



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, October 27, 2016

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, October 27, 2016, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklinton.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. [16-0812](#) 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](#)

Legislative History

9/22/16	Franklin Municipal Planning Commission	referred to the Franklin Municipal Planning Commission
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2. [16-0881](#) September 22, 2016 FMPC Minutes

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

2017 FMPC CALENDAR

3. [16-0882](#) Adoption of the 2017 FMPC Meetings and Deadlines Schedule

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

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

4. [16-0933](#) Bancorp South Subdivision, site plan, (Liberty Pike Office Building); release the maintenance agreement for sidewalks and drainage improvements. (CONSENT AGENDA)

5. [16-0934](#) 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)
6. [16-0935](#) 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)
7. [16-0936](#) 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)
8. [16-0937](#) 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)
9. [16-0938](#) Synergy Bank Addition Subdivision, site plan; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
10. [16-0939](#) 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)
11. [16-0940](#) Village of Eddy Lane Subdivision, site plan; extend the performance agreement for landscaping and landscaping tree replacement improvements. (CONSENT AGENDA)
12. [16-0941](#) Westhaven PUD Subdivision, site plan, section 15, resubdivision of lot 4032 (Live-Work Units); extend the performance agreement for landscaping improvements. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

13. [16-0872](#) 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; 12/13/16 2nd Reading 6-1) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen and Josh King

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

14. [16-0871](#) PUBLIC HEARING: 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." (10/27/16 FMPC 6-0; 11/08/16 WS)

Sponsors: Ald. Ann Petersen and Josh King

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 signatu](#)
 [Petition in Opposition of Rizer Point HOA Receiving Undeveloped Land - 66 sign](#)
 [Connectivity Handout](#)

15. [16-0890](#) 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.

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: [MAP MCEwen Town Center.pdf](#)

[McEwenPlace_DP_COA](#)

[Elevations.pdf](#)

[Layout.pdf](#)

[Layout Closer.pdf](#)

[McEwenPlace_PlanSet.pdf](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

16. [16-0883](#) 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](#)

17. [16-0875](#) 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](#)

18. [16-0874](#) 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](#)

19. [16-0869](#) 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](#)

ZONING ORDINANCE TEXT AMENDMENTS

20. [16-0904](#) 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 Parking Structures To The List Of Permitted New Uses/Encroachments In The FFO - Floodway Fringe Overlay District And Revise The Requirements For Parking Lots located in the FFO." (12/15/16 FMPC 9-0; 1/10/17 1ST BOMA Reading 8-0, 02/14/17 2ND BOMA Reading 6-0) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen, Emily Hunter and James Svoboda

Attachments: [ORD 2016-45 Amend FFO_Parking Structures Law Approved \(3\)](#)

CITY OF FRANKLIN/PUBLIC PLANS

21. [16-0925](#) 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)

Sponsors: Lisa Clayton, Paul Holzen and Jonathan Marston

Attachments: [16-0752 Res 2016-59 Bicentennial Park Master Plan Update_with Map - Law A](#)
[Transmit Bicentennial Schematic to Lisa 8 10 16](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

0 ADJOURN



City of Franklin

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

Meeting Minutes - Draft

Franklin Municipal Planning Commission

Thursday, August 25, 2016

7:00 PM

Board Room

CALL TO ORDER

Present 8 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

Absent 1 - Commissioner Franks

MINUTES

1. July 28, 2016, FMPC minutes

Attachments: [FMPC minutes 7.28.16](#)

Commissioner Lindsey moved, seconded by Commissioner McLemore to approve the July 28, 2016, Minutes as presented. The motion carried by the following vote:

Aye: 8 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

Absent: 1 - Commissioner Franks

Chairing: 0

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Mr. Michael Phillips, of 417 Gambrel Court, addressed the Commission about his concerns about Envision Franklin and requested that the Plan be revised to not allow for 16 story buildings. Mr. Phillips distributed a copy of a handout of comments posted on Facebook in response to Envision Franklin and read some of the comments to the Commission. A copy of the handout is attached to the minutes.

This was read into the record

ANNOUNCEMENTS

Chair Hathaway reminded the audience that the Ashcroft Valley project that had been listed as being on this agenda would not be heard tonight. It was pulled from the agenda.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Commissioner Harrison, seconded by Commissioner Lindsey, to approve items 2, 10, 11, 12, and 16, and to defer items 5 and 6 on the Consent Agenda. The motion carried by the following vote:

Aye: 8 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

Absent: 1 - Commissioner Franks

Chairing: 0

SITE PLAN SURETIES

- 2.** Spring Creek Subdivision, site plan, section 1, revision 4 (Spring Creek Center); release the maintenance agreement for drainage improvements.
(CONSENT AGENDA)

This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

3. Consideration of Ordinance 2016-32, To Be Entitled, "An Ordinance To Rezone 5.3 Acres From Heavy Industrial District (HI) And Detached Residential 3 District (R-3) To Specific Development Residential (SD-R 7.55) District For The Property Located South Of Avondale Drive And East Of Columbia Avenue, 302 Avondale Drive. (08/25/16 FMPC 8-0, 9/13/16 WS, 1st BOMA Reading 09/13/16 8-0; 10/11/16 2ND Reading 8-0) THIRD AND FINAL READING

Attachments: [ORD 2016-32 Rezoning South of Avondale Drive and East of Columbia Avenue with map Law Approved.pdf](#)
[6196 Avondale Cottages PUD Subdivision Rezoning.pdf](#)
[2016-08-04 Avondale RZN Set.pdf](#)
[Citizen Comment Avondale Cottages Mr and Mrs Henry](#)

Mr. Baumgartner stated that the site was currently zoned Heavy Industrial (HI) District and Detached Residential 3 (R-3). The proposed zoning is Specific Development-Residential (SD-R 7.55). The accompanying development plan is COF #6197. Staff recommended a favorable recommendation to the Board of Mayor and Aldermen.

Chair Hathaway asked for citizen comments. There were none.

Mr. Adam Crunk, of Crunk Engineering, requested a favorable recommendation to the Board of Mayor and Aldermen.

Alderman Petersen asked about a possible road connection in addition to the one proposed for Avondale Drive.

Mr. Crunk stated that at this time there was not a plan to make a connection, but the possibility for a connection to Carr Avenue to the south had been made possible by this development with a dead-end drive in the southwest corner of the proposed development.

Alderman Petersen did not know the distance that would have to be to make the connection.

Mr. Crunk stated that it would have to be several hundred feet, but it would have to pass through one additional property to the south in order to make the connection to Carr Avenue.

Commissioner Harrison moved, seconded by Commissioner McLemore that Ordinance 2016-32 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 8 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

Absent: 1 - Commissioner Franks

Chairing: 0

4. PUBLIC HEARING: Consideration of Resolution 2016-46, To Be Entitled:
"A Resolution Approving A Development Plan For Avondale Cottages
PUD Subdivision, For The Property Located South Of Avondale Drive And
East Of Columbia Avenue, 302 Avondale Drive." (08/25/16 FMPC 8-0;
09/13/16 WS)

Attachments: [RES 2016-46 Rezoning South of Avondale Drive and East of Columbia Avenue with Map.Law Approved.pdf](#)
[6197 Avondale Cottages DP Conditions of Approval 01.pdf](#)
[2016-08-04 Avondale PUD Set.pdf](#)
[Citizen Comment Avondale Cottages Mr and Mrs Henry](#)

Mr. Baumgartner stated that the applicant is proposing a 40-unit development consisting of 1 single family dwelling, 24 duplex units, and 15 townhome units. The lots are of similar size to the detached homes fronting Avondale Drive. The Franklin Land Use Plan supports attached and detached residential development in this Character Area (CFCO-3). The site will be accessed by Avondale Drive and add a future connection and right-of-way to the southwestern side of the site. Approval of Resolution 2016-46 was recommended to the Board of Mayor and Aldermen. The staff recommended a favorable recommendation to the Board of Mayor and Aldermen.

Chair Hathaway asked for citizen comments. There were none.

Mr. Adam Crunk, of Crunk Engineering requested a favorable recommendation to the Board of Mayor and Aldermen.

Alderman Petersen stated that it said that the homes are a similar size to the homes on Avondale Drive, and looking at them they did not appear to be.

Mr. Baumgartner stated that they were a similar width.

Alderman Petersen stated that it should probably be stated "similar width" instead of "similar size."

Commissioner Harrison moved, seconded by Commissioner McLemore that Resolution 2016-46 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 8 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

Absent: 1 - Commissioner Franks

Chairing: 0

5. PUBLIC HEARING: Consideration Of Ordinance 2016-33, To Be Entitled, "An Ordinance To Rezone 5.195 Acres From General Office District To Specific Development Residential 27.33 District For The Property Located North Of Mallory Station Road And East Of Franklin Road, 222 Mallory Station Road."; (09/22/16 FMPC 9-0 and 10/11/16 WS & 1st Reading 8-0) SECOND OF THREE READINGS

Attachments: [ORD 2016-33 Avenida Rezoning with Map Law Approved 2](#)
[MAP 6190AvenidaVer2](#)
[Avenida PlanSet.pdf](#)
[16001 Avenida - Certified Mailing Addresses letter labels.pdf](#)
[16001 Rezoning and PUD Development Plan Public Notification.pdf](#)
[PUBLIC NOTICE AFFIDAVIT signed.pdf](#)
[Avenida of Cool Springs Deferral Letter](#)

This item is deferred to the 9/22 FMPC meeting.

6. PUBLIC HEARING: Consideration of Resolution 2016-47, To Be Entitled: "A Resolution Approving A Development Plan For Avenida Of Cool Springs PUD Subdivision, For The Property Located North Of Mallory Station Road And East Of Franklin Road, 222 Mallory Station Road." (09/22/16 FMPC 9-0; 10/11/16 WS)

Attachments: [MAP AvenidaofCoolSprings DevPlan.pdf](#)
[RES 2016-47 Avenida DevPlan with Map.pdf](#)
[6191 AvenidaofCoolSprings Conditions of Approval 01.pdf](#)
[AvenidaofCoolSpringsDevPlan.pdf](#)
[Layout Avenida.pdf](#)
[AvenidaElevations.pdf](#)
[TIS Review2 Avenida 20160810 CB appr.pdf](#)
[PUBLIC NOTICE AFFIDAVIT signed.pdf](#)

This Resolution was deferred to the 9/22/16 FMPC meeting.

7. PUBLIC HEARING: Consideration Of Ordinance 2016-34, To Be Entitled, "An Ordinance To Rezone 19.99 Acres From Civic-Institutional (CI) District To Specific Development Residential 13.5 District And Remove The Scientific Research Zoning Overlay For The Property Located North Of Mack Hatcher Parkway And East Of Franklin Road, 145 Legends Club Lane."(Iron Horse); (08/25/16 FMPC Recommended Disapproval 6-1; 09-13-16 WS; 09-27-16 1ST BOMA Reading 8-0 to move item onto Public Hearing.) SECOND OF THREE READINGS

Attachments: [ORDINANCE 2016-34 Ironhorse Rezoning with Map Law Approved](#)

Chair Hathaway recused himself from Ordinance 2016-34.

Mr. King stated that Ordinance 2016-34 was an ordinance to rezone the property commonly known as Iron Horse. The proposed zoning of SD-R 13.5 is consistent with the neighboring properties, which are Civic Institutional. The golf course is SD-X. The property across Franklin Road is outside of the county with Estate Residential on the other two corners. The proposed zoning is consistent with the Land Use Plan, the Franklin Road Small Area Plan and is compatible with the surrounding properties. A favorable recommendation of Ordinance 2016-34 is recommended to the Board of Mayor and Aldermen.

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

Mr. Greg Gamble, of Gamble Design Collaborative, requested a favorable recommendation to the Board of Mayor and Aldermen.

Alderman Petersen moved to approve Ordinance 2016-34 to the Board of Mayor and Aldermen, and Commissioner Allen seconded the motion.

Commissioner Harrison stated that he would hold his comments to item 8, since this was just the rezoning. He stated, however, that he would not support the rezoning.

With the motion having been made and seconded to approve Ordinance 2016-34, it passed five to two (5-2) with Commissioners Harrison and Orr voting no.

***The original motion for this item was reconsidered after consideration of Item 8.*

Commissioner Allen moved, seconded by Commissioner Orr that Ordinance 2016-34 be recommended to the Board of Mayor and Aldermen for disapproval. The motion carried by the following vote:

Aye: 5 - Commissioner Harrison, Commissioner Gregory, Commissioner Allen, Commissioner Orr, and Commissioner Lindsey

No: 1 - Commissioner McLemore

Absent: 1 - Commissioner Franks

Abstain: 1 - Commissioner Petersen

Recused: 1 - Commissioner Hathaway

Chairing: 0

8. PUBLIC HEARING: Consideration of Resolution 2016-50 To Be Entitled:
"A Resolution Approving A Development Plan For Ironhorse PUD
Subdivision With 1 Modification of Development Standards (Exceed
Building Height Of 2 Stories), For The Property Located North Of Mack
Hatcher Parkway And East Of Franklin Road, 145 Legends Club Lane."
(08/25/16 FMPC recommended for Disapproval 6-1; 9/16/16 WS).

Attachments: [2016-50 RES Ironhorse PUD Development Plan with Map Law](#)
[Approved](#)
[IronhorseLayout.pdf](#)
[Ironhorse Views.pdf](#)
[IronhorseElevations.pdf](#)
[8.4.2016 Iron Horse Dev Plan Drawing Set.pdf](#)
[LandUsePlanSection](#)
[6194 Conditions of Approval 02.pdf](#)

Chair Hathaway recused himself from Resolution 2016-50.

Mr. King stated that the applicant was proposing 270 units of attached residential dwelling units in twelve (12) structures located on 19.99 acres. Vehicular access will be provided via Legends Club Lane only. An emergency access with limited movements will be provided between Legends Club Lane and the Mack Hatcher intersection.

The Franklin Land Use Plan established this lot into character area zoning district Berry's Chapel Special Area 7 and The Franklin Small Area Plan was done for this site.

At the June 23, 2016, meeting the land use plan was updated to allow for up to three story buildings pursuant to a Planned Unit Development (PUD), which the applicant is seeking.

The development plan is consistent with the land use plan, the Franklin Small Area Plan and the Berry's Chapel Character Area Overlay 7. Staff recommends approval of Resolution 2016-50 to the Board of Mayor and Aldermen with conditions.

There is a modification of standards.

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

Mr. Greg Gamble, of Gamble Design Collaborative, distributed a handout, which he had worked on with staff.

He showed the master plan and the offsite roadway improvements, which were being proposed with this proposal.

This site is a special property in Franklin and is a gateway. It is at the intersection of Mack Hatcher and Franklin Road. This is a gateway, and one would drive past Harlinsdale before entering the City of Franklin. They are drawing from the architecture of Harlinsdale and from the rural farmstead character in their architectural elevations. They had 150 feet from the right-of-way line to the buildings to create a pastoral front yard along both Franklin Road and Mack Hatcher. Within the front yard will be a 12-foot

greenway trail that will connect pedestrians to the greenway trail that is along Mack Hatcher and connect across the street, eventually to Harlinsdale as part of the City's Master Plan. Two-story buildings will face along Mack Hatcher Parkway and three-story buildings will transition back towards the church, keeping within the same scale, proportion, and height of the church. They have recessed back off Franklin Road, so that when driving down the road toward the church it would still be a prominent view. It can still be seen as part of the sidelines. At the intersection of Franklin Road and Mack Hatcher, there is a berm that is about 15 feet in height so it will screen the lower elevation of the first building.

There will be detached garages on the second elevation. They had previously proposed having garages associated with the buildings, so one would be able to pull in and park within the primary building. Those will now be pulled out. They are allowing the farmstyle buildings to break-up the mass of the parking lot but also provide covered parking for residents.

The third graphic shows a perspective rendering of the intersection at Mack Hatcher and Franklin Road. They are planning on a rural style building that would have Iron Horse identification on it, but adjacent to that would be a cistern where the rain water would be captured and would give irrigation through the site. The reason this is being done is to reinforce sustainability practices on this property. Opportunities are being provided for gardening, orchards, a green infrastructure as part of this plan, and open space parks that are meaningful, connected together, and would provide a place for the community to gather. Over 50 percent of this property is open space and will remain open space as front yards and gathering spaces. These will not be open spaces that are left over or on the edges or sides. These are places that people can gather and have a meaningful experience outside on this campus.

Mr. Gamble showed an 11" x 17" plan of the offsite road improvements. A Traffic Study was prepared by RPM and evaluated by Neel-Schaffer Engineers. It has been determined that a right-turn lane and a left-turn lane are required on Franklin Road at the entrance of Legions Club Lane. In addition to that, an analysis has been done on the need for a signal at that location. That signal is warranted and will be installed by the developer. All three of these improvements will be installed by the developer with no request of the funds from the City of Franklin. In addition, there will be a right-turn lane, which will be installed at Mallory Station Road and Franklin Road. This Traffic Study was done with the assumption that Avenida would be approved and takes that traffic into consideration as well. It has been thought about in concert with the other future developments that are along this road. These improvements greatly improve the traffic movements along Franklin Road by allowing those drivers to pull into those turn lanes before they make the turns.

Mr. Gamble requested approval of Resolution 2016-50 to the Board of Mayor and Aldermen with conditions.

Alderman Petersen moved to recommend approval of Resolution 2016-50 to the Board of Mayor and Aldermen with staff recommendations, and Commissioner McLemore seconded the motion.

Commissioner Harrison stated that much discussion and studies had been done on this property as it being a gateway. He did not think this was an appropriate use for this property. He also did not think he had seen anything this dense proposed, and he would not support it.

Commissioner Allen stated that she absolutely agreed and stated that the City was killing the goose that laid the golden egg. There will be a time when there is not a piece of grass in the City that does not have asphalt with 300 houses on it. This is not the spot for this development.

Vice Chair Lindsey asked Mr. King to address the modification of standards.

Mr. King stated that the Land Use Plan was amended in June of 2016 to add language that building heights up to three stories would be allowed pursuant to a PUD. That specific language did not carry forward to the Zoning Ordinance; therefore, this item requires a modification of standards to allow building heights up to three stories. Staff recommends approval of this modification of standards.

Commissioner Gregory moved to disapprove the modification of standards, and Commissioner Allen seconded the motion.

Commissioner McLemore stated that she was supporting this item on to the Board of Mayor and Aldermen, but she did not support the modification of standards, which allow building heights up to three stories.

Commissioner Allen stated that this was a gateway, and this property had been discussed for several years. She was not supporting any of this item, and her reason was that this was not a gateway into the City of Franklin, and the City was trying to protect "the goose that laid the golden egg."

Commissioner Gregory stated that she would agree with Commissioner Allen. She would not support the density because it did not match anything surrounding that area, and she did not think that it was appropriate.

Vice Chair Lindsey stated that he had heard other complaints about the magnitude of heights of the apartments buildings that have been approved around the City lately. He thought the Planning Commission had to be very concerned regarding the request for exceptions to allow additional floors.

With the motion having been made and seconded to disapprove the modification of standards for item 7, the motion passed unanimously (7-0).

With the motion having been made and seconded to approve Resolution 2015-50 to the Board of Mayor and Aldermen, it failed four to three (4-3) with Commissioners Harrison, Orr, Allen, and Gregory voting no.

Commissioner Orr asked if item 7 needed to be recalled.

Attorney Corn stated that for clarity, it would be helpful to take an active vote to disapprove item 8, and someone from the successful side on item 7 would have to ask for a reconsideration of item 7.

Commissioner Allen moved to reconsider Item 7, Commissioner Orr seconded the motion, and it passed 5 to 1, with Commissioner McLemore voting no.

Commissioner Allen moved to recommend disapproval of item 7 Ordinance 2016-34 to the Board of Mayor and Aldermen, Commissioner Orr seconded the motion, and it

passed 4 -1-1 with Commissioner McLemore voting no and Alderman Petersen abstaining.

Alderman Petersen stated that this item could still go directly to the Board of Mayor and Aldermen.

Attorney Corn stated that item 8 would be clearer for the record if the Planning Commission made a motion for recommending disapproval to the Board of Mayor and Aldermen.

Commissioner Harrison moved to recommend disapproval of Resolution 2016-50 to the Board of Mayor and Aldermen, Mr. Orr seconded the motion, and it passed 4-1-1 with Commissioner McLemore voting no and Alderman Petersen abstaining.

Commissioner Harrison moved, seconded by Commissioner Orr that Resolution 2016-50 be recommended to the Board of Mayor and Aldermen for disapproval, with the motion that Commissioner Gregory moved, seconded by Commissioner Allen, to recommend disapproval of the Modification of Standards (8-0). The motion carried by the following vote:

Aye: 5 - Commissioner Harrison, Commissioner Gregory, Commissioner Allen, Commissioner Orr, and Commissioner Lindsey

No: 1 - Commissioner McLemore

Absent: 1 - Commissioner Franks

Abstain: 1 - Commissioner Petersen

Recused: 1 - Commissioner Hathaway

Chairing: 0

9. Consideration Of Ordinance 2016-44, To Be Entitled, "An Ordinance To Rezone 2.90 Acres From General Commercial District (GC) to Civic and Institutional District (CI) For The Property Located North Of Murfreesboro Road And West Of Edward Curd Lane. (08/25/16 FMPC 8-0, 9/13/16 WS and 1st BOMA Reading 8-0; 10/11/16 2nd Reading 8-0) THIRD AND FINAL READING

Attachments: [ORD 2016-44 Williamson Medical Center Rezoning with Map Law Approved](#)
[Williamson Medical Center, rezoning request](#)

Mr. Bryan stated that this site was vacant and zoned for the General Commercial (GC) District. The proposed zoning is Civic and Institutional (CI) to provide space for future expansion of Williamson Medical Center. The Medical Center site adjacent to this property is already zoned CI. This expansion to the hospital provides a special incentive; therefore it complements the intent of the Land Use Plan. A development plan has not been submitted at this time. Approval of Ordinance 2016-44 was recommended to the Board of Mayor and Aldermen.

Chair Hathaway asked for citizen comments. There were none.

Mr. Andrew McElhenny, of Smith Seckman Reid, Inc. requested approval to the Board of Mayor and Aldermen.

Commissioner Harrison moved, seconded by Commissioner Allen that Ordinance 2016-44 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 8 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

Absent: 1 - Commissioner Franks

Chairing: 0

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

10. Carothers Crossing East Subdivision, final plat, revision 1 (resub of lot 1), two lots on 15.15 acres, located at the northeast corner of Carothers Parkway and Liberty Pike. (Consent Agenda)

Attachments: [6198 Carothers Crossing FP Rev 1 Conditions of Approval 01.pdf](#)
[6198 Carothers Crossing East Subd. FP, Rev 1 \(resub of lot 1\) Map.pdf](#)
[3546111-CAROTHERS CROSSING EAST RESUB PLAT 2016-0804.pdf](#)

This Planning Item was approved.

11. Carothers Development Subdivision, final plat, revision 3 (resub of lot 2), two lots on 13.7 acres, located at 1217 Liberty Pike. (Consent Agenda)

Attachments: [6199 Carothers Development Subd, FP, Rev 3 \(resub of lot2\) Map.pdf](#)
[6199 Carothers Dev Subd, FP Rev 3 Conditions of Approval 01.pdf](#)
[54916.pdf](#)

This Planning Item was approved.

12. Clouston Park Addition Subdivision, final plat, revision 1, combining abandoned, quit-claimed right-of-way and an existing lot, located at 809 Evans Street. (Consent Agenda)

Attachments: [6200 Clouston Park Add Subd, FP, Rev 1 Map.pdf](#)
[6200 Clouston Park FP, Rev 1 Conditions of Approval 01.pdf](#)
[54316 Final Plat.pdf](#)

This Planning Item was approved.

13. Quality Inn Subdivision, final plat, dividing one existing commercial lot into two commercial lots located north of Murfreesboro Road and east of North Royal Oaks Boulevard, at 1307 Murfreesboro Road. (Consent Agenda)

Attachments: [6195 MAP QualityInn.pdf](#)
[Quality Inn Plat \(Draft\) 8.1.2016.pdf](#)
[QualityInn_FP_Conditions of Approval_01.pdf](#)

Mr. King stated that item 13 was a final plat to subdivide one commercial lot on Murfreesboro Road into two separate lots to support future development of an additional commercial use on the second lot. Staff recommends approval with conditions on this second lot.

Chair Hathaway asked for citizen comments. There were none.

The applicant did not come forward.

Alderman Petersen stated that this meant that where the Quality Inn was presently, it would be divided and have another.

Mr. King stated that that was correct. A site plan was administratively approved at the July 28, 2016, Planning Commission meeting for a four-story hotel use on the bottom part of the lot with an access agreement to the upper portion of the lot where 51 percent of the existing Quality Inn would remain.

Alderman Petersen stated that she just wanted everyone to know, and that it would really be different out there.

Commissioner Orr asked if there was any way to back out of that. He could not see that being approved by the Planning Commission for that development on that spot.

Alderman Petersen stated that it would be different from anything at this location, but she thought that this was coming.

Commissioner Harrison moved, seconded by Commissioner Allen, that this item is approved with conditions. The motion carried by the following vote:

Aye: 7 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Gregory, Commissioner Allen, Commissioner Lindsey, and Commissioner Hathaway

No: 1 - Commissioner Orr

Absent: 1 - Commissioner Franks

Chairing: 0

14. Riverbluff PUD Subdivision, final plat, section 4, 21 single family residential lots on 4.64 acres, located along Riverbluff Drive and Cabell Drive.
(Consent Agenda)

Attachments: [6201 Riverbluff PUD Subd. FP, Sec 4 Map.pdf](#)
[6201 Riverbluff FP Sec 4 Conditions of Approval 01.pdf](#)
[Riverbluff PUD Subdivision, final plat, section 4 - submittal 002.pdf](#)

Mr. Baumgartner stated that the purpose of the final plat for item 14 was to create 21 single-family lots one open space lot and to dedicate right-of-way for Riverbluff, section 4. The site plan was approved by the Planning Commission on July 28, 2016, City of Franklin project number 6176. Staff recommends approval with conditions.

Chair Hathaway asked for citizen comments. There were none.

The applicant did not come forward.

Alderman Petersen stated that the parkland total required was 1.58 acres, but it says total provided .95 acres all access easement along the Harpeth River. Whenever she was looking at the final plat, she could not see it. She knew where it would probably be, but she thought that it needed to be pointed out.

Chair Hathaway asked if it would be appropriate to add it as a condition of approval.

Ms. Hunter stated that it appeared that the area where the easement would go along the river was not actually within the limits of this section of the plat, and that was probably either on a previously recorded plat or a section that was not yet recorded. Staff could still have the applicant add that easement onto the plat.

Alderman Petersen asked if there was going to be another piece to the plat besides this one because the first part had already been done.

Ms. Hunter stated that it was probably recorded on an earlier plat, and it was not being shown on this plat. It could still be shown on this plat by adding the condition of approval.

Commissioner Orr stated that since it was on another plat should the note be removed from this plat.

Ms. Hunter stated that the final dedication gets approved through the Development Plan, and that note is typically added to every section that is dealing with this development.

Commissioner Harrison asked staff if they were comfortable with this.

Ms. Hunter stated that if the Planning Commission would still like to add the condition to clarify, staff will make sure that it get noted and that it gets appropriate noted on the plat.

Commissioner Orr moved, seconded by Commissioner Allen, that this item be approved with conditions, and that staff work to clarify the location of the parkland dedication within this subdivision. The motion carried by the following vote:

Aye: 8 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore,
Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner
Lindsey, and Commissioner Hathaway

Absent: 1 - Commissioner Franks

Chairing: 0

15.

Standard At Cool Springs Subdivision, site plan, lot 2, 419 multifamily residential units and 31 townhomes on 22.51 acres, with one Design Modification (Building Length), located at 1222 Liberty Pike.

Attachments: [6202 Standard at Cool Springs Subd. SP, Lot 2 Map.pdf](#)
[6202 Standard at Cool Springs SP Lot 2 Conditions of Approval 01](#)
[Standard at Cool Springs Subdivision, site plan, lot 2 -Architecture.pdf](#)
[Standard at Cool Springs Subdivision, site plan, lot 2 Site Plan Only.pdf](#)
[Standard at Cool Springs Subdivision, site plan, lot 2 - submittal 003.pdf](#)
[The Standard - Executed Brownfield Agreement 4829-1158-3022 v1.pdf](#)

Mr. Baumgartner stated that the site plan for the Standard at Cool Springs Subdivision, lot 2, includes 419 multifamily residential units and 31 townhomes. The applicant is requesting one design modification. The site is located on a capped landfill but has received approval by Tennessee Department of Environment and Conservation (TDEC) to build upon the landfill, per the soil management plan. The rezoning to permit the multifamily residential use on this site (Ordinance 2015-42) was favorably recommended to the BOMA at the 9/27/2015 FMPC meeting, Ordinance 2015-42.

The applicant requests a Design Modification from Section 5.3.5 (b) (iii) 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 that breaks up the scale and massing of the building.

Staff recommends approval of this Design Modification.

Staff recommends approval with conditions except for condition 6.

Chair Hathaway asked for citizen comments. There were none.

Mr. Greg Gamble, of Gamble Design Collaborative, stated that the buildings had been designed, looking from Carothers Parkway all the way to the college campus. These buildings are in keeping with the scale of Lifetime Fitness and of keeping within the scale of the college campus buildings. They are looking at this holistically. He requested approval of item 15.

Commissioner Orr asked about the length of the building.

Mr. Gamble stated that the longest portion of the building was 360 feet.

Commissioner Orr stated that the 360 feet was not just barely over.

Mr. Gamble stated that it was in keeping with the things that were on that side of Carothers Parkway and Lifetime Fitness. It was the scale of the campus that was there, and they were trying to be appropriate within that mix.

Commissioner McLemore asked about the length of the longest building in the area.

Mr. Gamble stated that Lifetime Fitness was about 300 feet in length, but the pool would

add another 120 feet.

The Design Modification passed unanimously.

Commissioner Harrison asked for clarification from staff on condition 6.

Mr. Baughman stated that as part of the review process of the traffic impact, the third party consultant identified some concerns about the operation at the intersection of Carothers Parkway and Liberty Pike. He/she recommended that these two improvements be made conditions of the development. Subsequent to that, the applicant identified that he had done a roadway impact fee offset agreement for the Lifetime Fitness Center, next door, and in calculating that impact fee offset, it did incorporate trips associated with the standards at Cool Springs so that the analysis has actually accounted for the trips that are being discussed. The Engineering staff concurs that the additional improvements, identified by the oncall consultant, are not needed. There will be opportunity with other developments on this corner in the future at this intersection to deal with potential deficiencies. The improvements were included in the roadway offsets.

Commissioner Harrison asked if condition 6 would still be required.

Mr. Baughman stated that the improvements were already included.

Commissioner Harrison moved, seconded by Commissioner Allen that Item 15 be approved with conditions, except for condition #6 which is to stricken from the conditions of approval, and with the motion in which Commissioner Harrison moved, seconded by Commissioner Allen to approve the Design Modification (8-0). The motion carried by the following vote:

Aye: 8 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

Absent: 1 - Commissioner Franks

Chairing: 0

- 16.** Water's Edge PUD Subdivision, final plat, section 2 creating 56 single family lots on 14.52 acres along Mainstream Drive, Scouting Lane, and Headwaters Drive. (Consent Agenda)

Attachments: [6150 MAP Water's Edge Subd, FP, Sec 2](#)
[Conditions of Approval 01](#)
[Final Plat Water's Edge Section 2](#)

This Planning Item was approved.

ZONING ORDINANCE AND PLAN AMENDMENTS

17. Consideration Of Ordinance 2016-29, To Be Entitled, "An Ordinance To Amend The Zoning Ordinance Of The City Of Franklin, Tennessee, To Amend Chapter 3, Section 3.4.5, Floodway Fringe Overlay (FFO) District, In Order To Add The Use, Boutique Hotels, Located In CFCO-1, To The List Of Permitted Uses And Amend Section 3.2.3, Use Table, Table 3-2, Permitted Uses, In Order To Revise The Additional Requirements For Boutique Hotels." (08/25/16 FMPC Recommended for Disapproval 8-0)

Attachments: [Ordinance 2016-29 FFO Amendment Boutique Hotels Law Approved 8 3](#)
[CFCO FFO 07282016 Staff Presentation](#)

Mr. Svoboda stated that Ordinance 2016-29 was discussed at the June 23 and July 28, 2016, Joint Workshops. The Planning Commission requested staff to prepare an amendment to the Zoning Ordinance to add the use type "Boutique Hotels" to the list of new uses/encroachments permitted to be constructed in the FFO - Floodway Fringe Overlay District with the restriction that it would only be permitted in the Central Franklin Character Area, Special Area 1 (CFCO-1). The Ordinance also corrects a typographical error in the Use Table to revise the reference number for the additional requirements for Boutique Hotels from (6) to (7). In that way, staff will make sure that the proper special conditions for the additional requirements for Boutique Hotels are referenced not hotels.

Mr. Svoboda reminded everyone that the City has received approval from FEMA regarding the new flood maps. Staff is in the process of working on an ordinance to have those adopted by December of 2016. However, staff is able to enforce those maps now. In addition any new nonresidential construction in the floodway fringe overlay will have to meet the City's floodplain protection standards specified in Chapter 5 of the Zoning Ordinance. New nonresidential construction must have its finished floor elevation (FFE), including basement, elevated to 1-foot above the base flood elevation (BFE). Enclosed garages and parking areas must also meet specific floodplain development standards. No encroachment or development is permitted in the Floodway Overlay District (FWO).

Staff recommends approval of Ordinance 2016-29 to the Board of Mayor and Aldermen.

Mr. Svoboda noted that the proposed text amendment is not supported by the Land Use Plan's conservation design concept.

Chair Hathaway asked for citizen comments. There were none.

Commissioner Allen asked if the meeting, held on Saturday, August, 2016, regarding the conservation supported the proposed text amendment.

Ms. Hunter stated that that was for the draft new plan; however, in the current plan the conservation design concept encourages as little encroachment and as little development as possible.

Vice Chair Lindsey stated that he would like to make the following comments regarding item 17.

He stated that this particular item was just to simply add "Boutique Hotels" as a use to the floodfringe overlay. The reality was that staff was talking about a specific project at the foot of Main Street crossing the Harpeth River. They were talking about a project that

does not just touch the floodplain, but is a project that is consumed by the floodplain with significant parts of it in the floodway. It is totally inside the floodplain of a significant river system, with roughly 200 square miles of drainage basin upstream of downtown Franklin, which is largely the size of the portion of the basin below Franklin that was impacted by the 18 inches of rain which fell during the May, 2010, flood that resulted in flood stages more than 8 feet above the Base Flood Elevation in Bellevue, flooding some 3,000 homes and businesses. A similar rain event upstream of Franklin would put 7 feet of water in a hotel built to our floodplain ordinance. That same 2010 storm, shifted five miles to the south and east, would have had catastrophic effects on the City of Franklin, including Downtown Franklin.

The characteristics of the floodplain through the heart of downtown Franklin are that it is wide and wandering. While that is inconvenient from a development perspective, much of the land east of 5th avenue and north of Bridge Street is ill-suited for traditional new development.

Commissioner Lindsey understands that the Corps of Engineers' model points to the conveyance along Franklin Road as a constriction to the easy passage of water through Downtown Franklin. First, he was not certain the City has any sense that improving the conveyance under the bridge or through box culverts offers any relief to the flood-related features on the parcels most impacted by the constrictions. Also, if the City is relying on a Corps of Engineers funded project, Commissioner Lindsey could tell one from personal experience that it can take years, if not a decade, to get a project funded by the Corps. In order for this to be a part of the decision the City makes, the following two things need to be considered:

- 1. It has to make a difference in the expanse of the floodplain on the project site, and*
- 2. The City of Franklin may need to be prepared to fund the construction of the improvements on or downstream of Franklin Road.*

Commissioner Lindsey discussed the following Allowable Uses: All other uses allowed in the Flood Fringe Overlay area are uses that would not be severely impacted by an excursion of the Harpeth River outside the riverbanks.

- 1. Passive parks, golf courses, and open space*
- 2. Active recreation features*
- 3. Temporary uses*
- 4. Public and private infrastructure*
- 5. Floodplain alteration*
- 6. Parking lots*

The addition of "Boutique Hotels" to this list seems to be wholly inconsistent with the rest of the uses, which Commissioner Lindsey feels were defined that way in order to protect people and the investments in the City of Franklin.

The City is right now disassembling the façade of the old bank building that fronts on the Square. One of the compelling reasons presented to this commission for that project is to create an exemplary project that contributes to the period ambiance of our historic downtown area.

The construction of a Hampton Inn on a sensitive and potentially dangerous area seems inconsistent with the City's normal approach to the preservation and protection of our Crown Jewel – our Main Street and Historic Downtown Franklin.

The City spent months to a year becoming comfortable with the features of the Harpeth Square project, with a lot of input from the Board of Mayor and Aldermen, to ensure that it was an appropriate project to fill nearly a full block of our Historic Downtown area.

The Planning Commissioners were told, during the Joint Workshop last month, that the addition of boutique hotels to the list of allowable uses would relegate this project largely to administrative approvals, and that it would not come back before the Planning Commission or the Board of Mayor and Aldermen. Right now, based on the first conceptual project presentation that the Planning Commissioners have seen, they would be saying that they were OK with anchoring the first parcel in Historic Downtown Franklin with a Hampton Inn. In Commissioner Lindsey's nearly 12 years on the Planning Commission, the Commission has been a lot more concerned with how the City anchors its significant gateways. Lest anyone assume that Commissioner Lindsey is anti-anything built in a floodplain, he will remind you that he regularly votes in favor of projects that impact floodplains. He participated in the design workshop that addressed how to creatively develop the Fifth Avenue Corridor in a manner that would create significant new commercial space while protecting the important floodplain storage, and not allowing new development that would be impacted by a significant 100 to 1000-year flood event.

Commissioner Lindsey thought it premature to kill this concept, but he also believes that it is way too premature to simply add boutique hotels to a list of allowable uses in the Flood Fringe Overlay. He personally would like to contemplate some of the details of this project, including:

What is the likely impact of this large project on the floodplain and floodway of the Harpeth River? What do the Corps' Hydraulic and Hydrologic modeling suggest would be the structural solutions to the flow constrictions at the Harpeth River Bridge? And to what extent is there any reduction in risk to the parcels upstream of the bridge? And who is going to pay for that?

What is the likelihood of a rise in flood elevations with this large obstruction along the boundary of the floodway of the Harpeth River? And given the magnitude of the drainage basin, some 200 square miles, is it appropriate perhaps to consider the impact at even a 500-year event?

Given our Envision Franklin Goals of protecting our floodplains, what is the extent to which we must build up pads on which to build a hotel, relative to the magnitude of cuts that would be needed to balance that fill? And what would be the impact on the City's river-side floodplains when all of that soil is removed? And, what is the hotel going to look like?

Over the last couple of years, the Planning Commission outright rejected the design of a new office building in the Gateway Village Development twice, before they finally came back with a design concept that the Commission agreed was a better fit for a significant gateway into the City of Franklin.

Can the Planning Commission get some sense of how this project enhances our Main Street and Historic Downtown Franklin?

Commissioner Lindsey moved, seconded by Commissioner Allen that Ordinance 2016-29 be recommended to the Board of Mayor and Aldermen for disapproval.

The motion carried by the following vote:

Aye: 8 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

Absent: 1 - Commissioner Franks

Chairing: 0

18. Consideration of Franklin Municipal Planning Commission Resolution 2016-52, A Resolution to Adopt the 2016 Multimodal Major Thoroughfare Plan. (06/14/16 WS)

Attachments: [Connect Franklin Book DRAFT 160627.pdf](#)

[FMPC RES 2016-52 Multimodal Thoroughfare with Map. Law Approved.](#)
[FMPC August 2016 Presentation](#)

Mr. Holzen stated that over the last year and a half, staff had worked hard to finalize the Comprehensive Transportation Network Plan, which is a long range planning guide for multi-modal transportation throughout the City of Franklin. This was recently presented to the Board of Mayor and Aldermen where they unanimously recommended approval to the Franklin Municipal Planning Commission with one amendment. That amendment was to remove the extension of Ralston Lane, which is all included as part of Resolution 2016-52 that was being presented to the Planning Commission.

Mr. Holzen introduced consultant Cynthia Bowen. Ms. Bowen outlined the methodology of the plan they used for the Comprehensive Transportation Network Plan. She discussed the following:

- Public Investment*
- Streets*
- Bicycle and Pedestrian*
- Existing and Proposed Facilities*
- Additional Design Considerations*
- Other General Principles*
- Recommended Improvements*
- Transit*
- Implementation*

Chair Hathaway asked for citizen comments. There were none.

Alderman Petersen stated that this was not a public hearing, and it did not say so on the agenda.

Ms. Hunter stated that it was a public hearing and that it was advertised separately before the agenda went into the August 18 paper. It required a 30-day notice whereas the agenda for this meeting was only advertised a week and a half before this meeting.

Alderman Petersen stated that she did not know it was going to be a public hearing, and she did not know anyone else who knew it would be a public hearing.

Chair Hathaway asked what action was needed from the Planning Commission.

Ms. Hunter stated that this was the approval of the Plan, so the Planning Commission would be voting on the Plan. The Board of Mayor and Aldermen had considered for a recommendation to the Planning Commission, but per state law the Planning Commission is the body that adopts the Plan.

Alderman Petersen stated that she understood that any major thoroughfare plan was a vision, and this may be because this was her biggest involvement from the Board's perspective and also since there was a vote to recommend this she had been looking at

this in a different light, based on since that has occurred the Board has done the Capital Improvements Program (CIP) prioritization amount. Also, there had been a large meeting regarding Envision Franklin. Since then, the Plan on transit for the Nashville MPO had come out. She had only read about this in the newspaper and had not looked online. There is so much that it made her start reading over this with different eyes from what she was a month ago. There is so much in this draft that she cannot see how this was fitting into what was going on. There were some things that bothered her greatly about Resolution 2016-52. If one looked at the list of 20 projects, her question was is there even one of those that would be done by 2020. Presently, it looked like on the CIP projects that certainly the East McEwen Drive was one of the items that was being supported by the aldermen, and there were some other items. However, there were so many things that had come up, including some of the many aspects of these projects, that she would have concerns. Again, she stated that there was so much in Resolution 2016-52 that assumed things that she was now questioning.

