, tn 37064

revisions



date: 10.10.16
project no.: a16006.00

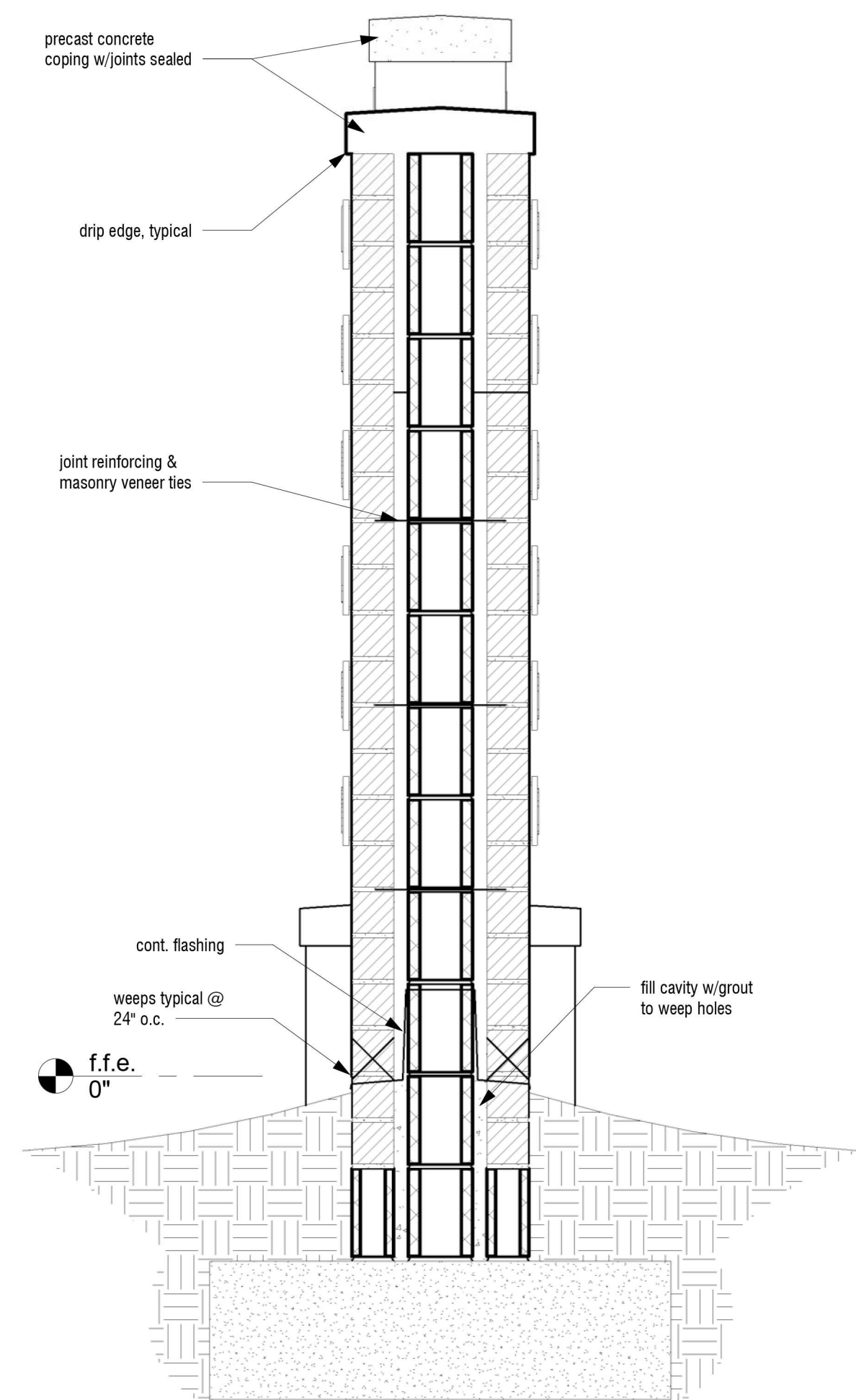