She did not want to do what she had done on the Zoning Ordinance that was approved in 2008, even though she did speak against it. She would not be supporting Resolution 2016-52.

Commissioner Allen stated that with this Plan she would like to say that they were right on point with the transit recommendations. She had not been able to drive in several months, and she had only ridden the trolley one time because it was not convenient at all. The City needs to look at the trolley system. The traffic system needs to be looked at, staff looked at it, and it needs some serious overhauling.

Chair Hathaway stated that he agreed with some of Alderman Petersen's comments that this is such a big nut to crack. The challenge with any kind of vision is that it seems it needs to be aspirational, not everything can be worked out in the beginning because one does not know what the future will be so plans, such as this, have to take some leaps in order to be something bigger.

Mr. Holzen stated that Resolution 2016-52 was a vision document. It is a vision for the plan of how Franklin builds out. When a developer shows up to make a multi-million dollar investment, staff should have a plan and be able to articulate exactly what they want when they walk in the door. When the plan is implemented with development, a lot of times all they are doing is reserving the right-of-way for utilities and trying to control the access to move traffic through and across the City. Whenever a capital project is brought forward, that capital project is vetted in a lot of detail with the Board of Mayor and Aldermen.

For Columbia Avenue, as an example, staff will look at four different options, and every one of the details, at some level, will be vetted with the Board of Mayor and Aldermen as City projects are taken forward for funding. There will be significant input from the residents and the general public. Mr. Holzen wanted to reiterate that it is a vision, and it really helps staff as people come to the City to make a large investment.

Commissioner Lindsey stated that he did not have the perspective as Alderman Petersen. As an elected alderman, Alderman Petersen is balancing all of the different components that she spoke about. From his perspective, for staff to have produced a mass transit plan that tries to touch on all of these things, as a Planning Commissioner, it seemed to him that staff had taken the charge they had been given and produced a good document.

Alderman Petersen stated that she was looking for something that would state that approving Resolution 2016-52 does not guarantee funding for it. She was seeing that the funding was a huge aspect of Resolution 2016-52.

Mr. Baughman stated that Ms. Bowen recognized that this is a vision statement, but it is also a need statement. It is a statement about what is required in the City's transportation network to adequately serve the land uses and the travel demand generated from those land uses. When those needs are not met, the City winds up with congestion. This is identifying the needs and the transportation network to adequately serve the travel demand at a reasonable level of service. This time the document has focused as much on land use as it has on the needs in terms of the proposals.

Ms. Bowen reiterated that there are many projects that the City needs to keep the congestion down. The City might not be able to fund all of this, so it really needs to rely on federal grants. She discussed the different grants that were available, and in order to get the grant money one must have an adopted plan with projects identified that roll into the MPO's plan so the money can be accessed.

Alderman Petersen stated that the City has not fared well with the MPO in the past.

Commissioner Harrison moved, seconded by Commissioner McLemore that Resolution 2016-0001 be approved. The motion carried by the following vote:

Aye: 7 - Commissioner Harrison, Commissioner McLemore, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

No: 1 - Commissioner Petersen

Absent: 1 - Commissioner Franks

Chairing: 0

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

There being no further business, the meeting adjourned at 8:46 p.m.

Chair Mike Hathaway

The following was posted to Facebook in response to #EnvisionFranklin.

JUN 17

City of Franklin: Should buildings near I-65 be allowed to be 3-4 stories taller if it could keep these uses from sprawling into other areas of Franklin? #EnvisionFranklin

- Kerri Faulkner Harvey: Yeah if you want to be Nashville
- Katherine Faulman: How about putting a stop to the building altogether? We have enough traffic, no public transit, and our beautiful scenery is going away. (16 Likes)
- Jeff Ledbetter: It seems that the current logic is that as long as downtown stays nice, then building on every square inch of open space in the rest of the city is perfectly okay. However, this indirectly negatively impacts downtown.
- Jeff Ledbetter: What is wrong with simply capping growth? What makes Williamson County (and Franklin) desirable will cease to exist if the current course is continued. (19 Likes)
- Judy Maddox Goodwin: Stop building! (6 Likes)
- Daphne McKell Bock: Franklin is already a concrete circus. And there are plans to make it worse. Progress blah blah blah...
- Julie Fritz Hunt: Welcome to Atlanta. (7 Likes)
- Beth Callard Vriesman: No building without adequate infrastructure addition. That means road widening and parking. (6 Likes)
- Ann Walker: I think there has to be a vote to see what the residents want. Franklin was a quaint small town which made you feel you were living in Mayberry the perfect town on TV or do you want to become like Nashville. If you have lived in the area for decades you can remember what Nashville used to be like. It was a sleeper you new change would eventually catch up but you had mixed feelings. Now Williamson county has the same decision to make. Personally I like the Mayberry feel keeping the skyscrapers at bay. Infrastructure will crumble if not upgraded as you grow. Sometimes you have to make the decision "Have we grown enough?" Sometimes a moratorium on expansion provides time to reflect. Best of luck to Franklin that has been known as a top small town in the US. Are you willing to loose the best of both worlds close to the action yet a shining diamond of small town USA. (6 Likes)
- Kerri Faulkner Harvey: Your killing the goose that laid the golden eggs (5 Likes)
- Nita Chapman: Maybe it's time for Franklin's leaders to start being a bit more selective in their building/development approvals. We're already behind on building the infrastructure needed to support this huge growth spurt. Traffic has definitely gotten worse over the past 3 years. I don't go anywhere near Cool Springs during lunch hours and during commute hours. It takes forever to get from West to East side of Franklin (let's push Matt Hatcher completion!). I think Franklin leaders see \$\$\$ signs (revenue) and they get blinded by that. I don't want to see our quiet, quaint, historical small-town culture disappear. (9 Likes)

- Gary McDow: No
- Joan Sundwall Paulson: No!!! It is extremely sad to see all of the beautiful country and wooded areas being destroyed for more buildings and houses. Franklin has definitely lost the charm that it once had. Taller buildings will cover up the scenic views of the beautiful hills. (8 Likes)
- Gary McDow: Short building part of what makes Franklin special. If you start wanting look and be like bigger city Franklin will lose its appeal and be just another town you see anywhere. If you want big city look move.
- Amy Butler: No. The tall buildings are already starting to cover up the beautiful hills. Franklin has the advantage at this time to pick and choose who they let in to this community as far as business goes. We should do everything within our power to keep the beauty and charm here as much as possible. (7 Likes)
- Glenn Grabbe: But definitely not anything over 10 stories.
- Rita Matthews: I'm just getting tired of all the building going on myself.
- Luanne Gillig McConnell: Please stop!!!!!!
- Juli Holcomb: HELL NO! Seriously? The roadways cant handle what we have. The Hillsboro Rd widening is nice.....25+ years overdue.....and the proposed Columbia Ave widening is, well...I wont go there. Seems that some areas of Franklin are ignored while pushing growth in others. What happened to the development on Royal Oaks Blvd. that looks like a ghost town? Oh, wait, PLEASE don't push that project until traffic there is addressed first. The traffic in Franklin...ALL OVER Franklin....is a nightmare. There are existing areas of Franklin that could be better utilized if we had a better road planning. Driving through Downtown Franklin every day to get to Cool Springs to work is only a step away from hell, and that's on a good day! (6 Likes)
- Lynn Stampley: I am so tired of seeing construction wherever I go. It is ruining this sweet town. Franklin is not nearly as good as it used to be. Please stop pouring concrete. Our green is disappearing fast. It is so incredibly sad.
- Monica Bagnara: I live in California and have visited Franklin many times so i keep up via FB. I agree with many people here to keep it green and not to let it become a big city. It is such a beautiful place to visit. I think it will lose its charm if you allow too many large businesses...and your traffic will be horrible like it is here....
- Chris Hesson Boyd: I appreciate you asking. I think Cool Springs development is okay 3- 10 stories if that will keep the growth of commercial away from downtown Franklin and the Hillsboro and Franklin rd corridors.
- Stephen Delaney: Keep Franklin green and stop the madness. NOW!!!! I am actually wondering how much longer I can live here. Been in too many other places with untamed growth. Make that GREED!
- Jill Anne: No!
- Gary McDow: It should not even be debated the idea from the beginning it's crazy. no tall buildings. And remember we pay the taxes we should have to say not some committee
- Gary McDow: Majority of the people move to the small towns to get away from this type of thing.

- Natalie Carrel Abruzzo: Not without addressing the traffic on the roads nearby first. McEwen Drive, Carothers, Cool Springs Blvd, Mallory Lane.
- Kelly Brown: No. The city needs managed growth and doing it by adding stories to buildings is not the answer. We're already at a point where traffic is crazy and our quality of life is impacted.
- Kelly Brown: And watch out west side. Once the east is inundated with buildings, people and traffic, you're next. It's out of control.
- Diana Gant Tullis: No No No No No.
- Troy Snider: No for two reasons- 1. Traffic is a nightmare right now near those streets and will just get worse. 2. The tall buildings will block the view of the scenic hills and ridge-line.

JUN 23

Franklin Tomorrow: Should buildings along Interstate 65 be allowed to be taller?

- Jennifer Schanhals: Absolutely not. Already numerous eye sores along the highway now. Takes away from the small town feel. The city needs to take a good look around and see how the city is changing. People moved here for the aesthetics along with numerous other reasons. Before long all this will encroach into downtown Franklin as well, and we will lose the very important qualities that so many of us appreciate.
- Michael Phillips: NO!
- Jill Anne: No!

JUN 27

**City of Franklin: Would you like to see a place like this in the Cool Springs area? Why or why not?
#EnvisionFranklin (Image of a multi-use development)**

- David Franzen: I would rather see widening and beautification projects on existing roads instead of building more retail for marginal chains. I would be much more excited to see an upgraded traffic control center and water treatment plant than I would new space that independent shop owners can never afford. Why are we insisting on more growth and recognition that "we're number one" when local folks I talk to say they avoid downtown these days? (18 Likes)
- Jill Anne: Stop building. You're currently on a fast track to ruining what we love and attracted us to our community!
- Kathi Lynn Stampley: No more construction in Franklin!!!! It is beyond ridiculous now!! (9 Likes)
- Jeff Ledbetter: Ridiculously stupid.
- Rick Stults: They won't be happy until Franklin is a slick, soulless, Disneyland

- Sandy Squires Bennett: PLEASE keep the history and hometown feel of Franklin. That's why we moved here. PLEASE stop the high price specialty shops and bring back the local businesses and owners that are neighbors.

- Candace Logue: No no no

- Diana Gant Tullis: NO, Franklin has been ruined by just these types of developments.

JUN 28

Michael Phillips: Get involved in your community. #FranklinTN #EnvisionFranklin

- Amy Beckum Luker: Thank you, Michael Phillips for standing up for our community! Nashville and Franklin will soon become an Atlanta version of traffic but none of the officials seem to care.

JUL 26

Michael Phillips: Make your voices heard. #EnvisionFranklin with more traffic!

- Robert Jackson: Eviscerate Franklin. These guys are just pimping this town out. Need to fire them all.

JUL 26

Michael Phillips: #EnvisionFranklin with even more traffic! City planners want to change the rules to allow a 33% increase in office space. #FranklinTN use your voice and #JustSayNo #TooMuchTraffic #StaySmall

- Nikki Andrews: Enough is enough. Greed is taking over.

- Sandra Hoving Engstrand: Nooooooooooooo!!!

- Rodney Taylor: We are fast losing our "little town." I'm for economic growth, but this is getting ridiculous.

- Mira Fleischman: No.....

- Chatrina Harkai: NO!!! NO!!! NO!!!

- Jennifer Starr Housley: Why don't they just let Nashville annex Franklin?...we need to get new city planners!!!!!!

- Donna Harris: NO

- Von Derry: N.O.

- Von Derry: Too packed now

- Von Derry: We can't breathe..you are smothering us..

- Jeff Ledbetter: We need to make sure our "leaders" know that we do not support their "grow at all costs" mentality. I'm not sure they will listen but we have to make a stand.
- Donna Harris: I've been expressing my displeasure for several yrs now. This grow, grow, grow, at all costs and the greed really does need to stop!
- Michelle Yount Massey: I don't believe we have the infrastructure to handle this growth, nor will it contribute to the attractiveness of this town. A more measured approach to growth seems a wiser move.
- Chris Ousley: Lunacy. Fat cats will get their way because of \$\$

AUG 21

City of Franklin: #EnvisionFranklin What would you like for Franklin's future? Attend the public meetings!

- Kerri Faulkner Harvey: The way it use to be (6 Likes)
- Connie Holt Flatt: It will never be the same wonderful, small, caring community it once was.
- Kerri Faulkner Harvey: Agree it's not historical anymore
- Michael Phillips: Less traffic. More pedestrian connectivity. Views that do not include 16 story buildings. #StaySmall (9 Likes)
- Andy Tiedt: Need to allow the city's infrastructure to catch up with growth. Mack Hatcher extension must get built soon it's strangling the west side of the city. (8 Likes)



City of Franklin

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

Meeting Minutes - Draft

Franklin Municipal Planning Commission

Thursday, August 25, 2016

7:00 PM

Board Room

CALL TO ORDER

- Present** 8 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway
- Absent** 1 - Commissioner Franks

MINUTES

1. July 28, 2016, FMPC minutes

Indexes:

Attachments: [FMPC minutes 7.28.16](#)

Commissioner Lindsey moved, seconded by Commissioner McLemore to approve the July 28, 2016, Minutes as presented. The motion carried by the following vote:

- Aye:** 8 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

Absent: 1 - Commissioner Franks

Chairing: 0

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Mr. Michael Phillips, of 417 Gambrel Court, addressed the Commission about his concerns about Envision Franklin and requested that the Plan be revised to not allow for 16 story buildings. Mr. Phillips distributed a copy of a handout of comments posted on Facebook in response to Envision Franklin and read some of the comments to the Commission. A copy of the handout is attached to the minutes.

This was read into the record

ANNOUNCEMENTS

Chair Hathaway reminded the audience that the Ashcroft Valley project that had been listed as being on this agenda would not be heard tonight. It was pulled from the agenda.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Commissioner Harrison, seconded by Commissioner Lindsey, to approve items 2, 10, 11, 12, and 16, and to defer items 5 and 6, on the Consent Agenda. The motion carried by the following vote:

Aye: 8 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

Absent: 1 - Commissioner Franks

Chairing: 0

SITE PLAN SURETIES

2. Spring Creek Subdivision, site plan, section 1, revision 4 (Spring Creek Center); release the maintenance agreement for drainage improvements.
(CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

3. PUBLIC HEARING: Consideration of Ordinance 2016-32, To Be Entitled, "An Ordinance To Rezone 5.3 Acres From Heavy Industrial District (HI) And Detached Residential 3 District (R-3) To Specific Development Residential (SD-R 7.55) District For The Property Located South Of Avondale Drive And East Of Columbia Avenue, 302 Avondale Drive. (08/25/16 FMPC 8-0, 9/13/16 WS, 1st BOMA Reading 09/13/16 8-0) SECOND OF THREE READINGS

Indexes:

Attachments: [ORD 2016-32 Rezoning South of Avondale Drive and East of Columbia Avenue with map Law Approved.pdf](#)
[6196 Avondale Cottages PUD Subdivision Rezoning.pdf](#)
[2016-08-04 Avondale RZN Set.pdf](#)
[Citizen Comment Avondale Cottages Mr and Mrs Henry](#)

Mr. Baumgartner stated that the site was currently zoned Heavy Industrial (HI) District and Detached Residential 3 (R-3). The proposed zoning is Specific Development-Residential (SD-R 7.55). The accompanying development plan is COF #6197. Staff recommended a favorable recommendation to the Board of Mayor and Aldermen.

Chair Hathaway asked for citizen comments. There were none.

Mr. Adam Crunk, of Crunk Engineering, requested a favorable recommendation to the Board of Mayor and Aldermen.

Alderman Petersen asked about a possible road connection in addition to the one proposed for Avondale Drive.

Mr. Crunk stated that at this time there was not a plan to make a connection, but the possibility for a connection to Carr Avenue to the south had been made possible by this development with a dead-end drive in the southwest corner of the proposed development.

Alderman Petersen did not know the distance that would have to be to make the connection.

Mr. Crunk stated that it would have to be several hundred feet, but it would have to pass through one additional property to the south in order to make the connection to Carr Avenue.

Commissioner Harrison moved, seconded by Commissioner McLemore that Ordinance 2016-32 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 8 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

Absent: 1 - Commissioner Franks

Chairing: 0

4. Consideration of Resolution 2016-46, To Be Entitled: "A Resolution Approving A Development Plan For Avondale Cottages PUD Subdivision, For The Property Located South Of Avondale Drive And East Of Columbia Avenue, 302 Avondale Drive." Establishing a Public Hearing for October 11, 2016 (08/25/16 FMPC 8-0)

Indexes:

Attachments: [RES 2016-46 Rezoning South of Avondale Drive and East of Columbia Avenue with Map.Law Approved.pdf](#)
[6197 Avondale Cottages DP Conditions of Approval 01.pdf](#)
[2016-08-04 Avondale PUD Set.pdf](#)
[Citizen Comment Avondale Cottages Mr and Mrs Henry](#)

Mr. Baumgartner stated that the applicant is proposing a 40-unit development consisting of 1 single family dwelling, 24 duplex units, and 15 townhome units. The lots are of similar size to the detached homes fronting Avondale Drive. The Franklin Land Use Plan supports attached and detached residential development in this Character Area (CFCO-3). The site will be accessed by Avondale Drive and add a future connection and right-of-way to the southwestern side of the site. Approval of Resolution 2016-46 was recommended to the Board of Mayor and Aldermen. The staff recommended a favorable recommendation to the Board of Mayor and Aldermen.

Chair Hathaway asked for citizen comments. There were none.

Mr. Adam Crunk, of Crunk Engineering requested a favorable recommendation to the Board of Mayor and Aldermen.

Alderman Petersen stated that it said that the homes are a similar size to the homes on Avondale Drive, and looking at them they did not appear to be.

Mr. Baumgartner stated that they were a similar width.

Alderman Petersen stated that it should probably be stated "similar width" instead of "similar size."

Commissioner Harrison moved, seconded by Commissioner McLemore that Resolution 2016-46 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 8 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

Absent: 1 - Commissioner Franks

Chairing: 0

5. Consideration Of Ordinance 2016-33, To Be Entitled, "An Ordinance To Rezone 5.195 Acres From General Office District To Specific Development Residential 27.33 District For The Property Located North Of Mallory Station Road And East Of Franklin Road, 222 Mallory Station Road."

Indexes:

Attachments: [MAP_6190AvenidaVer2](#)
[ORD 2016-33 Avenida Rezoning_with Map Law Approved 2](#)
[Avenida_PlanSet.pdf](#)
[16001 Avenida - Certified Mailing Addresses letter labels.pdf](#)
[16001 Rezoning and PUD Development Plan Public Notification.pdf](#)
[PUBLIC NOTICE AFFIDAVIT_signed.pdf](#)
[Avenida of Cool Springs Deferral Letter](#)

This item is deferred to the 9/22 FMPC meeting.

6. Consideration of Resolution 2016-47, To Be Entitled: "A Resolution Approving A Development Plan For Avenida Of Cool Springs PUD Subdivision, For The Property Located North Of Mallory Station Road And East Of Franklin Road, 222 Mallory Station Road."

Indexes:

Attachments: [MAP_AvenidaofCoolSprings_DevPlan.pdf](#)
[RES_2016-47 Avenida DevPlan_with Map.pdf](#)
[6191_AvenidaofCoolSprings_Conditions of Approval_01.pdf](#)
[AvenidaofCoolSpringsDevPlan.pdf](#)
[Layout_Avenida.pdf](#)
[AvenidaElevations.pdf](#)
[TIS Review2_Avenida_20160810 CB appr.pdf](#)
[PUBLIC NOTICE AFFIDAVIT_signed.pdf](#)

This item is deferred to the 9/22 FMPC meeting.

7. Consideration Of Ordinance 2016-34, To Be Entitled, "An Ordinance To Rezone 19.99 Acres From Civic-Institutional (CI) District To Specific Development Residential 13.5 District And Remove The Scientific Research Zoning Overlay For The Property Located North Of Mack Hatcher Parkway And East Of Franklin Road, 145 Legends Club Lane." (Iron Horse); Establishing a Public Hearing Date of October 25, 2016. (08/25/16 FMPC Recommended Disapproval 6-1; 09-13-16 WS) FIRST OF THREE READINGS

Indexes:

Attachments: [ORDINANCE 2016-34 Ironhorse Rezoning with Map Law Approved](#)

Chair Hathaway recused himself from Ordinance 2016-34.

Mr. King stated that Ordinance 2016-34 was an ordinance to rezone the property commonly known as Iron Horse. The proposed zoning of SD-R 13.5 is consistent with the neighboring properties, which are Civic Institutional. The golf course is SD-X. The property across Franklin Road is outside of the county with Estate Residential on the other two corners. The proposed zoning is consistent with the Franklin Road Small Area Plan and is compatible with the surrounding properties. Staff recommended a favorable recommendation to the Board of Mayor and Aldermen.

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

Mr. Greg Gamble, of Gamble Design Collaborative, requested a favorable recommendation to the Board of Mayor and Aldermen.

***The original motion for this item was reconsidered after consideration of Item 8. Commission Allen moved to reconsider Item 7, Commissioner Orr seconded the motion, and it passed 5 to 1, with Commissioner McLemore voting no.*

Commissioner Allen moved, seconded by Commissioner Orr that Ordinance 2016-34 be recommended to the Board of Mayor and Aldermen for disapproval. The motion carried by the following vote:

Aye: 5 - Commissioner Harrison, Commissioner Gregory, Commissioner Allen, Commissioner Orr, and Commissioner Lindsey

No: 1 - Commissioner McLemore

Absent: 1 - Commissioner Franks

Abstain: 1 - Commissioner Petersen

Recused: 1 - Commissioner Hathaway

Chairing: 0

8. Consideration of Resolution 2016-50 To Be Entitled: "A Resolution Approving A Development Plan For Ironhorse PUD Subdivision With 1 Modification of Development Standards (Exceed Building Height Of 2 Stories), For The Property Located North Of Mack Hatcher Parkway And East Of Franklin Road, 145 Legends Club Lane." Establishing a Public Hearing for October 25, 2016. (08/25/16 FMPC recommended for Disapproval 6-1).

Indexes:

Attachments: [2016-50 RES Ironhorse PUD Development Plan with Map Law Approved IronhorseLayout.pdf](#)
[Ironhorse_Views.pdf](#)
[IronhorseElevations.pdf](#)
[8.4.2016 Iron Horse Dev Plan Drawing Set.pdf](#)
[LandUsePlanSection](#)
[6194_Conditions of Approval_02.pdf](#)

Chair Hathaway recused himself from Resolution 2016-50.

Mr. King stated that the applicant was proposing 270 units of attached residential dwelling units in twelve (12) structures located on 19.99 acres. Vehicular access will be provided via Legends Club Lane only. An emergency access with limited movements will be provided between Legends Club Lane and the Mack Hatcher intersection.

The 2004 Franklin Land Use Plan established this lot into character area zoning district Berry's Chapel Special Area 7 and The Franklin Small Area Plan was done for this site.

At the June 23, 2016, meeting the land use plan was updated to allow for up to three story buildings pursuant to a Planned Unit Development (PUD), which the applicant is seeking.

The development plan is consistent with the land use plan, the Franklin Small Area Plan and the Berry's Chapel Character Area Overlay 7. Staff recommends approval of Resolution 2016-50 to the Board of Mayor and Aldermen with conditions.

There is a modification of standards.

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

Mr. Greg Gamble, of Gamble Design Collaborative, distributed a handout, which he had worked on with staff.

He showed the master plan and the offsite roadway improvements, which were being proposed with this proposal.

This site is a special property in Franklin and is a gateway. It is at the intersection of Mack Hatcher and Franklin Road. This is a gateway, and one would drive past Harlinsdale before entering the City of Franklin. They are drawing from the architecture

of Harlinsdale and from the rural farmstead character in their architectural elevations. They had 150 feet from the right-of-way line to the buildings to create a pastoral front yard along both Franklin Road and Mack Hatcher. Within the front yard will be a 12-foot greenway trail that will connect pedestrians to the greenway trail that is along Mack Hatcher and connect across the street, eventually to Harlinsdale as part of the City's Master Plan. Two-story buildings will face along Mack Hatcher Parkway and three-story buildings will transition back towards the church, keeping within the same scale, proportion, and height of the church. They have recessed back off Franklin Road, so that when driving down the road toward the church it would still be a prominent view. It can still be seen as part of the sidelines. At the intersection of Franklin Road and Mack Hatcher, there is a berm that is about 15 feet in height so it will screen the lower elevation of the first building.

There will be detached garages on the second elevation. They had previously proposed having garages associated with the buildings, so one would be able to pull in and park in the primary building. Those will now be pulled out. They are allowing the farmstyle buildings to break the mass of the parking lot but also provide covered parking for residents.

The third graphic shows a perspective rendering of the intersection at Mack Hatcher and Franklin Road. They are planning on a rural style building that would have Iron Horse identification on it, but adjacent to that would be a cistern where the rain water would be captured and would give irrigation to the site. The reason this is being done is to reinforce sustainability practices on this property. Opportunities are being provided for gardening, orchards, a green infrastructure as part of this plan, and open space parks that are meaningful, connected together, and would provide a place for the community to gather. Over 50 percent of this property is open space and will remain open space as front yards and gathering spaces. These will not be open spaces that are left over or on the edges or sides. These are places that people can gather and have a meaningful experience on the outside of this campus.

Mr. Gamble showed an 11" x 17" plan of the road improvements. A Traffic Study was prepared by RPM and evaluated by Neel-Schaffer Engineering. It has been determined that a right-turn lane and a left-turn lane are required on Franklin Road at the entrance of Legions Club Lane. In addition to that, an analysis has been done on the need for a signal at that location. That signal is warranted and will be installed by the developer. All three of these improvements will be installed by the developer with no request of the funds from the City of Franklin. In addition, there will be a right-turn lane, which will be installed at Mallory Station Road and Franklin Road. This Traffic Study was done with the assumption that Avenida would be approved and takes that traffic into consideration as well. It has been thought about in concert with the other future developments that are along this road. These improvements greatly improve the traffic movements along Franklin Road by allowing those drivers to pull into those turn lanes before they make the turn.

Mr. Gamble requested approval of Resolution 2016-50 to the Board of Mayor and Aldermen with conditions.

Commissioner Harrison stated that much discussion and studies had been done on this property as it being a gateway. He did not think this was an appropriate use for this property. He also did not think he had seen anything this dense proposed, and he would not support it.

Commissioner Allen stated that she absolutely agreed and stated that the City was "killing the goose that laid the golden egg." There will be a time when there is not a piece of grass in the City that does not have asphalt with 300 houses on it. This is not the spot for this development.

Vice Chair Lindsey asked Mr. King to address the modification of standards.

Mr. King stated that the Land Use Plan was amended in June of 2016 to add language that building heights up to three stories would be allowed pursuant to a PUD. That specific language did not carry forward to the Zoning Ordinance; therefore, this item requires a modification of standards to allow building heights up to three stories. Staff recommends approval of this modification of standards.

Commissioner McLemore stated that she was supporting this item on to the Board of Mayor and Aldermen, but she did not support the modification of standards, which allow building heights up to three stories.

Commissioner Allen stated that this property had been discussed for several years. She was not supporting any of this item, and her reason was that this was not a gateway into the City of Franklin, and the City was trying to protect "the goose that laid the golden egg."

Commissioner Gregory stated that she would agree with Commissioner Allen. She would not support the density because it did not match anything surrounding that area, and she did not think that it was appropriate.

Vice Chair Lindsey stated that he had heard other complaints about the magnitude of heights of the apartments buildings that have been approved around the City lately. He thought the Planning Commission had to be very concerned regarding the request for exceptions to allow additional floors.

Commissioner Orr asked if item 7 needed to be recalled.

Attorney Corn stated that for clarity, someone would have to ask for a reconsideration of item 7.

Commissioner Allen moved to reconsider item 7, Commissioner Orr seconded the motion, and it passed 5 to 1 with Commissioner McLemore voting no.

Attorney Corn stated that it would be clear for the record if the Planning Commission made a motion for recommending disapproval to the Board of Mayor and Aldermen.

Commissioner Harrison moved, seconded by Commissioner Orr that Resolution 2016-50 be recommended to the Board of Mayor and Aldermen for disapproval, with the motion that Commissioner Gregroy moved, seconded by Commissioner Allen, to recommend disapproval of the Modification of Standards (8-0). The motion carried by the following vote:

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

No: 1 - Commissioner McLemore

Absent: 1 - Commissioner Franks

Recused: 1 - Commissioner Hathaway

Chairing: 0

9. PUBLIC HEARING: Consideration Of Ordinance 2016-44, To Be Entitled, "An Ordinance To Rezone 2.90 Acres From General Commercial District (GC) to Civic and Institutional District (CI) For The Property Located North Of Murfreesboro Road And West Of Edward Curd Lane. (08/25/16 FMPC 8-0, 9/13/16 WS and 1st BOMA Reading 8-0) SECOND OF THREE READINGS

Indexes:

Attachments: [ORD 2016-44 Williamson Medical Center Rezoning_with Map Law Approved Williamson Medical Center, rezoning request](#)

Mr. Bryan stated that this site was vacant and zoned for the General Commercial (GC) District. The proposed zoning is Civic and Institutional (CI) to provide space for future expansion of Williamson Medical Center. The Medical Center site adjacent to this property is already zoned CI. This expansion to the hospital provides a special incentive; therefore it complements the intent of the Land Use Plan. A development plan has not been submitted at this time. Approval of Ordinance 2016-44 was recommended to the Board of Mayor and Aldermen.

Chair Hathaway asked for citizen comments. There were none.

Mr. Andrew McElhenny, of Smith Seckman Reid, Inc. requested approval to the Board of Mayor and Aldermen.

Commissioner Harrison moved, seconded by Commissioner Allen that Ordinance 2016-44 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 8 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

Absent: 1 - Commissioner Franks

Chairing: 0

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

10. Carothers Crossing East Subdivision, final plat, revision 1 (resub of lot 1), two lots on 15.15 acres, located at the northeast corner of Carothers Parkway and Liberty Pike. (Consent Agenda)

Indexes:

Attachments: [6198 Carothers Crossing FP Rev 1 Conditions of Approval_01.pdf](#)
[6198 Carothers Crossing East Subd, FP, Rev 1 \(resub of lot 1\)_Map.pdf](#)
[3546111-CAROTHERS CROSSING EAST RESUB PLAT 2016-0804.pdf](#)

This Planning Item was approved.

11. Carothers Development Subdivision, final plat, revision 3 (resub of lot 2), two lots on 13.7 acres, located at 1217 Liberty Pike. (Consent Agenda)

Indexes:

Attachments: [6199 Carothers Development Subd, FP, Rev 3 \(resub of lot2\)_Map.pdf](#)
[6199 Carothers Dev Subd, FP Rev 3 Conditions of Approval_01.pdf](#)
[54916.pdf](#)

This Planning Item was approved.

12. Clouston Park Addition Subdivision, final plat, revision 1, combining abandoned, quit-claimed right-of-way and an existing lot, located at 809 Evans Street. (Consent Agenda)

Indexes:

Attachments: [6200 Clouston Park Add Subd, FP, Rev 1 Map.pdf](#)
[6200 Clouston Park FP, Rev 1 Conditions of Approval_01.pdf](#)
[54316 Final Plat.pdf](#)

This Planning Item was approved.

13. Quality Inn Subdivision, final plat, dividing one existing commercial lot into two commercial lots located north of Murfreesboro Road and east of North Royal Oaks Boulevard, at 1307 Murfreesboro Road. (Consent Agenda)

Indexes:

Attachments: [6195_MAP_QualityInn.pdf](#)
[Quality Inn Plat \(Draft\) 8.1.2016.pdf](#)
[QualityInn_FP_Conditions of Approval_01.pdf](#)

Mr. King stated that item 13 was a final plat to subdivide one commercial lot on Murfreesboro Road into two separate lots to support future development of an additional commercial use on the second lot. Staff recommends approval with conditions on this second lot.

Chair Hathaway asked for citizen comments. There were none.

The applicant did not come forward.

Alderman Petersen stated that this meant that where the Quality Inn was presently, it would be divided and have another.

Mr. King stated that that was correct. A site plan was administratively approved at the July 28, 2016, Planning Commission meeting for a four-story hotel use on the bottom part of the lot with an access agreement to the upper portion of the lot where 51 percent of the existing Quality Inn would remain.

Alderman Petersen stated that she just wanted everyone to know, and that it would really be different out there.

Commissioner Orr asked if there was any way to back out of that. He could not see that being approved by the Planning Commission for that development on that spot.

Alderman Petersen stated that it would be different from anything at this location, but she thought that this was coming.

Commissioner Harrison moved, seconded by Commissioner Allen, that this item is approved with condtions. The motion carried by the following vote:

Aye: 7 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Gregory, Commissioner Allen, Commissioner Lindsey, and Commissioner Hathaway

No: 1 - Commissioner Orr

Absent: 1 - Commissioner Franks

Chairing: 0

14. Riverbluff PUD Subdivision, final plat, section 4, 21 single family residential lots on 4.64 acres, located along Riverbluff Drive and Cabell Drive.
(Consent Agenda)

Indexes:

Attachments: [6201 Riverbluff PUD Subd, FP, Sec 4 Map.pdf](#)
[6201 Riverbluff FP Sec 4 Conditions of Approval_01.pdf](#)
[Riverbluff PUD Subdivision, final plat, section 4 - submittal 002.pdf](#)

Mr. Baumgartner stated that the purpose of the final plat for item 14 was to create 21 single-family lots one open space lot and to dedicate right-of-way for Riverbluff, section 4. The site plan was approved by the Planning Commission on July 28, 2016, City of Franklin project number 6176. Staff recommends approval with conditions.

Chair Hathaway asked for citizen comments. There were none.

The applicant did not come forward.

Alderman Petersen stated that the parkland total required was 1.58 acres, but it says total provided .95 acres all access easement along the Harpeth River. Whenever she was looking at the final plat, she could not see it. She knew where it would probably be, but she thought that it needed to be pointed out.

Chair Hathaway asked if it would be appropriate to add it as a condition of approval.

Ms. Hunter stated that it appeared that the area where the easement would go along the river was not actually within the limits of this section of the plat, and that was probably either on a previously recorded plat or a section that was not yet recorded. Staff could still have the applicant add that easement onto the plat.

Alderman Petersen asked if there was going to be another piece to the plat besides this one because the first part had already been done.

Ms. Hunter stated that it was probably recorded on an earlier plat, and it was not being shown on this plat. It could still be shown on this plat by adding the condition of approval.

Commissioner Orr stated that since it was on another plat should the note be removed from this plat.

Ms. Hunter stated that the final dedication gets approved through the Development Plan, and that note is typically added to every section that is dealing with this development.

Commissioner Harrison asked staff if they were comfortable with this.

Ms. Hunter stated that if the Planning Commission would still like to add the condition to clarify, staff will make sure that it get noted and that it gets appropriate noted on the plat.

Commissioner Orr moved, seconded by Commissioner Allen, that this item be approved with conditions, and that staff work to clarify the location of the parkland dedication within this subdivision. The motion carried by the following vote:

Aye: 8 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore,
Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner
Lindsey, and Commissioner Hathaway

Absent: 1 - Commissioner Franks

Chairing: 0

15. Standard At Cool Springs Subdivision, site plan, lot 2, 419 multifamily residential units and 31 townhomes on 22.51 acres, with one Design Modification (Building Length), located at 1222 Liberty Pike.

Indexes:

Attachments: [6202 Standard at Cool Springs Subd, SP, Lot 2 Map.pdf](#)
[6202 Standard at Cool Springs SP Lot 2 Conditions of Approval_01](#)
[Standard at Cool Springs Subdivision, site plan, lot 2 -Architecture.pdf](#)
[Standard at Cool Springs Subdivision, site plan, lot 2 Site Plan Only.pdf](#)
[Standard at Cool Springs Subdivision, site plan, lot 2 - submittal 003.pdf](#)
[The Standard - Executed Brownfield Agreement 4829-1158-3022 v1.pdf](#)

Mr. Baumgartner stated that the site plan for the Standard at Cool Springs Subdivision, lot 2, includes 419 multifamily residential units and 31 townhomes. The applicant is requesting one design modification. The site is located on a capped landfill but has received approval by Tennessee Department of Environment and Conservation (TDEC) to build upon the landfill, per the soil management plan. The rezoning to permit the multifamily residential use on this site (Ordinance 2015-42) was favorably recommended to the BOMA at the 9/27/2015 FMPC meeting, Ordinance 2015-42.

The applicant requests a Design Modification from Section 5.3.5 (b) (iii) 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 that breaks up the scale and massing of the building.

Staff recommends approval of this Design Modification.

Staff recommends approval with conditions except for condition 6.

Chair Hathaway asked for citizen comments. There were none.

Mr. Greg Gamble, of Gamble Design Collaborative, stated that the buildings had been designed, looking from Carothers Parkway all the way to the college campus. These buildings are in keeping with the scale of Lifetime Fitness and of keeping within the scale of the college campus buildings. They are looking at this holistically. He requested approval of item 15.

Commissioner Orr asked about the length of the building.

Mr. Gamble stated that the longest portion of the building was 360 feet.

Commissioner Orr stated that the 360 feet was not just barely over.

Mr. Gamble stated that it was in keeping with the things that were on that side of Carothers Parkway and Lifetime Fitness. It was the scale of the campus that was there, and they were trying to be appropriate within that mix.

Commissioner McLemore asked about the length of the longest building in the area.

Mr. Gamble stated that Lifetime Fitness was about 300 feet in length, but the pool would add another 120 feet.

The Design Modification passed unanimously.

Commissioner Harrison asked for clarification from staff on condition 6.

Mr. Baughman stated that as part of the review process of the traffic impact, the third party consultant identified some concerns about the operation at the intersection of Carothers Parkway and Liberty Pike. He/she recommended that these two improvements be made conditions of the development. Subsequent to that, the applicant identified that he had done a roadway impact fee offset agreement for the Lifetime Fitness Center, next door, and in calculating that impact fee offset, it did incorporate trips associated with the standards at Cool Springs so that the analysis has actually accounted for the trips that are being discussed. The Engineering staff concurs that the additional improvements, identified by the oncall consultant, are not needed. There will be opportunity with other developments on this corner in the future at this intersection to deal with potential deficiencies. The improvements were included in the roadway offsets.

Commissioner Harrison asked if condition 6 would still be required.

Mr. Baughman stated that the improvements were already included.

Commissioner Harrison moved, seconded by Commissioner Allen that Item 15 be approved with conditions, except for condition #6 which is to stricken from the conditions of approval, and with the motion in which Commissioner Harrison moved, seconded by Commissioner Allen to approve the Design Modification (8-0). The motion carried by the following vote:

Aye: 8 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

Absent: 1 - Commissioner Franks

Chairing: 0

- 16.** Water's Edge PUD Subdivision, final plat, section 2 creating 56 single family lots on 14.52 acres along Mainstream Drive, Scouting Lane, and Headwaters Drive. (Consent Agenda)

Indexes:

Attachments: [6150 MAP Water's Edge Subd, FP, Sec 2](#)
[Conditions of Approval 01](#)
[Final Plat Water's Edge Section 2](#)

This Planning Item was approved.

ZONING ORDINANCE AND PLAN AMENDMENTS

17. Consideration Of Ordinance 2016-29, To Be Entitled, "An Ordinance To Amend The Zoning Ordinance Of The City Of Franklin, Tennessee, To Amend Chapter 3, Section 3.4.5, Floodway Fringe Overlay (FFO) District, In Order To Add The Use, Boutique Hotels, Located In CFCO-1, To The List Of Permitted Uses And Amend Section 3.2.3, Use Table, Table 3-2, Permitted Uses, In Order To Revise The Additional Requirements For Boutique Hotels." (08/25/16 FMPC Recommended for Disapproval 8-0)

Indexes:

Attachments: [Ordinance 2016-29 FFO Amendment Boutique Hotels Law Approved](#)
[83](#)
[CFCO FFO 07282016 Staff Presentation](#)

Mr. Svoboda stated that Ordinance 2016-29 was discussed at the June 23 and July 28, 2016, Joint Workshops. The Planning Commission requested staff to prepare an amendment to the Zoning Ordinance to add the use type "Boutique Hotels" to the list of new uses/encroachments permitted to be constructed in the FFO - Floodway Fringe Overlay District with the restriction that it would only be permitted in the Central Franklin Character Area, Special Area 1 (CFCO-1). The Ordinance also corrects a typographical error in the Use Table to revise the reference number for the additional requirements for Boutique Hotels from (6) to (7). In that way, staff will make sure that the proper special conditions for the additional requirements for Boutique Hotels are referenced not hotels.

Mr. Svoboda reminded everyone that the City has received approval from FEMA regarding the new flood maps. Staff is in the process of working on an ordinance to have those adopted by December of 2016. However, staff is able to enforce those maps now. In addition any new nonresidential construction in the floodway fringe overlay will have to meet the City's floodplain protection standards specified in Chapter 5 of the Zoning Ordinance. New nonresidential construction must have its finished floor elevation (FFE), including basement, elevated to 1-foot above the base flood elevation (BFE). Enclosed garages and parking areas must also meet specific floodplain development standards. No encroachment or development is permitted in the Floodway Overlay District (FWO).

Staff recommends approval of Ordinance 2016-29 to the Board of Mayor and Aldermen.

Mr. Svoboda noted that the proposed text amendment is not supported by the Land Use Plan's conservation design concept.

Chair Hathaway asked for citizen comments. There were none.

Commissioner Allen asked if the meeting, held on Saturday, August, 2016, regarding the conservation supported the proposed text amendment.

Ms. Hunter stated that that was for the draft new plan; however, in the current plan the conservation design concept encourages as little encroachment and as little development as possible.

Vice Chair Lindsey stated that he would like to make the following comments regarding item 17.

He stated that this particular item was just to simply add "Boutique Hotels" as a use to

the floodfringe overlay. The reality was that staff was talking about a specific project at the foot of Main Street crossing the Harpeth River. They were talking about a project that does not just touch the floodplain, but is a project that is consumed by the floodplain with significant parts of it in the floodway. It is totally inside the floodplain of a significant river system, with roughly 200 square miles of drainage basin upstream of downtown Franklin, which is largely the size of the portion of the basin below Franklin that was impacted by the 18 inches of rain which fell during the May, 2010, flood that resulted in flood stages more than 8 feet above the Base Flood Elevation in Bellevue, flooding some 3,000 homes and businesses. A similar rain event upstream of Franklin would put 7 feet of water in a hotel built to our floodplain ordinance. That same 2010 storm, shifted five miles to the south and east, would have had catastrophic effects on the City of Franklin, including Downtown Franklin.

The characteristics of the floodplain through the heart of downtown Franklin are that it is wide and wandering. While that is inconvenient from a development perspective, much of the land east of 5th avenue and north of Bridge Street is ill-suited for traditional new development.

Commissioner Lindsey understands that the Corps of Engineers' model points to the conveyance along Franklin Road as a constriction to the easy passage of water through Downtown Franklin. First, he was not certain the City has any sense that improving the conveyance under the bridge or through box culverts offers any relief to the flood-related features on the parcels most impacted by the constrictions. Also, if the City is relying on a Corps of Engineers funded project, Commissioner Lindsey could tell one from personal experience that it can take years, if not a decade, to get a project funded by the Corps. In order for this to be a part of the decision the City makes, the following two things need to be considered:

- 1. It has to make a difference in the expanse of the floodplain on the project site, and*
- 2. The City of Franklin may need to be prepared to fund the construction of the improvements on or downstream of Franklin Road.*

Commissioner Lindsey discussed the following Allowable Uses: All other uses allowed in the Flood Fringe Overlay area are uses that would not be severely impacted by an excursion of the Harpeth River outside the riverbanks.

- 1. Passive parks, golf courses, and open space*
- 2. Active recreation features*
- 3. Temporary uses*
- 4. Public and private infrastructure*
- 5. Floodplain alteration*
- 6. Parking lots*

The addition of "Boutique Hotels" to this list seems to be wholly inconsistent with the rest of the uses, which Commissioner Lindsey feels were defined that way in order to protect people and the investments in the City of Franklin.

The City is right now disassembling the façade of the old bank building that fronts on the Square. One of the compelling reasons presented to this commission for that project is to create an exemplary project that contributes to the period ambience of our historic downtown area.

The construction of a Hampton Inn on a sensitive and potentially dangerous area seems

inconsistent with the City's normal approach to the preservation and protection of our Crown Jewel – our Main Street and Historic Downtown Franklin.

The City spent months to a year becoming comfortable with the features of the Harpeth Square project, with a lot of input from the Board of Mayor and Aldermen, to ensure that it was an appropriate project to fill nearly a full block of our Historic Downtown area.

The Planning Commissioners were told, during the Joint Workshop last month, that the addition of boutique hotels to the list of allowable uses would relegate this project largely to administrative approvals, and that it would not come back before the Planning Commission or the Board of Mayor and Aldermen. Right now, based on the first conceptual project presentation that the Planning Commissioners have seen, they would be saying that they were OK with anchoring the first parcel in Historic Downtown Franklin with a Hampton Inn. In Commissioner Lindsey's nearly 12 years on the Planning Commission, the Commission has been a lot more concerned with how the City anchors its significant gateways. Lest anyone assume that Commissioner Lindsey is anti-anything built in a floodplain, he will remind you that he regularly votes in favor of projects that impact floodplains. He participated in the design workshop that addressed how to creatively develop the Fifth Avenue Corridor in a manner that would create significant new commercial space while protecting the important floodplain storage, and not allowing new development that would be impacted by a significant 100 to 1000-year flood event.

Commissioner Lindsey thought it premature to kill this concept, but he also believes that it is way too premature to simply add boutique hotels to a list of allowable uses in the Flood Fringe Overlay. He personally would like to contemplate some of the details of this project, including:

What is the likely impact of this large project on the floodplain and floodway of the Harpeth River? What do the Corps' Hydraulic and Hydrologic modeling suggest would be the structural solutions to the flow constrictions at the Harpeth River Bridge? And to what extent is there any reduction in risk to the parcels upstream of the bridge? And who is going to pay for that?

What is the likelihood of a rise in flood elevations with this large obstruction along the boundary of the floodway of the Harpeth River? And given the magnitude of the drainage basin, some 200 square miles, is it appropriate perhaps to consider the impact at even a 500-year event?

Given our Envision Franklin Goals of protecting our floodplains, what is the extent to which we must build up pads on which to build a hotel, relative to the magnitude of cuts that would be needed to balance that fill? And what would be the impact on the City's river-side floodplains when all of that soil is removed? And, what is the hotel going to look like?

Over the last couple of years, the Planning Commission outright rejected the design of a new office building in the Gateway Village Development twice, before they finally came back with a design concept that the Commission agreed was a better fit for a significant gateway into the City of Franklin.

Can the Planning Commission get some sense of how this project enhances our Main Street and Historic Downtown Franklin?

Commissioner Lindsey moved, seconded by Commissioner Allen that Ordinance 2016-29 be recommended to the Board of Mayor and Aldermen for disapproval. The motion carried by the following vote:

Aye: 8 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

Absent: 1 - Commissioner Franks

Chairing: 0

18. Consideration of Franklin Municipal Planning Commission Resolution 2016-52, A Resolution to Adopt the 2016 Multimodal Major Thoroughfare Plan. (06/14/16 WS)

Indexes:

Attachments: [Connect Franklin Book DRAFT 160627.pdf](#)
[FMPC RES 2016-52 Multimodal Thoroughfare with Map. Law Approved.](#)
[FMPC August 2016 Presentation](#)

Mr. Holzen stated that over the last year and a half, staff had worked hard to finalize the Comprehensive Transportation Network Plan, which is a long range planning guide for multi-modal transportation throughout the City of Franklin. This was recently presented to the Board of Mayor and Aldermen where they unanimously recommended approval to the Franklin Municipal Planning Commission with one amendment. That amendment was to remove the extension of Ralston Lane, which is all included as part of Resolution 2016-52 that was being presented to the Planning Commission.

Mr. Holzen introduced consultant Cynthia Bowen. Ms. Bowen outlined the methodology of the plan they used for the Comprehensive Transportation Network Plan. She discussed the following:

*Public Investment
Streets
Bicycle and Pedestrian
Existing and Proposed Facilities
Additional Design Considerations
Other General Principles
Recommended Improvements
Transit
Implementation*

Chair Hathaway asked for citizen comments. There were none.

Alderman Petersen stated that this was not a public hearing, and it did not say so on the agenda.

Ms. Hunter stated that it was a public hearing and that it was advertised separately before the agenda went into the August 18 paper. It required a 30-day notice whereas the agenda for this meeting was only advertised a week and a half before this meeting.

Alderman Petersen stated that she did not know it was going to be a public hearing, and she did not know anyone else who knew it would be a public hearing.

Chair Hathaway asked what action was needed from the Planning Commission.

Ms. Hunter stated that this was the approval of the Plan, so the Planning Commission would be voting on the Plan. The Board of Mayor and Aldermen had considered for a recommendation to the Planning Commission, but per state law the Planning Commission is the body that adopts the Plan.

Alderman Petersen stated that she understood that any major thoroughfare plan was a vision, and this may be because this was her biggest involvement from the Board's

perspective and also since there was a vote to recommend this she had been looking at this in a different light, based on since that has occurred the Board has done the Capital Improvements Program (CIP) prioritization amount. Also, there had been a large meeting regarding Envision Franklin. Since then, the Plan on transit for the Nashville MPO had come out. She had only read about this in the newspaper and had not looked online. There is so much that it made her start reading over this with different eyes from what she was a month ago. There is so much in this draft that she cannot see how this was fitting into what was going on. There were some things that bothered her greatly about Resolution 2016-52. If one looked at the list of 20 projects, her question was is there even one of those that would be done by 2020. Presently, it looked like on the CIP projects that certainly the East McEwen Drive was one of the items that was being supported by the aldermen, and there were some other items. However, there were so many things that had come up, including some of the many aspects of these projects, that she would have concerns. Again, she stated that there was so much in Resolution 2016-52 that assumed things that she was now questioning.

She did not want to do what she had done on the Zoning Ordinance that was approved in 2008, even though she did speak against it. She would not be supporting Resolution 2016-52.

Commissioner Allen stated that with this Plan she would like to say that they were right on point with the transit recommendations. She had not been able to drive in several months, and she had only ridden the trolley one time because it was not convenient at all. The City needs to look at the trolley system. The traffic system needs to be looked at, staff looked at it, and it needs some serious overhauling.

Chair Hathaway stated that he agreed with some of Alderman Petersen's comments that this is such a big nut to crack. The challenge with any kind of vision is that it seems it needs to be aspirational, not everything can be worked out in the beginning because one does not know what the future will be so plans, such as this, have to take some leaps in order to be something bigger.

Mr. Holzen stated that Resolution 2016-52 was a vision document. It is a vision for the plan of how Franklin builds out. When a developer shows up to make a multi-million dollar investment, staff should have a plan and be able to articulate exactly what they want when they walk in the door. When the plan is implemented with development, a lot of times all they are doing is reserving the right-of-way for utilities and trying to control the access to move traffic through and across the City. Whenever a capital project is brought forward, that capital project is vetted in a lot of detail with the Board of Mayor and Aldermen.

For Columbia Avenue, as an example, staff will look at four different options, and every one of the details, at some level, will be vetted with the Board of Mayor and Aldermen as City projects are taken forward for funding. There will be significant input from the residents and the general public. Mr. Holzen wanted to reiterate that it is a vision, and it really helps staff as people come to the City to make a large investment.

Commissioner Lindsey stated that he did not have the perspective as Alderman Petersen. As an elected alderman, Alderman Petersen is balancing all of the different components that she spoke about. From his perspective, for staff to have produced a mass transit plan that tries to touch on all of these things, as a Planning Commissioner, it seemed to him that staff had taken the charge they had been given and produced a good document.

Alderman Petersen stated that she was looking for something that would state that approving Resolution 2016-52 does not guarantee funding for it. She was seeing that the funding was a huge aspect of Resolution 2016-52.

Mr. Baughman stated that Ms. Bowen recognized that this is a vision statement, but it is also a need statement. It is a statement about what is required in the City's transportation network to adequately serve the land uses and the travel demand generated from those land uses. When those needs are not met, the City winds up with congestion. This is identifying the needs and the transportation network to adequately serve the travel demand at a reasonable level of service. This time the document has focused as much on land use as it has on the needs in terms of the proposals.

Ms. Bowen reiterated that there are many projects that the City needs to keep the congestion down. The City might not be able to fund all of this, so it really needs to rely on federal grants. She discussed the different grants that were available, and in order to get the grant money one must have an adopted plan with projects identified that roll into the MPO's plan so the money can be accessed.

Alderman Petersen stated that the City has not fared well with the MPO in the past.

Commissioner Harrison moved, seconded by Commissioner McLemore that Resolution 2016-0001 be approved. The motion carried by the following vote:

Aye: 7 - Commissioner Harrison, Commissioner McLemore, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

No: 1 - Commissioner Petersen

Absent: 1 - Commissioner Franks

Chairing: 0

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

There being no further business, the meeting adjourned at 8:46 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

Thursday, September 22, 2016

7:00 PM

Board Room

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

CALL TO ORDER

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 Petersen moved, seconded by Commissioner Harrison to defer the approval of the August 25, 2016, Minutes as amended to the October 27, 2016, meeting. The motion carried by the following vote:

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

Chairing: 0

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

ANNOUNCEMENTS

Ms. Diaz-Barriga stated that Envision Franklin would have its public meeting on Monday, September 26, from 4:30 to 7:30 p.m., in City Hall, and also on Tuesday, September 27, from 7:30 to 9:30 a.m., at Columbia State. The public is invited to come out and learn about Envision Franklin.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Commissioner Harrison, seconded by Commissioner McLemore, to approve items 2-4, items 15-17, and items 19-21 on the Consent Agenda. The motion carried by the following vote:

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

Chairing: 0

Approval of the Consent Agenda

A motion was made by Commissioner Allen, seconded by Commissioner McLemore, to approve item 14 on the Consent Agenda. The motion carried by the following vote:

Aye: 8 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

Recused: 1 - Commissioner Gregory

Chairing: 0

SITE PLAN SURETIES

2. Herbert Properties Subdivision, site plan, lots 2 and 3 (McDonalds Parking Addition); release the maintenance agreement for drainage improvements. (CONSENT AGENDA)

This Planning Item was approved.

3. Rizer Point PUD Subdivision, site plan, section 1; release the maintenance agreement for sewer improvements. (CONSENT AGENDA)

This Planning Item was approved.

4. Tywater Crossing PUD Subdivision, site plan, section 1; release the maintenance agreement for streets improvements. (CONSENT AGENDA)

This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

5. Consideration of Resolution 2016-40/Ordinance 2016-27, To Be Entitled, "A Resolution And Ordinance To Annex Property, Consisting Of 204.081 Acres, Property Located South Of Murfreesboro Road And North Of South Carothers Road And Adjoining The City Limits Within The East Part Of The Franklin Urban Growth Boundary (UGB)." Establishing a Public Hearing for November 22, 2016. (09-22-16 FMPC 7-2 to approve; 10/11/16 WS)FIRST OF THREE READINGS

Attachments: [Res 2016-40 and Ord 2016-27 Ashcroft Valley to annex with Map.Law Approved.pdf](#)
[MAP AshcroftValley Annexation.pdf](#)
[Susan and Brian Caplen letter - 9-15-16](#)

Mr. King stated that Resolution 2016-40/Ordinance 2016-27 was the document required to annex the 204.081 acres of property associated with the proposed Ashcroft Valley Planned Unit Development (PUD) Subdivision. The property is adjacent to the current City of Franklin Municipal limits and within the City's established Urban Growth Boundary (UGB). A development plan and rezoning accompany this Resolution/Ordinance. Approval of Resolution 2016-40/Ordinance 2016-27 is recommended to the Board of Mayor and Aldermen.

Chair Hathaway asked for citizen comments. He stated that he would start with some ground rules for the individuals who would be speaking so that everyone could hear. The comments should be limited to two minutes each, individuals should not continue to keep repeating anything that had already been stated.

Chair Hathaway stated that because these items were integrated, the applicant should speak to the full project on the first item so that the Planning Commission was aware of everything that was being considered.

The citizens would have an opportunity to speak on each of the items that related to the property, but if they did speak on the first item and there were other items to consider, citizens would not have to come back each time and repeat what had previously been stated because the Planning Commission would understand what had already been stated.

No citizens came forward to speak.

Mr. Greg Gamble, of Gamble Collaborative Design, stated that he represented Resolution 2016-40/Ordinance 2016-27. He had brought a master plan board of the development plan proposal, and anyone who wanted speak about the development and wanted to refer to a particular place on the map could certainly be shown. This property is currently 208 acres and zoned NGA1, which is one unit per acre in Williamson County. Annexation was being requested because in the City of Franklin through the Development Plan process, the applicant was able to design a more site-specific, site-sensitive development plan that would be respectful of the land and also respectful of the neighbors. He requested approval of Resolution 2016-40/Ordinance 2016-27 to the Board of Mayor and Aldermen.

Alderman Petersen stated that the City really needed to look at situations where there might be doughnut holes, and this might be getting awfully close to having City property surround some county property.

Commissioner Harrison moved, seconded by Commissioner Orr that Resolution 2016-40/Ordinance 2016-27 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 7 - Commissioner Harrison, Commissioner Petersen, Commissioner Franks, Commissioner Gregory, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

No: 2 - Commissioner McLemore, and Commissioner Allen

Chairing: 0

6. Consideration Of Resolution 2016-41, To Be Entitled: "A Resolution Adopting A Plan Of Services For The Annexation Of Property Located South Of Murfreesboro Road And North Of South Carothers Road And Adjoining The City Limits Within The East Part Of The Franklin Urban Growth Boundary (UGB), By The City Of Franklin, Tennessee."; (09-22-16 FMPC 7-2 to approve; 10/11/16 WS)

Attachments: [AshcroftValleyPOS.pdf](#)

[RES 2016-41 Final AshcroftValley PlanofService Law Approved.pdf](#)

[Susan and Brian Caplen letter - 9-15-16](#)

Mr. King stated that Resolution 2016-41 was a City of Franklin drafted plan of services for the annexed properties being considered as part of the Ashcroft Valley Development Plan. The Plan of Service outlines how infrastructure will be extended to serve the proposed annexed properties as well as provide for the safety of residents for the newly annexed properties. This plan of service includes 342 single family detached units of a total 383 single family units. A total of 41 units are proposed on lands currently in the City limits. Approval of Resolution 2016-41 is recommended to the Board of Mayor and Aldermen.

Chair Hathaway asked for citizen comments. There were none.

Mr. Greg Gamble, of Gamble Collaborative Design, stated that he represented Resolution 2016-41 and requested approval to the Board of Mayor and Aldermen.

Alderman Petersen stated that as part of this Plan of Services, it says that "Access to the property shall be provided from Ridgeway Drive and South Carothers Road." Later on there will be some other possibilities.

Commissioner Harrison moved, seconded by Commissioner Orr that Resolution 2016-41 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 7 - Commissioner Harrison, Commissioner Petersen, Commissioner Franks, Commissioner Gregory, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

No: 2 - Commissioner McLemore, and Commissioner Allen

Chairing: 0

7. Consideration Of Ordinance 2016-28, To Be Entitled, "An Ordinance To Rezone 22.068 Acres From Detached Residential 1 District (R-1) To Specific Development - Residential District (SD-R 1.70), And Zone 204.081 Acres Specific Development - Residential District (SD-R 1.70), McEwen Character Area Overlay District (MECO-6), Seward Hall Character Area Overlay District (SWCO-3), And Designate As Conventional Area Standards, For The Property Located South Of Murfreesboro Road And North Of South Carothers Road."; Establishing a Public Hearing for November 22, 2016. (09-22-16 FMPC 6-3 to approve; 10/11/16 WS) FIRST OF THREE READINGS

Attachments: [AshcroftRezoning.pdf](#)

[Ord2016-28 AshcroftZone_rezone_with Map Law Approved 2](#)

[Public Notice.pdf](#)

[Ashcroft Valley Rez Req Set 9.1.2016](#)

[Susan and Brian Caplen letter - 9-15-16](#)

Mr. King stated that Ordinance 2016-28 proposed zoning of Specific Density Residential (SD-R 1.70) and was consistent with the adjacent and nearby developments located within the City of Franklin. The proposed density is 1.7 dwelling units per acre. Approval of Ordinance 2016-28 is recommended to the Board of Mayor and Aldermen

Chair Hathaway asked for citizen comments.

Mr. Wade Willis, of 2001 Beacon Hill Drive, stated that his only concern was that his family lived where they live because of the environment that they have, the space that they have, and he did not know why exceptions would start to be made to change the density just because a plot of land lays out as it does. He opposition was to the way that the applicant was proposing to increase the density.

Mr. Troy Mizell, of 4113 Murfreesboro Road, stated that he wanted to discuss the density of this plot. There were 8 zones to it. Fourteen1 acre is one, 49 homes, 20 acres - 80 homes, 7.5 acres - 38 homes, 9.8 acres - 33 homes, 16.9 acres - 67 homes, 12.4 acres - 37 homes, 5.8 acres - 48 homes, 10.1 acres - 22 homes. That comes out to an average, when building on this land, of .27 acres per house. That come out to almost 4 houses per acre. He understood that the Planning Commission looked at the ordinances and calculated them a different way, but this proposed subdivision of 169 acres, referred to as the Adams tract, has its own ordinance of one to five acres per tract. This proposal will leave his community with an average of almost 4 homes per acre that are actually built on. When the density calculation is convoluted with the inclusions of streets, cul-de-sacs, parking lots, parks, green space, non-visible areas, alleys, buffers, and streams, the density is officially 1.6 or 1.7 as the applicant just stated. This density will not only diminish the current charm that is enjoyed today but will have a negative impact on traffic congestion. The total acreage of this subdivision will not reduce the negative impacts on his community.

Mr. Patrick Coghlan, of 4259 Warren Road, stated that he was one of the two properties that was being affected by this access, as being under consideration, that had a requested modification of standards. When this item was originally proposed, there were about 20 individuals or so, who came out to explain it to Mr. Coghlan and his spouse. It

was supposed to have been a single-lane, gated, emergency access road, and that was how it was supposed to have been. During that meeting, it slipped that the road was probably going to be opened up and made a pedestrian road in the future. That was the second lie. The third lie was that it would be a three to one drop in the road, so it turned out that they were going to put up a 40-foot wall. Mr. Coghlan just spent \$20,000 to get his property excavated again. The water flood off of the hill is tremendous. He has five gulleys behind his house that are, at least, 12 to 15 feet wide and 18 feet deep. That is how much water that flows down the hill, and it has been there for a long, long time. He is trying to get the water to go around his house and out to the side. If the road is put through, it will go back to where he was where the water will start undercutting into his driveway and towards his foundation. He was a little upset and did not understand why the road has to be in the proposal. The original theme was that they had to have a third access. They had the third access, and he wondered why they had to come over onto Warren Road again. Finally, he stated that the following comment appeared under the specification/modification, "The people of Warren Road in the county were acceptable for this." That was another big lie. When he went to the meeting at the county for a road proposal, no one was in favor of this. He did not know how these items got to the Planning Commission and why they were said, but it seemed to him he was always hearing something different. He thought this was denied at the last Board of Mayor and Aldermen meeting.

Commissioner Orr asked Mr. Coghlan to point on the master plan board of the development plan proposal where the road was going, and Mr. Coghlan did this.

Mr. Claudio Romeo, of 4257 Warren Road, stated that this was the worst place to put a road because it was a blind curve that goes up and down. One big issue that no one had addressed was the school. His children attended Trinity, and it was literally at capacity. He told the principal about the future development, and the principal stated that they did not know where they would put the students. Page School is in trailers. He asked if anyone had addressed that situation, and staff will be discussing it more on the next item.

Ms. Diaz-Barriga stated that she wanted to clarify something regarding Mr. Coghlan's comments regarding the road. The Warren Road connection was a specific modification of standards' request, which would be voted on during the next item.

Ms. Jan Sylvis, of 1191 Cross Creek Drive, stated that she wanted to emphasize the one point of the fiscal reality that is pressing upon all governments. She had spent her entire career in governmental accounting at the state level. There were some large liabilities that would start to be booked and state and local government financial statements related to pensions and health benefits for retirees. She thought these burdens would be bigger than people thought they would be because they would be calculated in a much more straightforward way than they had in the past. She also wanted to reiterate that the density of these subdivisions would put a lot of pressure on the educational system. She cautioned everyone to look at the cost of education, not just building the buildings but hiring the teachers, then funding their pensions and health benefits.

Mr. Vail Johnson, of 204 Vantage Way, stated that he wanted to clarify and elaborate a little on the blind curve. He referred to South Carothers and stated that the curve did not look like anything in two-dimensions, but coming up to the intersection was a steep hill, and nothing could be seen past the crest of the road. The new access road could not be seen until one was at the crest of the road, and then it dives down with a quick turn to the right. Without a traffic light, it would be a disaster, and with a traffic light one could

imagine the traffic backups. He drives the road quite often, and it is extremely dangerous.

This ended citizen comments.

Mr. Greg Gamble, of Gamble Collaborative Design, stated that he represented Ordinance 2016-28. He had put together some 8.5" x 11" booklets, which he distributed to the Planning Commissioners. This was not new information, but it just referenced some points that he would like to make. He stated that once the Planning Commissioners were three pages into the booklets, they would notice a highlighted, enlarged northern section. This section was 70 acres with 70 single family, detached homes. They were proposing that this section be a gated community, and there was no access proposed from Beacon Hill Drive, according to the plan. He described the development to the north and stated that it would have a 75-foot landscape buffer, and they planned to replant, revegetate, and reforest that 75-foot landscape buffer. To the south, they would have an emergency connection. This would be a 12-foot wide pedestrian asphalt path that would allow for emergency vehicles to travel north and south if that need ever occurred. All walking trails, emergency paths, etc., will be maintained by a homeowners association (HOA). He referred to the development plan proposal and stated that there was a north-south road, connecting to Stanford Drive. The neighbor, whose property this is adjacent to, has expressed concern that if the road was built today who would make sure that individuals who do not need to be back there are not back there. He requested postponing the construction of this road for a future time. They will dedicate the right of way. The reason the road was being proposed on this plan was to give access to two properties that front currently onto Murfreesboro Road. Neither the City or the state will allow a driveway off of Murfreesboro Road for those two properties, so Ashcroft Valley is providing them an access; however, if the length of the road is built today it will be difficult for people to monitor what happens at the end of the road.

Mr. Gamble stated that the next page of the development plan proposal, it highlighted the southern portion of the property. During the Neighborhood Meeting and Workshop, on the presentation of this plan, someone expressed some concern about what the developer was doing at the end of Upland Drive. A cul-de-sac and six lots had been there, but had since been removed. They were now proposing one 3.25 acre single family detached lot. It is currently not planned to be a part of the Ashcroft HOA. It would be a stand alone single family house. They were not proposing a connection to Biltmore Court, they were not proposing a connection to Cross Creek Drive. They were proposing three connections to South Carothers Parkway, one through Meandering Way and two points of connection across from Lockwood Glen.

Last Month, this item was deferred to spend more time with the Engineering staff about the connection to Cross Creek at the curve. There was some concern there about site line and travel, and the City Engineers were concerned that there would be more left turns than straights or right turns so the curve needed to be kept the way that it is but design it slightly, so they will be engineering that for safer traffic movement. They have located the site point where it has clear visibility along the road. It is very important, and that is what they have been working on with staff over the past few weeks. They are proposing a future connection point to the south that aligns with Simmons Ridge and the proposed drive in Simmons Ridge so that there would be a future connection to City streets. There were not proposing a connection to Warren Road in this location. It was pointed out that the existing grade in that location was 22 percent slope. They would have to build two 15-foot retaining walls in the neighbors' side yards in order to accommodate that slope. They believe there are other places along Warren Road that would work with the

topography a lot better than that location, if a connection were to be made.

The Traffic Study Improvements required that the applicant provide a right turn lane from Ridgeway Drive onto Murfreesboro Road. The Traffic Improvement Study says that they need to provide a right turn lane from Murfreesboro Road onto Ridgeway Drive. Both of those allow for better traffic movements at that intersection. The Traffic Study stated that adequate turn lanes needed to be added along Carothers Road and Carothers Parkway. Those turn lanes were provided by the City of Franklin when Carothers Parkway was constructed, and those are adequate for this development, as well, without change. Carothers Road to the south will be improved by adding curb and gutter along the entire length of the property.

Mr. Gamble stated that this was not necessarily a City of Franklin issue but was in reference to a letter the applicant had mailed to five neighbors who were located along Ridgeway Drive, just to the south of October Park. There were some concerns expressed in the Neighborhood Meeting that by adding more traffic onto Ridgeway Drive, a sidewalk might need to be built. The applicant is commenting to build the sidewalk if these neighbors want this sidewalk, and the sidewalk could be maintained by the HOA of Ashcroft Valley, but it would not be located within Williamson County's right of way. It has to be located on their property line, so if they want the sidewalk the applicant is willing to build.

Mr. Gamble stated that they were asking for six modifications of standards.

Modification of Standards 1 - Chapter three of the Zoning Ordinance states that, "New development shall be restricted to detached residential dwellings on lot area of one to five acres." This is an area that has been predominantly developed with lots that have septic tanks. Septic tank lots are required to have a one acre area in Williamson County, and modification of standards 6 is added in this same chapter. It states, "Smaller lots shall not be located on the exterior of new development adjacent to or across from larger lots of an existing development; however, smaller lots may be allowed if an applicant can demonstrate that a sufficient buffer will be provided between two developments, or another method of mitigating potential conflicts will be provided, such alternatives shall require approval during the development plan approval process."

He showed and discussed the development plan proposal map for Ashcroft Valley.

He discussed the 5 other modifications of standards and stated that there were five other connection points of which they had chosen not to connect. Each of these roads were Williamson County roads and did not have curb and gutter.

Ms. Diaz-Barriga apologized for interrupting Mr. Gamble but told him that the 6 modifications of standards, to which he referred, would be voted on during the next item number 8.

Mr. Gamble requested approval to the Board of Mayor and Aldermen of Ordinance 2016-28.

Commissioner Harrison moved, seconded by Commissioner Orr that Ordinance 2016-28 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

No: 3 - Commissioner Petersen, Commissioner McLemore, and Commissioner Allen

Chairing: 0

8. PUBLIC HEARING: Consideration Of Resolution 2016-42, To Be Entitled: "A Resolution Approving A Development Plan For Ashcroft Valley PUD Subdivision With 6 Modifications Of Development Standards (Character Area Lot Size, Warren Road Connection, Beacon Hill Drive Street Connection, Internal Street Connection, Cross Creek Drive Street Connection, And Biltmore Court Street Connection, For The Property Located South Of Murfreesboro Road And North Of South Carothers Drive." (09-22-16 FMPC 6-3; 10/11/16 WS)

Attachments: [15-1094 Connectivity Presentation - Ashcroft Valley.pdf](#)
[AshcroftValleyDevPlan.pdf](#)
[Res2016-42 AshcroftValleyDevPlan with Map Law Approved 2..pdf](#)
[AshcroftValley Conditions of Approval 01.pdf](#)
[AshcroftLayout.pdf](#)
[AShcroftElevations.pdf](#)
[Full PlanSet Ashcroft Valley Dev Plan Set Resubmittal 9.1.2016.pdf](#)
[TIA Ashcroft\(9.1.16\).pdf](#)
[Ashcroft Valley Public Notice Affidavit 8.9.2016.pdf](#)
[AshcroftValleyMOSMap.pdf](#)
[Susan and Brian Caplen letter - 9-15-16](#)
[citizen comment letter](#)
[Connectivity Presentation - Ashcroft Valley](#)

Mr. King stated that Resolution 2016-42 was for the Ashcroft Valley PUD Subdivision. The staff report contains the relevant language from the Land Use Plan and Zoning Ordinance. The plan is in conformity with the Land Use Plan except for the Modification of Standards (MOS) below.

Approval of Resolution 2016-42 with conditions was recommended to the Board of Mayor and Aldermen.

Chair Hathaway stated that this would be the Development Plan for the Ashcroft Valley PUD Subdivision, and the Planning Commission would be making a recommendation to the Board of Mayor and Aldermen. He asked for citizen comments.

Mr. Greg Gamble of Gamble Collaborative Design, stated that he represented Resolution 2016-42 and requested approval to the Board of Mayor and Aldermen.

Mr. Brooks Hodges, of 1175 Cross Creek Drive, distributed presentations to the Planning Commission. He stated that his comments would be limited to discussing the current and proposed un-signalized intersections in his neighborhoods and the levels of service before and after the completion of the Ashcroft Valley Development. He represented people from both Cross Creek and Franklin East Subdivisions. The subject matter is largely contained in the September 2016 Traffic Study, which was completed without any consideration of the interconnectivity shown in MOS 2-6. Most of the people had been working over the last year and a half and had met many times with the City officials, the developer, the architect, Williamson County officials, and, of course, the Board of Mayor

and Aldermen. The current plan, submitted by Mr. Gamble, is the eighth iteration of the plan. It accommodates many of the concerns that the neighbors have put forward over the last year and a half, and they feel this is probably the best plan they can hope for with the modifications of standards requested. The developer and the architect have been very helpful, yet there are still areas of contention regarding the density, etc., but by and large they think this is the best deal they will get. He referred the Planning Commissioners to the second page of his presentation regarding the two intersections at Cross Creek Drive and Ridgeway Drive. Their concerns were when they come out of Cross Creek and Ridgeway and attempt to go west, the delay is much greater than 50 seconds in the evening. In the morning, it is not quite as bad. They have to wait for the Clovercroft light to change to stop the traffic so they can get it, and there has to be somebody on Clovercroft going east for that to happen. Sometimes, there are several cycles of the lights. By that time, traffic is backing up and people start to take risks. To cross onto Highway 96, the individuals have to cut through 4 to 5 lanes of traffic, two of the lanes may be stopped by Clovercroft, but westbound Highway 96 is not stopped so the individuals have to negotiate, and hopefully no one decides to change lanes. He referred everyone to page four, stated this was out of the Traffic Study, and he read the definition for the levels of service for un-signalized intersections. He had coded the chart in colors. Mr. Hodges referred everyone to page six and stated that in the morning Cross Creek Drive was in reasonably good shape going west. He discussed going from a "D" to an "E" trying to get out in the morning. In the evenings, they would be in an "F," which is very dangerous. He showed Ridgeway Drive and Franklin East on page seven and stated that they really had problems. This is already an unsafe intersection, and this will make it a little more unsafe. His reason for bringing this up was that was without the interconnectivity that was being proposed. He urged the Planning Commission and the Board of Mayor and Aldermen to consider the consequence of interconnecting, and he strongly pleaded to approve the MOS.

Ms. Krista Jameson, of 1190 Cross Creek Drive, stated that she lived in a cul-de-sac, and she shared a property line with 4348 South Carothers, one of the properties proposed for Ashcroft Valley. She was speaking on behalf of a newly elected board member of the Cross Creek Subdivision and a concerned mother. She and her family had moved to this address just over a year ago to be closer to I65. They chose this address to safely raise her three young children. Her two older children attend Liberty Elementary, which requires them to walk on the side of Cross Creek Drive, which is very hilly and narrow. They wait for their bus on the edge of the road at Biltmore Court and Cross Creek Drive. Because there is no traffic since their house is at the end of the subdivision, this has not posed a serious safety risk so far. If there is connectivity to Cross Creek Drive and Biltmore Court, they are concerned about the safety of not only their children but all of the other children who are in the Cross Creek subdivision. Drivers can easily exceed 40 miles per hour on these hills and not even realize it. Adding 100s of vehicles would make this a scary situation. Without City standard street lighting, it can be difficult to see when it is dark, foggy, or raining. She knew that the family's walks down Cross Creek Drive, her morning runs, or neighbors' walking pets will no longer have this option if there is connectivity. Their roads were never designed for this type of volume of traffic. Opening the main road to hundreds of motorists, coming from Ashcroft Valley and all of the other southern neighborhoods cutting through would be detrimental. It is a safety hazard to their way of life in Cross Creek, and she plead with the Planning Commission to share her concerns as a mother to not support connection through her neighborhood and to approve the MOS to not connect.

Mr. Ted Buselmeier, of 1109 Ridgeway Drive, stated that he was not happy that this land would be developed. Since he had moved into his house in 1992, he knew that at some

point this land would be developed. If the developer of Ashcroft Valley had presented a plan of one house one or more acre lots, he could have lived with that. After all, that is part of the Seward Hall character area of which his neighborhood and most of the Ashcroft Valley development are part. When Ashcroft Valley was first presented, he and his neighbors were extremely concerned about the changes to their neighborhoods and the traffic coming through their streets. They made their concerns known to the Board of Mayor and Aldermen, and the Board rejected the plan. He expressed his appreciation to Land Solutions and Gamble Collaborative Design for the way they had met, worked, and engaged with the neighborhoods during the past year to address their concerns, and in particular addressing the very serious concerns they had about the significant and dangerous increase in traffic that would be dumped on the narrow county roads. As one of the most effected residents living on the lower end of Ridgeway Drive, he considered it essential that all of the MOS that are included in the current presented plan be recommended to the Board of Mayor and Aldermen. These MOS are necessary to man our safe roads and neighborhoods.

Mr. Jay Larimore, of 1169 Cross Creek Drive, stated that he believed that the Planning Commission's vote at this meeting would have an indelible impact on the quality of life for the Cross Creek residents. Life, liberty, and the pursuit of happiness is what we all want. The Declaration of Independence says those are rights given to every human being by their creator in which governments are created to protect. He humbly asked on behalf of his family and the other families of Cross Creek for the City's continued protection. He and his wife moved to Tennessee over 20 years ago, and they were lucky, they found their personal slice of happiness in Cross Creek, which in his opinion represents the very best that Franklin has to offer. The latest Ashcroft Development plan represents the right and proper balance between additional growth in the immediate area, while respecting and protecting the character and integrity of the Cross Creek established community. The essential key to that balance; however, is the requested MOS to not connect to Cross Creek Drive, Beacon Hill, or Biltmore Court. To over-ride this key element of the plan would; however, and forever change the character of our established community and unnecessarily compromise the safety of the men, women, and particularly the children who make their homes there. He requested that the Planning Commission recommend to the Board of Mayor and Aldermen to approve the MOS.

Mr. Horton Frank, of 104 Hollow Court, stated that he and his wife purchased their home in Cross Creek in 1993 because it was a single-entry subdivision, and they had moved from an area where they had lived on a through street that traffic used to go to a mall. They are empty nesters now, but were watching their neighborhood turn over with young children. This is a unique and unusual situation from a planning standpoint because, as Alderman Petersen had mentioned, Cross Creek and Franklin East were in a doughnut where county roads, houses, design, and planning go back 35 years, and that is the way it is. He knew that Cross Creek Drive, Beacon Hill, Ridgeway, and Biltmore Court were not designed, planned, or built for the kind of traffic (connecting at every possible point to this neighborhood) that would dump onto Cross Creek Drive. These roads were all designed and built as local roads to get people from their homes to an artery. They were not designed to be feeders or collectors. There are no sidewalks, shoulders, bike lanes, or pedestrian lanes, but children and adults do a lot of walking in his neighborhood. Visibility is limited because of the topography. The speed limit is posted at 25 miles per hour. Since there are no sidewalks for the children to play on, they use the road, they stand on the side of the road to catch the school bus in the morning. They have worked with the developer for over a year, and they have had very candid, and sometimes a very spirited exchange of concerns. The plan that has been filed is the product of much work and compromise. From a planning process, he thought this was how the process should

work. He discussed the three connections and stated that all of the neighborhoods were connected, just not at every conceivable point, because Cross Creek and Franklin East were county neighborhoods, not City neighborhoods. If they were City neighborhoods, developed under current City standards, there would not be a problem, but there is a problem. The City staff has done a fabulous job, and they have a job to tell individuals to compare the plan with the standards; however, the Planning Commission had the reason, the judgement, the discretion, and the right to modify this to accommodate both the unchanging conditions (in county neighborhoods) and with the new neighborhood. He requested that the Planning Commission recommend to the Board of Mayor and Aldermen to approve the MOS.

Mr. Dan Horecka, of 505 Biltmore Court, stated that he and his family had lived at this address for 23 years and had witnessed multiple accidents because of the topography of the hills, the blind intersecting roads, the blind driveways, and the narrow roads. His oldest daughter has special needs. She is mobile, very quick, and they try to keep her out of harm's way, but things happen. Cross Creek is at the very back of the subdivision, Biltmore Court is the last cul-de-sac, and it has been such a safe environment for all of the children, and especially his daughter, Keri. He requested that the Planning Commission recommend to the Board of Mayor and Aldermen to approve the MOS.

Mr. Al Gleeson, of 1157 Cross Creek Drive, stated that Cross Creek would be impacted. They would have 300 houses where there are now fields, trees, turkeys, and those things; however, working with the developer they had come up with a compromise that allowed the Adams' property to be developed and helped to protect their quality of life as best as it could at Cross Creek. That was assuming that the MOS was agreed upon because the traffic that was being increased through his area did not have roads that were prepared to handle it. He requested that the Planning Commission recommend to the Board of Mayor and Aldermen to approve the MOS.

Mr. Troy Hackett, of 1165 Cross Creek Drive, stated that he and his wife moved into the neighborhood in July. He had the following comments:

1. The intersections that surround the junction of Highway 96 and Interstate 65 have become overloaded resulting in gridlock several times a day, and as mentioned before this includes the increased risk of collision at the intersections with their neighborhood.
2. If the connections to South Carothers Road are not adequate to handle the added traffic of new developments, then the density of homes in this region should be reduced accordingly.
3. Referring to the City's preference and plans for conservation-style neighborhoods, he pointed out that 100 homes distributed in a convention-style neighborhood produces the same amount of automotive traffic as 100 homes distributed in a different manner in a conservation-style neighborhood. The traffic problems that the neighborhood is already enduring is caused by the excessive number of new homes and not the manner in which they are distributed.
4. It is not an acceptable solution to divert access traffic through a private neighborhood that was not designed for this purpose.
5. The Cross Creek is not in need of improved connectivity. The current design is adequate for the number of homes and for access by emergency and utility vehicles.
6. The residents of our neighborhood have paid a high financial price to live in this location. We will never be compensated for the loss of privacy, safety, and home value that will follow.
7. The developers and City planners do not live in our neighborhood and will not be forced to live with the consequences of connecting the subdivision.

8. *The future residents of Ashcroft and other connected subdivisions will use our streets for their convenience without regards to the integrity of our neighborhood.*
9. *There is no net benefit to us, instead we, alone, will suffer the negative impacts in the form of diminished privacy, safety, property value, and quality of life.*
10. *Any plan to link our streets with new development is unnecessary, unjustified, and unacceptable.*

He respectfully requested that the Planning Commission recommend to the Board of Mayor and Aldermen to approve the MOS to prohibit connectivity in their neighborhood.

Mr. Thomas Brittain, of 1209 Ridgeway Drive, stated that he agreed with most of the Cross Creek individuals for the need for modifications to be made to limit connectivity. He has a unique situation with sons at home, they have a busy home and represent one-third of the children that are on the top end of Ridgeway Drive. Safety is his primary concern. He lives within the Urban Growth Boundary (UGB), and he is beginning the impact the connectivity will cause to the county roads going forward. Ridgeway is slated to be a connection. He discussed the grade and slope of Ridgeway Drive and stated that it would be very difficult to negotiate. He agreed that if this project goes through, the MOS would be needed to not connect, but for safety reasons and for future school reasons, he believe it was a bad idea based on the infrastructure that is currently present. He did not want his endorsement of the MOS to be an endorsement of the project rather if the project goes forward the county residents in Franklin East would need to know that the residents were not trying to connect it together.