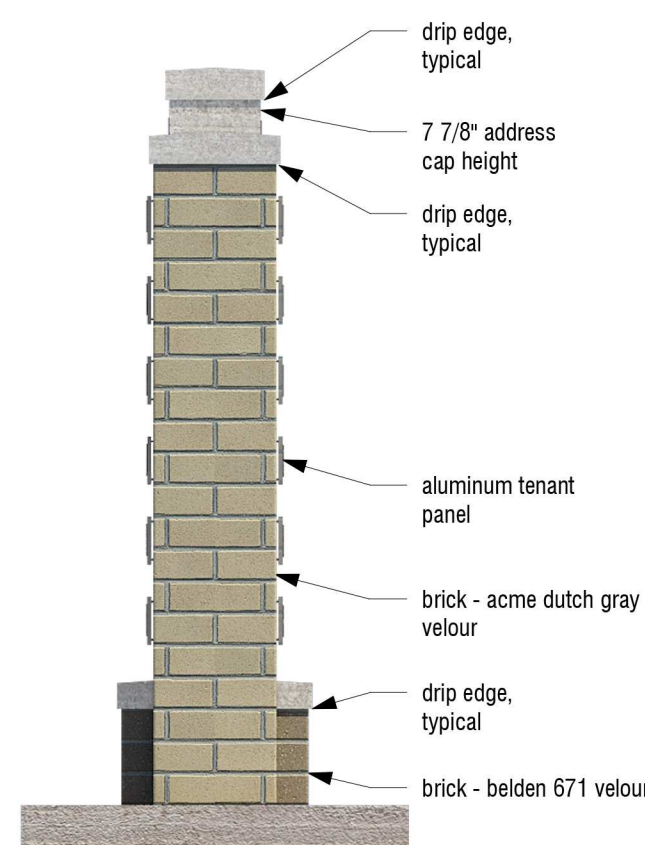
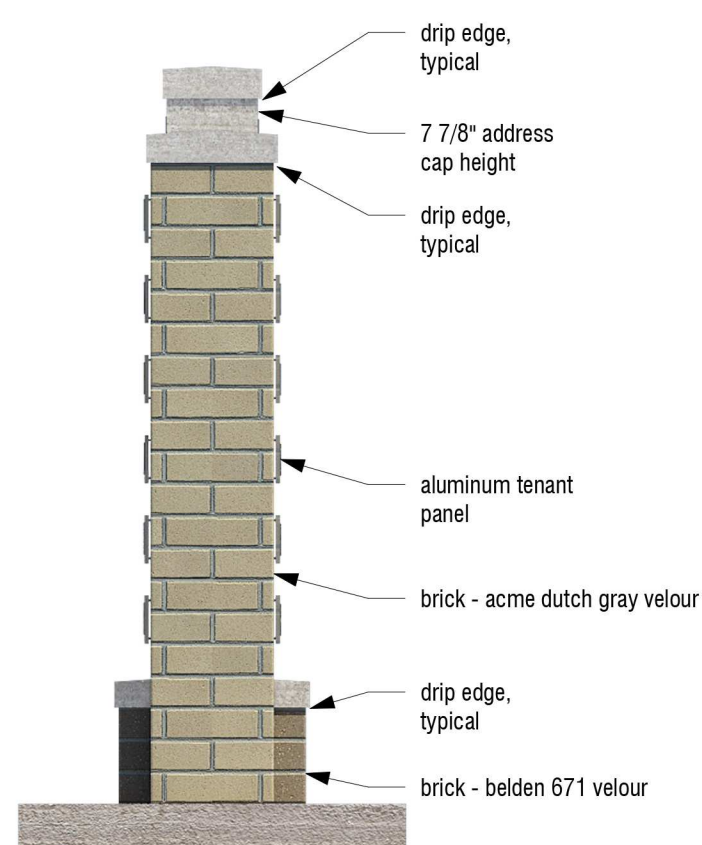