Ms. Barbara Owens, of 300 Ridgetop Court, stated that their driveway was accessed by Cross Creek Drive, so if the traffic increases on Cross Creek Drive she might have difficulty getting out of Cross Creek Drive. She dittoed everything that her neighbors had said.

Mr. Skip Beasley, of 208 Vantage Way, stated that he was the former president of the Cross Creek Homeowners Association (HOA). He represented the majority of 86 homeowners in Cross Creek. They appreciated the efforts of Mr. Gamble's design team to minimize the impact on their neighborhood. They realize that the Adams' property will eventually be developed, and this is probably the best design that they can expect. They would like to have seen lot sizes of one acre or more, but they can live with this as long as Ashcroft Valley's traffic is not funneled through their cull-de-sac-style neighborhood. They already have a dangerous traffic situation at their entrance, which has already been discussed. He hopes they will abide by the vision of the new City of Franklin Planning Director, which would be to have new projects align with the existing neighborhoods and to not be extremely different. He hoped that included county residential neighborhoods.

Ms. Maggie Lindley, of 301 Ridgetop Court, stated that she had been at this address for six months. She moved to downtown Franklin, on Adams Street, about 14 years ago. They loved being there, but she now has four children. One of the biggest reasons that they moved was because Adams Street became a cut-through to avoid the traffic on Columbia Avenue, and it became dangerous. Her husband asked for a speed gun for Christmas one year because she had become uncomfortable letting their children play in the front yard on Adams Street because the speed limit was 25 miles per hour. Her husband would stand out in the yard with the speed gun, and he told her that most vehicles were going about 45 miles per hour. That was one of the biggest reasons that they moved. Her house is now situated right after the blind hill that most of the citizens were speaking about. Considering what she saw on Adams Street for so long regarding the speed limit, she is guessing this is going to be the same situation. She requested

that the Planning Commission recommend to the Board of Mayor and Aldermen to approve the MOS to prohibit connectivity in their neighborhood.

Mr. Matt Fontana, of 1006 Vista Circle, stated that the issue was the co-mingling of longstanding county neighborhoods with more modern City standards. As had been previously stated, in Cross Creek, there were no sidewalks. The roads were narrower than in the newer developments. There were traffic issues getting into and out of the neighborhoods. The traffic problems are compounded more in the mornings and evenings by school buses. The children have to walk to the school buses with no sidewalks and narrower streets. He would rather not see the development; however, he thought Mr. Gamble and his team had done an admirable job of making the best of what he and his neighbors consider a less than popular situation. He requested that the Planning Commission recommend to the Board of Mayor and Aldermen to approve the MOS to prohibit connectivity in their neighborhood.

Mr. Keith Cranston, of 1149 Cross Creek Drive, showed some pictures that he had taken with some of his and the neighborhood teenagers who were building a homecoming float. The first picture showed, when standing on top of the hill, a couple of vehicles, and 25 yards later one could see where the teenagers parked their vehicles. He also discussed the difference in coming over the hill at 25 miles per hour versus 45 miles per hour. He is a realtor, and discussed that conformity maintained value. With the current plan, the neighborhood characteristics conformed fairly well. The denser properties conformed more to Lockwood Glen. The conformity was handled well as long as there was no connection, and once all of the roads were connected into Cross Creek, the design element would become mute. Currently, there were no expectations from the subdivision south of Cross Creek that there would ever be any access through Cross Creek. The only expectation that the Cross Creek individuals had was that they would not live in a through street neighborhood.

Mr., Mike Brasel, of 1153 Cross Creek Drive, stated that most of the individuals in the room agreed with the 14 individuals who had just spoken, and he urged the Planning Commission also consider the individuals who were in the room that had not spoken.

Ms. Pamela Moehle, of 1115 Ridgeway Drive, stated that she lived at what would be the entrance to Ashcroft Valley. This had been a long process with a lot of tears shed. Their lives would change with these new houses, and they have come to an acceptance. They were here to say that they agreed with plan B, the plan in front of the Planning Commission. She discussed Ridgeway Drive's steepness, the sharp curve at Beacon Hill, and requested that the Planning Commission recommend to the Board of Mayor and Aldermen to approve the MOS to prohibit connectivity in their neighborhood.

Mr. John Vahrenkamp, of 1120 Cross Creek Drive, stated that he was the original land owner and house builder of Cross Creek Subdivision. He had lived at the fifth house on the right at the top of the hill for the past 33 years. While there were many children in the subdivision, Mr. Vahrenkamp and his neighbors were retired. The people who had moved there, when he moved there, were still there. When he moved to Cross Creek, he moved with the expectation that the homes would be acre lots whenever any of the lots came in around them; however, he realizes that will not happen, and Cross Creek will be a doughnut hole. He requested that the City let Cross Creek continue to be in the county. They support and do many things for Franklin that everyone in the county does. He stated that none of his neighborhoods were happy about the new development, and he requested that the Planning Commission recommend to the Board of Mayor and Aldermen to approve the MOS to prohibit connectivity in their neighborhood.

Ms. Laura Minchew, of 1163 Cross Creek Drive, requested that the Planning Commission not show preference for the individuals moving into Franklin at the expense of the individuals who had lived in Franklin for many years. She requested that the Planning Commission recommend to the Board of Mayor and Aldermen to approve the MOS to prohibit connectivity in their neighborhood.

Ms. Janie Luna, of 115 Hollow Circle, stated that at 5:30 a.m. there were kindergarteners waiting for the school bus in the dark. When her children were younger, she sat with her children in the car waiting for the bus. She drove down through the teenagers' vehicles last night because she lives in the neighborhood. There is no way more traffic can be put on these roads without widening the roads and putting in sidewalks. She urged the Planning Commission to think about the 5 year-olds at 5:30 in the morning.

Mr. Troy Mizell, of 4113 Murfreesboro Road, found himself quite sad tonight to listen to so many of his neighbors implore the Planning Commission to protect their quality of life, to protect their children, and to protect themselves. He thought that was not the question that should be asked tonight. He thought the question should be, why are we considering developing this property without it meeting the Land Use Plan and the other requirements that are set forth? He thought that no one would have problem if these properties were developed without all of the modifications, waivers, and exemptions. That was why they were there, to protect our way of life and to keep us safe. The development visioning and character of this property is very clear and laid out in the Land Use Plan. This proposed subdivision does not meet the requirements of the Land Use Plan, as indicated by the request of the developer asking for a modification or exemption. The proposed subdivision does not meet the Zoning Ordinance for the property as indicated by the developer asking for a MOS or exemption. No one has mentioned that the water that flows off of this property flows into the Harpeth River. This proposed development site is one of the last beautiful hillsides that is made up of mature, thick, forested trees, creeks, springs, and waterways. If this project is approved, that splendor will be gone, and the citizens will be left with a mere hill stripped of much of its forest, and the people can enjoy the splendor of viewing a clump of densely-built two-story homes.

This ended citizen comments.

Mr. Greg Gamble, of Gamble Collaborative Design, stated that it was true that they had been working on this plan for quite some time. Several of the neighbors had stated that this plan was about as good as they were going to get. This property today could be developed in the county at one unit per acre. The county has a requirement that all roads stubbed to property lines be connected. It is almost worded the same as Franklin's. The roads, Cross Creek Drive and Ridgeway Drive, according to the county, are built to county standards. New streets in this subdivision would also be built to county standards, no curb and gutter, no sidewalks, and no streetlights. That is a county road. The City of Franklin has higher standards. The City has a development in the process that allows the clustering of homes, create significant landscape buffers, create open space areas that transition between home types, densities, and neighborhoods. The Land Use Plan does not restrict this site to a development to one to five acre lots. Chapter three of the Zoning Ordinance is where that statement is made, but it also states that with appropriate transition and appropriate buffers that that type of development is acceptable. Here is an opportunity for an extension of residential neighborhood in the City of Franklin to connect to the City of Franklin public services and public utilities. There is an incentive to develop this property in this way in relationship to the existing neighborhoods that are here today. The applicant has looked at Ridgeway Drive and what

it would take to get a light at that intersection. If 70 percent of the trips proposed in a fully-connected neighborhood accessed Stanford Drive or Beacon Hill and used Ridgeway Drive to exit out, there would be about 2,400 trips per day. That would warrant a traffic light on Highway 96. The applicant had been prepared from day one to install a light at this location; however, with this proposal it is not warranted. As a part of staff comments, the fire marshal says that if there is not sufficient connectivity in a development, all homes should be sprinklered. They will be constructing new water lines to increase water pressure throughout the neighborhood. The applicant had asked for consideration of staff on an exhibit, which he described and discussed and distributed to the Planning Commission. He pointed out on the map the three areas, the upper, gated area, a portion with a cul-de-sac, and the southern portion, which has limited connectivity at this time. They would like the City's consideration that these be areas that they will provide sprinklers in. They will commit to that and/or would like the opportunity to work with staff or the Planning Commission at a site plan level to establish those areas appropriate for a fire sprinkler in the home. That is staff comment number 10. As the comment reads today, it requires 100 percent of the homes to be sprinklered, and they would like for some consideration regarding certain considerations of the plan to be sprinklered.

Commissioner Harrison asked if the Planning Commission would consider all MOS separately.

Chair Hathaway stated that they would.

Chair Hathaway asked Mr. King if he would read each MOS for clarification.

Mr. King stated the following regarding MOS 1:

MOS 1- Minimum Lot Size. The applicant is proposing lot sizes smaller than one acre, a minimum separation of 75 feet from the nearest property line of a County Subdivision lot. This applies only to the parcels in the Seward Hall Character Area Overlay-3.

Staff recommends approval of MOS 1.

Commissioner Harrison moved, seconded by Commissioner Orr to approve MOS 1.

Commissioner McLemore stated that she was originally opposed to the annexation and the rezoning, but after hearing the comments from the citizens and the new information from the applicant, she stated that she would be voting in favor of MOS 1.

With the motion to approve MOS 1 having been made and seconded, it passed eight to one (8-1) with Commissioner Allen voting no.

Mr. King stated the following regarding MOS 2:

MOS 2- Warren Road Connection. The applicant is proposing not to extend the roadway network to Warren Road from this subdivision. Naturally occurring grades between 10 percent and 20 percent exist between the subdivision and Warren Road. Granting this MOS would allow the applicant not to connect to Warren road. Significant upgrades would need to be made to Warren and Arno Roads in the event this connection is made.

Staff recommends approval of MOS 2.

Commissioner McLemore moved, seconded by Commissioner Harrison to recommend approval of MOS 2.

Commissioner Allen asked if there would be a discussion on the main motion before voting on the MOS 2.

Chair Hathaway stated that the main motion would be discussed when the MOS were modified.

With the motion to approve MOS 2 having been made and seconded, it passed nine to zero (9-0).

Mr. King stated the following regarding MOS 3, MOS 5, and MOS 6:

MOS 3, 5, and 6 will be the same with the only change being the name of the street. The applicant is proposing to not make a connection from this subdivision to a Williamson County subdivision road other Beacon Hill Drive, Cross Creek Drive, or Biltmore Court. Providing for multiple connections disperses concentrated traffic volumes and reduces pressure on major roads. These connections can also reduce vehicle miles traveled and average trip length.

Staff recommends disapproval of modification of standards, MOS 3, MOS 5, and MOS 6

Commissioner Allen moved to disapprove MOS 3, MOS 5, and MOS 6. The motion died due to the lack of a second.

Commissioner Orr moved, seconded by Commissioner Harrison to recommend approval of MOS 3. The motion passed nine to zero (9-0).

Commissioner Harrison moved, seconded by Commissioner Orr to recommend to not approve the connection of MOS 5. The motion passed nine to zero (9-0).

Commissioner Harrison moved, seconded by Commissioner Orr to recommend to not approve the connection of MOS 6. The motion passed nine to zero (9-0).

Mr. King stated the following regarding MOS 4:

MOS 4- Internal Street Connection - The applicant is proposing to not connect the development from north to south via an internal roadway. The intention was to reduce the traffic impact on the Franklin East and Cross Creek Subdivisions. The proposed connectivity index was 1.43. This modification of standards would grant the applicant permission not to make this connection.

Staff recommends disapproval of this MOS.

Commissioner Harrison asked if this was the emergency access path. Mr. King stated that it was.

Ms. Diaz-Barriga stated that the applicant wanted an emergency access path only, and that staff wanted the street.

Commissioner Harrison moved, seconded by Commissioner Orr to approve MOS 4. The motion passed eight to one (8-1) with Commissioner Allen voting no.

Commissioner Allen stated that the gentleman who had last spoken had also taken her thunder. It was almost sad to listen to the citizens who had come to the microphone so speak. She knew they did not say what they really wanted to say and almost pleaded

with the Planning Commission to not disapprove the development, which was asking for almost twice the amount of homes and to ask the Planning Commission to recommend disapproval to the Board of Mayor and Aldermen for a development that was asking for 179 extra houses but to ask the Planning Commission to recommend approval to the Board of Mayor and Aldermen for the MOS because it was a foregone conclusion that this extremely dense development was going to get approved. We are killing the goose that laid the golden egg. We, as a City, ought to get on the ball about this. The developers are building and building. We need to say what we really mean, and not be so concerned about what we think is going to happen.

Alderman Petersen stated that she had voted for all of the MOS, and she thought they were the best under the circumstances; however, she would be voting against the main motion. She reminded everyone, again, that the Planning Commission voted to make a recommendation to the Board of Mayor and Aldermen, and the final decision would come from the Board of Mayor and Aldermen.

Chair Hathaway stated that the Planning Commission would be voting to recommend approval to the Board of Mayor and Aldermen for the Development Plan.

Commissioner Harrison moved, seconded by Commissioner Orr that Resolution 2016-42 be recommended to the Board of Mayor and Aldermen for approval including 6 Modifications of Standards (MOS1 approve 8-1 [Allen "no"]; MOS2 approve 9-0; MOS3 approve 9-0; MOS4 approve 8-1 [Allen "no"]; MOS5 approve 9-0; MOS6 approve 9-0). The motion carried by the following vote:

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

No: 3 - Commissioner Petersen, Commissioner McLemore, and Commissioner Allen

Chairing: 0

9. PUBLIC HEARING: Consideration Of Ordinance 2016-33, To Be Entitled, "An Ordinance To Rezone 5.195 Acres From General Office District To Specific Development Residential 27.33 District For The Property Located North Of Mallory Station Road And East Of Franklin Road, 222 Mallory Station Road."; (09/22/16 FMPC 9-0 and 10/11/16 WS & 1st Reading 8-0) SECOND OF THREE READINGS

Attachments: [ORD 2016-33 Avenida Rezoning with Map Law Approved 2](#)
[MAP 6190AvenidaVer2](#)
[Avenida PlanSet.pdf](#)
[16001 Avenida - Certified Mailing Addresses letter labels.pdf](#)
[16001 Rezoning and PUD Development Plan Public Notification.pdf](#)
[PUBLIC NOTICE AFFIDAVIT signed.pdf](#)
[Avenida of Cool Springs Deferral Letter](#)

Mr. King stated that Ordinance 2016-33, the proposed zoning of SD-R 27.33, is consistent with the recommendations of the Land Use Plan and is compatible with the surrounding properties. The proposed density is 27.33 dwelling units per acre in a single multifamily building. Approval of Ordinance 2016-33 is recommended to the Board of Mayor and Aldermen.

Chair Hathaway asked for citizen comments. There were none.

Mr. Dwight Kiser, of Kiser Vogrin Design, stated that he represented Ordinance 2016-33 and requested approval to the Board of Mayor and Aldermen.

Commissioner Harrison moved, seconded by Commissioner McLemore that Ordinance 2016-33 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Chairing: 0

10. PUBLIC HEARING: Consideration of Resolution 2016-47, To Be Entitled: "A Resolution Approving A Development Plan For Avenida Of Cool Springs PUD Subdivision, For The Property Located North Of Mallory Station Road And East Of Franklin Road, 222 Mallory Station Road." (09/22/16 FMPC 9-0; 10/11/16 WS)

Attachments: [MAP AvenidaofCoolSprings DevPlan.pdf](#)
[RES 2016-47 Avenida DevPlan with Map.pdf](#)
[6191 AvenidaofCoolSprings Conditions of Approval 01.pdf](#)
[AvenidaofCoolSpringsDevPlan.pdf](#)
[Layout Avenida.pdf](#)
[AvenidaElevations.pdf](#)
[TIS Review2 Avenida 20160810 CB appr.pdf](#)
[PUBLIC NOTICE AFFIDAVIT signed.pdf](#)

Mr. King stated that the applicant was proposing 142 units of attached residential dwelling units in one structure located on 5.195 acres. The development is intended to be an age restricted (55+) community as allowed by the Federal Fair Housing Act. Approval of Resolution 2016-47 is recommended to the Board of Mayor and Aldermen, with conditions.

Chair Hathaway asked for citizen comments. There were none.

Mr. Dwight Kiser, of Kiser Vogrin Design, stated that he represented Resolution 2016-47 and they had deferred this item from the August 25, 2016, Planning Commission so that they could resolve an issue regarding parking. They had achieved the desired results. They had reviewed all of the requirements, and they requested approval to the Board of Mayor and Aldermen.

Commissioner Harrison moved, seconded by Commissioner Lindsey that Resolution 2016-47 be recommended to the Board of Mayor and Aldermen for approval.

Alderman Petersen asked if the MOS had been handled.

Mr. King stated that staff had been able to resolve the parking issue through a deferred parking arrangement.

Alderman Petersen asked about the building.

Mr. Kiser stated that there was a building length that was part of the original applicant. He believed that they had indicated that this was more of a design issue that would be addressed at the site plan.

Ms. Diaz-Barriga stated that building length was part of section 5.3 in the Zoning Ordinance and only requires a design modification at the Planning Commission level during the site plan.

Commissioner Harrison moved, seconded by Commissioner Lindsey that Resolution 2016-47 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Chairing: 0

11. PUBLIC HEARING: Consideration Of Ordinance 2016-37, To Be Entitled, "An Ordinance To Rezone 3.66 Acres From Specific Development Residential (SD-R 8.03) District To Specific Development Residential (SD-R 8.70) District And Rezone 0.48 Acres From Detached Residential 3 (R-3) District To Specific Development Residential (SD-R 8.70) District For The Property Located North Of West Main Street And West Of Rucker Avenue, 117 Rucker Avenue." (09/22/16 FMPC 9-0 and 10/11/16 WS and 1st BOMA Reading 8-0) SECOND OF THREE READINGS

Attachments: [Ordinance 2016-37 Rucker Park PUD Subd with Map.Law Approved](#)
[Ord-2016-37 Rucker Park Rezoning Map](#)
[6226 Rucker Park Rezoning Plan Set](#)

Mr. Baumgartner stated that the applicant was looking to rezone the property to include the increased density asked for in the following development plan revision. The property is zoned SDR, and thus the density of the project must align with the allowed density of the zoning district. The original Rucker Park PUD Subdivision has an existing zoning of SD-R 8.17, and is applying to be rezoned to SD-R 8.70.

Approval of Ordinance-2016-37 is recommended to the Board of Mayor and Aldermen.

Chair Hathaway asked for citizen comments.

Ms. Avalena Gosie Hadley, who formerly lived in Franklin, Tennessee, and was a graduate of Franklin High School. She was coming in on the tail-end of this. They had experienced what had happened earlier relative to the Rucker Park. She wanted to know if this was moving from 30 residents to 36. She also wanted to know how many homes would be built on Old Carter's Creek Pike.

Mr. Greg Gamble, of Gamble Collaborative Design, stated that he represented Ordinance 2016-37 and said that there was a total of six homes that were being proposed, a four-unit building, and a duplex building. It will look like more of a Franklin-style southern home, and the four-plex buildings are designed in keeping with Rucker Park's existing architecture.

Ms. Hadley asked about the status of this project.

Mr. Gamble stated that this was the development plan revision proposal.

Ms. Hadley stated that there were several older homes that were still within the Rucker Subdivision. She asked if the future plans were to force everyone out, buy the properties to develop because there was an old section and a new section. They knew progress was going to happen, she was curious about the juncture of when it would happen.

Chair Hathaway stated that he did not know if any of the Planning Commission knew exactly when this would happen. It would all be contingent upon the buyers and the willing sellers. Neither the City nor the Planning Commission advocate certain development patterns, per se, so they did not know what the future would hold.

Ms. Hadley stated that another concern she had was traffic. Traffic had always been a problem in the Rucker Park area, and with the addition of all of this she asked what was

being done in terms of traffic.

Mr. Baumgartner stated that what was on the floor right now was just for the piece of property that was on the screen. If a developer did come in and look to do something that the existing zoning did not allow, they would have to come in for a rezoning process, which would start right here, and the City does have a notification policy.

Mr. Gamble stated that Rucker Park was unique to Franklin. There have been so many success stories in Rucker Park regarding people who have lived in the City of Franklin for over 30-35 years and now have an opportunity to purchase a home.

Commissioner Harrison moved, seconded by Commissioner McLemore that Ordinance 2016-37 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Chairing: 0

12. PUBLIC HEARING: Consideration Of Resolution 2016-57, To Be Entitled: "A Resolution Approving A Revised Development Plan For Rucker Park PUD Subdivision, For The Property Located North Of West Main Street And West Of Rucker Avenue, 117 Rucker Avenue." (09/22/16 FMPC 9-0, 10/11/16 WS)

Attachments: [Res-2016-57 Rucker Park DP Rev 1 Map](#)
[2016-57 RES Rucker Park PUD Dev Plan with Map.Law Approved](#)
[6227 Rucker Park DP Rev 1 COA](#)
[6227 Rucker Park DP Rev 1 Plan Set](#)
[6227 Rucker Park DP Rev 1 Architecture](#)

Commissioner Franks recused himself from item 12.

Mr. Baumgartner stated that the applicant was proposing a Development Plan Revision to the Rucker Park PUD Subdivision. The applicant purchased additional property to the northeast of the site totaling an additional 0.48 acres. The applicant is proposing to include two additional structures, one four-unit townhome and one duplex that faces Rucker Avenue. Approval of Resolution 2016-57 is recommended to the Board of Mayor and Aldermen.

Chair Hathaway asked for citizen comments. There were none.

Mr. Greg Gamble, of Gamble Collaborative Design, stated that he represented Ordinance 2016-37 and requested approval to the Board of Mayor and Aldermen.

Commissioner Harrison moved, seconded by Commissioner Lindsey that Resolution 2016-57 be recommended to the Board of Mayor and Aldermen for approval.

Commissioner Allen asked how many more units this project would have since this had just been done.

Mr. Gamble stated that the one to which she referred was a rezoning.

Commissioner Allen stated that she understood and thanked Mr. Gamble.

Commissioner Harrison moved, seconded by Commissioner Lindsey that Resolution 2016-57 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 8 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

Recused: 1 - Commissioner Franks

Chairing: 0

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

13. 508 Duke Drive Subdivision, Preliminary Plat, 4 Commercial Lots On 7.3 Acres, Located At The Southeast Corner Of Mallory Station Road And Duke Drive.

Attachments: [MAP_508DukeDrivePP.pdf](#)
[508DukeDrive_PP_Conditions of Approval_01.pdf](#)
[508DukeDrive_PP.pdf](#)

Alderman Petersen stated that she noticed on the regular list that number 13 was not on consent, and she noticed it was on consent whenever they saw the Agenda Items list.

Mr. King stated that the applicant was seeking to subdivide two platted lots into four lots. The zoning was Light Industrial, and the new lots will retain that zoning. Future site plans will be required for construction purposes. The proposed plat is consistent with the Land Use Plan. Staff recommends approval with conditions of this preliminary plat.

Mr. Greg Gamble, of Gamble Collaborative Design, requested approval of item 13.

Commissioner Harrison moved, seconded by Commissioner Lindsey for approval, with conditions. The motion carried by the following vote:

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

Chairing: 0

14. Berry Farms Town Center PUD Subdivision, Final Plat, Section 10 and Section 7 (Revision To Lot 7099), Two New Commercial Lots And A Revision To One Previously Platted Lot On 14.14 Acres, Located At The Intersection Of Rural Plains Circle And Berry Farms Crossing. (CONSENT AGENDA)

Attachments: [MAP_BFTC_Sec10FP.pdf](#)
[BFTC_Sec10_FP_Conditions of Approval_01.pdf](#)
[FullPlat_BFTC_Section10FP.pdf](#)

This Planning Item was approved.

15. Cottages At 509 Hill Drive PUD Subdivision, Final Plat, Four Lots On 0.559 Acres, Near The Intersection Of West Main Street And Hill Drive, 509 Hill Drive. (CONSENT AGENDA)

Attachments: [MAP_Cottagesat509HillDriveFP.pdf](#)
[Cottagesat509HillDrive_FP_Conditions of Approval_01.pdf](#)
[FP_Cottagesat509HillDr.pdf](#)

This Planning Item was approved.

16. Downs Boulevard Subdivision, Final Plat, Revision 9, Lots 2 And 22, Revisions To Two Existing Commercial Lots And Platting Of An Access Easement On 4.11 Acres, Located Near The Intersection Of Downs Blvd And Columbia Ave. (CONSENT AGENDA)

Attachments: [MAP DownsBlvdLot2and22.pdf](#)
[DownsBlvd LOT2222 Conditions of Approval 01.pdf](#)
[FP DownsBlvd 6164 resubmitted 8-31-16.pdf](#)

This Planning Item was approved.

17. Family Legacy PUD Subdivision, Final Plat, 5 Lots On 22.72 Acres, Located Near The Intersection Of Franklin Road And Cumberland Park Drive, At 568, 562, And 554 Franklin Road. (CONSENT AGENDA)

Attachments: [MAP FamilyLegacyPUDSubdFP.pdf](#)
[FamillLegacy FP Conditions of Approval 01.pdf](#)
[FP FamilyLegacyPUDSubdivision.pdf](#)

This Planning Item was approved.

18. Franklin Special School District Board Of Education Subdivision, Final Plat, (Fairground Street), Creating A New Lot Fronting Fairground Street, Totaling 0.47 acres, Located South Of Fairground Street And East Of Columbia Avenue. (CONSENT AGENDA)

Attachments: [Franklin Special School District, FP Fairground St Map](#)

[6224 Franklin School District FP COA](#)

[6224 Franklin School District FP Plat](#)

Mr. Baumgartner stated that staff recommended approval of item 18, the Franklin Special School District Board of Education Subdivision, final plat.

Chair Hathaway asked for citizen comments. There were none.

Alderman Petersen asked what was planned for the Franklin Special School District Board of Education Subdivision.

Ms. Diaz-Barriga stated that she did not think staff had many discussions with the Franklin Special School District.

Mr. Baumgartner stated that it was his understanding that the Franklin Special School District was looking to sale the extra lot, and to do that they needed to plat that off. It is still zoned Civic Institutional.

Ms. Diaz-Barriga stated that the Franklin Special School District understood that they would have to file a rezoning to do residential at that location.

Alderman Petersen stated that it looked as though the lot next door High Industrial.

Commissioner Harrison moved, seconded by Commissioner Orr to approve, with conditions, this final plat. The motion carried by the following vote:

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

Chairing: 0

19. Longview Subdivision, Final Plat, Section 1, Revision 2, A Final Plat To Rename An Easement And Add An Access Easement, On 2.27 Acres, Located At Werthan Circle. (CONSENT AGENDA)

Attachments: [Longview Subd, FP, sec 1, Rev 2 Map](#)

[6225 Longview Conditions of Approval](#)

[Longview Subd, FP, Sec 1, Rev 2 Plat](#)

This Planning Item was approved.

20. Richland Close Subdivision, Final Plat, Four Lots On 2.07 Acres, Located At 1048 Carlisle Lane. (CONSENT AGENDA)

Attachments: [MAP 6229 Richland Close Subd, FP](#)
[Conditions of Approval 6229](#)
[Richland Close Subdivision, final plat - submittal 002](#)

This Planning Item was approved.

21. Tywater Crossing PUD Subdivision, Final Plat, Section 3, 27 Lots On 6.62 Acres, Located Northeast Of Downs Boulevard And South Of The Existing Homes Within Tywater Crossing. (CONSENT AGENDA)

Attachments: [Tywater Crossing PUD Subd, FP, Sec 3 Map](#)
[6230 Tywater Crossing PUD Subd, FP, Sec 3 COA](#)
[6230 Tywater Crossing PUD Subd, FP, Sec 3 Plat](#)

This Planning Item was approved.

ZONING ORDINANCE TEXT AMENDMENTS

22. PUBLIC HEARING: Consideration of Ordinance 2016-39, To Be Entitled: "An Ordinance To Amend Chapters 3 And 5 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, To Adopt The New FEMA Flood Insurance Rate Maps, And Amend The City Of Franklin Zoning Map To Update The Boundaries Of The Floodway Fringe (FFO) And Floodway (FWO) Overlay Districts Accordingly." (09/22/16 FMPC 9-0 and 10/11/16 WS & 1st BOMA Reading 8-0) SECOND OF THREE READINGS

Attachments: [Ordinance 2016-39 Amend ZO to adopt new FEMA Flood Maps and FWO and FWO Overlay Districts Law Approved](#)
[FEMA Final Flood Hazard Determination Letter 6-22-16](#)
[Staff Report Exhibit - Item 22 - Ordinance 2016-39](#)

Mr. Svoboda stated that the purpose of Ordinance 2016-39 was to amend Chapters 3 and 5 of the Franklin Zoning Ordinance to adopt the new Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs), Flood Insurance Study (FIS), and to amend the Franklin Zoning Map to update the boundaries of the Floodway Fringe (FFO) and Floodway (FWO) Overlay Districts to match the FIRMs.

Mr. Svoboda stated that this item was discussed at the Joint Conceptual Meeting earlier in the evening and referred to the detailed information contained in the staff report as follows: The City of Franklin received a final determination notice from FEMA on June 22, 2016, that the proposed modified flood hazard determinations (FHDs) affecting the City's FIRMs and FIS had been approved by FEMA, effective as of December 22, 2016. The Floodplain Protection standards in Chapter 5 enable the City to consider the new FIS data and FIRMs as better data and the City is able to enforce the new maps prior to adoption of Ordinance 2016-39. However, in order to maintain eligibility in the National Flood Insurance Program (NFIP), the City is required by Federal Regulations to adopt an Ordinance formally adopting the FIS and FIRMs.

The FIS and FIRMs that were updated by FEMA were prepared for the Harpeth River Watershed area and did not include other watersheds with the City of Franklin or the Urban Growth Boundary (UGB). Therefore, the FIRMs that were not included in the new FIS will maintain their original panel numbers and effective date of September 29, 2006. The FIRMs that were included in the new FIS have been given new panel numbers and will have an effective date of December 22, 2016. Ordinance 2016-39, updates the Floodplain Protection Standards in Chapter 5 of the Zoning Ordinance, Subsection 5.8.5 (2) (b), to formally amend and adopt the FIS and list of FIRMs as required by FEMA.

It is necessary to also update the Franklin Zoning Map to amend the FFO and FWO Overlay Districts boundaries accordingly to reflect the floodplain and floodway boundaries identified on the existing and new maps identified in Subsection 5.8.5 (2) (b) described above. The corresponding text that delimitates the boundaries of the FWO and FFO Overlay Districts in Subsections 3.4.4 (4) and 3.4.5 (5) have been updated to reference the FIS and FIRMs that are being adopted in Subsection 5.8.5 (2) (b).

A draft map is included with the staff report that illustrates the approximate locations of the revised FFO and FWO boundaries within the City and the areas of special flood hazard located in the UGB. Upon passage of this Ordinance the Zoning Map will be amended to reflect the location of the FFO and FWO for the areas located within the existing city limits. In addition, when properties within the UGB are annexed by the City, the Ordinance that zones the property will include any FFO and/or FWO overlay districts

that need to be adopted according to the adopted FIS and FIRMs.

Approval of Ordinance 2016-39 is recommended to the Board of Mayor and Aldermen.

Chair Hathaway asked for citizen comments. There were none.

Commissioner Lindsey moved, seconded by Commissioner Orr that Ordinance 2016-39 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Chairing: 0

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

There being no further business, the meeting adjourned at 9:00 p.m.

Chair Mike Hathaway

**FRANKLIN MUNICIPAL PLANNING COMMISSION
MEETINGS AND DEADLINES
JANUARY 2017 - JANUARY 2018**

Pre-Application Submittal Deadline (9:00 AM)	Initial Submittal Deadline (5:00 PM)	Checkpoints returned to applicant (NOON) <i>staff comments due 11:00 AM</i>	Resubmittal of Corrected Plans (5:00 PM)	FMPC Packet/ Administrative Reports Available (noon)	FMPC Meeting (7:00 PM)
11/28/2016	12/12/2016	12/27/2016	1/5/2017	1/18/2017	1/26/2017
12/26/2016	1/9/2017	1/24/2017	2/2/2017	2/15/2017	2/23/2017
1/23/2017	2/6/2017	2/21/2017	3/2/2017	3/15/2017	3/23/2017
2/27/2017	3/13/2017	3/28/2017	4/6/2017	4/19/2017	4/27/2017
3/27/2017	4/10/2017	4/25/2017	5/4/2017	5/17/2017	5/25/2017
4/24/2017	5/8/2017	5/23/2017	6/1/2017	6/14/2017	6/22/2017
5/29/2017	6/12/2017	6/27/2017	7/6/2017	7/19/2017	7/27/2017
6/26/2017	7/10/2017	7/25/2017	8/3/2017	8/16/2017	8/24/2017
7/31/2017	8/14/2017	8/29/2017	9/7/2017	9/20/2017	9/28/2017
8/28/2017	9/11/2017	9/26/2017	10/5/2017	10/18/2017	10/26/2017
9/25/2017	10/9/2017	10/24/2017	11/2/2017	11/10/2017	11/16/2017
10/23/2017	11/6/2017	11/21/2017	11/30/2017	12/8/2017	12/14/2017
11/27/2017	12/11/2017	12/21/17 @ 3pm	1/4/2018	1/17/2018	1/25/2018

1. Cycles highlighted in orange are months in which Land-Use Plan amendments may be considered.
2. This schedule also serves as the Administrative Plan review schedule.
3. Please refer to the Administrative Manual for submittal procedures and requirements.
4. The Joint FMPC/BOMA Conceptual Workshop is held prior to the monthly FMPC Meeting. The application deadline for these workshops is the same as the Resubmittal date for FMPC items of that meeting.
5. The December FMPC meeting has been moved to avoid conflicts with a City Holiday.

RIZER POINT PUD SUBDIVISION, REZONING,
(ORDINANCE 2016-40)
FRANKLIN MUNICIPAL PLANNING COMMISSION
10/27/2016



Project Information

Existing Zoning: Agricultural (AG)

Proposed Zoning: SD-R 1.14

Existing Land Use: Vacant

Proposed Land Use: Detached Residential

Character Area: WHCO 2 & 3

Development Standard: Conventional

Other Overlays: N/A

Site Acreage: 14.04 acres

- | | |
|--|---------------------------------------|
| Rizer Point PUD Subdivision | SD-R Specific Development-Residential |
| Harpeth River (Polygon) | SD-X Specific Development-Variety |
| AG Agricultural District | OR Office Residential District |
| ER Estate Residential | GO General Office District |
| R-1 Residential District | CC Central Commercial District |
| R-2 Residential District | NC Neighborhood Commercial District |
| R-3 Residential District | GC General Commercial District |
| R-6 Residential District | LI Light Industrial District |
| RM-10 Attached 10 Residential District | HI Heavy Industrial District |
| RM-15 Attached 15 Residential District | CI Civic and Institutional District |
| RM-20 Attached 20 Residential District | |



0 250 500 1,000
Feet

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

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

WHEREAS, the Specific Development Residential (SD-R) 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 2016-66, approving a Revised Plan Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

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

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND 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 Agriculture (AG) District to Specific Development Residential (SD-R 1.14) District:

PREMISES CONSIDERED

Map-Parcel	Acres
portion of 63 3.01	14.04
Total	14.04

Commencing at a point along the west right-of-way of Viola Lane, the same point being on the southern line of the property of F-L Farms LLC, of record on Tax Map 63 Parcel 3.01 in the Register's Office of Williamson County Tennessee; said point being the point of beginning of the following land:

Thence, N 75° 28' 11" W for a distance of 228.99 feet to a point;

Thence, N 75° 28' 09" W for a distance of 32.25 feet to a point;

Thence, N 00° 30' 49" E for a distance of 418.10 feet to a point;

Thence S 89° 29' 11" E a distance of 831.09 feet to the point;

Thence N 02° 50' 33" E a distance of 670.00 feet to a point;

Thence S 87° 09' 27" E a distance of 155.00 feet to a point;

Thence S 02° 50' 33" W a distance of 1252.57 feet to a point;

Thence N 83° 36' 11" W a distance of 479.60 feet to a point;

Thence, N 75° 28' 11" W for a distance of 238.86 feet to the point of beginning and containing 14.04 acres of land.

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:

RIZER POINT PUD SUBDIVISION, REZONING,
(ORDINANCE 2016-40)
FRANKLIN MUNICIPAL PLANNING COMMISSION
10/27/2016



- | | |
|--|---------------------------------------|
| Rizer Point PUD Subdivision | SD-R Specific Development-Residential |
| Harpeth River (Polygon) | SD-X Specific Development-Variety |
| AG Agricultural District | OR Office Residential District |
| ER Estate Residential | GO General Office District |
| R-1 Residential District | CC Central Commercial District |
| R-2 Residential District | NC Neighborhood Commercial District |
| R-3 Residential District | GC General Commercial District |
| R-6 Residential District | LI Light Industrial District |
| RM-10 Attached 10 Residential District | HI Heavy Industrial District |
| RM-15 Attached 15 Residential District | CI Civic and Institutional District |
| RM-20 Attached 20 Residential District | |



0 250 500 1,000
Feet

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RIZER POINT PUD SUBDIVISION REZONING REQUEST

REVISION 2

ADDITION OF PROPERTY IDENTIFIED AS MAP 63, PARCEL 3.01 TO THE RIZER POINT PUD
FRANKLIN, TENNESSEE

OWNER/APPLICANT:

GOODALL INC, BUILDERS
393 MAPLE STREET, SUITE 100
GALLATIN, TN 37066
JACK LUDINGTON
615.451.5029

PLANNER/LANDSCAPE ARCHITECT

GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
greggamble209@gmail.com
615.975.5765
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN TN 37064

CIVIL ENGINEER:

DEWEY ENGINEERING
MICHEAL DEWEY
2925 BERRY HILL DRIVE
NASHVILLE, TENNESSEE 37204
615.401.9956
mdewey@dewey-engineering.com

SURVEYOR (NEW TRACT):

GREG TERRY
JAMES TERRY & ASSOCIATES
211 DONELSON PIKE
SUITE 6
NASHVILLE, TENNESSEE 37214
615.490.6920
greg.jta@comcast.net



REVISION 2 SUMMARY:

This Rezoning Request is to include a new Section, Section 5 to the overall PUD. Section 5 is an additional parcel (+/-14.04 AC) and 16 new single family detached homes. The other four sections of the original Rizer Point PUD have approved Site Plans and are either in construction or complete. No change is proposed to Sections 1 - 4. New parcel to be rezoned from AG to SD-R (1.14).

INDEX OF SHEETS

SHEET	DESCRIPTION
C 0.0	COVER SHEET AND LOCATION MAP
C 1.0	OVERALL EXISTING CONDITIONS
C 1.1	EXISTING CONDITIONS



COF # 6250
INITIAL SUBMITAL: SEPTEMBER 12, 2016
REVISED: OCT. 6, 2016

[illegible]

ARMOUR SILT LOAM	2-5% SLOPES
ARMOUR SILT LOAM (ERODED)	5-12% SLOPES
BRAXTON CHERTY SILT LOAM (ERODED)	5-12% SLOPES
BRAXTON CHERTY SILT LOAM (ERODED)	12-20% SLOPES
HUNTINGTON SILT LOAM (PHOSPHATIC)	N/A
MAURY SILT LOAM (ERODED)	2-5%
MAURY SILT LOAM (ERODED)	5-12%



C1.0
OVERALL EXISTING
CONDITIONS



SITE DATA:

PROJECT NAME:	RIZER POINT PUD SUBDIVISION		
SUBDIVISION:	REZONING REQUEST, REV. 2		
LOT NUMBER:	6250		
ADDRESS:	RIZER POINT		
CITY:	N/A		
COUNTY:	DEL RIO PIKE		
STATE:	FRANKLIN, TN		
CIVIL DISTRICT:	WILLIAMSON		
MAP, GROUP, PARCEL NUMBERS:	TENNESSEE		
EXISTING ZONING:	14TH CIVIL DISTRICT		
PROPOSED ZONING NEW PARCEL:	MAP 63, PARCEL 3.01 (NEW PARCEL)		
CHARACTER AREA OVERLAY:	SD-R & AG		
OTHER APPLICABLE OVERLAYS:	SD-R (1.14)		
APPLICABLE DEVELOPMENT STANDARD:	WHCO 2 & 3		
TOTAL AREA:	FFO, FWO		
OVERALL DENSITY:	CONVENTIONAL		
NET DENSITY (MINUS 8.06 AC ROW)	ORIGINAL RIZER POINT AREA: 35.94 AC		
NET DENSITY (MINUS ROW AND 6.50 AC FWO OVERLAY):	ORIGINAL RIZER POINT AREA: 14.04 AC		
NUMBER OF RESIDENTIAL UNITS BY USE TYPE:	TOTAL AREA: 49.98 AC		
24 TOWN HOME (CURRENT RIZER POINT PUD)	2.23 UNITS/AC TOTAL SITE		
71 SINGLE FAMILY HOME (CURRENT RIZER POINT PUD)	2.64 UNITS/AC ORIGINAL PUD AREA		
16 SINGLE FAMILY HOME (NEW PROPERTY)	1.14 UNITS/AC NEW PROPERTY		
NONRESIDENTIAL SQUARE FOOTAGE:	2.66 UNITS/AC		
TOTAL ACREAGE BY USE, ENTIRE SITE:	23.77 AC OPEN SPACE		
	8.06 AC ROW		
	16.47 AC RESIDENTIAL LOTS		
TOTAL ACREAGE BY USE, PER SECTION:			
SECTION	RESIDENTIAL LOTS	OPEN SPACE	TOTAL
1	3.08 AC	10.57 AC	14.82 AC
2	4.35 AC	0.81 AC	9.24 AC
3	3.30 AC	— AC	4.10 AC
4	3.11 AC	0.93 AC	4.89 AC
5	2.63 AC	10.07 AC	13.86 AC
MINIMUM REQUIRED SETBACK LINES:			
SEE LOT DIAGRAMS			
OWNER (RIZER POINT MASTER DEVELOPER)			
CONTACT	GOODALL INC BUILDERS		
ADDRESS	JACK LUDINGTON		
PHONE	393 MAPLE STREET, SUITE 100		
EMAIL	GALLATIN, TN 37066		
	615-451-5029		
	jludington@goodallhomes.com		
OWNER (PARCEL 3.01)			
ADDRESS	F-L FARMS		
	4720 HARPETH PEYTONSVILLE RD		
	THOMPSON STATION, TN 37179		
APPLICANT:			
ADDRESS	GOODALL HOMES		
OFFICE PHONE	393 MAPLE STREET, SUITE 100		
CONTACT	GALLATIN, TN 37066		
EMAIL ADDRESS	615-451-5029		
	JACK LUDINGTON		
	jludington@goodallhomes.com		
BUILDING SQUARE FOOTAGE:	1,700 SF - 4,200 SF		
BUILDING HEIGHT:	2 STORIES		
LANDSCAPE SURFACE RATIO:	48		
MINIMUM LANDSCAPE SURFACE RATIO:	20		
MINIMUM PARKING REQUIREMENT:	2 PER SINGLE FAMILY HOME		
MAXIMUM PARKING LIMIT:	N/A		
PARKING PROVIDED:	2 PER SINGLE FAMILY HOME		
RESIDENTIAL DENSITY:	2.23 DUA (TOTAL SITE)		
TREE CANOPY:	4.20 AC (8.4%) EXISTING		
PARKLAND (IF APPLICABLE):	(35 x 1200 SF) + (76 x 600 SF) = 87,600 SF		
	78,000 SF ORIGINAL PUD		
	9,600 SF REVISION 3		
OPEN SPACE:	23.77 AC (47.7% PUD SITE)		
OPEN SPACE ACREAGE REQUIRED:	15% (7.47 AC)		
FORMAL OPEN SPACE REQUIRED:	33% (2.49 AC)		
INFORMAL OPEN SPACE REQUIRED:	66% (4.98 AC)		

EXISTING TREE CANOPY:

TOTAL EXISTING CANOPY: 4.20 AC (8.4%)

REQUIRED PRESERVATION: 54%, 2.27 AC

TREE CANOPY AREA A: 3.06 AC (ORIGINAL RIZER POINT PROPERTY)

TREE CANOPY AREA B: 1.14 AC (NEW PROPERTY)

NOTES

1. FLOODWAY AND FLOODPLAIN DELINEATED FROM FIRM (PANEL NUMBER 47187C0184G) EFFECTIVE DATE DECEMBER 22, 2016.

2. NO MINERAL RIGHTS ARE HELD BY PARTIES OUTSIDE OF THE OWNER.

STATEMENT OF IMPACTS

WATER

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

WATER MAIN IS LOCATED ON DEL RIO PIKE.

111 SFU * 350 GPD = 38,850 GPD

SEWER

SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN WILL CONNECT INTO PUMP STATION LOCATED ON DEL RIO PIKE.

REPURIFIED (REUSE) WATER FACILITIES

REUSE WATER IS AVAILABLE, AND WILL BE UTILIZED FOR COMMON AREAS OWNED AND MAINTAINED BY THE RIZER POINT HOMEOWNERS ASSOCIATION.

STREET NETWORK

THE MAJOR THROUGHFARE PLAN INDICATES THE FUTURE DEVELOPMENT MACK HATCHER PARKWAY NORTH OF RIZER POINT.

DRAINAGE FACILITIES

THE PROPERTY DRAINS NORTH INTO THE HARPETH RIVER AND WEST INTO THE RETENTION AREA CREATED WITH THE ORIGINAL RIZER POINT PUD.

POLICE AND FIRE

FIRE STATION, HWY 96- 3.6 MILES DRIVING DISTANCE

COLUMBIA AVE. POLICE STATION- 2.06 MILES DRIVING DISTANCE

RECREATION FACILITIES

WILLIAMSON COUNTY RECREATION FACILITY-1.8 MILES FROM THE PROPERTY

PROJECTED STUDENT POPULATION

THE STUDENT POPULATION IS PROJECTED AT A RATE OF ONE STUDENT PER .64 HOMES.

111 X .64 = 71.04 STUDENTS

REFUSE COLLECTION

REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE

RESTRICTIVE COVENANTS

THE RIZER POINT HOME OWNERS'S ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOME OWNER'S ASSOCIATION WILL REGULATE ARCHITECTURAL STANDARDS AND MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE, RECREATION AREAS, AND TOWN HOME YARDS.

RIZER POINT PUD SUBDIVISION

REZONING REQUEST, REVISION 2

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE 37064

COF PROJECT NO. 6250



rev.	date
△	
△	
△	
△	

SEPTEMBER 12, 2016

SHEET

C1.1

EXISTING

CONDITIONS

Charles Edward Saffell
5013 Rizer Point Drive
Franklin, TN 37069

September 15, 2016

Mr. Josh King, AICP

City Hall

109 Third Avenue South

Franklin, TN 37064

Dear Mr. King,

In conjunction with Goodall Homes' proposed expansion of Rizer Point to include 16 additional homes, I'm submitting two petitions signed by residents of Rizer Point. I believe that most, if not all, Rizer Point residents are against any expansion of Rizer Point. That has always been our first priority. However, if Goodall is allowed to expand Rizer Point, these petitions represent two requests.

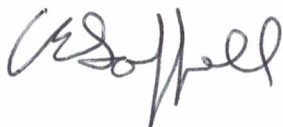
The first petition states our opposition to connecting Viola Lane and Wedgewood Drive. The reasons for this opposition have been stated by numerous residents of Rizer Point, Wedgewood and the surrounding area in previous meetings. If Goodall's expansion is granted, we would like for Viola Lane to end in a cul-de-sac and not connect to Wedgewood Drive. We understand that these two roads might contain a locked gate the end of each road that can be opened by emergency personnel.

I'm submitting a petition signed by 68 residents voicing our opposition to connecting Viola and Wedgewood. Please note that different people were circulating these petitions so the lines and pages aren't numbered. There will be an additional petition submitted soon that is signed by residents of Wedgewood.

The second petition states our opposition to having Goodall burden the Rizer Point HOA with the excess land that will not be developed. This land is in the floodway or flood plain. If Goodall's expansion is granted, the expansion of Rizer Point should only include the minimum land required for Goodall to build the 16 additional homes. It is not appropriate or fair for the Rizer Point HOA to incur the additional annual cost of maintaining this land and paying property taxes on this land. Goodall will profit from acquiring this land and then they will burden the Rizer Point HOA with all future costs.

Please distribute this letter and the two petitions to the members of the Franklin Municipal Planning Commission, BOMA and any other appropriate person. We appreciate your assistance.

Sincerely,



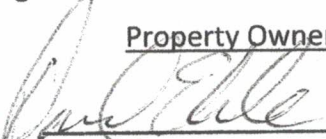
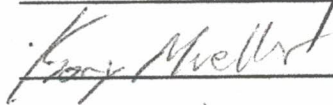
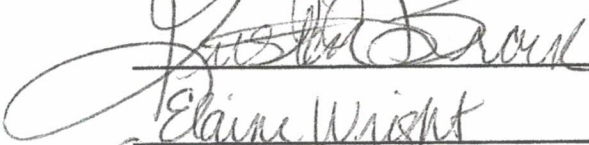
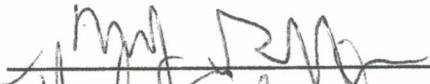
Petition in Opposition of Connecting Viola Lane & Wedgewood Drive

Neighborhood: Rizer Point

Contact Person: Ed Saffell 5013 Rizer Point Drive (615) 628-8030 cesaffell@gmail.com

Request: If Goodall Homes receives approval to revise the Rizer Point PUD to add 16 additional homes in a new section 5 development, then the extension of Viola Lane end in a cul-de-sac instead of connecting to Wedgewood Drive.

Signatures:

<u>Property Owner Name</u>	<u>Address</u>	<u>Telephone #</u>
	3009 Nine Bark Ln.	662-397-6116
 (Milk Clothing)	4029 Viola Lane	269 615-5674
David Vantasky	4019 VIOLA LANE	(954) 651-4293
	4015 Viola Lane	(847) 902-9189
Tom Kozlowski	3002 Nine Bark Ln	615-957-7899
Gloria Moncada	3006 Nine Bark Ln.	615 481-5509
James D. Berry	3008 Nine Bark Ln	615-390-8214
	3014 Nine Bark Ln	615 584-0644
	3001 Nine Bark Ln	615-579-7351
Elaine Wright	3009 Nine Bark Ln	615-944-6856
Susan Giffin	3011 Nine Bark Ln	615-905-8667
	3011 Nine Bark Ln	"
	3004 Nine Bark Ln	726-616-6175
Sandy Knight	3000 Nine Bark Ln	615 456-2646
	4027 Viola Ln	615-708-0729

<u>Property Owner Name</u>	<u>Address</u>	<u>Telephone #</u>
<u>James M. 72</u>	<u>1003 Reese Dr.</u>	<u>813-786-5317</u>
<u>Kathy E. Zant</u>	<u>1003 Reese Dr.</u>	<u>813-786-5317</u>
<u>Linda A. Cleveland</u>	<u>1204 Reese Dr.</u>	<u>615-456-8499</u>
<u>Wayne F. Cleveland</u>	<u>1204 Reese Dr.</u>	<u>615-330-0288</u>
<u>Ruth J. Jantz</u>	<u>5015 Rizer Pt Dr.</u>	<u>615-376-9153</u>
<u>Ruth J. Jantz</u>	<u>5015 Rizer Pt</u>	<u>615-478-6972</u>
<u>Chris Jantz</u>	<u>5004 Rizer Pt. Dr.</u>	<u>615-397-9417</u>
<u>Donella Jantz</u>	<u>5004 Rizer Pt. Dr.</u>	<u>615-686-6011</u>
<u>Gayle L. Lanthorn</u>	<u>1205 Reese Dr.</u>	<u>615-905-1516</u>
<u>Bonnie J. Lanthorn</u>	<u>1205 Reese Dr.</u>	<u>615-905-1516</u>
<u>John Stihly</u>	<u>1203 Reese Dr.</u>	<u>727-902-2286</u>
<u>Pat M.</u>	<u>1201 Reese Dr.</u>	<u>469-667-0100</u>
<u>Pat M.</u>	<u>1200 Reese Dr.</u>	<u>203-273-7576</u>
<u>Pat M.</u>	<u>1206 Reese Dr.</u>	<u>203-253-8111</u>
<u>Pat M.</u>	<u>1208 Reese Dr.</u>	<u>615-579-1514</u>
<u>Rachel J. Jantz</u>	<u>1208 Reese Dr.</u>	<u>615-579-9644</u>
<u>DX Camby</u>	<u>1211 Reese Dr.</u>	<u>949-701-1390</u>
<u>Pat M.</u>	<u>1213 Reese Dr.</u>	<u>858-776-2119</u>
<u>Pat M.</u>	<u>1213 Reese Dr.</u>	<u>858-603-6877</u>
<u>Rebecca Jantz</u>	<u>1216 Reese Dr.</u>	<u>615-415-8681</u>
<u>Pat M.</u>	<u>1217 Reese Dr.</u>	<u>615-969-5268</u>

Petition in Opposition of Connecting Viola Lane & Wedgewood Drive

Neighborhood: Rizer Point

Contact Person: Ed Saffell 5013 Rizer Point Drive (615) 628-8030 cesaffell@gmail.com

Request: If Goodall Homes receives approval to revise the Rizer Point PUD to add 16 additional homes in a new section 5 development, then the extension of Viola Lane end in a cul-de-sac instead of connecting to Wedgewood Drive.

Signatures:

<u>Property Owner Name</u>	<u>Address</u>	<u>Telephone #</u>
<u>Susan R. Phelps</u>	<u>5019 Rizer Point Dr.</u>	<u>615-567-7805</u>
<u>Howard Hacharian</u>	<u>5014 Rizer Point Dr</u>	<u>615-522-4302</u>
<u>Wana Han</u>	<u>5011 Rizer Point Dr.</u>	<u>703-966-4631</u>
<u>Ed Saffell</u>	<u>5013 Rizer Point Dr</u>	<u>615-628-8030</u>
<u>Jim A. Asher</u>	<u>5017 Rizer Point Dr</u>	<u>919-602-7458</u>
<u>Sybil</u>	<u>5017 Rizer Point Dr</u>	<u>919-801-6415</u>
<u>Lori Evans</u>	<u>5010 Rizer Point Dr</u>	<u>334-728-1520</u>
<u>Bill Koff</u>	<u>5008 Rizer Point Dr</u>	<u>615-336-9813</u>
<u>Alvin Livitt</u>	<u>5009 Rizer Point Dr</u>	<u>612-244-8376</u>
<u>Marie Harvett</u>	<u>5009 Rizer Pt. Dr.</u>	<u>662-286-8803</u>
<u>Jeff Barr</u>	<u>5006 Rizer Point Dr.</u>	<u>818 693 6521</u>
<u>Emily Bonomo</u>	<u>5006 Rizer Point Dr.</u>	<u>818-481-4122</u>
<u>Frank Saffell</u>	<u>5013 Rizer Point Dr.</u>	<u>615-628-8030</u>
<u>Ed Saffell</u>	<u>5013 Rizer Point Dr</u>	<u>205 616 5256</u>
<u>Tom Springman</u>	<u>1015 REESE DR</u>	<u>615-513-8685</u>
<u>Lisa Springman</u>	<u>1015 Reese Dr</u>	<u>615-419-3581</u>

<u>Property Owner Name</u>	<u>Address</u>	<u>Telephone #</u>
Sherry Penmenter	4031 Viola Lane	615-828-8388
N. Dyer	3003 NINE BARL LN	785-341-2537
Randall + Jeanette Kortchaer	3005 Nine Barle Ln	615-480-6882
Maurice WASH	4011 VIOLA LANE	615-495-4801
Wendy Urbule	4004 Viola Lane	624-215-5589
Julie Garro	2017 Heflin Ln.	615-351-3179
Wayne Dunn	2017 HEFLIN LN	615-584-7856
Anna Friedman	2013 Heflin Ln	440-773-1801
Georgi Erdosin	2013 Heflin Ln	440-773-1801
Randall C. Wilson	2011 Heflin Lane	440-773-1801
Paul & Susan	2011 Heflin Lane	615-498-2133
Coleen Ansot	2009 Heflin Lane	323-420-5112
Paul Miller	2001 HeFlin Lane	472-1814 615- 28
Hortencia Miller	2001 HeFlin Ln	615-472-7814
Dan & Maryann	2003 Heflin Ln	909-615-1017
SJ	2003 HEFLIN LN	"

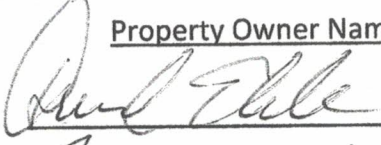
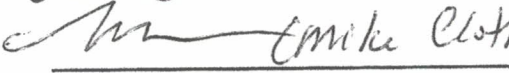
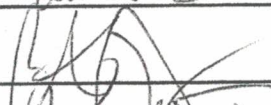
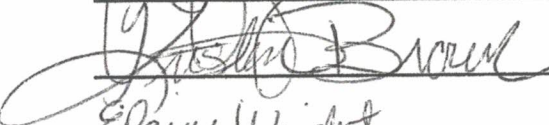
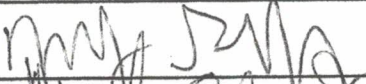
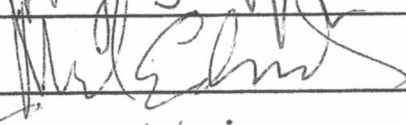
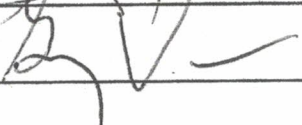
Petition in Opposition of Rizer Point HOA Receiving Undeveloped Land

Neighborhood: Rizer Point

Contact Person: Ed Saffell 5013 Rizer Point Drive (615) 628-8030 cesaffell@gmail.com

Request: If Goodall Homes receives approval to revise the Rizer Point PUD to add 16 additional homes in a new section 5 development, then the additional land added to Rizer Point HOA be limited to just the amount necessary to build the additional homes and not include the excess land that is mainly in the floodway.

Signatures:

<u>Property Owner Name</u>	<u>Address</u>	<u>Telephone #</u>
	3009 Nine Bark Ln.	662-397-6110
 (Mike Clothier)	4029 Viola Lane	269 615 5674
David Vautovsky	4019 VIOLA LANE	(954) 651-4293
Kory Mueller	4015 Viola Lane	(947) 902-9187
Tom Kozlowski	3002 Nine Bark Ln	615-957-7899
Gloria Mercado	3006 Nine Bark Ln	615-481-5507
James Berry	3008 Nine Bark Ln	615-390-8214
	3014 Nine Bark Ln	65 504-0647
 Justin Brown	3001 Nine Bark Ln	615-574-7351
Elaine Wright	3007 Nine Bark Ln	615-944-6856
Susan Grifei	3011 Nine Bark Ln	615-905-8667
	3011 Nine Bark Ln	" "
	3001 Nine Bark Ln	720-616-0175
	3000 Nine Bark Lane	615-456-2666
	4027 Viola Ln	615-708-0729

Property Owner Name

Address

Telephone #

James M. Z	1003 Reese Dr.	813-786-5317
Kathy E. J.	1003 Reese Dr.	813-786-5317
Wally F. G.	1204 Reese Dr.	615-338-0298
Rinda A. Cleveland	1204 Reese Dr.	615-456-8499
Toby J.	5015 Rizer Pt. Dr.	615-376-9155
B. J.	5015 Rizer Pt. Dr.	615-498-6922
Chris M.	5004 Rizer Pt. Dr.	615-397-9417
Dorela T.	5004 Rizer Pt. Dr.	615-686-6011
Marcella Sepanski	1207 Reese Dr.	217-971-2544
M. J.	1207 Reese Dr.	217-741-7118
Larry R. G.	1205 Reese Dr.	615-905-5146
Sonja J. G.	1205 Reese Dr.	615-905-5146
M. S.	1203 Reese Dr.	727-902-2276
P. M.	1201 Reese Dr.	469-669-0100
J. J.	1206 Reese Dr.	203-213-7570
J. J.	1206 Reese Dr.	203-253-8110
J. J.	1208 Reese Dr.	615-579-1514
Rachel S.	1208 Reese Dr.	615-579-9644
D. C.	1211 Reese Dr.	949-701-1390
J. J.	1213 Reese Dr.	858-776-0119
J. J.	1213 Reese Dr.	858-603-6877
R. J.	1216 Reese Dr.	615-456-5599

Petition in Opposition of Rizer Point HOA Receiving Undeveloped Land

Neighborhood: Rizer Point

Contact Person: Ed Saffell 5013 Rizer Point Drive (615) 628-8030 cesaffell@gmail.com

Request: If Goodall Homes receives approval to revise the Rizer Point PUD to add 16 additional homes in a new section 5 development, then the additional land added to Rizer Point HOA be limited to just the amount necessary to build the additional homes and not include the excess land that is mainly in the floodway.

Signatures:

Property Owner Name

Address

Telephone #

Sharnes Pomeroy 4031 Viola Lane 615-828-8388

Search. 7 plates 4.

2003 HEFLIN LN ¹⁰⁹ 615-1932

Kona Manor 2003 Heflin Ln 909-G15-1017

.....

.....

.....

.....

[illegible]

Petition in Opposition of Rizer Point HOA Receiving Undeveloped Land

Neighborhood: Rizer Point

Contact Person: Ed Saffell 5013 Rizer Point Drive (615) 628-8030 cesaffell@gmail.com

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Signatures:

<u>Property Owner Name</u>	<u>Address</u>	<u>Telephone #</u>
<u>Susan R Phelps</u>	<u>5019 Rizer Point Dr.</u>	<u>615-567-7805</u>
<u>Shad Hoossein</u>	<u>5014 Rizer Point Dr.</u>	<u>615-522-4302</u>
<u>Wana Horn</u>	<u>5014 Rizer Point Dr.</u>	<u>703-966-4658</u>
<u>Ed Saffell</u>	<u>5013 Rizer Point Dr</u>	<u>615-628-8030</u>
<u>Jason A. Allen</u>	<u>5017 Rizer Pt. Dr</u>	<u>919-602-7458</u>
<u>Bye Ole</u>	<u>5017 Rizer Pt. Dr</u>	<u>919-801-6415</u>
<u>Lori Evans</u>	<u>5010 Rizer Point Dr</u>	<u>334-728-1520</u>
<u>Donna Garrett</u>	<u>5008 Rizer Point Dr</u>	<u>615-336-9813</u>
<u>Donna Garrett</u>	<u>5009 Rizer Pt. Dr.</u>	<u>662-286-8883</u>
<u>Stephen Lovell</u>	<u>5007 Rizer Point Dr</u>	<u>662-284-8376</u>
<u>T. P. P.</u>	<u>5006 Rizer Point Dr</u>	<u>818-693-6521</u>
<u>Andi Saffell</u>	<u>5013 Rizer Point Dr</u>	<u>615-628-8030</u>
<u>Ed Saffell</u>	<u>5013 Rizer Point Dr</u>	<u>205-616-5256</u>
<u>Tom Frigman</u>	<u>1015 REESE DR</u>	<u>615-513-8685</u>
<u>Lisa Frigman</u>	<u>1015 Reese Dr.</u>	<u>615-419-3581</u>

Property Owner Name

Address

Telephone #

Rebecca S Gause

1216 Reese Drive

(615) 415-8681

~~12~~

1217 Reese Dr

(615) 969-5268

Wayne Jarro

2017 HEFLIN LN

615-584-7856

Julie Jarro

2017 Heflin Ln.

615-351-3179

Sandra Tidmore

2013 Heflin Ln

440-773-1801

Randall Wilson

2011 Heflin Lane

615-364-8178

Debra DeLong

2011 Heflin Lane

615-982-1333

RIZER POINT PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3
RESOLUTION 2016-66
FRANKLIN MUNICIPAL PLANNING COMMISSION
10/27/2016

Site

Project Information

Existing Zoning: Agricultural (AG)

Proposed Zoning: SD-R 1.14

Existing Land Use: Vacant

Proposed Land Use: Detached Residential

Character Area: WHCO-2 & WHCO - 3

Development Standard: Conventional

Other Overlays: FFO, FWO

Site Acreage: 14.04 acres

Proposed Number of Dwelling Units: 16

Proposed Building Height: 2 stories

- | | |
|---|---|
|  Rizer Point PUD Subdivision |  SD-R Specific Development-Residential |
|  Harpeth River (Polygon) |  SD-X Specific Development-Variety |
|  AG Agricultural District |  OR Office Residential District |
|  ER Estate Residential |  GO General Office District |
|  R-1 Residential District |  CC Central Commercial District |
|  R-2 Residential District |  NC Neighborhood Commercial District |
|  R-3 Residential District |  GC General Commercial District |
|  R-6 Residential District |  LI Light Industrial District |
|  RM-10 Attached 10 Residential District |  HI Heavy Industrial District |
|  RM-15 Attached 15 Residential District |  CI Civic and Institutional District |
|  RM-20 Attached 20 Residential District | |



0 500 1,000 2,000
 Feet

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RESOLUTION 2016-66

TO BE ENTITLED: "A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR RIZER POINT PUD SUBDIVISION WITH TWO MODIFICATION OF STANDARDS (MOS#1 CONNECTIVITY, MOS #2 CUL-DE-SAC LENGTH), FOR THE PROPERTY LOCATED NORTH OF DEL RIO PIKE AND EAST OF DEL RIO COURT."

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2016-40; and

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

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

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

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

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

SECTION I. That the legal description of the property being added to the Development Plan, as amended, is as follows:

PREMISES CONSIDERED	
Map-Parcel	Acres
Portion of 63 3.01	14.04
Total	14.04

Commencing at a point along the west right-of-way of Viola Lane, the same point being on the southern line of the property of F-L Farms LLC, of record on Tax Map 63 Parcel 3.01 in the

Register's Office of Williamson County Tennessee; said point being the point of beginning of the following land:

Thence, N 75° 28' 11" W for a distance of 228.99 feet to a point;

Thence, N 75° 28' 09" W for a distance of 32.25 feet to a point;

Thence, N 00° 30' 49" E for a distance of 418.10 feet to a point;

Thence S 89° 29' 11" E a distance of 831.09 feet to the point;

Thence N 02° 50' 33" E a distance of 670.00 feet to a point;

Thence S 87° 09' 27" E a distance of 155.00 feet to a point;

Thence S 02° 50' 33" W a distance of 1252.57 feet to a point;

Thence N 83° 36' 11" W a distance of 479.60 feet to a point;

Thence, N 75° 28' 11" W for a distance of 238.86 feet to the point of beginning and containing 14.04 acres of land.

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 for the Rizer Point PUD Subdivision, as amended, are as follows:

Entitlements	Rizer Point
Base Zone District	SD-R (1.14) and SD-R (2.64)
Character Area Overlay	WHCO-2 and WHCO-3
Other Zoning Overlays	FFO, FWO
Development Standard	Conventional
Number of Dwelling Units	87 Detached (71 existing, 16 new) 24 Attached
Original Concept Plan Approval	Ordinance No. 2007-113 Date of Approval: 02/12/2008
Number of Phases in Development	5

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

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

MOS 1: Elimination of the Viola Lane and Wedgewood Drive Connection Approved: _____ Denied: _____	Request to approve. <i>Staff recommended disapproval.</i>
MOS 2: Cul-De-Sac Length to exceed 500 feet Approved: _____ Denied: _____	Request to approve. <i>Staff recommended disapproval.</i>

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

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE: 8/24/2016

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: 8/25/2016

NEIGHBORHOOD MEETING: 8/24/2016

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____

RIZER POINT PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3
RESOLUTION 2016-66
FRANKLIN MUNICIPAL PLANNING COMMISSION
10/27/2016

Site

Project Information

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 Proposed Zoning: SD-R 1.15
 Existing Land Use: Vacant
 Proposed Land Use: Detached Residential
 Character Area: WHCO-2 & WHCO - 3
 Development Standard: Conventional
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 Site Acreage: 13.86 acres
 Proposed Number of Dwelling Units: 16
 Proposed Building Height: 2 stories

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|  R-3 Residential District |  GC General Commercial District |
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0 500 1,000 2,000
 Feet

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CONDITIONS OF APPROVAL:

Engineering - PUD Plan Checklist

General Comments

1. F. Development Plan

- In the event that MOS #1 is not approved, the applicant shall revise the development plan to show a full access connection with 50' right-of-way from Viola Lane to Wedgewood Drive.

2. A. Preliminary Information

- Applicant shall provide documentation of the overall parcel 063---00301 being subdivided into Tracts 1 and 2, and the reflect the revised parcel numbers on the Existing Conditions plan.

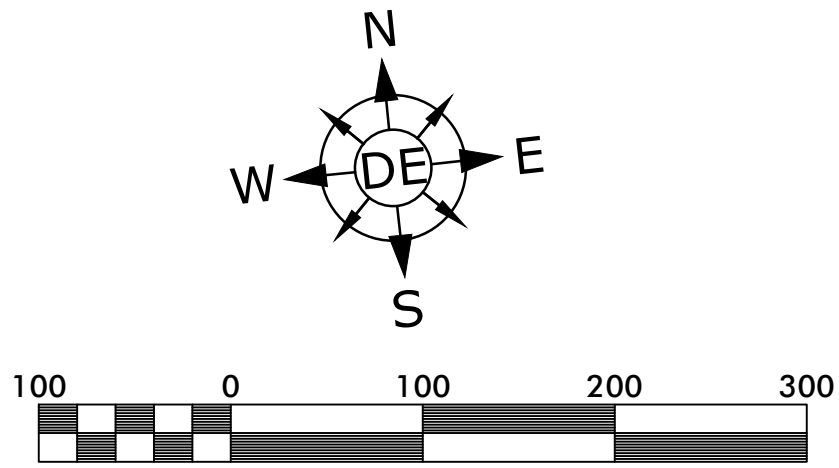
Parks

General Comments

3. Parkland information

- Parks-Parkland dedication is applicable on this development. Remove the language that reflects (if applicable) that appear on several pages.

Applicant shall also state that the 16 units or 9600sf needed to meet ordinance will be directed toward the extension of the 25' multi use trail easement along the river that will be field located for the best possible location extending north toward the property line.



Scale 1" = 100'
Total Site Area = 68.79 ac
Section 5 Area = 14.04 ac

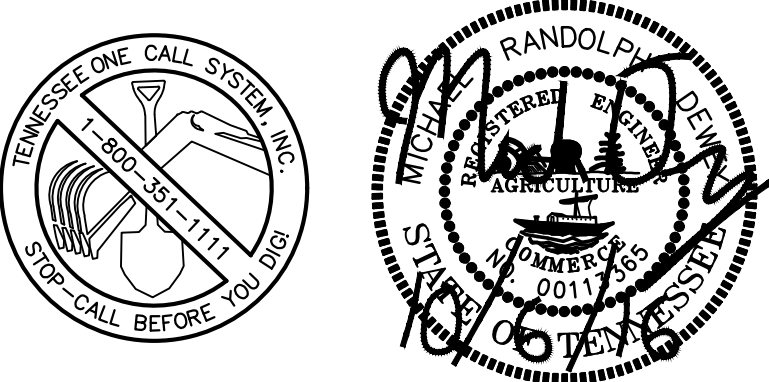
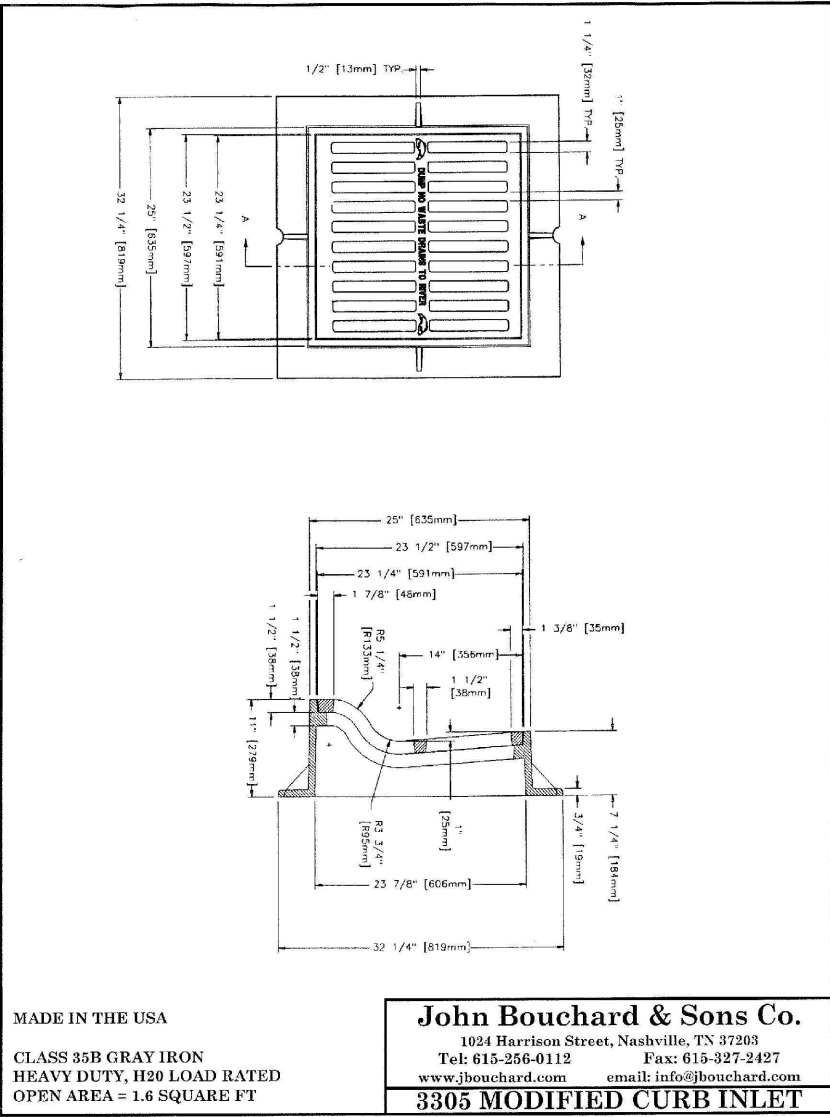
Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956
E-mail: mdewey@dewey-engineering.com

Flood Note
A Portion of this Property is Located Within a Flood Hazard Area, Zone AE, As Shown on Map Panel Number 47187C0184F & 47187C0192F.
Dated Sept. 29, 2006.
Elev. Varies: 625.3-625.6
*Note: Preliminary FIRM
Dated: December 22, 2016
100 Year Floodplain Elevation 625.0

Developer
CMH Parks, Inc. dba Goodall Homes
Contact: Jack Ludington
393 Maple Street #100
Gallatin, TN 37066
Phone: (615) 451-5029
Fax: (615) 451-4029

Site Benchmark
Tag Bolt of Existing Fire Hydrant Located Near the Southeast Corner of the Subject Property, Approximately 100 feet West of the Terminus of Del Rio Court. NGVD Elevation 651.12.

- Notes:**
- 1) All residential lots as shown will be located 100% out of the floodplain. A portion of the Open Space lots is in the floodplain and floodway. The floodplain shall be balanced at a minimum of a 1:1 ratio.
 - 2) Floodplain alteration will not decrease storage capacity. This section of the Harpeth River is not located in a damage reach.
 - 3) Alterations of the floodplain are to occur in a method that will provide improved water quality, recreational value, and a natural habitat. This alteration will be an improvement upon existing agricultural use and fallow conditions.
 - 4) The applicant shall obtain a floodplain development permit and complete floodplain alteration prior to the submittal of a site plan. Once a final letter of map revision has been issued from FEMA, the applicant shall go to the BZA to have the FFO Zoning boundary revised. After BZA has revised the FFO, the applicant may submit a site plan for any lots not within the newly delineated FFO.
 - 5) Drainage Easements shall be provided between lots to convey stormwater runoff where necessary. The easements shall be provided in the Site Plan and Final Plat.



Revisions:

Drawing Notes:
COF Project # 6145

Date: October 6, 2016

Rizer Point PUD
Section 5 Development Plan
Being Parcel 1.09 on Tax Map 63
Franklin, Williamson County, Tennessee

DEWEY
ENGINEERING

Overall Grading
& Drainage Plan

C3.0



rev.	date
1	OCT. 6, 2016

SEPTEMBER 12, 2016

S H E E T

C2.1

TYPICAL
ARCHITECTURE

- TYPICAL ARCHITECTURE NOTES:
1. SINGLE FAMILY DETACHED HOMES DESIGNED FOR LOTS WITH GARAGE ACCESSED FROM THE FRONT-FACING STREET WITH GARAGE ATTACHED.
 2. ONE TO TWO STORIES IN HEIGHT.
 3. MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.
 4. GARAGE IS SETBACK 10 FEET FROM THE FRONT FASCAD.
 5. DRIVEWAY IS A MINIMUM OF 22' FROM THE SIDEWALK TO THE GARAGE DOORS.
 6. ALL TWO CAR GARAGES SHALL HAVE TWO GARAGE DOORS WITH A MAXIMUM WIDTH OF 9' WIDE WITH A 2 FOOT MINIMUM SEPARATION BETWEEN.
 7. DRIVEWAYS SHALL BE A MINIMUM OF 5' FROM ANY PROPERTY LINE.

COF# 6251

RIZER POINT PUD SUBDIVISION DEVELOPMENT PLAN

REVISION 3

ADDITION OF PROPERTY IDENTIFIED AS MAP 63, PARCEL 3.01 TO THE RIZER POINT PUD
FRANKLIN, TENNESSEE

OWNER/APPLICANT:

GOODALL INC, BUILDERS
393 MAPLE STREET, SUITE 100
GALLATIN, TN 37066
JACK LUDINGTON
615.451.5029

PLANNER/LANDSCAPE ARCHITECT

GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
greggamble209@gmail.com
615.975.5765
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064

CIVIL ENGINEER:

DEWEY ENGINEERING
MICHEAL DEWEY
2925 BERRY HILL DRIVE
NASHVILLE, TENNESSEE 37204
615.401.9956
mdewey@dewey-engineering.com

SURVEYOR (NEW TRACT):

GREG TERRY
JAMES TERRY & ASSOCIATES
211 DONELSON PIKE
SUITE 6
NASHVILLE, TENNESSEE 37214
615.490.6920
greg.jta@comcast.net

REVISION 3 SUMMARY:

THIS DEVELOPMENT PLAN REVISION IS TO INCLUDE A NEW SECTION, SECTION 5, TO THE OVERALL PUD. SECTION 5 IS AN ADDITIONAL PARCEL (+/- 14.04 AC) AND 16 NEW SINGLE FAMILY DETACHED HOMES. THE OTHER FOUR SECTIONS OF THE ORIGINAL RIZER POINT PUD HAVE APPROVED SITE PLANS AND ARE EITHER IN CONSTRUCTION OR COMPLETE. NO CHANGE IS PROPOSED TO SECTIONS 1-4.

MODIFICATION OF STANDARDS REQUEST:

- EXTERNAL STREET CONNECTIVITY. THE APPLICANT REQUESTS A MODIFICATION OF STANDARDS FOR ZONING ORDINANCE 5.10.4 (2) (d) WHICH REQUIRES STREET CONNECTIONS TO THE ADJACENT WEDGWOOD DRIVE.
- CUL-DE-SAC LENGTH. THE APPLICANT REQUESTS A MODIFICATION OF STANDARDS FOR ZONING ORDINANCE 5.10.8 (1) (d) WHICH STATES THAT THE MAXIMUM LENGTH OF A CUL-DE-SAC IS 500. THE LENGTH OF THE CUL-DE-SAC PROPOSED IS 703.