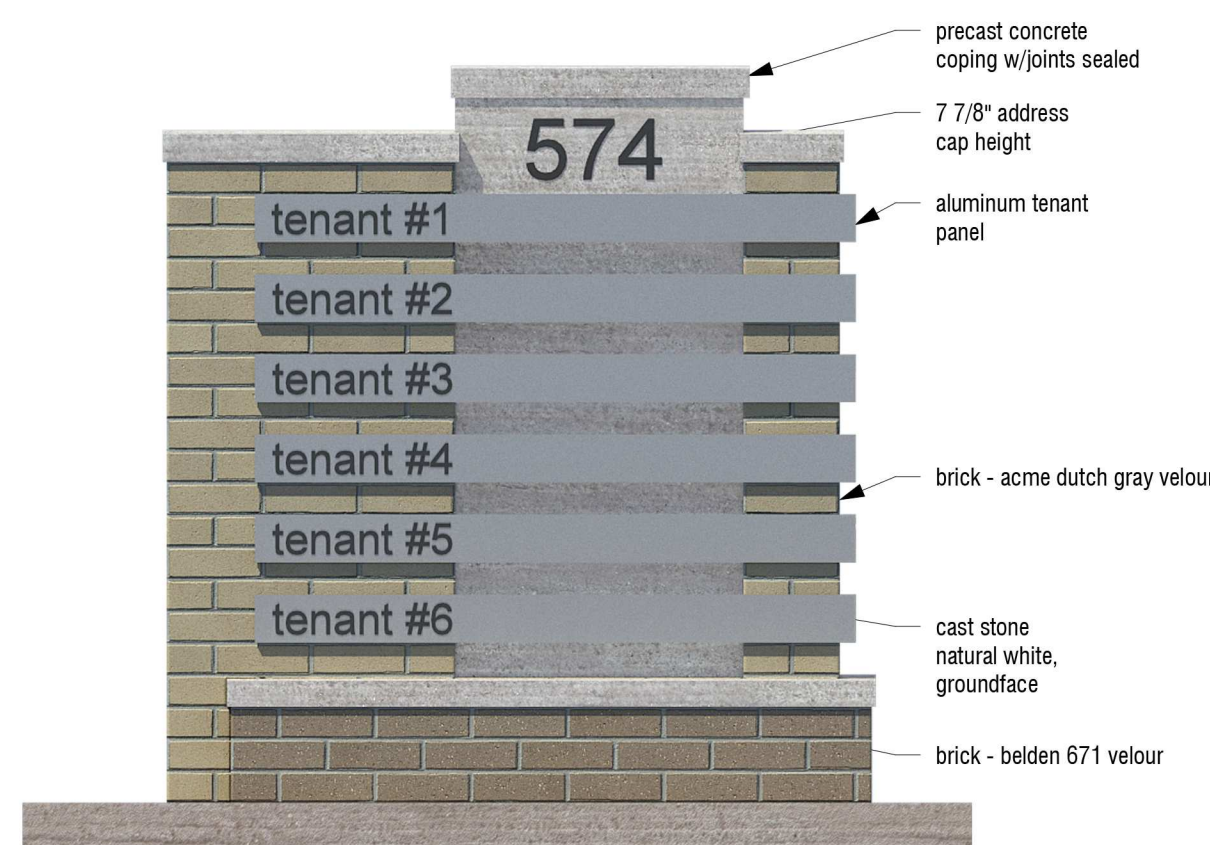
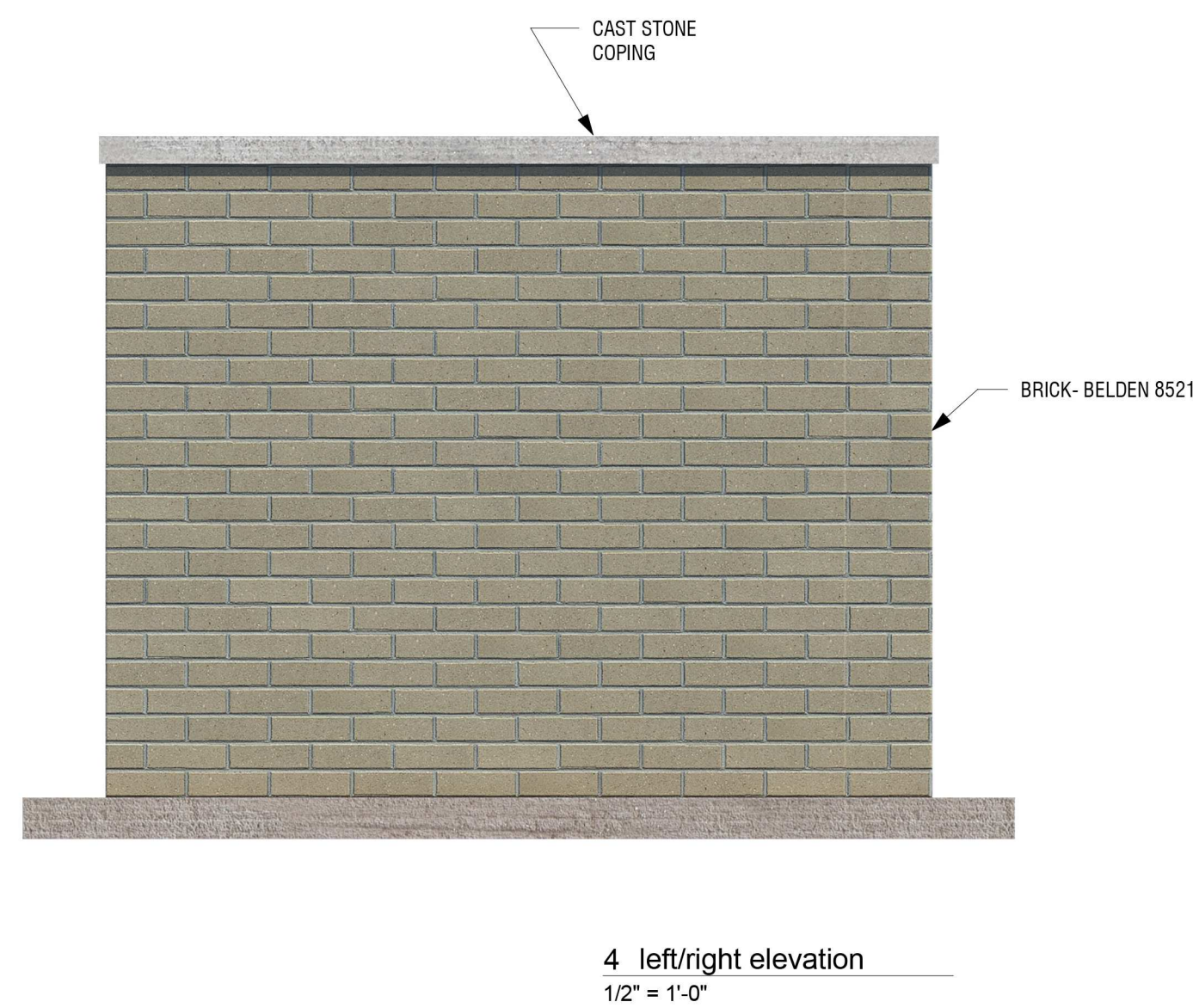
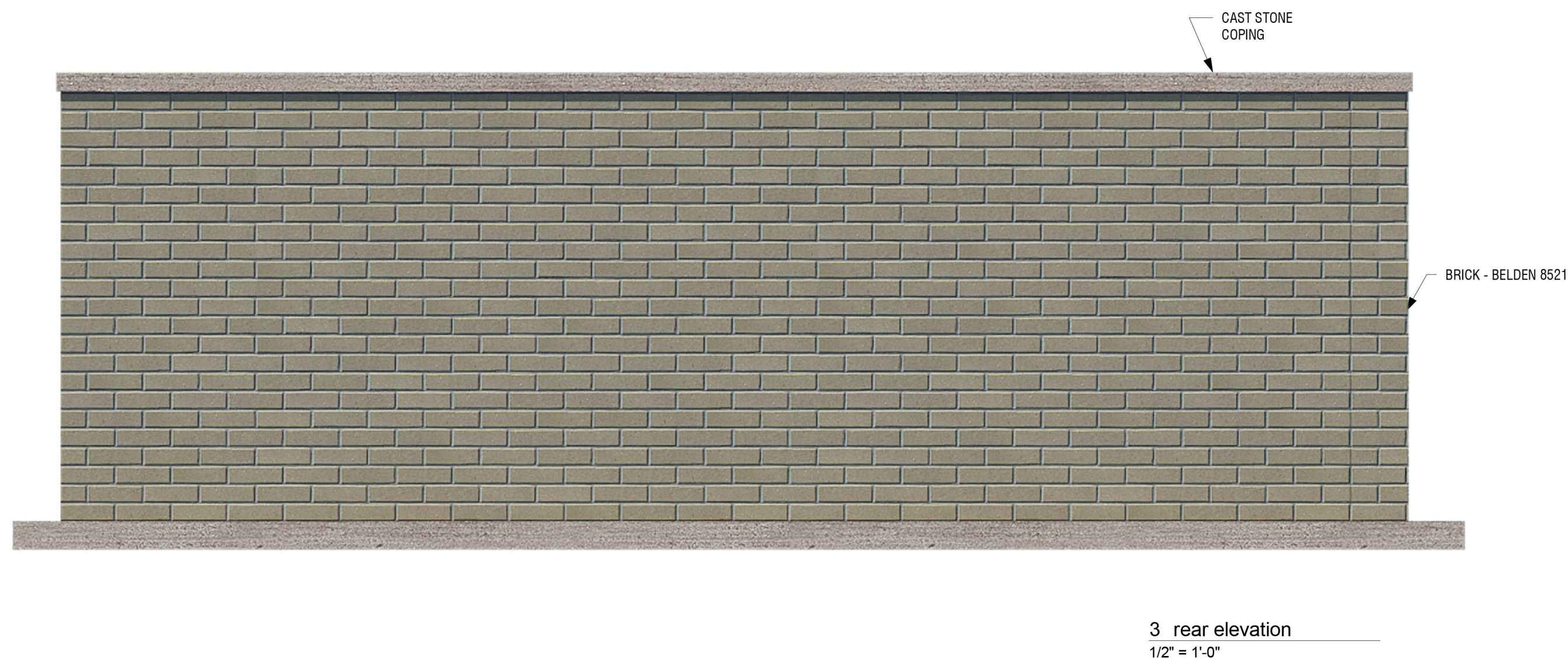
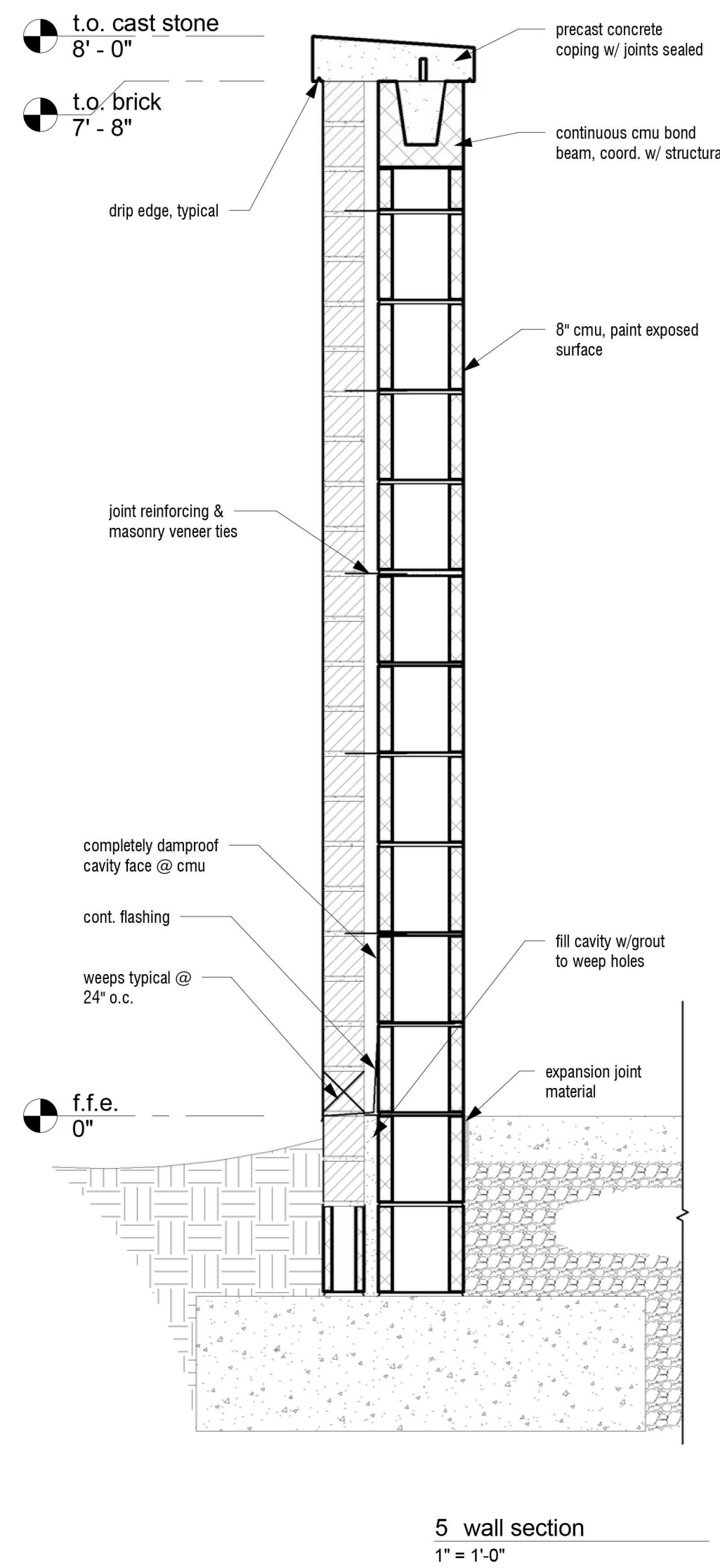