INDEX OF SHEETS

SHEET	DESCRIPTION
C0.0	COVER SHEET AND LOCATION MAP
C 1.0	OVERALL EXISTING CONDITIONS
C 1.1	EXISTING CONDITIONS
C 2.0	OVERALL DEVELOPMENT PLAN
C 2.1	TYPICAL ARCHITECTURE
C 3.0	OVERALL GRADING & DRAINAGE
C 4.0	OVERALL ROW & ACCESS PLAN
C 4.1	AUTO-TURN EXHIBIT
C 5.0	OVERALL UTILITY PLAN



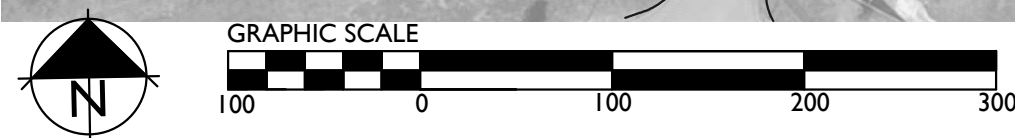
COF # 6251
INITIAL SUBMITAL: SEPTEMBER 12, 2016
REVISED: OCT. 6, 2016



APR_PARCEL	PROF_STREET	OWNER1	OWNER2
0051000001	2070 DEL HO	Owens Roden	
0051000002	2070 DEL HO	Shawnee HCA	
0051001005	DEL HO PK	Zarling Homes	
0051001006	1400 DEL HO	Delaware State Authority	
0051004444	700 HWY W	Financial Special School Dist	
0051004445	700 HWY W	James R. Bland	Deborah Lynne Brown
0051005000	546 Barcroft Way	Robert E Bright	Pamela V Brett
0051005001	546 Barcroft Way	Julie Lee Bland	Sandra Bennett
0051005002	546 Barcroft Way	Walter M Bennett	
0051006000	546 Barcroft Way	Walter A Parker	Marlene Parker
0051006001	546 Barcroft Way	Barbara M Parker	PO Box 1000
0051007000	3600 Barcroft Way	Angie Guo	Jiang Li
0051007001	3600 Barcroft Way	Shirley Long	Cheryl Long
0051007002	3600 Barcroft Way	Charles V Garrett	Stephanie L Garrett
0051007003	3600 Barcroft Way	Kristin Davis	
0051007100	3600 Barcroft Way	Rolling Ridge Property LLC	
0051007101	3600 Barcroft Way	Victoria L Mannar	
0051007102	3600 Barcroft Way	Yvonne Hubert	
0051007103	3600 Barcroft Way	Shawneer Almaraz	
0051007104	3600 Barcroft Way	David A Cole	
0051007105	3600 Barcroft Way	Angela L. Hester	
0051007106	3600 Barcroft Way	Justin Hall	
0051007107	3600 Barcroft Way	Robert Garrett	
0051008000	364 Atoyac Way	APR 2014 - 1 Bormore LLC	
0051008001	364 Atoyac Way	Kate Kennedy	
0051008002	364 Atoyac Way	Butcher Goods RV Trust	
0051008003	364 Atoyac Way	Ronald Jay Hill	
0051008004	364 Atoyac Way	Kenny M Holmes	
0051008005	364 Atoyac Way	Christopher Harris	Kim M Harris
0051008006	364 Atoyac Way	City of Birmingham	PO Box 1000
0051008007	364 Atoyac Way	Shirley L Bergall	Timothy L Bergall
0051008008	364 Atoyac Way	Angela L. Hester	Cheryl L Hester
0051008009	364 Atoyac Way	Shirley Long	Tammy Rains
0051008010	364 Atoyac Way	Michael S. Rains	
0051008011	364 Atoyac Way	Michael S. Rains & S F Trust	
0051008012	364 Atoyac Way	Camille T. Rains	
0051008013	364 Atoyac Way	Paul J. Shivers	
0051008014	364 Atoyac Way	Clara C. Shivers	
0051009000	600 Dunbrook Ct	Kris Hubbard	Wendell W Hubbard
0051009001	600 Dunbrook Ct	James H. Hubbard	Kenneth J. Hubbard
0051009002	600 Dunbrook Ct	Yvonne J. Savelle	Walter N Savelle
0051009003	600 Dunbrook Ct	Timothy J. Savelle	Christine M Savelle
0051009004	600 Dunbrook Ct	Robert C. Hoffman	Terri Hoffman
0051009005	600 Dunbrook Ct	Roger E. Hoffman	Deborah E Hoffman
0051009006	600 Dunbrook Ct	Caroline C. Glaner	Robert M Childs
0051009007	600 Dunbrook Ct	Henrietta Jonathan Eaton	Margaret Ann Eaton
0051009008	600 Dunbrook Ct	Kevin Patrick Eaton	Teanna Peterson
0051009009	600 Dunbrook Ct	Perkins Trust Company Custodian	
0051009010	600 Dunbrook Ct	David M. Perkins	Myra L Moore
0051009011	600 Dunbrook Ct	Deborah Diaz	Aida Ruiz
0051009012	600 Dunbrook Ct	James E. Diaz	James H. Diaz
0051009013	600 Dunbrook Ct	Jennifer Hall	James R. Bland
0051009014	600 Dunbrook Ct	James E. Diaz	James H. Diaz
0051009015	600 Dunbrook Ct	Bradley A Christiansen	Caroline A Deloache Christiansen
0051009016	600 Dunbrook Ct	Anderson Family Partnership	
0051009017	600 Dunbrook Ct	Townsend Anderson	
0051009018	600 Dunbrook Ct	ANDERSON FAMILY PARTNERSHIP	
0051009019	600 Dunbrook Ct	ANDERSON FAMILY PARTNERSHIP	
0051009020	600 Dunbrook Ct	ELF FARMS LLC	
0051009021	600 Dunbrook Ct	ELF FARMS LLC	
0051009022	600 Dunbrook Ct	GLENN WALTER M TR	
0051009023	600 Dunbrook Ct	PORTER JR AL	RETTLER RUDOLPH
0051009024	600 Dunbrook Ct	ANDERSON ADAM M	ANDERSON BETTY LOU TR
0051009025	600 Dunbrook Ct	HARRIS ROBERT CLYDE A	KIMBERLY A HARRIS
0051009026	600 Dunbrook Ct	PARENSEN HENRIETTA	PO Box 1000
0051009027	600 Dunbrook Ct	SARIS TROYE JR	SARIS KIM
0051009028	600 Dunbrook Ct	CATHY DEAN TADALE JR	CATHY DEAN TADALE JR
0051009029	600 Dunbrook Ct	MICHELLE NUCLE	MICHELLE CUCILLI BROWN
0051009030	600 Dunbrook Ct	CAJALE DEBORAH L	CAGUE CLORIA M
0051009031	600 Dunbrook Ct	SCOLAR FRANKIE J	
0051009032	600 Dunbrook Ct	EMITIA C. HARRIS TR	
0051009033	600 Dunbrook Ct	CAM FRANKLIN ROBBIE A	
0051009034	600 Dunbrook Ct	STATE OF TENNESSEE	CAN KALI MAI
0051009035	600 Dunbrook Ct	STATE OF TENNESSEE	
0051009036	600 Dunbrook Ct	STATE OF TENNESSEE	
0051009037	600 Dunbrook Ct	STATE OF TENNESSEE	SHEPHERD ALMA P
0051009038	600 Dunbrook Ct	STATE OF TENNESSEE	JENNIFER H. HARRIS
0051009039	600 Dunbrook Ct	STATE OF TENNESSEE	
0051009040	600 Dunbrook Ct	CHRISTIANSEN BRADLEY A	CHRISTIANSEN CAROLINE A C
0051009041	600 Dunbrook Ct	ROCHE TERRY	ROCHE ELIZABETH T
0051009042	600 Dunbrook Ct	ROCHE NORMAN WADDE	ARILIAN MERCER
0051009043	600 Dunbrook Ct	TERRY BILLE C	TERRY RICKI
0051009044	600 Dunbrook Ct	CHONG KIMBERLY L	KIMBERLY KIMBERLY L
0051009045	600 Dunbrook Ct	LONG VERNICE LEON JR	LONG CAROLYN L
0051009046	600 Dunbrook Ct	BATTERSFIELD JAMES L	
0051009047	600 Dunbrook Ct	PAULINE DONALD R	
0051009048	600 Dunbrook Ct	JONTA HOBBS ROBERT D JR	LEA POLLA
0051009049	600 Dunbrook Ct	HOCKLESS STEPHANIE	ROCHEMONT TERRY
0051009050	600 Dunbrook Ct	FIELD JAMES L	REYNOLDS JAMES L
0051009051	600 Dunbrook Ct	L CHARLES	WAI XEI
0051009052	600 Dunbrook Ct	REYNOLDS JAMES L	REYNOLDS JAMES L
0051009053	600 Dunbrook Ct	PREST FRED A JR	PREST NAOH J
0051009054	600 Dunbrook Ct	WELSH THOMAS W	WELSH LARA MARA
0051009055	600 Dunbrook Ct	HARRIS TERRY ARMANDO	
0051009056	600 Dunbrook Ct	WHITLEY AME LEDON	LANDREW ROBERT
0051009057	600 Dunbrook Ct	HARRIS HOMES LLC	MARTIN ARTHUR
0051009058	600 Dunbrook Ct	MARTIN ARTHUR	MARTIN ARTHUR
0051009059	600 Dunbrook Ct	PAULIN WILLIAM C	PATTON MICHELLE J
0051009060	600 Dunbrook Ct	WILKINS DEBORAH ROSS	WILKINS DEBORAH ROSS
0051009061	600 Dunbrook Ct	CATTILL DANIEL ROSS	REYNOLDS JAMES L
0051009062	600 Dunbrook Ct	REYNOLDS JAMES L	REYNOLDS JAMES L
0051009063	600 Dunbrook Ct	SHIMMY MARK S	WHITNEY MELISSA J
0051009064	600 Dunbrook Ct	SHIMMY MARK S	WHITNEY MELISSA J
0051009065	600 Dunbrook Ct	SAVAGE PFL	SAVAGE LISA
0051009066	600 Dunbrook Ct	SAVAGE PFL	SAVAGE LISA
0051009067	600 Dunbrook Ct	LONG JOHN RY	LONG PHYLIS J
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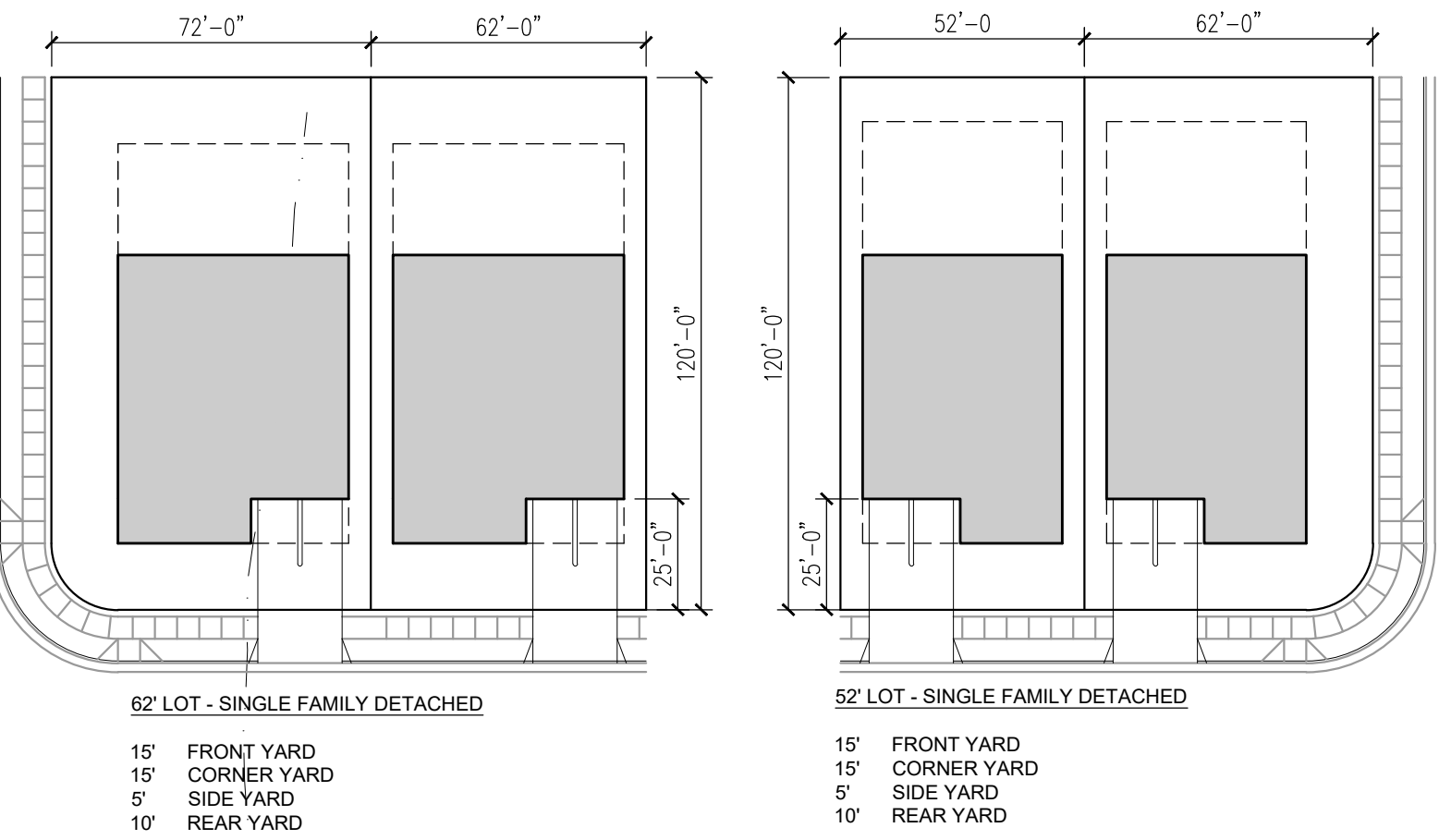
ArB	ARMOUR SILT LOAM	2-5% SLOPES
ArC2	ARMOUR SILT LOAM (ERODED)	5-12% SLOPES
BrC2	BRAXTON CHERTY SILT LOAM (ERODED)	5-12% SLOPES
BdS3	BRAXTON CHERTY SILT LOAM (ERODED)	12-20% SLOPES
Hu	HUNTINGTON SILT LOAM (PHOSPHATIC)	N/A
MbB2	MAURY SILT LOAM (ERODED)	2-5%
MbC2	MAURY SILT LOAM (ERODED)	5-12%

OVERALL EXISTING
CONDITIONS



EXISTING CONDITIONS

LOT STANDARDS



OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: 15%
 SITE ACREAGE: 49.80 AC
 OPEN SPACE ACREAGE REQUIRED: 15% (7.47 AC)
 FORMAL OPEN SPACE REQUIRED: 33% (2.49 AC)
 INFORMAL OPEN SPACE REQUIRED: 66% (4.98 AC)

KEY CLASSIFICATION	TYPE	AREA	ORIGINAL RIZER POINT PUD
98	FORMAL PASSIVE PARK	0.12 AC	ORIGINAL RIZER POINT PUD
99	FORMAL PASSIVE PARK	1.48 AC	ORIGINAL RIZER POINT PUD
99	FORMAL POCKET PARK	0.17 AC	ORIGINAL RIZER POINT PUD
100	FORMAL POCKET PARK	0.49 AC	ORIGINAL RIZER POINT PUD
99B	INFORMAL 20' LANDSCAPE BUFFER	0.06 AC	ORIGINAL RIZER POINT PUD
96	INFORMAL RIVERSIDE PARK	10.44 AC	ORIGINAL RIZER POINT PUD
97	INFORMAL OPEN SPACE	0.94 AC	ORIGINAL RIZER POINT PUD
121	INFORMAL RIVERSIDE PARK	9.77 AC	NEW PROPERTY
122	FORMAL TRAIL HEAD PARK	0.30 AC	NEW PROPERTY
TOTAL FORMAL PROVIDED:		2.56 AC	
TOTAL INFORMAL PROVIDED:		21.21 AC	
TOTAL OPEN SPACE PROVIDED:		23.77 AC (47.7% PUD SITE)	

EXISTING TREE CANOPY:

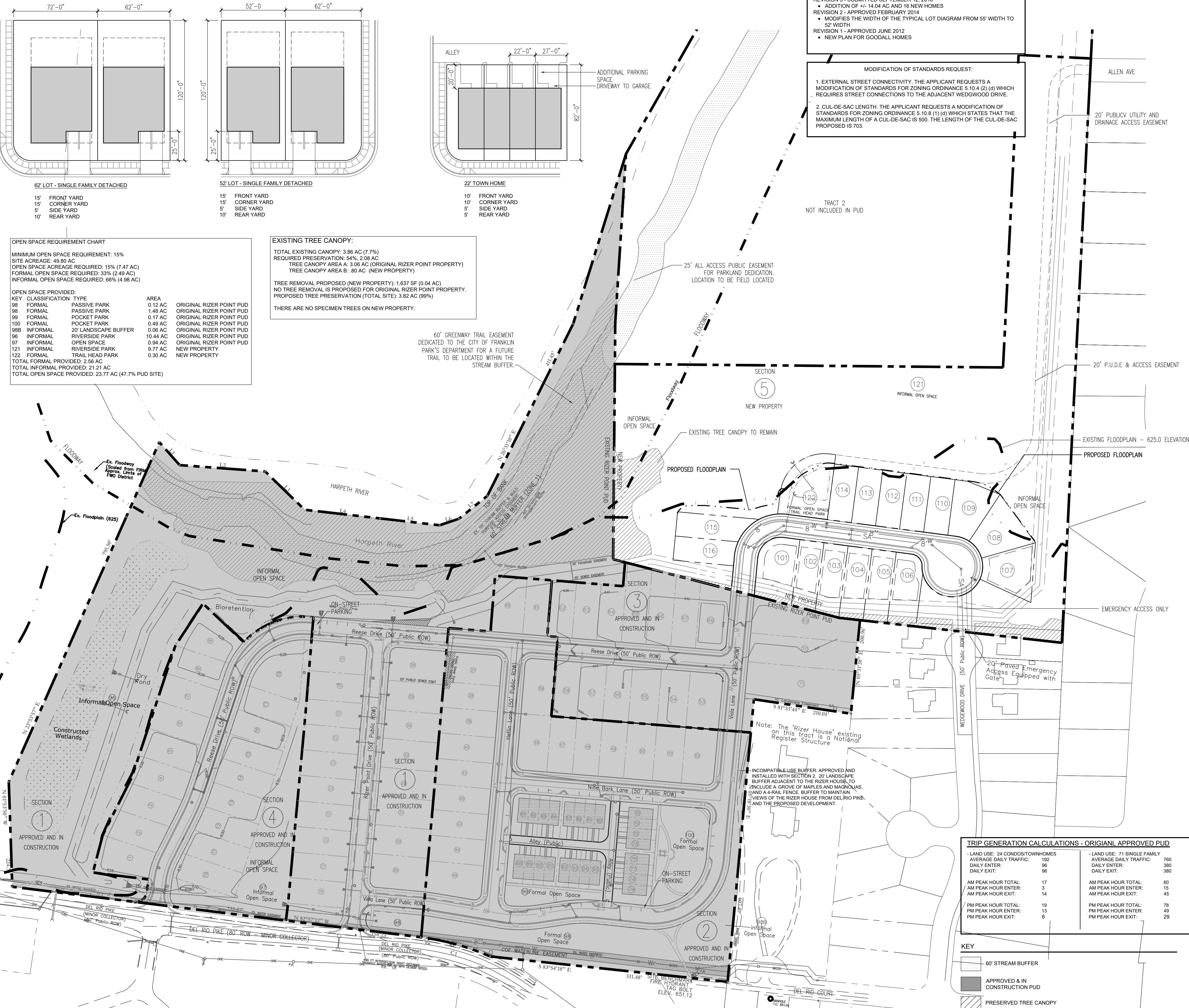
TOTAL EXISTING CANOPY: 3.86 AC (7.7%)
 REQUIRED PRESERVATION: 54%, 2.08 AC
 TREE CANOPY AREA A: 3.06 AC (ORIGINAL RIZER POINT PROPERTY)
 TREE CANOPY AREA B: .80 AC (NEW PROPERTY)
 TREE REMOVAL PROPOSED (NEW PROPERTY): 1,637 SF (0.04 AC)
 NO TREE REMOVAL IS PROPOSED FOR ORIGINAL RIZER POINT PROPERTY.
 PROPOSED TREE PRESERVATION (TOTAL SITE): 3.82 AC (99%)
 THERE ARE NO SPECIMEN TREES ON NEW PROPERTY.

DEVELOPMENT PLAN REVISION SUMMARY:

- REVISION 3 - SUBMITTED SEPTEMBER 12, 2016
 - ADDITION OF 14.04 AC AND 16 NEW HOMES
- REVISION 2 - APPROVED FEBRUARY 2014
 - MODIFIES THE WIDTH OF THE TYPICAL LOT DIAGRAM FROM 55' WIDTH TO 52' WIDTH
- REVISION 1 - APPROVED JUNE 2012
 - NEW PLAN FOR GOODALL HOMES

MODIFICATION OF STANDARDS REQUEST:

- EXTERNAL STREET CONNECTIVITY. THE APPLICANT REQUESTS A MODIFICATION OF STANDARDS FOR ZONING ORDINANCE 5.10.4 (2) (d) WHICH REQUIRES STREET CONNECTIONS TO THE ADJACENT WEDGEWOOD DRIVE.
- CUL-DE-SAC LENGTH. THE APPLICANT REQUESTS A MODIFICATION OF STANDARDS FOR ZONING ORDINANCE 5.10.8 (1) (d) WHICH STATES THAT THE MAXIMUM LENGTH OF A CUL-DE-SAC IS 500'. THE LENGTH OF THE CUL-DE-SAC PROPOSED IS 703'.



SITE DATA:

PROJECT NAME:	RIZER POINT PUD SUBDIVISION DEVELOPMENT PLAN, REV. 3		
PROJECT NUMBER:	6251		
SUBDIVISION:	RIZER POINT		
LOT NUMBER:	N/A		
ADDRESS:	DEL RIO PIKE FRANKLIN, TN		
CITY:	WILLIAMSON TENNESSEE		
STATE:	14TH CIVIL DISTRICT		
CIVIL DISTRICT:	MAP 63, PARCEL 3.01 (NEW PARCEL)		
MAP GROUP, PARCEL NUMBERS:	SD-R & AG		
EXISTING ZONING:	SD-R (1.14)		
PROPOSED ZONING NEW PARCEL:	WHCO 2 & 3		
CHARACTER AREA OVERLAY:	FFO, FWO		
OTHER APPLICABLE OVERLAYS:	CONVENTIONAL		
APPLICABLE DEVELOPMENT STANDARD:	ORIGINAL RIZER POINT AREA: 35.94 AC 63-000301 (NEW PARCEL) AREA: 14.04 AC TOTAL AREA: 49.98 AC		
TOTAL AREA:	2.23 UNITS/AC TOTAL SITE 2.64 UNITS/AC ORIGINAL PUD AREA 1.14 UNITS/AC NEW PROPERTY 2.66 UNITS/AC		
OVERALL DENSITY:	3.15 UNITS/AC		
NET DENSITY (MINUS 8.06 AC ROW):	3.15 UNITS/AC		
NET DENSITY (MINUS ROW AND 6.50 AC FWO OVERLAY):	3.15 UNITS/AC		
NUMBER OF RESIDENTIAL UNITS BY USE TYPE:	24 TOWN HOME (CURRENT RIZER POINT PUD) 71 SINGLE FAMILY HOME (CURRENT RIZER POINT PUD) 16 SINGLE FAMILY HOME (NEW PROPERTY)		
NONRESIDENTIAL SQUARE FOOTAGE:	N/A		
TOTAL ACREAGE BY USE, ENTIRE SITE:	23.77 AC OPEN SPACE 8.06 AC ROW 16.47AC RESIDENTIAL LOTS		
TOTAL ACREAGE BY USE, PER SECTION:			
SECTION	RESIDENTIAL LOTS	OPEN SPACE	TOTAL
1	3.08 AC	10.57 AC	14.82 AC
2	4.35 AC	0.81 AC	9.24 AC
3	3.30 AC	0.81 AC	4.10 AC
4	3.11 AC	0.93 AC	4.89 AC
5	2.63 AC	10.07 AC	14.04 AC
MINIMUM REQUIRED SETBACK LINES:	SEE LOT DIAGRAMS		
OWNER (RIZER POINT MASTER DEVELOPER)	GOODALL INC BUILDERS		
CONTACT	JACK LUDINGTON		
ADDRESS	393 MAPLE STREET, SUITE 100 GALLATIN, TN 37066 615-451-5029 jludington@goodallhomes.com		
PHONE			
EMAIL			
OWNER (PARCEL 3.01)	F-1 FARMS		
ADDRESS	4720 HARPETH PEYTONSVILLE RD THOMPSON STATION, TN 37179		
APPLICANT:	GOODALL HOMES		
ADDRESS	393 MAPLE STREET, SUITE 100 GALLATIN, TN 37066 615-451-5029 JACK LUDINGTON jludington@goodallhomes.com		
OFFICE PHONE			
CONTACT			
EMAIL ADDRESS			
BUILDING SQUARE FOOTAGE:	1,700 SF - 4,200 SF		
BUILDING HEIGHT:	2 STORIES		
LANDSCAPE SURFACE RATIO:	48		
MINIMUM LANDSCAPE SURFACE RATIO:	20		
MINIMUM PARKING REQUIREMENT:	2 PER SINGLE FAMILY HOME		
MAXIMUM PARKING LIMIT:	N/A		
PARKING PROVIDED:	2 PER SINGLE FAMILY HOME		
RESIDENTIAL DENSITY:	2.23 DUA (TOTAL SITE)		
TREE CANOPY:	3.86 AC (7.7%) EXISTING		
PARKLAND (IF APPLICABLE):	(35 x 1200 SF) + (76 x 600 SF) = 87,600 SF 76,000 SF ORIGINAL PUD 9,600 SF REVISION 3		
OPEN SPACE:	23.77 AC (47.7% PUD SITE)		
OPEN SPACE ACREAGE REQUIRED:	15% (7.47 AC)		
FORMAL OPEN SPACE REQUIRED:	33% (2.49 AC)		
INFORMAL OPEN SPACE REQUIRED:	66% (4.98 AC)		

LAND USE PLAN COMPLIANCE:

CHARACTER AREA OVERLAY: WHCO 2 & 3
 APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL

RIZER POINT PUD WAS APPROVED IN AUGUST 2007. THE PROPERTY HAS BOTH SPECIAL AREA 2 AND 3 ON THE PROPERTY. THIS DEVELOPMENT PLAN MAKES NO CHANGE TO THE ORIGINALLY APPROVED RIZER POINT PUD; IT ADDS AN ADDITIONAL PROPERTY TO THE NORTH WITH 16 NEW SINGLE FAMILY LOTS AND OPEN SPACE.

- THE PROPOSED DEVELOPMENT PLAN IS DESIGNED WITH LOT SIZES CONSISTENT WITH THE APPROVED RIZER POINT PUD AND ADJACENT NEIGHBORHOOD EAST AND SOUTH OF THE PROPOSED NEW PARCEL.
- NO RETAIL IS PLANNED FOR THIS PROPERTY.

DESIGN CONCEPT

THE ADDITION OF THE NEW PROPERTY TO THE RIZER POINT PUD ALLOWS FOR VIOLA LANE TO EXTEND AND TERMINATE INTO THE ADJOINING PROPERTY. NO CONNECTION IS PROPOSED TO WEDGEWOOD DRIVE TO ALLEVIATE CONCERNS FOR AN INCREASE OF TRAFFIC ON DEL RIO COURT AND THROUGH REBEL MEADOWS. ADDITIONALLY, LOT LINES FOR THE PROPOSED ADDITION HAVE BEEN PROPOSED TO BE SIMILAR TO THEIR EXISTING, ADJACENT LOTS.

LOCAL COMPATIBILITY

NO CHANGE IS PROPOSED FOR THE EXISTING PUD AREA. THIS REVISION IS TO INCLUDE ADDITIONAL PROPERTY TO THE NORTH EAST. THIS PROPERTY ADDITION IS DESIGNED WITH LOTS CONSISTENT WITH NEIGHBORHOODS ALONG THE DEL RIO PIKE CORRIDOR.

STATEMENT OF IMPACTS

WATER
 WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN WATER SERVICES. WATER MAIN IS LOCATED ON DEL RIO PIKE.
 111 SFLU - 350 GPD = 38,950 GPD

SEWER
 SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN WILL CONNECT INTO PUMP STATION LOCATED ON DEL RIO PIKE.

REPURIFIED (REUSE) WATER FACILITIES
 REUSE WATER IS AVAILABLE, AND WILL BE UTILIZED FOR COMMON AREAS OWNED AND MAINTAINED BY THE RIZER POINT HOMEOWNERS ASSOCIATION.

STREET NETWORK
 THE MAJOR THROUGHFARE PLAN INDICATES THE FUTURE DEVELOPMENT MACK HATCHER PARKWAY NORTH OF RIZER POINT.

DRAINAGE FACILITIES
 THE PROPERTY DRAINS NORTH INTO THE HARPETH RIVER AND WEST INTO THE RETENTION AREA CREATED WITH THE ORIGINAL RIZER POINT PUD.

POLICE AND FIRE
 FIRE STATION: HWY 96 - 3.6 MILES DRIVING DISTANCE
 COLUMBIA AVE. POLICE STATION - 2.06 MILES DRIVING DISTANCE

RECREATION FACILITIES
 WILLIAMSON COUNTY RECREATION FACILITY - 1.8 MILES FROM THE PROPERTY

PROJECTED STUDENT POPULATION
 THE STUDENT POPULATION IS PROJECTED AT A RATE OF ONE STUDENT PER 64 HOMES.
 111 X .64 = 71.04 STUDENTS

REFUSE COLLECTION
 REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE

RESTRICTIVE COVENANTS
 THE RIZER POINT HOME OWNERS' ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOME OWNERS' ASSOCIATION WILL REGULATE ARCHITECTURAL STANDARDS AND MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE, RECREATION AREAS, AND TOWN HOME YARDS.

NOTES

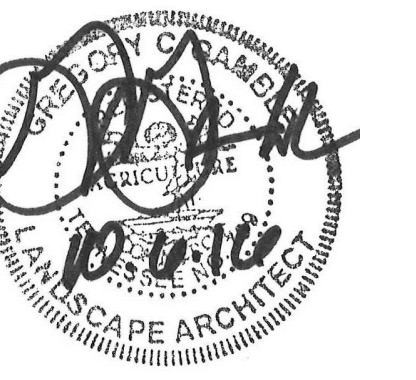
- FLOODWAY AND FLOODPLAIN DELINEATED FROM FRM (PANEL NUMBER 47187C0184G) EFFECTIVE DATE DECEMBER 22, 2016.
- NO MINERAL RIGHTS ARE HELD BY PARTIES OUTSIDE OF THE OWNER.



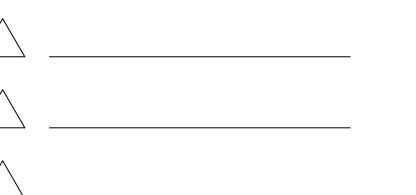
GAMBLE
 DESIGN COLLABORATIVE
 DEVELOPMENT PLANNING AND
 LANDSCAPE ARCHITECTURE

RIZER POINT PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3
 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE 37064

COF PROJECT NO. xxx



rev. date
 OCT. 6, 2016



SEPTEMBER 12, 2016

SHEET

C2.0

OVERALL
 DEVELOPMENT PLAN



rev.	date
1	OCT. 6, 2016

SEPTEMBER 12, 2016

S H E E T

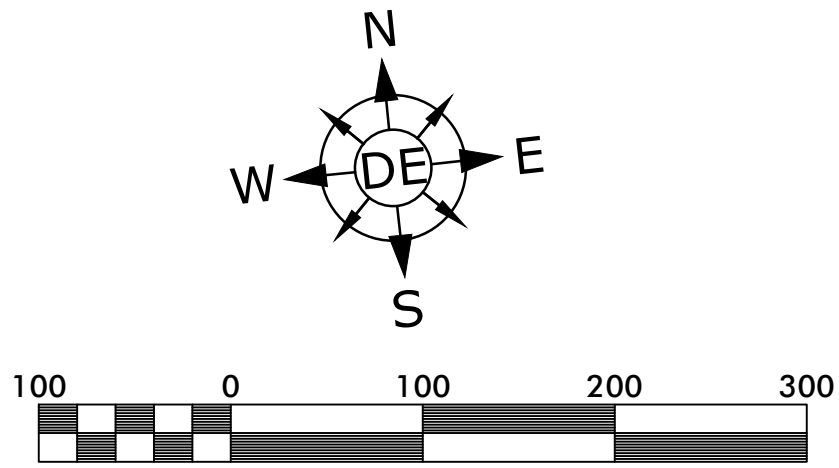
C2.1

TYPICAL
ARCHITECTURE

TYPICAL ARCHITECTURE NOTES:

1. SINGLE FAMILY DETACHED HOMES DESIGNED FOR LOTS WITH GARAGE ACCESSED FROM THE FRONT-FACING STREET WITH GARAGE ATTACHED.
2. ONE TO TWO STORIES IN HEIGHT.
3. MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIIOUS SIDING, AND ARCHITECTURAL SHINGLES.
4. GARAGE IS SETBACK 10 FEET FROM THE FRONT FASCAD.
5. DRIVEWAY IS A MINIMUM OF 22' FROM THE SIDEWALK TO THE GARAGE DOORS.
6. ALL TWO CAR GARAGES SHALL HAVE TWO GARAGE DOORS WITH A MAXIMUM WIDTH OF 9' WIDE WITH A 2 FOOT MINIMUM SEPARATION BETWEEN.
7. DRIVEWAYS SHALL BE A MINIMUM OF 5' FROM ANY PROPERTY LINE.

COF# 6251



Scale 1" = 100'
Total Site Area = 68.79 ac
Section 5 Area = 14.04 ac

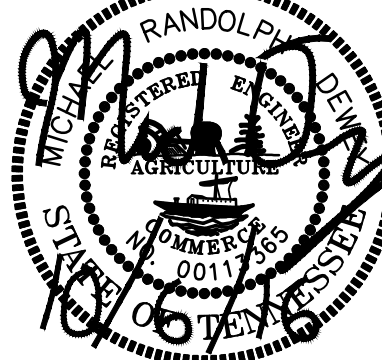
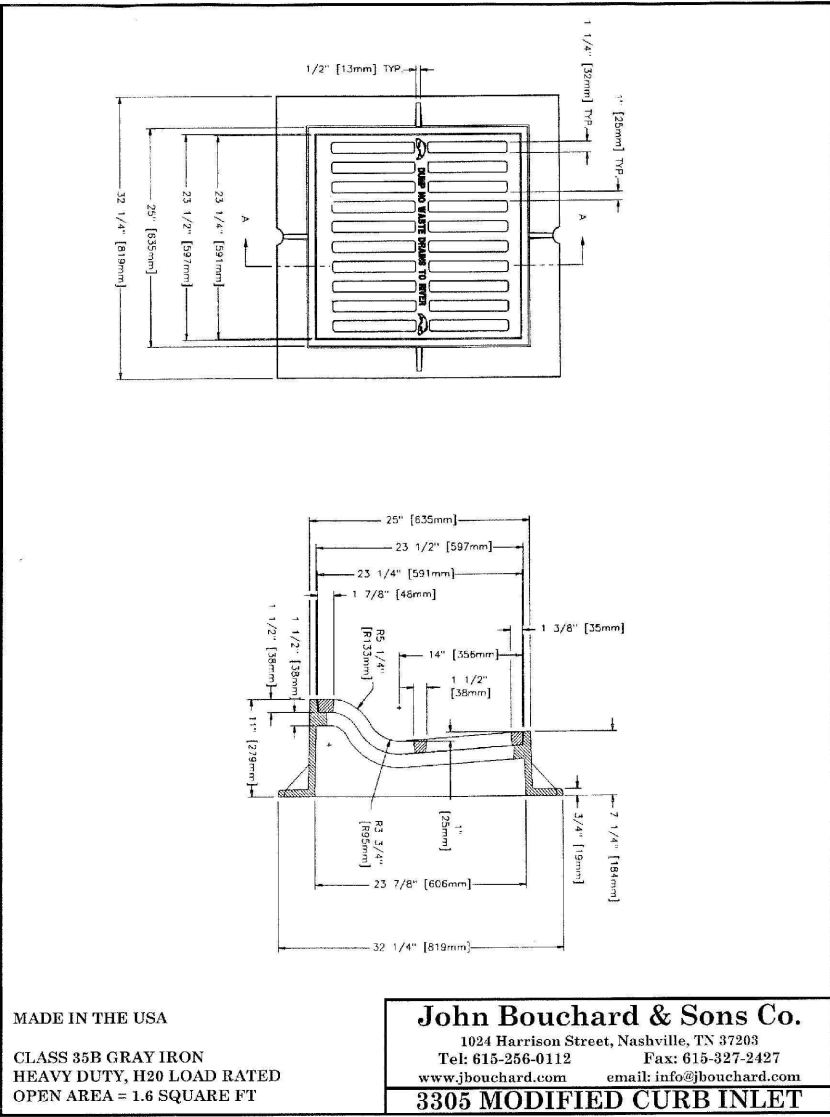
Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956
E-mail: mdewey@dewey-engineering.com

Developer
CMH Parks, Inc. dba Goodall Homes
Contact: Jack Ludington
393 Maple Street #100
Gallatin, TN 37066
Phone: (615) 451-5029
Fax: (615) 451-4029

Flood Note
A Portion of this Property is Located Within a Flood Hazard Area, Zone AE, As Shown on Map Panel Number 47187C0184F & 47187C0192F.
Dated Sept. 29, 2006.
Elev. Varies: 625.3-625.6
*Note: Preliminary FIRM
Dated: December 22, 2016
100 Year Floodplain Elevation 625.0

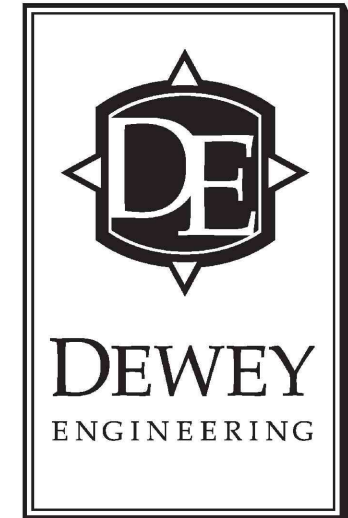
Site Benchmark
Tag Bolt of Existing Fire Hydrant Located Near the Southeast Corner of the Subject Property, Approximately 100 feet West of the Terminus of Del Rio Court. NGVD Elevation 651.12.

- Notes:**
- 1) All residential lots as shown will be located 100% out of the floodplain. A portion of the Open Space lots is in the floodplain and floodway. The floodplain shall be balanced at a minimum of a 1:1 ratio.
 - 2) Floodplain alteration will not decrease storage capacity. This section of the Harpeth River is not located in a damage reach.
 - 3) Alterations of the floodplain are to occur in a method that will provide improved water quality, recreational value, and a natural habitat. This alteration will be an improvement upon existing agricultural use and fallow conditions.
 - 4) The applicant shall obtain a floodplain development permit and complete floodplain alteration prior to the submittal of a site plan. Once a final letter of map revision has been issued from FEMA, the applicant shall go to the BZA to have the FFO Zoning boundary revised. After BZA has revised the FFO, the applicant may submit a site plan for any lots not within the newly delineated FFO.
 - 5) Drainage Easements shall be provided between lots to convey stormwater runoff where necessary. The easements shall be provided in the Site Plan and Final Plat.



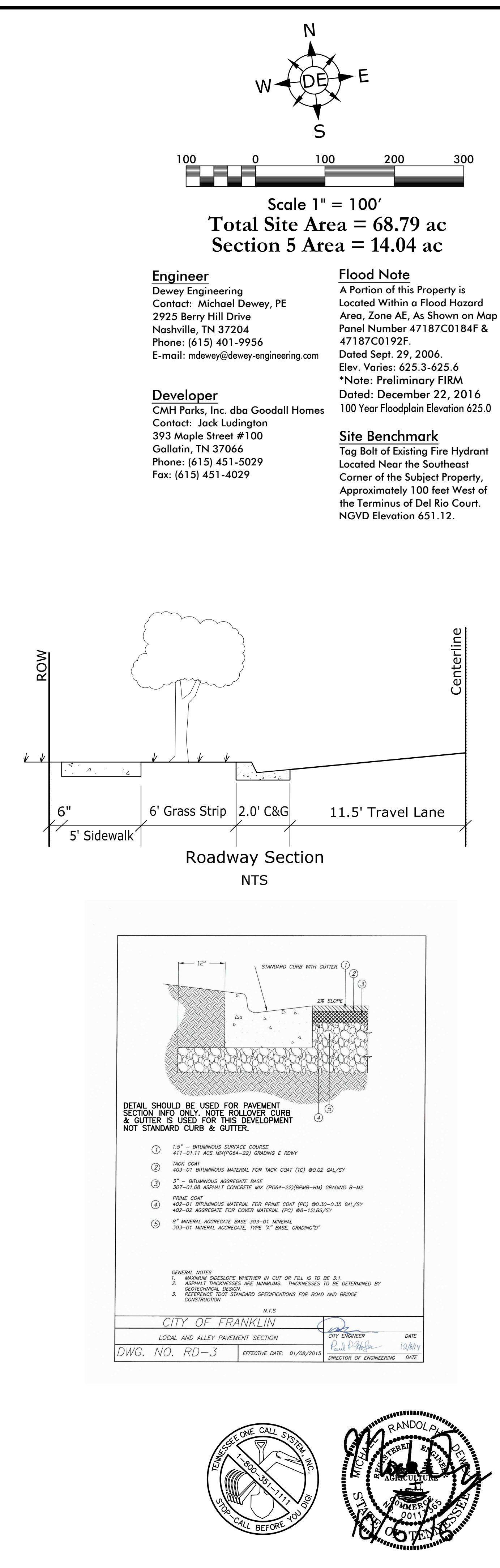
Rizer Point PUD
Section 5 Development Plan

Being Parcel 1.09 on Tax Map 63
Franklin, Williamson County, Tennessee



Overall Grading
& Drainage Plan

C3.0

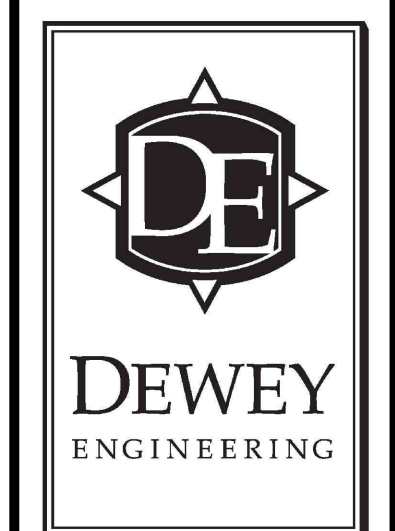


Revisions:
Drawing Notes: COF Project # 6145
Date: October 6, 2016

Rizer Point PUD

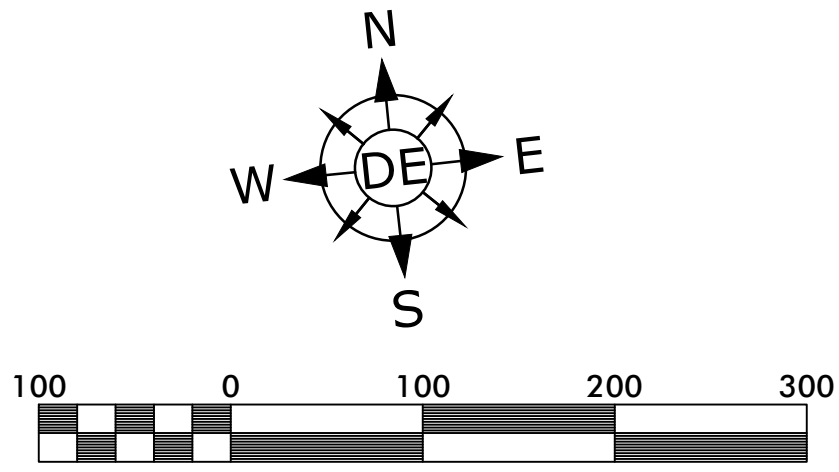
Section 5 Development Plan

Being Parcel 1.09 on Tax Map 63
Franklin, Williamson County, Tennessee



Overall ROW & Access Plan

C4.0



Scale 1" = 100'
Total Site Area = 68.79 ac
Section 5 Area = 14.04 ac

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956
E-mail: mdewey@dewey-engineering.com

Developer
CMH Parks, Inc. dba Goodall Homes
Contact: Jack Ludington
393 Maple Street #100
Gallatin, TN 37066
Phone: (615) 451-5029
Fax: (615) 451-4029

Flood Note
A Portion of this Property is
Located Within a Flood Hazard
Area, Zone AE, As Shown on Map
Panel Number 47187C0184F &
47187C0192F.
Dated Sept. 29, 2006.
Elev. Varies: 625.3-625.6
*Note: Preliminary FIRM
Dated: December 22, 2016
100 Year Floodplain Elevation 625.0

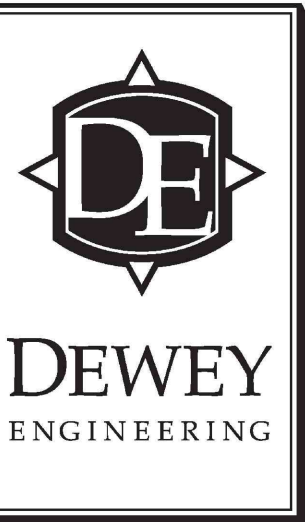
Site Benchmark
Tag Bolt of Existing Fire Hydrant
Located Near the Southeast
Corner of the Subject Property,
Approximately 100 feet West of
the Terminus of Del Rio Court.
NGVD Elevation 651.12.