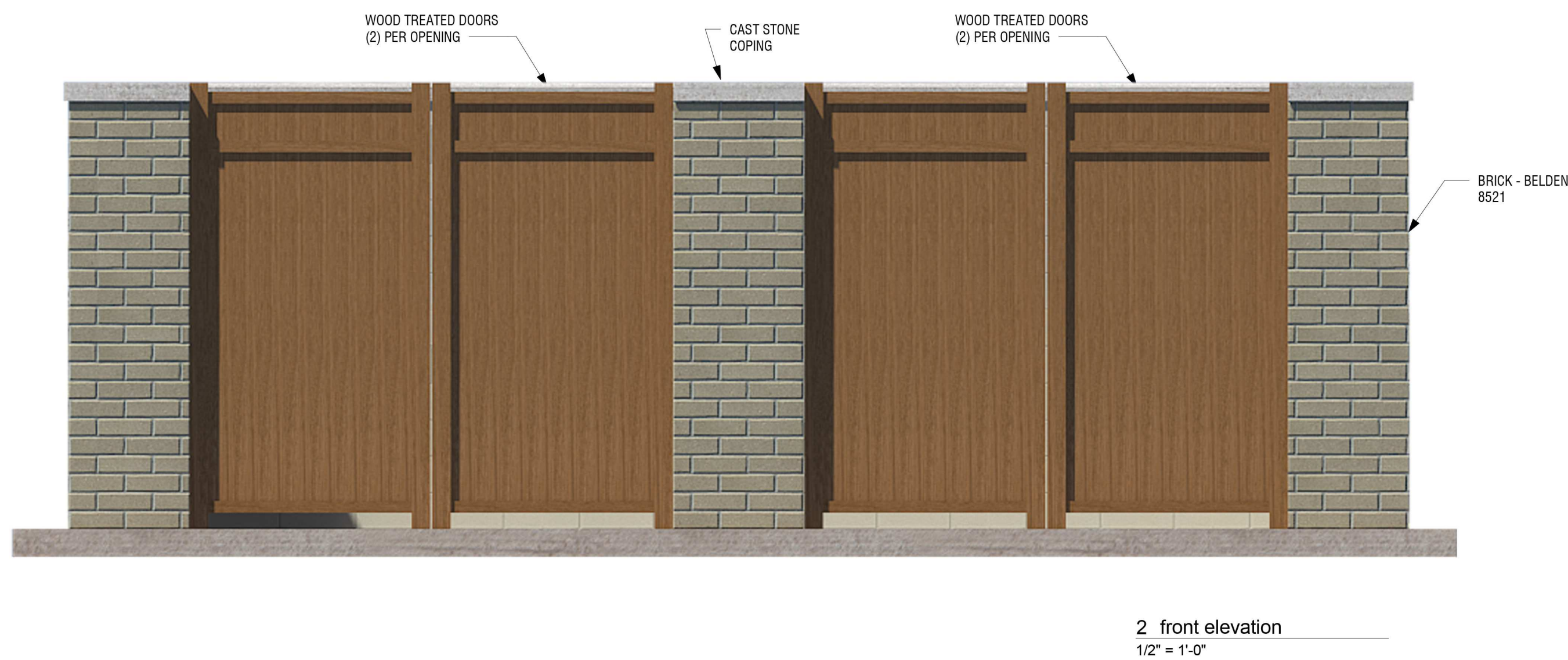
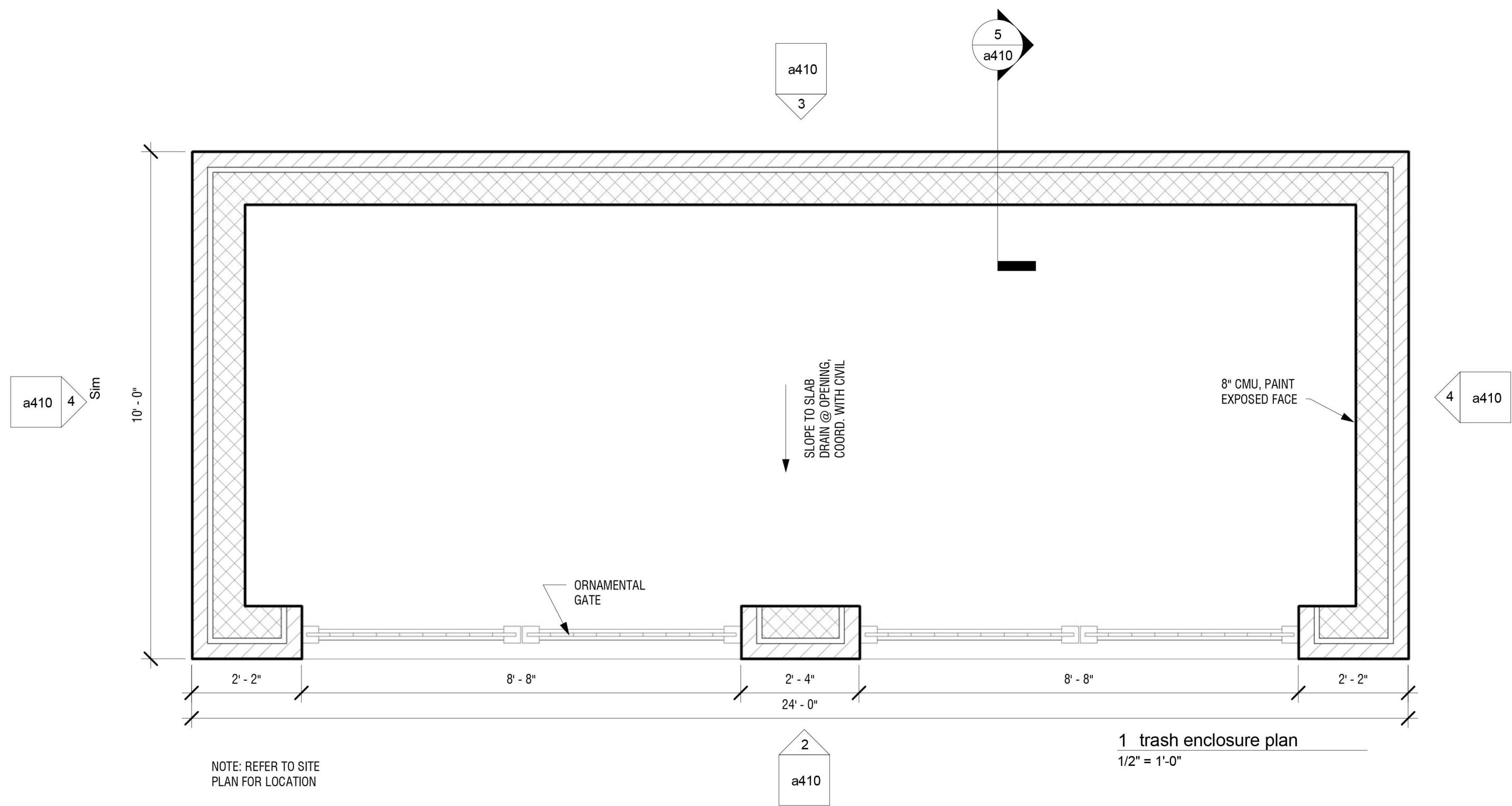
building
elevations

a401



listen • think • create

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ORDINANCE 2016-47

TO BE ENTITLED, "AN ORDINANCE TO REZONE 195.5 ACRES FROM SPECIFIC DEVELOPMENT VARIETY (SD-R 1.72) DISTRICT TO SPECIFIC DEVELOPMENT VARIETY (SD-R 2.02) DISTRICT FOR THE PROPERTY LOCATED EAST OF CAROTHERS PARKWAY AND NORTH OF LONG LANE, 4413 SOUTH CAROTHERS ROAD (WATER'S EDGE PUD SUBDIVISION)."

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

WHEREAS, the specific development variety district provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2016-75 approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of Specific Development Variety (SD-R 1.72) District to Specific Development Variety (SD-R 2.02) District:

MAP 89 OF PARCEL 49

Land located in the 14th civil district of Williamson County, Tennessee, and said tract of land being more particularly described by metes and bounds, as follows:

Commencing at an iron rod near the intersection of South Carothers Road and a future Connector Road thence in a Westerly direction 757.5+/- feet to a point situation in the Westerly margin of South Carothers Parkway being the Northeast corner of the subject property. Said point also being the Southeast corner of Southern Carothers Partners, L.L.C. property record in Book 4877, Page 537, in the Register's Office for Williamson County, Tennessee: and being the Point of Beginning;

Thence, continuing with margin of said road with a curve to the right, having a Radius of 2799.29 feet, Delta angle of 02°22'43", Tangent of 58.13 feet, Arc Length of 116.24 feet, with a chord bearing of S 22°17'05" E, a chord distance of 116.23 feet to a point;

Thence, S 21°05'44" E, a distance of 28.94 feet to a point;

Thence, S 23°17'37" W, a distance of 40.24 feet to a point;

Thence, S 23°46'32" E, a distance of 66.77 feet to a point;

Thence, S 66°10'33" E, a distance of 35.35 feet to a point;

Thence, S 21°05'44" E, a distance of 934.66 feet to a point;

Thence, S 23°54'16" W, a distance of 35.36 feet to a point;
Thence, S 21°05'44" E, a distance of 120.00 feet to a point;
Thence, S 66° 05'44" E, a distance of 35.36 feet to a point;
Thence S 21°05'44" E, a distance of 99.92 feet to an iron rod found by Gresham Smith and being the Northeast corner of Thomas Helm, III property as recorded in Book 610, Page 344, in the Register's Office of Williamson County, Tennessee;

Thence, continuing with Helm Westerly property line S 07°54'52" W, a distance of 352.89 feet to an iron rod found by TN RLS# 2039;
Thence, S 06°58'02" W, a distance of 716.88 feet to a wood fence post;
Thence, S 37°24'01" W, a distance of 226.56 feet to a point;
Thence, S 37°45'27" W, a distance of 181.40 feet to a wood fence post;
Thence, S 16°37'42" W, a distance of 267.88 feet to a point;
Thence, S 19°19'11" W, a distance of 69.33 feet to a point;
Thence, S 15°25'57" W, passing an iron rod found near the top of bank at 84.61, for a total distance of 144.37 feet to a point on the center of the Big Harpeth River;

Thence, continuing with center of the Big Harpeth River S 77°10'59" W, a distance of 69.51 feet to a point;