Revisions:

Drawing Notes:
COF Project # 6145

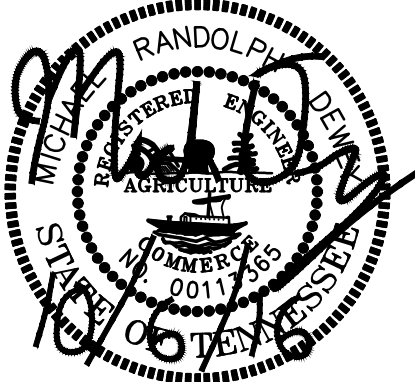
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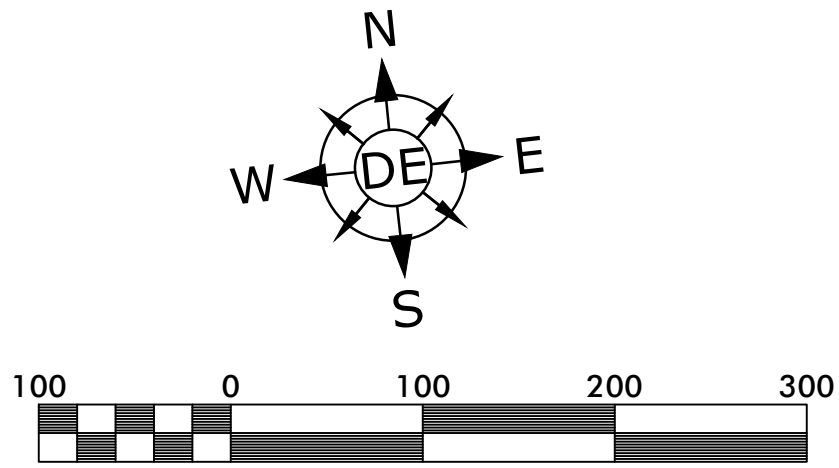
Rizer Point PUD
Section 5 Development Plan
Being Parcel 1.09 on Tax Map 63
Franklin, Williamson County, Tennessee



AutoTurn
Exhibit

C4.1





Scale 1" = 100'
Total Site Area = 68.79 ac
Section 5 Area = 14.04 ac

Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956
E-mail: mdewey@dewey-engineering.com

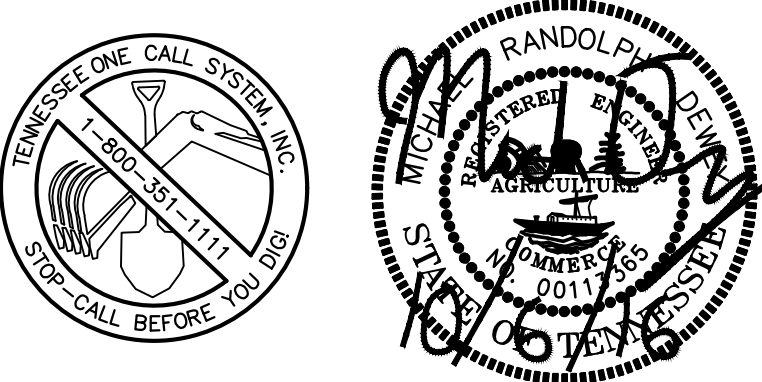
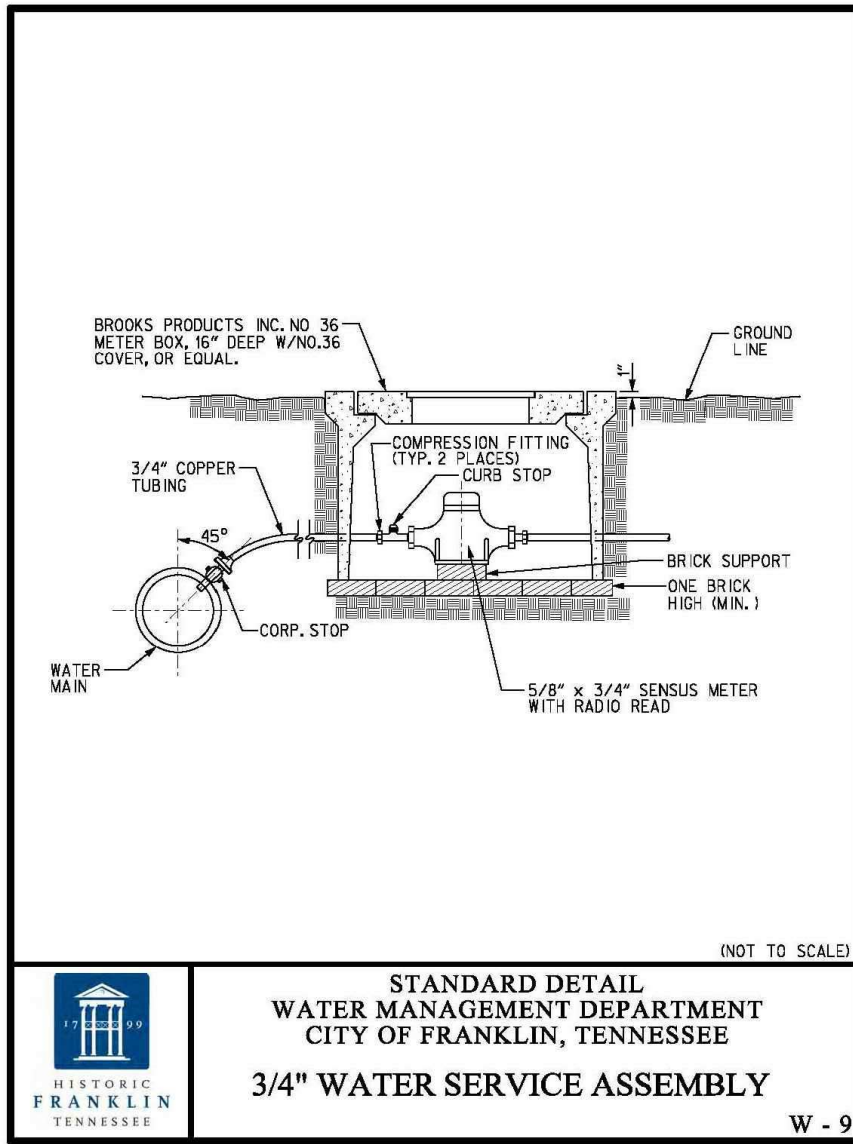
Flood Note
A Portion of this Property is Located Within a Flood Hazard Area, Zone AE, As Shown on Map Panel Number 47187C0184F & 47187C0192F.
Dated Sept. 29, 2006.
Elev. Varies: 625.3-625.6
*Note: Preliminary FIRM
Dated: December 22, 2016
100 Year Floodplain Elevation 625.0

Developer
CMH Parks, Inc. dba Goodall Homes
Contact: Jack Ludington
393 Maple Street #100
Gallatin, TN 37066
Phone: (615) 451-5029
Fax: (615) 451-4029

Site Benchmark
Tag Bolt of Existing Fire Hydrant Located Near the Southeast Corner of the Subject Property, Approximately 100 feet West of the Terminus of Del Rio Court. NGVD Elevation 651.12.

- Utility Plan Legend**
- PROP. STORM CULVERT
 - 8" - W PROP. 8" WATER MAIN
 - 8" - SA PROP. 8" GRAVITY SEWER MAIN
 - 8" - W EX. 8" WATER MAIN (DEL RIO COURT)
 - EX - 12" - WATER EX. 12" WATER MAIN (SOUTH PROP. LINE)
 - EX - 16" - SE (PVC) EX. 16" RECLAIMED WATER MAIN
 - EX - 14" - FM (DIP) EX. 14" DUCTILE IRON FORCEMAIN
 - OHE EX. OVERHEAD ELECTRIC (DOWNS BLVD)
 - EX. UTILITY POLE
 - PROP. HEADWALL
 - PROP. DRAINAGE CATCH BASIN
 - PROP. 6" SEWER LATERAL SERVICE
 - EX. SEWER MANHOLE
 - PROP. 3/4" RESIDENTIAL WATER METER
 - PROP. FIRE HYDRANT & ASSEMBLY
 - PROP. GATE VALVE & BOX

Note:
Within new developments and for off-site lines constructed as a result of, or to provide service to the new development, all utilities, such as cable television, electrical (excluding transformer), gas, sewer, telephone, and water lines shall be placed underground.

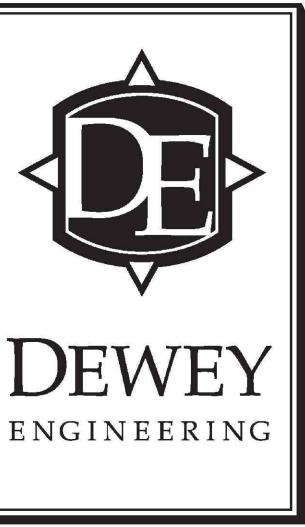


Revisions:

Drawing Notes:
COF Project # 6145

Date: October 6, 2016

Rizer Point PUD
Section 5 Development Plan
Being Parcel 1.09 on Tax Map 63
Franklin, Williamson County, Tennessee



Overall Utility Plan

C5.0

Charles Edward Saffell
5013 Rizer Point Drive
Franklin, TN 37069

September 15, 2016

Mr. Josh King, AICP

City Hall

109 Third Avenue South

Franklin, TN 37064

Dear Mr. King,

In conjunction with Goodall Homes' proposed expansion of Rizer Point to include 16 additional homes, I'm submitting two petitions signed by residents of Rizer Point. I believe that most, if not all, Rizer Point residents are against any expansion of Rizer Point. That has always been our first priority. However, if Goodall is allowed to expand Rizer Point, these petitions represent two requests.

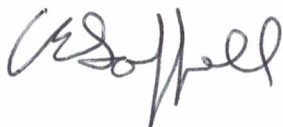
The first petition states our opposition to connecting Viola Lane and Wedgewood Drive. The reasons for this opposition have been stated by numerous residents of Rizer Point, Wedgewood and the surrounding area in previous meetings. If Goodall's expansion is granted, we would like for Viola Lane to end in a cul-de-sac and not connect to Wedgewood Drive. We understand that these two roads might contain a locked gate the end of each road that can be opened by emergency personnel.

I'm submitting a petition signed by 68 residents voicing our opposition to connecting Viola and Wedgewood. Please note that different people were circulating these petitions so the lines and pages aren't numbered. There will be an additional petition submitted soon that is signed by residents of Wedgewood.

The second petition states our opposition to having Goodall burden the Rizer Point HOA with the excess land that will not be developed. This land is in the floodway or flood plain. If Goodall's expansion is granted, the expansion of Rizer Point should only include the minimum land required for Goodall to build the 16 additional homes. It is not appropriate or fair for the Rizer Point HOA to incur the additional annual cost of maintaining this land and paying property taxes on this land. Goodall will profit from acquiring this land and then they will burden the Rizer Point HOA with all future costs.

Please distribute this letter and the two petitions to the members of the Franklin Municipal Planning Commission, BOMA and any other appropriate person. We appreciate your assistance.

Sincerely,



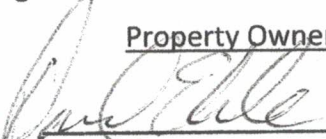
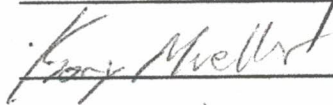
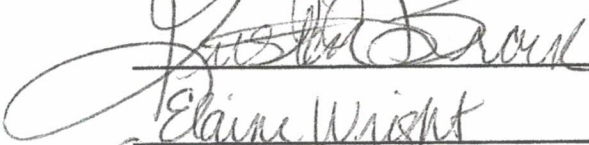
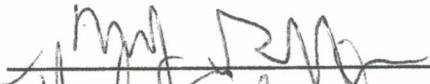
Petition in Opposition of Connecting Viola Lane & Wedgewood Drive

Neighborhood: Rizer Point

Contact Person: Ed Saffell 5013 Rizer Point Drive (615) 628-8030 cesaffell@gmail.com

Request: If Goodall Homes receives approval to revise the Rizer Point PUD to add 16 additional homes in a new section 5 development, then the extension of Viola Lane end in a cul-de-sac instead of connecting to Wedgewood Drive.

Signatures:

<u>Property Owner Name</u>	<u>Address</u>	<u>Telephone #</u>
	3009 Nine Bark Ln.	662-397-6116
 (Milk Clothing)	4029 Viola Lane	269 615-5674
David Vantasky	4019 VIOLA LANE	(954) 651-4293
	4015 Viola Lane	(847) 902-9189
Tom Kozlowski	3002 Nine Bark Ln	615-957-7899
Gloria Moncada	3006 Nine Bark Ln.	615 481-5509
James D. Berry	3008 Nine Bark Ln	615-390-8214
	3014 Nine Bark Ln	615 584-0644
	3001 Nine Bark Ln	615-579-7351
Elaine Wright	3009 Nine Bark Ln	615-944-6856
Susan Giffin	3011 Nine Bark Ln	615-905-8667
	3011 Nine Bark Ln	"
	3004 Nine Bark Ln	726-616-6175
Suzzy Knight	3000 Nine Bark Ln	615 456-2646
	4027 Viola Ln	615-788-0729

<u>Property Owner Name</u>	<u>Address</u>	<u>Telephone #</u>
<u>James M. 72</u>	<u>1003 Reese Dr.</u>	<u>813-786-5317</u>
<u>Kathy E. Zant</u>	<u>1003 Reese Dr.</u>	<u>813-786-5317</u>
<u>Linda A. Cleveland</u>	<u>1204 Reese Dr.</u>	<u>615-456-8499</u>
<u>Wayne F. Cleveland</u>	<u>1204 Reese Dr.</u>	<u>615-330-0288</u>
<u>Ruthy J. Jantz</u>	<u>5015 Rizer Pt Dr.</u>	<u>615-376-9153</u>
<u>B. J. Jantz</u>	<u>5015 Rizer Pt.</u>	<u>615-478-6972</u>
<u>Chris Jantz</u>	<u>5004 Rizer Pt. Dr.</u>	<u>615-397-9417</u>
<u>Donella Jantz</u>	<u>5004 Rizer Pt. Dr.</u>	<u>615-686-6011</u>
<u>Larry L. Lanthorn</u>	<u>1205 Reese Dr.</u>	<u>615-905-1516</u>
<u>Bonnie J. Lanthorn</u>	<u>1205 Reese Dr.</u>	<u>615-905-1516</u>
<u>John Stihly</u>	<u>1203 Reese Dr.</u>	<u>727-902-2286</u>
<u>P. J. M.</u>	<u>1201 Reese Dr.</u>	<u>469-667-0100</u>
<u>S. J. M.</u>	<u>1200 Reese Dr.</u>	<u>203-273-7576</u>
<u>John M.</u>	<u>1206 Reese Dr.</u>	<u>203-253-8111</u>
<u>Paul J. M.</u>	<u>1208 Reese Dr.</u>	<u>615-579-1514</u>
<u>Rachel J. M.</u>	<u>1208 Reese Dr.</u>	<u>615-579-9644</u>
<u>JX. Camby</u>	<u>1211 Reese Dr.</u>	<u>949-701-1390</u>
<u>J. M.</u>	<u>1213 Reese Dr.</u>	<u>858-776-2119</u>
<u>J. M.</u>	<u>1213 Reese Dr.</u>	<u>858-603-6877</u>
<u>Rebecca J. M.</u>	<u>1216 Reese Dr.</u>	<u>615-415-8681</u>
<u>J. M.</u>	<u>1217 Reese Dr.</u>	<u>615-969-5268</u>

Petition in Opposition of Connecting Viola Lane & Wedgewood Drive

Neighborhood: Rizer Point

Contact Person: Ed Saffell 5013 Rizer Point Drive (615) 628-8030 cesaffell@gmail.com

Request: If Goodall Homes receives approval to revise the Rizer Point PUD to add 16 additional homes in a new section 5 development, then the extension of Viola Lane end in a cul-de-sac instead of connecting to Wedgewood Drive.

Signatures:

<u>Property Owner Name</u>	<u>Address</u>	<u>Telephone #</u>
Susan R. Phelps	5019 Rizer Point Dr.	615-567-7805
Gherard Hoobasean	5014 Rizer Point Dr	615-522-4302
Wana Han	5011 Rizer Point Dr.	703-966-4631
Ed Saffell	5013 Rizer Point Dr	615-628-8030
Jim A. Asher	5017 Rizer Point Dr	919-602-7458
Sybil	5017 Rizer Point Dr	919-801-6415
Lori Evans	5010 Rizer Point Dr	334-728-1520
Bill Kell	5008 Rizer Point Dr	615-336-9813
Allyn Lavett	5009 Rizer Point Dr	615-336-8376
Marie Harvett	5009 Rizer Pt. Dr.	662-286-8803
Jeff Barr	5006 Rizer Point Dr.	818 693 6521
Emily Bonomo	5006 Rizer Point Dr.	818-481-4122
Frank Saffell	5013 Rizer Point Dr.	615-628-8030
	5015 Rizer Point Dr	205 616 5256
Tom Springman	1015 REESE DR	615-513-8685
Lisa Springman	1015 Reese Dr	615-419-3581

[illegible]

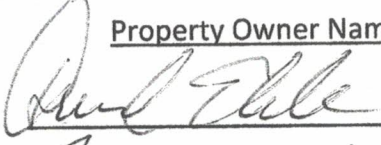
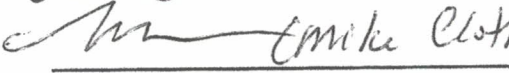
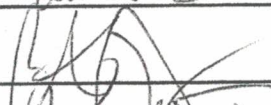
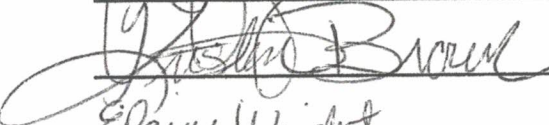
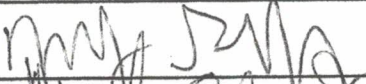
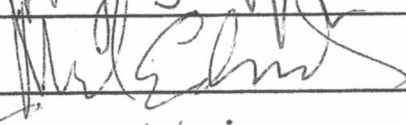
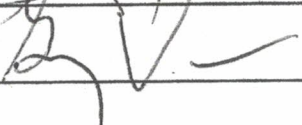
Petition in Opposition of Rizer Point HOA Receiving Undeveloped Land

Neighborhood: Rizer Point

Contact Person: Ed Saffell 5013 Rizer Point Drive (615) 628-8030 cesaffell@gmail.com

Request: If Goodall Homes receives approval to revise the Rizer Point PUD to add 16 additional homes in a new section 5 development, then the additional land added to Rizer Point HOA be limited to just the amount necessary to build the additional homes and not include the excess land that is mainly in the floodway.

Signatures:

<u>Property Owner Name</u>	<u>Address</u>	<u>Telephone #</u>
	3009 Nine Bark Ln.	662-397-6110
 (Mike Clothier)	4029 Viola Lane	269 615 5674
David Vautovsky	4019 VIOLA LANE	(954) 651-4293
Kory Mueller	4015 Viola Lane	(947) 902-9187
Tom Kozlowski	3002 Nine Bark Ln	615-957-7899
Gloria Mercado	3006 Nine Bark Ln	615-481-5507
Jamie Berry	3008 Nine Bark Ln	615-390-8214
	3014 Nine Bark Ln	65 504-0647
	3001 Nine Bark Ln	615-574-7351
Elaine Wright	3007 Nine Bark Ln	615-944-6856
Susan Griffl	3011 Nine Bark Ln	615-905-8667
	3011 Nine Bark Ln	" "
	3001 Nine Bark Ln	720-616-0175
	3000 Nine Bark Lane	615-456-2666
	4027 Viola Ln	615-708-0729

Property Owner Name

Address

Telephone #

James M. Z	1003 Reese Dr.	813-786-5317
Kathy E. J.	1003 Reese Dr.	813-786-5317
Wally F. G.	1204 Reese Dr.	615-338-0298
Rinda A. Cleveland	1204 Reese Dr.	615-456-8499
Toby J.	5015 Rizer Pt. Dr.	615-376-9155
B. J.	5015 Rizer Pt. Dr.	615-498-6922
Chris M.	5004 Rizer Pt. Dr.	615-397-9417
Dionela T.	5004 Rizer Pt. Dr.	615-686-6011
Marcella Sepanski	1207 Reese Dr.	217-971-2544
M. J.	1207 Reese Dr.	217-741-7118
Larry R. G.	1205 Reese Dr.	615-905-5146
Sonja J. G.	1205 Reese Dr.	615-905-5146
M. H. S.	1203 Reese Dr.	727-902-2276
P. M.	1201 Reese Dr.	469-669-0100
J. J.	1206 Reese Dr.	203-213-7570
J. J.	1206 Reese Dr.	203-253-8110
J. J.	1208 Reese Dr.	615-579-1514
Rachel S.	1208 Reese Dr.	615-579-9644
D. C.	1211 Reese Dr.	949-701-1390
J. J.	1213 Reese Dr.	858-776-0119
J. J.	1213 Reese Dr.	858-603-6877
R. J.	1216 Reese Dr.	615-456-5599

Petition in Opposition of Rizer Point HOA Receiving Undeveloped Land

Neighborhood: Rizer Point

Contact Person: Ed Saffell 5013 Rizer Point Drive (615) 628-8030 cesaffell@gmail.com

Request: If Goodall Homes receives approval to revise the Rizer Point PUD to add 16 additional homes in a new section 5 development, then the additional land added to Rizer Point HOA be limited to just the amount necessary to build the additional homes and not include the excess land that is mainly in the floodway.

Signatures:

Property Owner Name

Address

Telephone #

Sherry Penner 4031 Viola Lane 615-828-8388

Leafy Flycatcher 4.

2003 HEFLIN LN ¹⁰⁹ 615-1932

Kenn Manor 2003 Heflin Ln 909-G15-1017

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Petition in Opposition of Rizer Point HOA Receiving Undeveloped Land

Neighborhood: Rizer Point

Contact Person: Ed Saffell 5013 Rizer Point Drive (615) 628-8030 cesaffell@gmail.com

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Signatures:

<u>Property Owner Name</u>	<u>Address</u>	<u>Telephone #</u>
<u>Susan R Phelps</u>	<u>5019 Rizer Point Dr.</u>	<u>615-567-7805</u>
<u>Shad Hoossein</u>	<u>5014 Rizer Point Dr.</u>	<u>615-522-4302</u>
<u>Wana Horn</u>	<u>5014 Rizer Point Dr.</u>	<u>703-966-4658</u>
<u>Ed Saffell</u>	<u>5013 Rizer Point Dr</u>	<u>615-628-8030</u>
<u>Jason A. Allen</u>	<u>5017 Rizer Pt. Dr</u>	<u>919-602-7458</u>
<u>By Olin</u>	<u>5017 Rizer Pt. Dr</u>	<u>919-801-6415</u>
<u>Lori Evans</u>	<u>5010 Rizer Point Dr</u>	<u>334-728-1520</u>
<u>Donna Garrett</u>	<u>5008 Rizer Point Dr</u>	<u>615-336-9813</u>
<u>Donna Garrett</u>	<u>5009 Rizer Pt. Dr.</u>	<u>662-286-8883</u>
<u>Stephen Lovell</u>	<u>5007 Rizer Point Dr</u>	<u>662-284-8376</u>
<u>T. P. Pore</u>	<u>5006 Rizer Point Dr</u>	<u>818-693-6521</u>
<u>Andi Saffell</u>	<u>5013 Rizer Point Dr</u>	<u>615-628-8030</u>
<u>Tom Frigman</u>	<u>5019 Rizer Point Dr</u>	<u>205-616-5256</u>
<u>Tom Frigman</u>	<u>1015 REESE DR</u>	<u>615-513-8685</u>
<u>Lisa Frigman</u>	<u>1015 Reese Dr.</u>	<u>615-419-3581</u>

Property Owner Name

Address

Telephone #

Rebecca S Gause

1216 Reese Drive

(615) 415-8681

~~12~~

1217 Reese Dr

(615) 969-5268

Wayne Jarro

2017 HEFLIN LN

615-584-7856

Julie Jarro

2017 Heflin Ln.

615-351-3179

Sandra Tidmarsh

2013 Heflin Ln

440-773-1801

Randall Wilson

2011 Heflin Lane

615-364-8178

Debra DeLong

2011 Heflin Lane

615-982-1333



CONNECTIVITY: BEYOND POLICY

October 27, 2016

COMMON PRACTICE

- Supports the creation of a highly connected transportation system within the City, in order to provide choices for drivers, bicyclists and pedestrians
- Connects neighborhoods to each other and to local destinations such as schools, parks and shopping centers
- Distributes traffic throughout the network and provides options for routes of travel
- Free up arterial road capacity to better serve regional long distance travel needs.
- Improves routing for transit and delivery vehicles (solid waste, recycling, mail, etc.)
- Reduces vehicles miles of travel, fuel usage and travel times
- Improves air quality
- Promote higher levels of physical activity (walking and cycling)



CONNECTIVITY: BEYOND POLICY

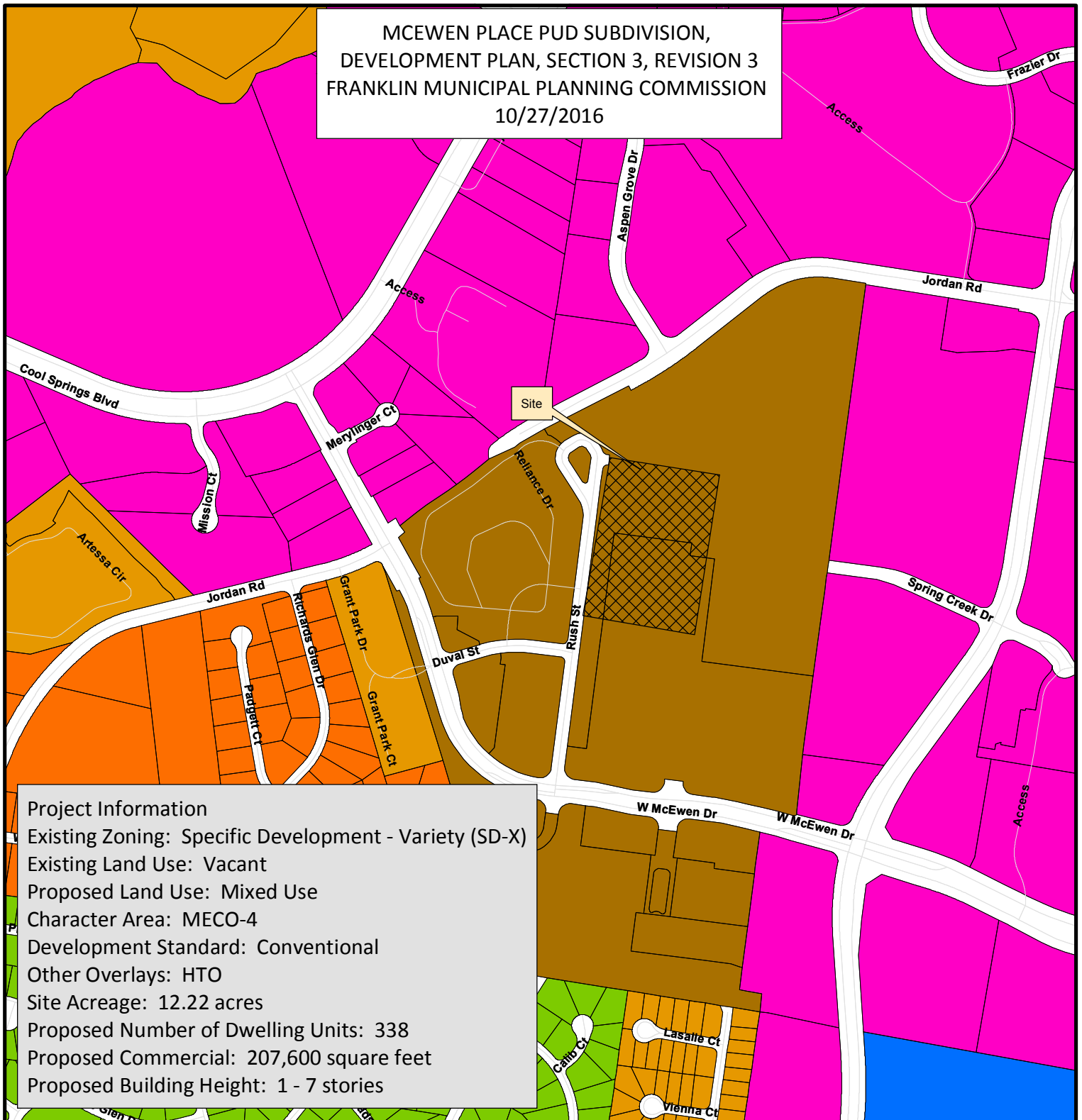
October 27, 2016



LIFE SAFETY

- Connectivity is needed for fire, police and EMS responses. Without connectivity, response times increase having negative consequences upon patient outcome and quality of life, property damage, and impact on the community.
- Redundancy is the ability to respond along multiple paths to a location. A single route or multiple routes in close proximity, increases the chance of a roadway becoming blocked by an accident or natural disaster.
- Efficient road networks also improve travel times for emergency response, solid waste pickup, and school bus routes.
- Where topography limits connectivity, other features need to be incorporated for protection of the public, like home fire sprinklers, limiting road segment length, and reducing the encroachment into the wildland/urban interface.
- Without connectivity, emergency operations are impacted. Streets quickly become obstructed other responding emergency vehicles causing equipment to be carried to the scene. Ingress into an area is as important as being able to have residents leave the area. This can be especially critical after a tornado or hazardous material incidents, and wildfires.

MCEWEN PLACE PUD SUBDIVISION,
DEVELOPMENT PLAN, SECTION 3, REVISION 3
FRANKLIN MUNICIPAL PLANNING COMMISSION
10/27/2016



Project Information

Existing Zoning: Specific Development - Variety (SD-X)

Existing Land Use: Vacant

Proposed Land Use: Mixed Use

Character Area: MECO-4

Development Standard: Conventional

Other Overlays: HTO

Site Acreage: 12.22 acres

Proposed Number of Dwelling Units: 338

Proposed Commercial: 207,600 square feet

Proposed Building Height: 1 - 7 stories

- | | |
|--|---------------------------------------|
| Rizer Point PUD Subdivision | SD-R Specific Development-Residential |
| Harpeth River (Polygon) | SD-X Specific Development-Variety |
| AG Agricultural District | OR Office Residential District |
| ER Estate Residential | GO General Office District |
| R-1 Residential District | CC Central Commercial District |
| R-2 Residential District | NC Neighborhood Commercial District |
| R-3 Residential District | GC General Commercial District |
| R-6 Residential District | LI Light Industrial District |
| RM-10 Attached 10 Residential District | HI Heavy Industrial District |
| RM-15 Attached 15 Residential District | CI Civic and Institutional District |
| RM-20 Attached 20 Residential District | |



0 250 500 1,000
Feet

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

– Open Issues: 3 These issues are currently being filtered

– Addressing

– 16056 PUD Development Plan Pre-App Submittal Package.pdf

– 1. Addressing

If the drive aisle will not need a street name then Festival Drive needs to be removed from the plans. The private drive between block B and block C will need a street name.

– Planning

– 16056 McEwen Place Re-submittal 161006 Package.pdf

– 2. Title Blocks Sheet C2.0 and C2.1

Applicant shall revise the title blocks of sheets C2.0 and C2.1 to remove the label of "existing conditions" plan and properly label these site layout plans.
[Edited By Joshua King]

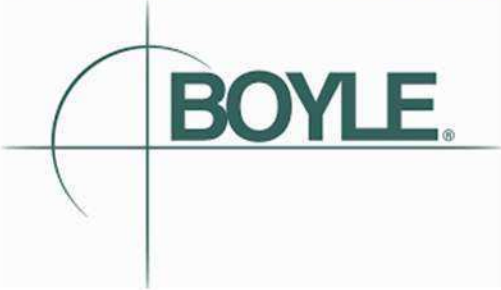
– Planning (Landscape)

– General Issues

– 3. Detention Area

At site plan the detention area shall include the landscape plan and be installed for this area.

Architectural massing studies are conceptual in nature and are subject to change pending final design elements



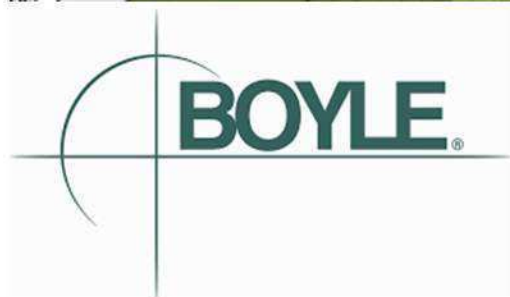
VIEW ELEVEN
BLOCK B
MCEWEN NORTHSIDE
FRANKLIN, TN

SEPTEMBER 09, 2016



STUDIO
ARCHITECTS
906studio.com

Architectural massing studies are conceptual in nature and are subject to change pending final design elements

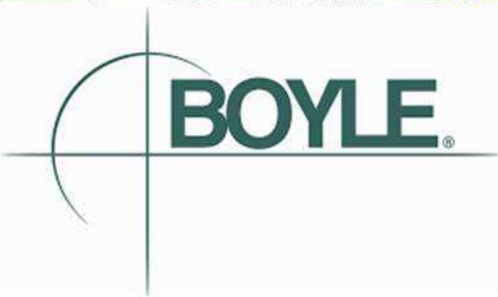


VIEW TEN
BLOCK C
MCEWEN NORTHSIDE
FRANKLIN, TN

SEPTEMBER 09, 2016



Architectural massing studies are conceptual in nature and are subject to change pending final design elements



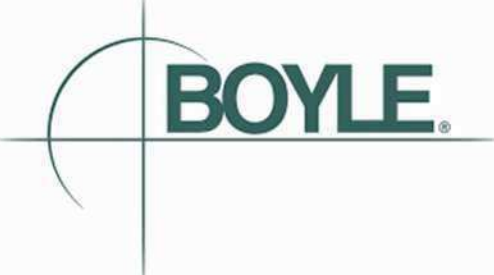
VIEW NINE
BLOCK C
MCEWEN NORTHSIDE
FRANKLIN, TN

SEPTEMBER 09, 2016



STUDIO
ARCHITECTS
906studio.com

Architectural massing studies are conceptual in nature and are subject to change pending final design elements



VIEW EIGHT
BLOCK B
MCEWEN NORTHSIDE
FRANKLIN, TN

SEPTEMBER 09, 2016



STUDIO
ARCHITECTS
906studio.com

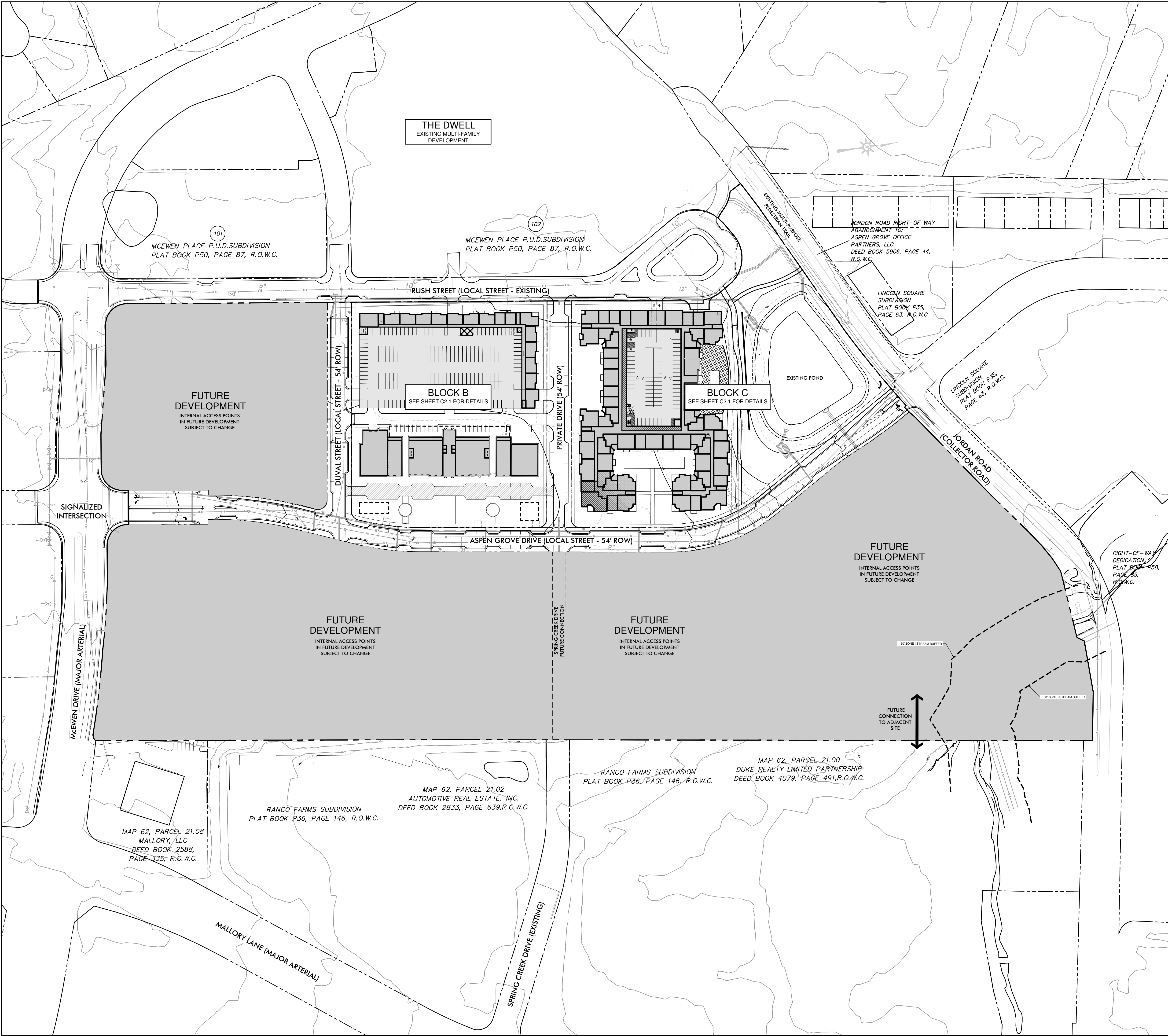
Architectural massing studies are conceptual in nature and are subject to change pending final design elements.



VIEW FIVE
BLOCK B
MCEWEN NORTHSIDE
FRANKLIN, TN

OCTOBER 6, 2016



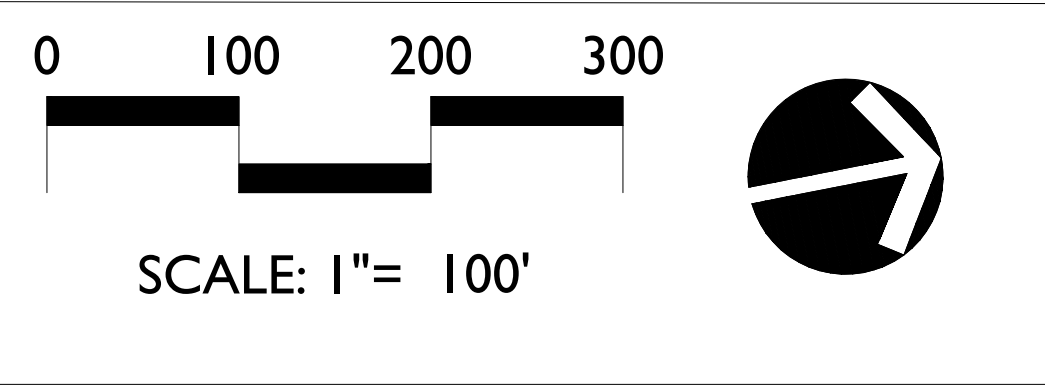


OVERALL SITE DATA
(SEE SHEET C2.1 FOR BLOCK B & C DETAILED SITE DATA)

PROJECT NAME:
McEWEN TOWN CENTER SECTION 3
COF PROJECT NUMBER: **6248**
MAP, PARCEL NUMBERS: **062-02203 & 062-02218**
ADDRESS: **INTERSECTION OF ASPEN GROVE & DUVAL STREET**
CITY: **FRANKLIN**
COUNTY: **WILLIAMSON**
STATE: **TENNESSEE**
CIVIL DISTRICT: **8**

EXISTING ZONING & CHARACTER AREA
OVERLAY: **SDX - SPECIFIC DEVELOPMENT VARIETY & MECO-4**
OTHER APPLICABLE OVERLAYS: **HEIGHT OVERLAY DISTRICT (HTO)**
APPLICABLE DEVELOPMENT STANDARD: **CONVENTIONAL**
PUD SITE ACREAGE: **+/- 45.11 AC**
PUD SITE SQUARE FOOTAGE: **+/- 1,964,992 SF**

- NOTES:**
1. This McEwen Town Center Section 3 Development Plan Take Down chart is only to provide the city of Franklin an estimate for the intended uses and densities within each section of the development. In the best interest of the city of Franklin and the applicant, the land owners reserve the right to adjust this chart based on market conditions that may affect the absorption of either residential units or commercial square footage as long as the approved entitlements are not exceeded.
 2. Refer to Approved McEwen Place Town Center Pattern Book for detailed information regarding project description, plan objectives, district plans, illustrative details, architectural/landscape & parking standards.
 3. Refer to the Approved Modifications of Standards for Signage for McEwen Town Center.