Thence, S 56°45'56" W, a distance of 141.68 feet to a point;
Thence, S 42°32'18" W, a distance of 106.78 feet to a point;
Thence, S 37°57'39" W, a distance of 153.54 feet to a point;
Thence, S 31°12'57" W, a distance of 248.53 feet to a point;
Thence, S 33°19'26" W, a distance of 263.21 feet to a point;
Thence, S 37°47'22" W, a distance of 270.72 feet to a point;
Thence, S 49°22'29" W, a distance of 362.46 feet to a point;
Thence, S 49°58'17" W, a distance of 330.75 feet to a point;
Thence, S 76°32'23" W, a distance of 295.76 feet to a point;
Thence, S 63°23'31" W, a distance of 135.61 feet to a point;
Thence, N 86°18'24" W, a distance of 55.22 feet to a point;
Thence, N 70°56'26" W, a distance of 68.99 feet to a point;
Thence, N 65°42'45" W, a distance of 60.12 feet to a point;
Thence, N 49°40'15" W, a distance of 56.52 feet to a point;
Thence, N 35°59'03" W, a distance of 84.76 feet to a point;
Thence, N 36°27'38" W, a distance of 416.05 feet to a point;
Thence, N 43°59'01" W, a distance of 666.82 feet to a point;
Thence, N 27°13'05" W, a distance of 224.23 feet to a point;
Thence, N 00°43'11" W, a distance of 95.40 feet to a point;
Thence, N 25°52'04" E, a distance of 258.64 feet to a point;
Thence, N 40°17'13" E, a distance of 124.94 feet to a point;
Thence, N 58°35'03" E, a distance of 95.33 feet to a point;
Thence, N 81°48'03" E, a distance of 183.00 feet to a point;
Thence, S 87°03'59" E, a distance of 299.23 feet to a point;
Thence, S 70°51'36" E, a distance of 395.49 feet to a point;
Thence, N 88°14'15" E, a distance of 145.35 feet to a point;
Thence, N 54°07'33" E, a distance of 98.80 feet to a point;
Thence, N 02°19'56" W, a distance of 164.37 feet to a point;
Thence, N 00°16'11" E, a distance of 374.56 feet to a point;

Thence, N 06°30'23" E, a distance of 364.95 feet to a point;
Thence, N 22°23'50" E, a distance of 92.19 feet to a point;
Thence, N 06°01'34" W, a distance of 200.24 feet to a point;
Thence, N 15°21'48" W, a distance of 507.82 feet to a point;
Thence, N 22°19'29" W, a distance of 386.00 feet to a point;
Thence, N 10°54'14" W, a distance of 417.24 feet to a point;
Thence, N 20°03'52" E, a distance 238.53 feet to a point;
Thence, N 36°52'05" E, a distance of 324.79 feet to a point;
Thence, N 59°01'42" E, a distance of 176.66 feet to a point;
Thence, N 79°52'03" E, a distance of 242.01 feet to a point;
Thence, N 72°49'49" E, a distance of 403.22 feet to a point;
Thence, N 46°43'32" E, a distance of 164.11 feet to a point and being the Southwesterly corner of South Carothers Partners, L.L.C. property record in Book 4877, Page 537, in the Register's Office for Williamson County, Tennessee;

Thence, leaving said river with South Carothers Partners, L.L.C. southerly property line S 84°14'52" E, passing an iron rod found by TN RLS#2036 at 72.48 feet for a total distance of 589.21 feet to The Point of Beginning and containing 8,515,833.530 square feet or 195.497 acres of land;

Being a portion of the same property conveyed to Carothers Land Company, L.L.C. of record in Book 4745, Page 442, in the Register's Office for Williamson County, Tennessee

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

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

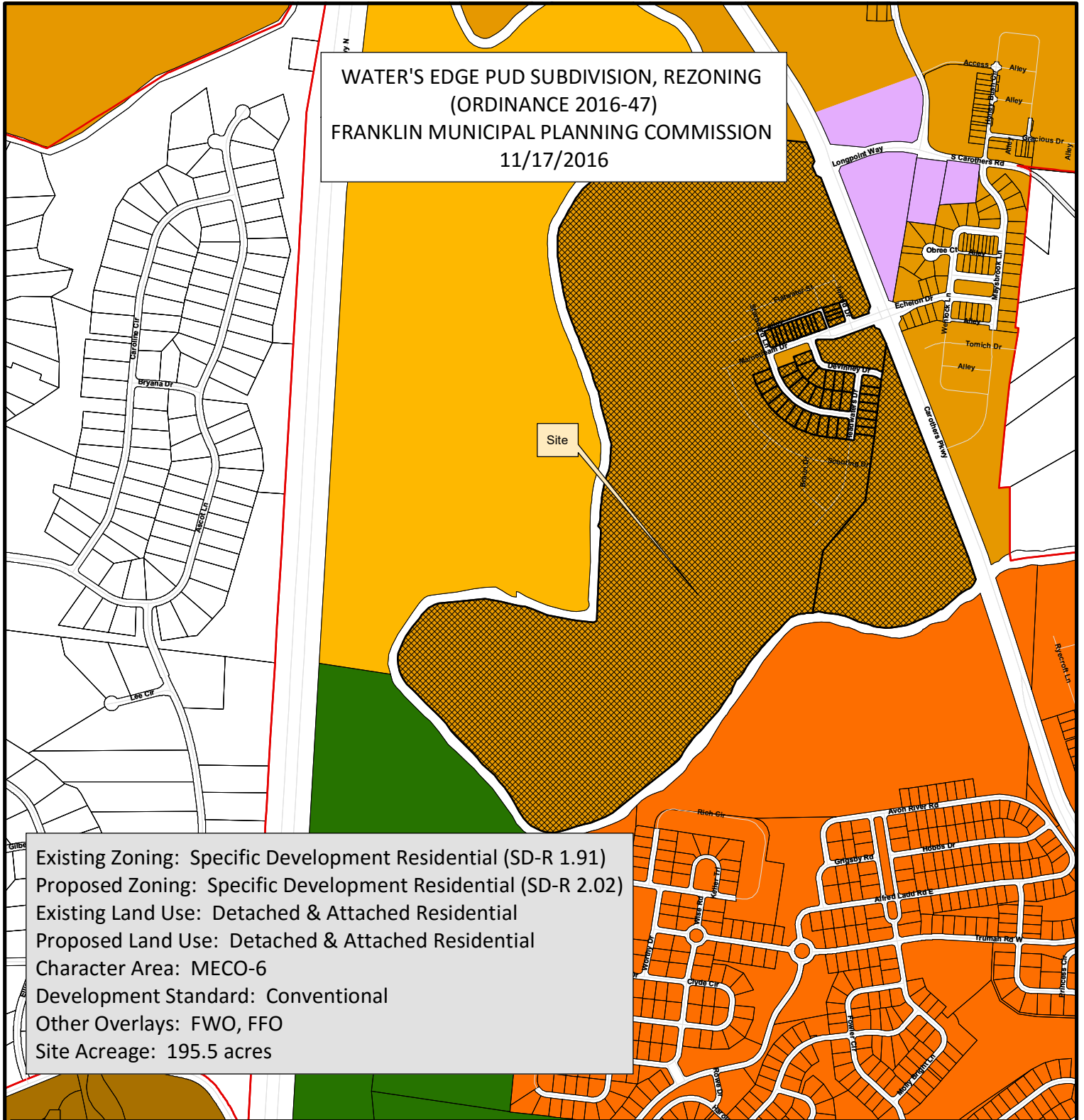
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

**WATER'S EDGE PUD SUBDIVISION, REZONING
(ORDINANCE 2016-47)
FRANKLIN MUNICIPAL PLANNING COMMISSION
11/17/2016**



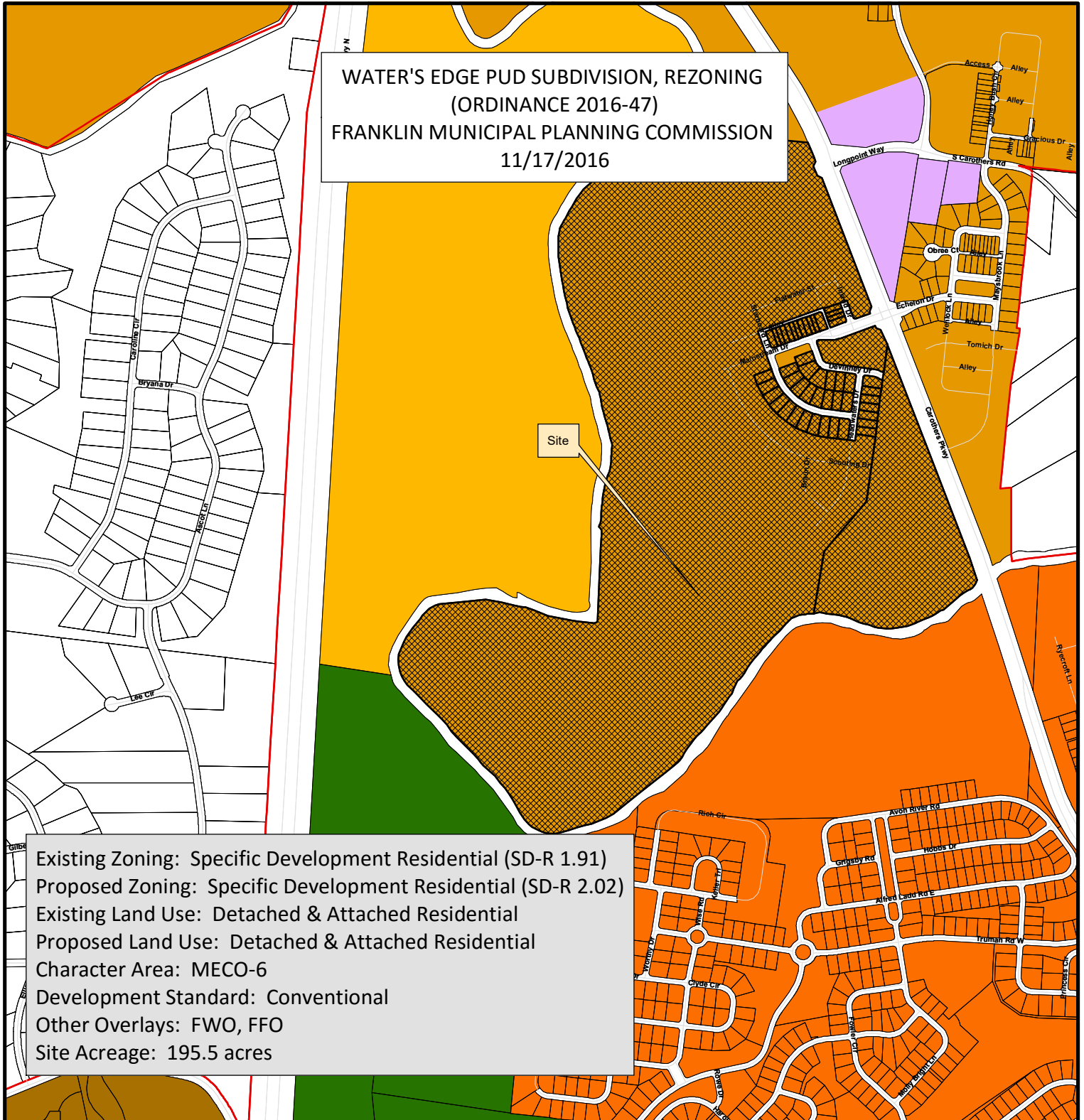
Water's Edge	SD-R Specific Development-Residential
AG Agricultural District	SD-X Specific Development-Variety
ER Estate Residential	OR Office Residential District
R-1 Residential District	GO General Office District
R-2 Residential District	CC Central Commercial District
R-3 Residential District	NC Neighborhood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



0 250 500 1,000
Feet

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**WATER'S EDGE PUD SUBDIVISION, REZONING
(ORDINANCE 2016-47)
FRANKLIN MUNICIPAL PLANNING COMMISSION
11/17/2016**



Water's Edge	SD-R Specific Development-Residential
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0 250 500 1,000
Feet

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