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Franklin, TN 37067
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Kimley»Horn

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Main: 615.564.2701
www.kimley-horn.com
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McEwen Town Center Section 3
PUD DEVELOPMENT PLAN RE-SUBMITTAL
EXISTING CONDITIONS PLAN
COF# 6248
Franklin, Williamson Co, TN

DATE: 09/12/2016
DESIGNED BY: GAV
DRAWN BY: KMR
CHECKED BY: GAV
G.C. BY: CBW
SCALE: 1"= 100'
PROJECT #: 16056
SHEET NUMBER:

C2.0

REVISIONS:
10.06.2016 RE-SUBMITTAL PER CITY OF FRANKLIN
STAFF COMMENTS

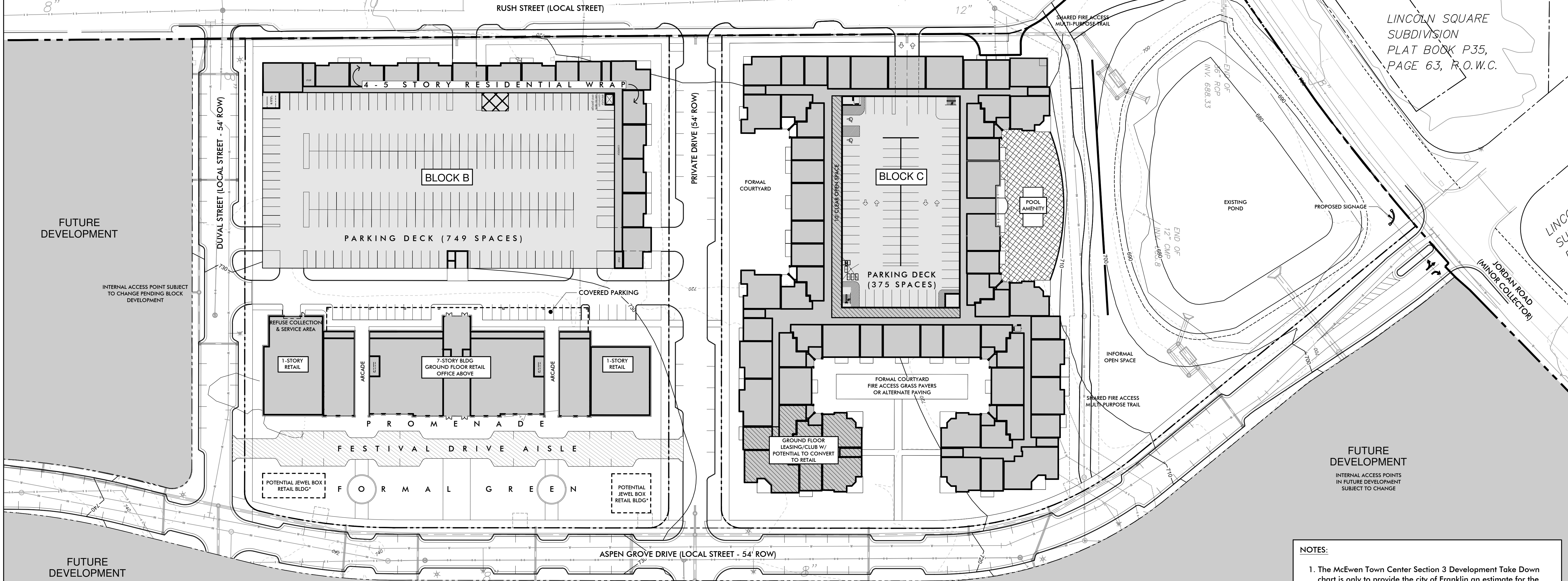
McEWEN TOWN CENTER SECTION 3 DEVELOPMENT TAKE DOWN CHART							
DEVELOPMENT	APPROVAL DATE	PROPOSED RESIDENTIAL UNITS	REMAINING RESIDENTIAL UNITS	PROPOSED NON RESIDENTIAL SF	REMAINING NON RESIDENTIAL SF	HOTEL KEYS	REMAINING HOTEL KEYS
CONCEPT PLAN REMAINING ENTITLEMENTS	3/10/2009	-	580 DU	-	867,282 SF	-	150 KEYS
BLOCK B	-	76 DU	504 DU	207,600 SF	659,682 SF	-	150 KEYS
BLOCK C	-	262 DU	242 DU	-	659,682 SF	-	150 KEYS

RDIVISION
7, R.O.W.C.

MCEWEN PLACE P.U.D.SUBDIVISION
PLAT BOOK P50, PAGE 87, R.O.W.C.

JORDAN ROAD RIGHT-OF WAY
ABANDONMENT TO:
ASPEN GROVE OFFICE
PARTNERS, LLC
DEED BOOK 5906, PAGE 44,
R.O.W.C.

LINCOLN SQUARE
SUBDIVISION
PLAT BOOK P35,
PAGE 63, R.O.W.C.



SITE DATA - BLOCK B

PROJECT NAME: McEWEN TOWN CENTER SECTION 3
COF PROJECT NUMBER: 6248
MAP, PARCEL NUMBERS: 062-02203 & 062-02218
ADDRESS: INTERSECTION OF ASPEN GROVE & DUVAL STREET
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8

EXISTING ZONING & CHARACTER AREA OVERLAY: SDX - SPECIFIC DEVELOPMENT VARIETY & MECO-4
OTHER APPLICABLE OVERLAYS: HEIGHT OVERLAY DISTRICT (HTO)
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
SITE ACREAGE: +/- 4.99 AC
SITE SQUARE FOOTAGE: +/- 217,453 SF
PUD SITE ACREAGE: +/- 45.11 AC
PUD SITE SQUARE FOOTAGE: +/- 1,964,992 SF

TREE CANOPY: N/A
PARKLAND DEDICATION REQUIREMENT: N/A
OPEN SPACE: REFER TO OPEN SPACE TAKE DOWN CHART ON SHEET C0.0 FOR DATA

BUILDING SQUARE FOOTAGE: REFER TO TAKE DOWN CHART ON THIS SHEET ABOVE FOR DATA
BUILDING HEIGHT: 1-7 STORIES
RESIDENTIAL DENSITY: 15.23 DU/A

MINIMUM PERIMETER REQUIRED SETBACK LINES (PER PATTERN BOOK):
YARD FRONTING ON ANY STREET: 0-15 FEET
SIDE YARD: 0-5 FEET
REAR YARD: 0 FEET

OVERALL PARKING:
(REFER TO PATTERN BOOK PG.39 FOR PARKING STANDARDS)
RESIDENTIAL (76 DU):
MIN. PARKING REQUIREMENT: 1.75 SPACES PER RESIDENTIAL UNITS = 133 SPACES
RETAIL (27,600 SF):
MIN. PARKING REQUIREMENT: 7.5 SPACES PER 1000/SF OF RETAIL/COMMERCIAL = 207 SPACES
OFFICE (180,000 SF):
MIN. PARKING REQUIREMENT: 3.3 SPACES PER 1000/SF OF OFFICE = 599 SPACES

PARKING DECK = 749 SPACES
SURFACE PARKING:
PARALLEL SPACES = 68 SPACES
HEAD-IN PARKING = 27 SPACES

TOTAL MIN. REQUIRED X 15% SHARE FACTOR = 798 SPACES
TOTAL PARKING PROVIDED: 844 SPACES

DEVELOPERS:
BOYLE NASHVILLE LLC
2000 MERIDIAN BLVD. STE 250
FRANKLIN, TN 37067
CONTACT: ADAM BALLASH
615.550.5583
ABALLASH@BOYLE.COM

NORTHWOOD RAVIN
1057 EAST MOREHEAD STREET, STE. 300
CHARLOTTE, NC 28204
CONTACT: DAVID RAVIN
704.714.9643
DRAVIN@NORTHWOODRAVIN.COM

APPLICANT:
KISER & VOGGRIN DESIGN
5005 MERIDIAN BLVD. STE 100
FRANKLIN, TN 37067
CONTACT: GARY VOGGRIN
615.813.0862
GARY@KISERVOGGRIN.COM

*PROPOSED RETAIL, JEWEL BOXES ARE
SUBJECT TO CHANGE PENDING MARKET
DEMAND. FINAL INCLUSION & LOCATION
SHALL BE DENOTED AT FUTURE SITE
PLAN SUBMITTAL WITH UPDATED
TAKEDOWN CHART.

SITE DATA - BLOCK C

PROJECT NAME: McEWEN TOWN CENTER SECTION 3
COF PROJECT NUMBER: 6248
MAP, PARCEL NUMBERS: 062-02203 & 062-02218
ADDRESS: INTERSECTION OF ASPEN GROVE & JORDAN ROAD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8

EXISTING ZONING & CHARACTER AREA OVERLAY: SDX - SPECIFIC DEVELOPMENT VARIETY & MECO-4
OTHER APPLICABLE OVERLAYS: HEIGHT OVERLAY DISTRICT (HTO)
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
SITE ACREAGE: +/- 7.23 AC
SITE SQUARE FOOTAGE: +/- 314,786 SF
PUD SITE ACREAGE: +/- 45.11 AC
PUD SITE SQUARE FOOTAGE: +/- 1,964,992 SF

TREE CANOPY: N/A
PARKLAND DEDICATION REQUIREMENT: N/A
OPEN SPACE: REFER TO OPEN SPACE TAKE DOWN CHART ON SHEET C0.0 FOR DATA

BUILDING SQUARE FOOTAGE: REFER TO TAKE DOWN CHART ON THIS SHEET ABOVE FOR DATA
BUILDING HEIGHT: 4-5 STORIES
RESIDENTIAL DENSITY: 36.24 DU/A

MINIMUM PERIMETER REQUIRED SETBACK LINES (PER PATTERN BOOK):
YARD FRONTING ON ANY STREET: 0-15 FEET
SIDE YARD: 0-5 FEET
REAR YARD: 0 FEET

OVERALL PARKING:
(REFER TO PATTERN BOOK PG.39 FOR PARKING STANDARDS)
RESIDENTIAL (262 DU):
MIN. PARKING REQUIREMENT: 1.75 SPACES PER RESIDENTIAL UNITS = 459 SPACES

PARKING DECK = 375 SPACES
SURFACE PARKING:
PARALLEL SPACES = 35 SPACES

TOTAL MIN. REQUIRED X 15% SHARE FACTOR = 390 SPACES
TOTAL PARKING PROVIDED: 410 SPACES

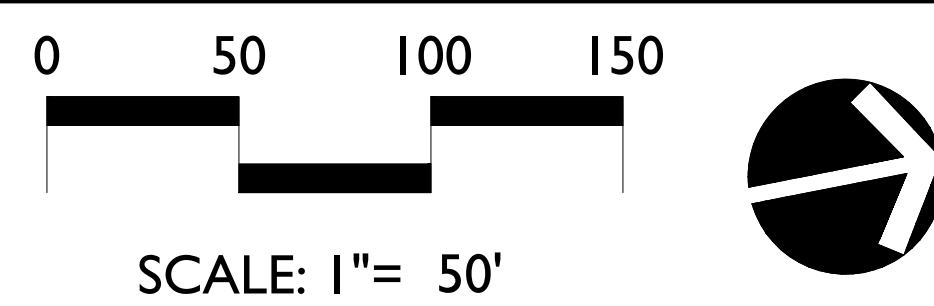
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NOTES:

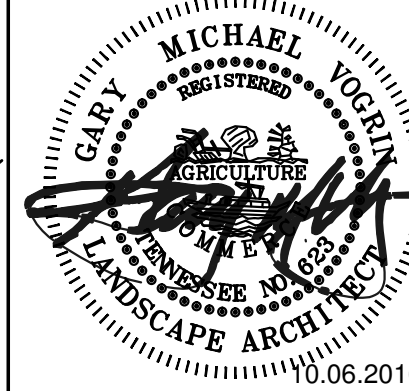
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- Refer to the Approved Modifications of Standards for Signage for McEwen Town Center.



REVISIONS:
10.06.2016 RE-SUBMITTAL PER CITY OF FRANKLIN
STAFF COMMENTS

DATE: 09/12/2016
DESIGNED BY: GAV
DRAWN BY: KMR
CHECKED BY: GAV
C.C. BY: CBW
SCALE: 1"=50'
PROJECT #: 16056
SHEET NUMBER:

C2.1



McEwen Town Center Section 3
PUD DEVELOPMENT PLAN RE-SUBMITTAL
EXISTING CONDITIONS PLAN
COF# 6248
Franklin, Williamson Co, TN

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McEwen Place Town Center Section 3 PUD DEVELOPMENT PLAN, Lots B and C

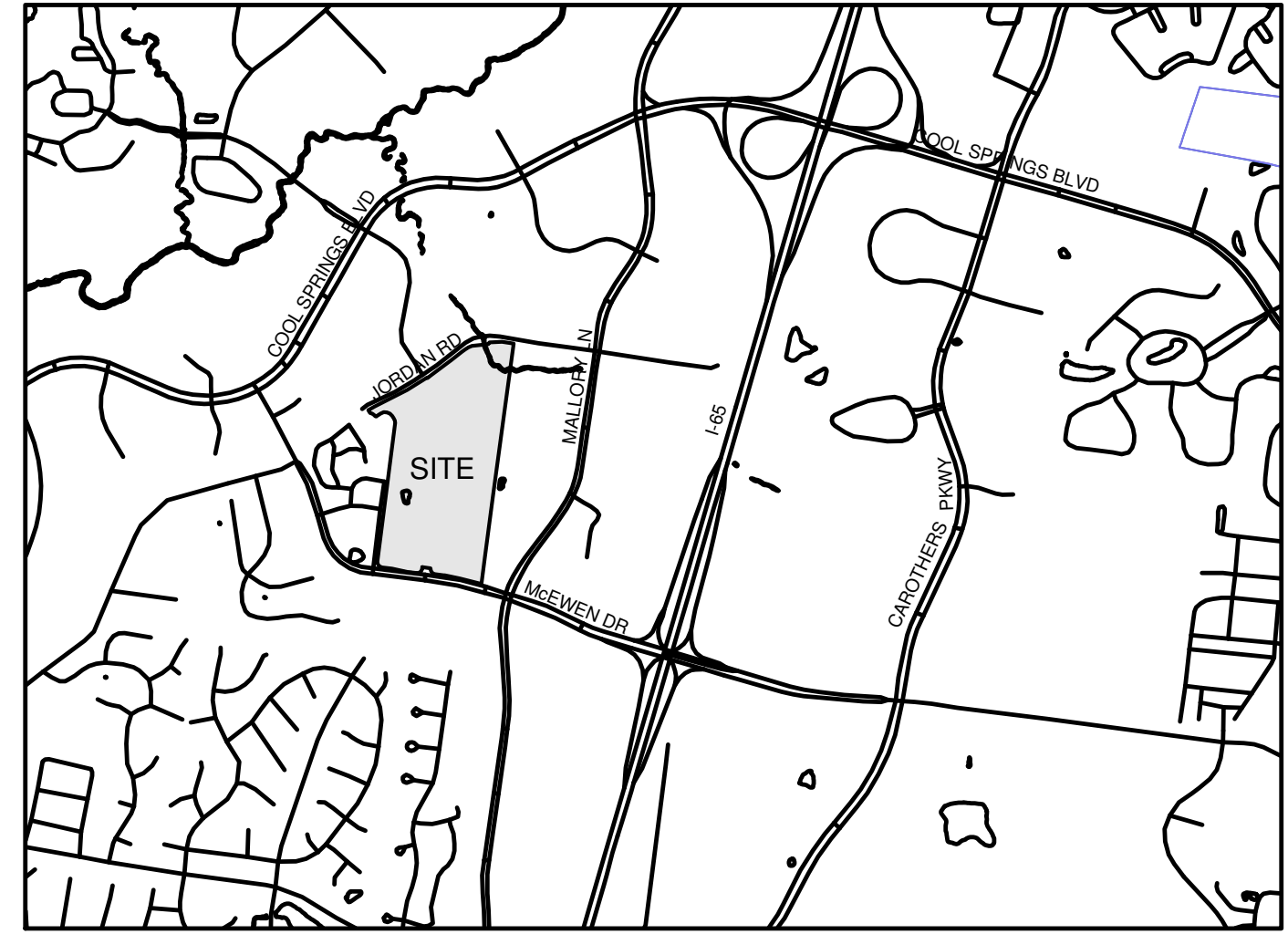
APPLICATION SUBMITTAL

TAX MAP 062, PARCELS 02203 & 02218

COF # 6248

INTERSECTION OF ASPEN GROVE DRIVE & DUVAL STREET

FRANKLIN, WILLIAMSON CO., TN



SITE LOCATION MAP
N.T.S.

DEVELOPERS

BOYLE.



Boyle Nashville LLC
2000 Meridian Blvd.
Suite 250
Franklin, TN 37067
Contact: Adam Ballash
615.550.5583

Northwood Ravin
1057 East Morehead Street
Suite 300
Charlotte, NC 28204
Contact: David Ravin
704.714.9643

LANDSCAPE ARCHITECT / APPLICANT

KV+D
KISER VOGGRIN DESIGN

ARCHITECTS

906 STUDIO
ARCHITECTS

Kiser+Vogrin Design
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Suite 100
Franklin, TN 37067
Contact: Gary Vogrin
615.813.0862

906Studio
143 Fifth Avenue South
Franklin, TN 37064
Contact: Mike Hathaway
615.988.9065



CIVIL ENGINEER

Kimley»Horn

SURVEYOR

Housing Studio
333 West Trade Street
Suite 300
Contact: Chuck Travis
704.333.7862

Kimley-Horn Assoc.
214 Oceanside Drive
Nashville, TN 37204
Contact: Ryan McMaster
615.564.2876

Harrah & Associates
1722A General George Patton
Drive
Suite 400
Brentwood, TN. 37207
Contact: Roger Harrah
615.778.0863

SHEET INDEX:

	Sheet Number	Preapp Submittal	Initial Submittal	Second Submittal
COVER	C0.0	8-29-2016	9-12-2016	10-06-2016
APPROVED PUD DEVELOPMENT PLAN	C0.1		9-12-2016	10-06-2016
OVERALL EXISTING CONDITIONS PLAN	C1.0	8-29-2016	9-12-2016	10-06-2016
EXISTING CONDITIONS w/ AERIAL	C1.1	8-29-2016	9-12-2016	10-06-2016
DEVELOPMENT PLAN	C2.0	8-29-2016	9-12-2016	10-06-2016
ENLARGED DEVELOPMENT PLAN	C2.1	8-29-2016	9-12-2016	10-06-2016
OVERALL GRADING & DRAINAGE	C3.0	8-29-2016	9-12-2016	10-06-2016
OVERALL ROW & ACCESS PLAN	C4.0		9-12-2016	10-06-2016
OVERALL UTILITY PLAN	C5.0	8-29-2016	9-12-2016	10-06-2016

OPEN SPACE DATA MINIMUM COMMON SPACE: 13.998 ACRES 15% (10 % INFORMAL, 5% FORMAL)														
DEVELOPMENT	APPROVAL DATE	ACRES PER SECTION	ACRES CUMULATIVE	MIN. REQUIRED OPEN SPACE ACRES PER SECTION @ (15%)	MIN. REQUIRED OPEN SPACE ACRES CUMULATIVE @ (15%)	PROPOSED OPEN SPACE ACRES PER SECTION	PROPOSED OPEN SPACE CUMULATIVE	OPEN SPACE ACRES PERCENTAGE CUMULATIVE	REMAINING OPEN SPACE ACRES	MIN. REQUIRED OPEN SPACE ACRES FORMAL 5%	PROPOSED OPEN SPACE ACRES FORMAL	MIN. REQUIRED OPEN SPACE ACRES INFORMAL 10%	PROPOSED OPEN SPACE ACRES INFORMAL	
CONCEPT PLAN (REV. 1)	6/13/2006		88.041		13.206				13.206	0.66		1.321		
Lot 102 (McEwen Apartments)	9/26/2006	10.783	10.783	1.617	1.617	2.97	2.97	22.49%	10.236	0.539	0.571	1.078	1.6	
Lot 101, 104-143 (McEwen Townhomes)	4/26/2007	4.03	14.813	0.605	2.222	1.831	4.801	36.36%	8.405	0.202	0.811	0.403	1.26	
Lots 144-147 (Office/Retail Building)	7/26/2007	12.03	26.843	1.805	4.026	3.85	8.651	65.51%	4.555	0.602	0.293	1.203	2.4	
Lots 151-154 (Town Center)	3/27/2008	13.5	40.343	2.025	6.051	0.46	9.111	68.99%	4.095	0.675	0	1.35	0.46	
Lots 155 (Town Center)	7/25/2008	0.94	41.283	0.141	6.192	0.24	9.351	70.81%	3.855	0.047	0.24	0.094	0	
Lots 158 (Town Center)	7/25/2008	4.51	45.793	0.677	6.869	0	9.351	70.81%	3.855	0.226	0	0.451	0	
Lots 151- Rev 1 (California Pizza Kitchen)		0.31	N/A	0.047	N/A	0	9.351	70.81%	3.855	0.016	0	0.031	0	
Lot 150 (Whole Foods)		5.642	51.435	0.846	7.715	1.31	10.661	80.73%	2.545	0.282	0	0.564	1.31	
Required Open Space Remaining: 3.337														
NOTE: This chart above is a breakdown of open space achieved within sections of the McEwen Development of the required 13.998 acres of open space. 10.661 acres has been accommodated on approximately 51 of the 93 +/- acres within McEwen. This leaves a minimum of 3.337 acres still necessary to reach the required minimum.														
NORTHSIDE AT MCEWEN DEVELOPMENT (PUD DEVELOPMENT PLAN REVISION 3)														
Lot B (Northside McEwen Town Center)	--	4.99	56.425	0.748	8.463	0.77	11.431	86.56%	2.567	0.249	0.77	0.50	0	
Lot C (Northside McEwen Town Center)	--	7.23	63.655	1.084	9.548	5.01	16.441	100.00%	0	0.361	1.47	0.723	3.54	

CONDITIONS OF APPROVAL

(PER THE APPROVED PUD DEVELOPMENT PLAN C.O.F. #2150 | FMPC 01.22.09):

1. MODIFICATION OF STANDARDS:

- ~~1.a. MOS1 Setbacks: This modification of standards request is not necessary. The applicant is requesting to reduce the side and rear setbacks to 0' for internal property lines within the McEwen PUD boundary. Since the McEwen PUD already has established setbacks of 0'-5' for side and 0' for rear, the proposed Whole Foods site that is being added to the McEwen PUD boundary will fall under the same setback standard.~~
- 1.b. MOS2 Parking Stall Depth for Angle Parking: Approve the request to reduce the parking stall depth to 20' for 60 degree angle parking. (Plan)
- 1.c. MOS3 Primary Drive Aisles: Approve the request to remove the requirement for parallel parking spaces along both sides of the primary drive aisle.
- 1.d. MOS4 Off-Street Parking Location and Building Placement in Conventional Areas: ~~Since this is the last undeveloped corner of the West McEwen Drive/Mallory Lane intersection, Planning Commission should decide whether the building should be placed on the corner with a maximum of 60 feet in parking between the building and streets along the perimeter of the site or whether the building may be located elsewhere on the corner lot with no parking limit along Mallory Lane or West McEwen Drive. (Plan):~~ Approved the request to allow off street parking lots exceeding 60 feet in width between the building and perimeter streets of the site. (Plan).
- 1.e. MOS5 Fences and Walls Used for Screening Vehicular Use Areas: Approve the request to remove the requirement for a 3'-6' solid masonry wall to be located on a major intersection to screen the vehicular use area. (Plan)
- 1.f. MOS6 Maximum Lighting Height: ~~Deny~~ Approve the request to increase the maximum height limit for lighting fixtures to 30 feet
- 1.g. MOS7 Exterior Lighting: Deny the request to allow the wattage of architectural lighting to be proportional to the height and scale of the architectural feature and the request to allow changing light intensity and/or color for architectural enhancements. Changing light intensity and/or color may be used on a temporary basis for Special Events within Special Signage District 2 identified for MOS8. (Codes)
- 1.h. MOS8 Signage Standards: Approve the request to allow signage detailed in Exhibit A-8 as provided by the applicant with the following conditions (Plan/Codes):
 - 1.h.a. The Modification of Standards for signage only applies to Special Signage Districts 1 and 2, as shown on the map submitted by the applicant on January 8, 2009. All signage modifications would apply to Special Signage District 2. All signage modifications with the exception of 2m. Specialty Billboards and Video Monitors, 3e. Neon/LED/Small Bulb Lighting, and 3f. Scrolling/Ticker-tape Style Signage would be allowed in Special Signage District 1.
 - 1.h.b. Signage located within Special Signage District 2 shall not be visible from Mallory Lane or West McEwen Drive.
 - 1.h.c. Deny the part of item 1c, Monument/Ground-Mounted Signs, that sets separate dimensional standards for a multi-tenant sign. The first part of this item that increases the size and height that is allowed for monument signs shall apply to single and multi-tenant signs. There is not justification to support that the standards for single and multi-tenant signs should be differentiated by a Modification of Standards.

- 1.h.d. Deny item 2j, Building Top Signs. No rooftop or building top signs will be allowed in the McEwen PUD.
- 1.h.e. Deny the portion of item 1b, Gateway/Entry Signage that allows gateway or entry signage to span a roadway. No signage shall be allowed to span or be located above a public roadway. Street names on all sheets (including exhibits) shall be coordinated.
2. Street names shall conform to the approved addressing plan for the McEwen PUD. (Plan)
3. Applicant shall submit a revised master stormwater management plan which encompasses the entire PUD, including the newly added parcel. (Eng)
4. The applicant shall maximize the protection of natural features, develop a site design that minimizes overall site imperviousness, and utilizes natural systems for stormwater management. (Eng)
5. Applicant shall explore green infrastructure practices in lieu of curbs and gutter, and grading shall work with existing topography to the maximum extent possible. (Eng)
6. The applicant shall show the floodplain elevation for South Prong Creek. (Eng)
7. The applicant shall show and label the existing sanitary sewer line in the northeast corner of the property. (Eng)
8. The applicant shall label adjacent property owners. (Eng)
9. The applicant shall label right-of-way for McEwen Drive and Mallory Lane. (Eng)
10. On Whole Foods site preliminary layout, the applicant shall ensure that the existing sanitary sewer line that is on that lot is not built over and whoever it serves has another source of sanitary sewer. (Eng)
11. The applicant shall delete the proposed driveway connection with McEwen Drive, in accordance with the Franklin Transportation and Street Technical Standards section 3.3.25(3)(a)(v). (Eng)
12. The applicant shall obtain and provide documentation of agreement from the adjoining property owners for the two cross-access easements. (The southern cross-access location will require a final plat revision on the part of that adjoining property owner). (Eng)
13. The following conditions related to technical requirements shall be addressed:
 - 13.a. Twenty-eight copies of the corrected concept plan and pattern book shall be submitted to the Planning Department by the Tuesday prior to the next Board of Mayor and Aldermen meeting in order to be placed on their next regular agenda. (Plan)
 - 13.b. Upon final approval by the Board of Mayor and Aldermen, the conditions listed below and any other conditions placed on the project by the Board, shall be corrected with the submittal of nine (9) copies of the revised concept plan and pattern book to the Codes Administration Department prior to the submittal of any subsequent site plans, unless otherwise expressly noted. All revisions to the approved plans shall be "clouded." A response letter, addressing each condition of approval listed below, shall be included with the first site plan submittal. (Plan/Codes)
 - 13.c. The corrected Concept Plan(s) shall be submitted at least two weeks prior to submittal of any site plans for this project. This time frame may be reduced by staff, so long as the corrected Concept Plan(s) are submitted prior to Site Plan submittal. Contact the Planning Department to discuss a reduction in this time frame (Plan/Codes).

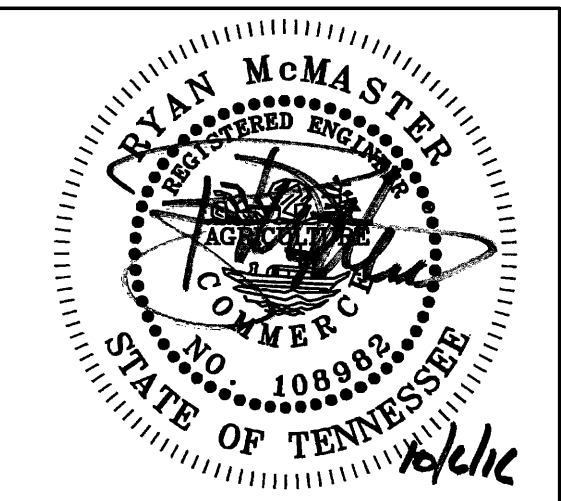
NOTES:

1. This land use classification chart is only to provide the city of Franklin an estimate for the intended uses and densities within each section of the development. In the best interest of the city of Franklin and the applicant, the land owners reserve the right to adjust this chart based on market conditions that may affect the absorption of either residential units or commercial square footage as long as the approved entitlements are not exceeded.
2. Refer to Approved McEwen Place Town Center Pattern Book for detailed information regarding project description, plan objectives, district plans, illustrative details, architectural/landscape & parking standards.
3. Refer to the Approved Modifications of Standards for Signage for McEwen Town Center.



Know what's below.
Call before you dig.

THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT IS NOT A MEMBER OF TN ONE CALL. THE CONTRACTOR SHALL NOTIFY THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT TO LOCATE WATER AND/OR SEWER AT LEAST 72 HOURS PRIOR TO THE ESTIMATED TIME OF EXCAVATION.



KVD PROJECT# : 16056
COF # : 6248
Sheet #:

C0.0

DATE: 09-12-2016

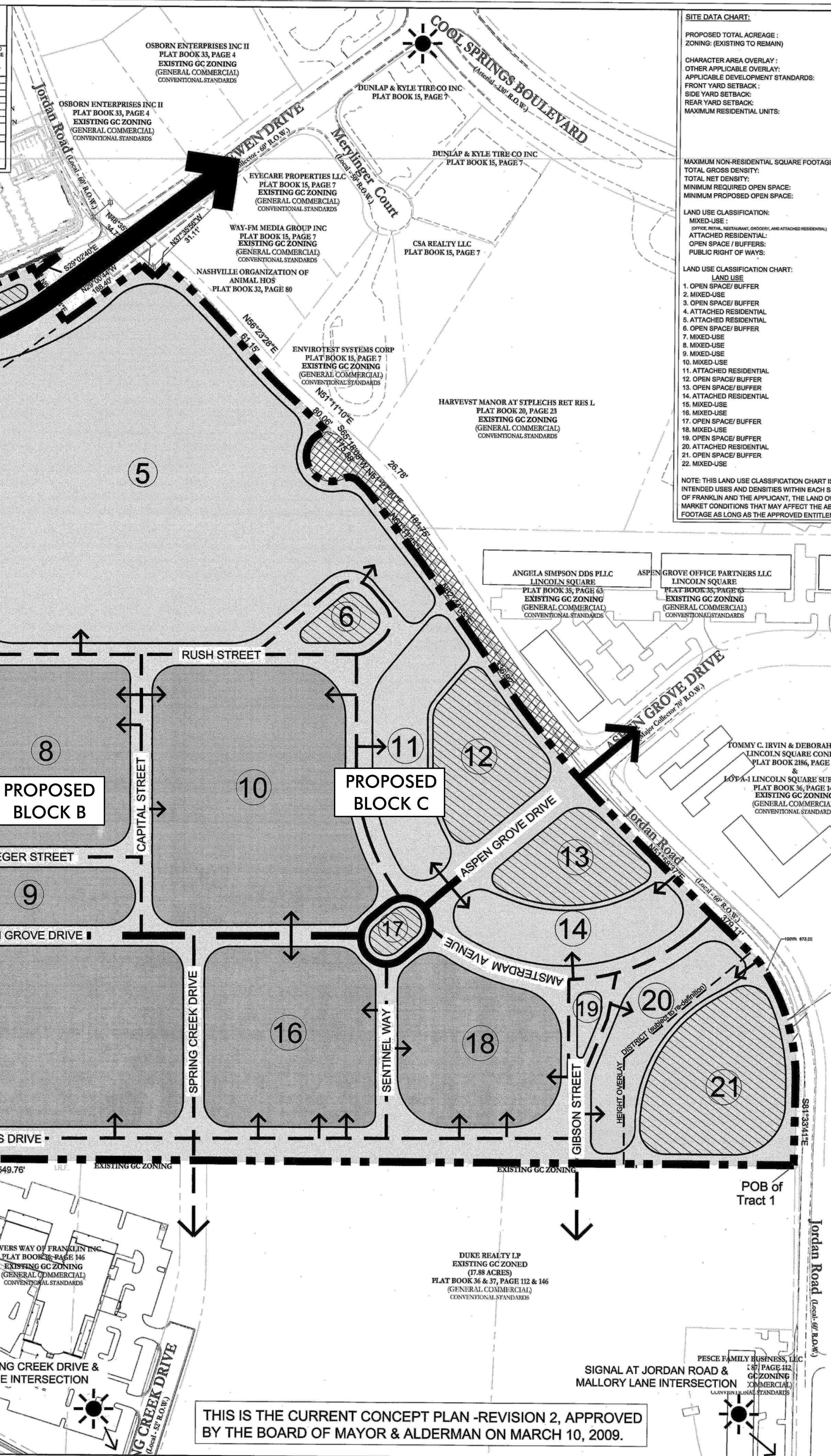
LEGEND:

- MIXED-USE
- RESIDENTIAL
- OPEN SPACE / BUFFER
- HEIGHT OVERLAY DISTRICT
- LOCAL COMMERCIAL
- LOCAL
- MAJOR ARTERIAL
- PORTION OF JORDAN ROAD R.O.W. TO BE ADDED TO McEWEN FOLLOWING CITY ABANDONMENT
- SIGNALIZED INTERSECTION
- PEDESTRIAN CONNECTION TO ADJACENT SUBDIVISION

McEWEN OPEN SPACE DATA
MINIMUM COMMON OPEN SPACE: 13.998 ACRES

15% (10% INFORMAL, 5% FORMAL)

CONCEPT PLAN/PLAT	APPROVAL DATE	ACRES	FORMAL	INFORMAL	TOTAL	FORMAL	INFORMAL	TOTAL	FORMAL	INFORMAL	TOTAL
Lot 146 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 147 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 148 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 149 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 150 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 151 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 152 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 153 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 154 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 155 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 156 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 157 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 158 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 159 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 160 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 161 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 162 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 163 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 164 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 165 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 166 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 167 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 168 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 169 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 170 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 171 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 172 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 173 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 174 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 175 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 176 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 177 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 178 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 179 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 180 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 181 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 182 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 183 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 184 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 185 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 186 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 187 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 188 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 189 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 190 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 191 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 192 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 193 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 194 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 195 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 196 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 197 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 198 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 199 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020
Lot 200 (McEwen Subdivision)	12/20/06	10.101	1.010	1.010	2.020	1.010	1.010	2.020	1.010	1.010	2.020



NOT TO SCALE (SCALED TO FIT)

SCALE: 1"=100'

CONDITIONS OF APPROVAL:

1. The applicant shall submit a final plat for the subdivision within 180 days of the date of the final plat for the subdivision.
2. The applicant shall submit a final plat for the subdivision within 180 days of the date of the final plat for the subdivision.
3. The applicant shall submit a final plat for the subdivision within 180 days of the date of the final plat for the subdivision.
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21. The applicant shall submit a final plat for the subdivision within 180 days of the date of the final plat for the subdivision.
22. The applicant shall submit a final plat for the subdivision within 180 days of the date of the final plat for the subdivision.

REFER TO SHEET C0.0 FOR EXISTING M.O.S.

REVISIONS:

NO.	DATE	DESCRIPTION
1	12-02-10	CITY OF FRANKLIN COMMENTS
2	01-19-11	CITY OF FRANKLIN COMMENTS

DATE: 11-09-10
JOB #: 218011
C.O.F. PROJECT #: 2150

APPROVED CONCEPT PLAN

SHEET NO. RP-6

McEWEN P.U.D. SUBDIVISION

REGULATING PLAN, SECTION ONE & TWO

EIGHTH & NINTH CIVIL DISTRICT

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

SOUTHERN LAND COMPANY

1530 W. McEwen Drive, Suite 200 - Franklin, Tennessee 37067
Office: (615) 778-1330 - Fax: (615) 778-2891 - www.southernland.com

Kimley»Horn

KISER VOGGIN DESIGN

5005 Meridian Blvd. Ste. 100
Franklin, TN 37067
www.kimleyhorn.com
Main: 615.564.2701
www.kimleyhorn.com
© 2010 Kimley-Horn and Associates, Inc.

McEwen Town Center Section 3

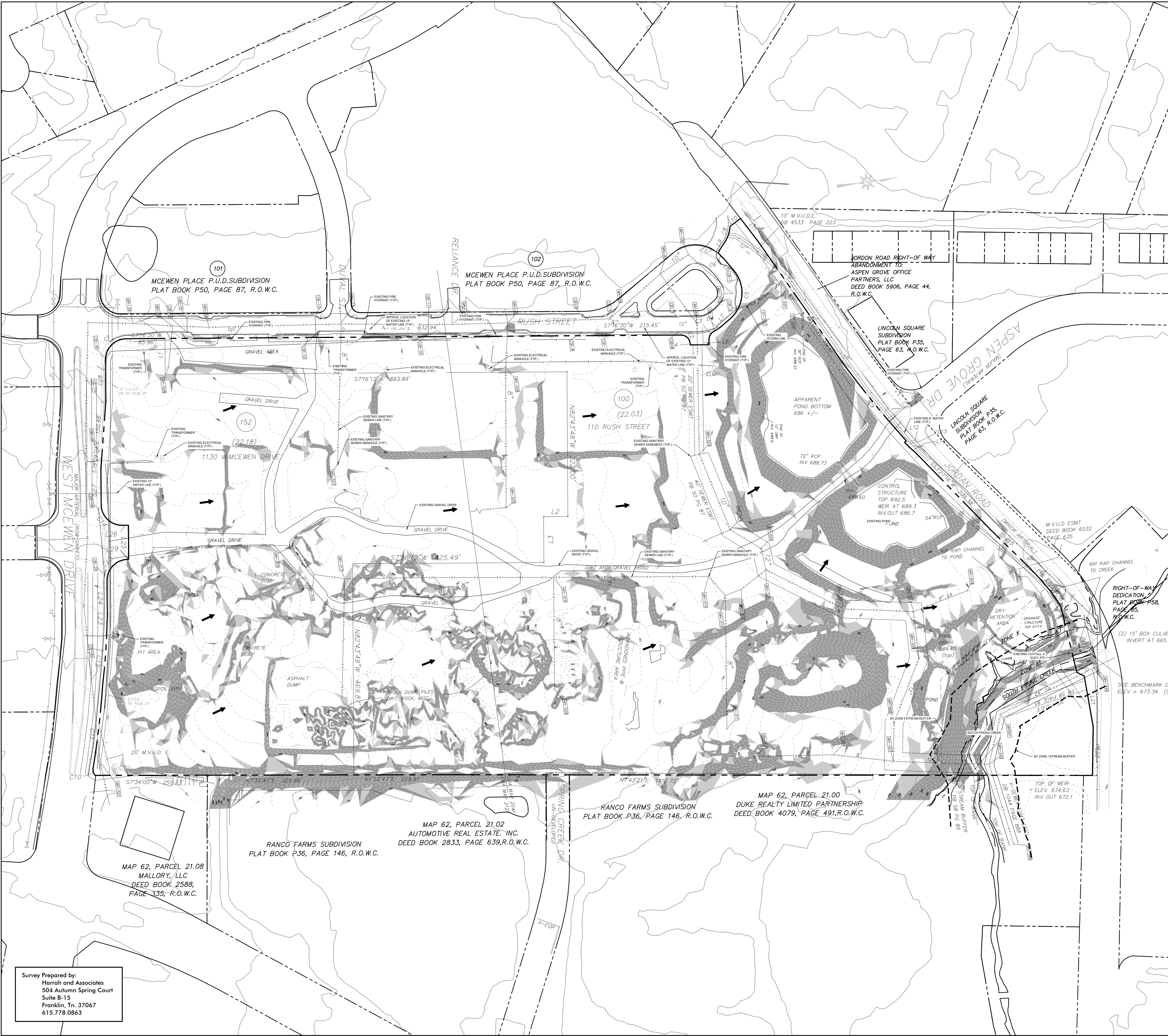
PUD DEVELOPMENT PLAN SUBMITTAL

APPROVED PUD DEVELOPMENT PLAN REVISION 3

COF# 6248

Franklin, Williamson Co, TN

DATE: 09/12/2016
DESIGNED BY: XXX
DRAWN BY: XXX
CHECKED BY: XXX
C.C. BY: XXX
SCALE: 1"=50'
PROJECT #: 16056
SHEET NUMBER: C0.1



OVERALL SITE DATA

PROJECT NAME:
MCEWEN TOWN CENTER SECTION 3
COF PROJECT NUMBER: 6248
MAP, PARCEL NUMBERS: 062-02203 & 062-02218
ADDRESS: INTERSECTION OF ASPEN GROVE &
DUVAL STREET
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8

EXISTING ZONING & CHARACTER AREA
OVERLAY: SDX - SPECIFIC DEVELOPMENT
VARIETY & MECO-4
OTHER APPLICABLE OVERLAYS: HEIGHT
OVERLAY DISTRICT (HTO)
APPLICABLE DEVELOPMENT STANDARD:
CONVENTIONAL
PUD SITE ACREAGE: +/- 45.11 AC
PUD SITE SQUARE FOOTAGE: +/- 1,964,992 SF

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM OF 1983 AND IS GPS DERIVED. VERTICAL DATUM IS NAVD 88 AND IS BASED ON GEOID MODEL 2012A.
2. BASE INFORMATION WAS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY HARRAH & ASSOCIATES, DATED DECEMBER 12, 2014. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
4. A PORTION OF THIS PROJECT IS LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 47187C0204F AND 47187C0212F, DATED SEPTEMBER 29, 2006, ZONE "X".

STORMWATER NARRATIVE

IN THE CURRENT CONDITION, DURING A STORM EVENT STORMWATER SHEET FLOWS FOR THE FIRST 100' BEFORE MOVING TO SHALLOW CONCENTRATED FLOW WHERE IT DISCHARGES INTO WET RETENTION PONDS ON THE NORTHERN PORTION OF THE SITE. ONCE THE WATER SURFACE ELEVATION RISES IT DISCHARGES INTO AN EXISTING OUTLET STRUCTURE AT THE NORTH OF THE SITE AT ELEVATION = 689.3.

PLANNED ROADWAY NETWORK NOTE

1. NO PORTIONS OF THE PLANNED ROADWAY NETWORK ARE WITHIN 1500' OF THE SITE PER THE FRANKLIN MAJOR THOROUGHFARE PLAN.

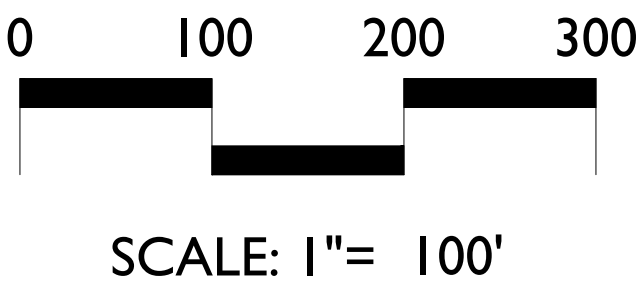
SLOPE LEGEND

EXISTING SLOPES	SHADE
14-19.99%	
20%+	

OUTFALL A GRADING AND DRAINAGE CHART

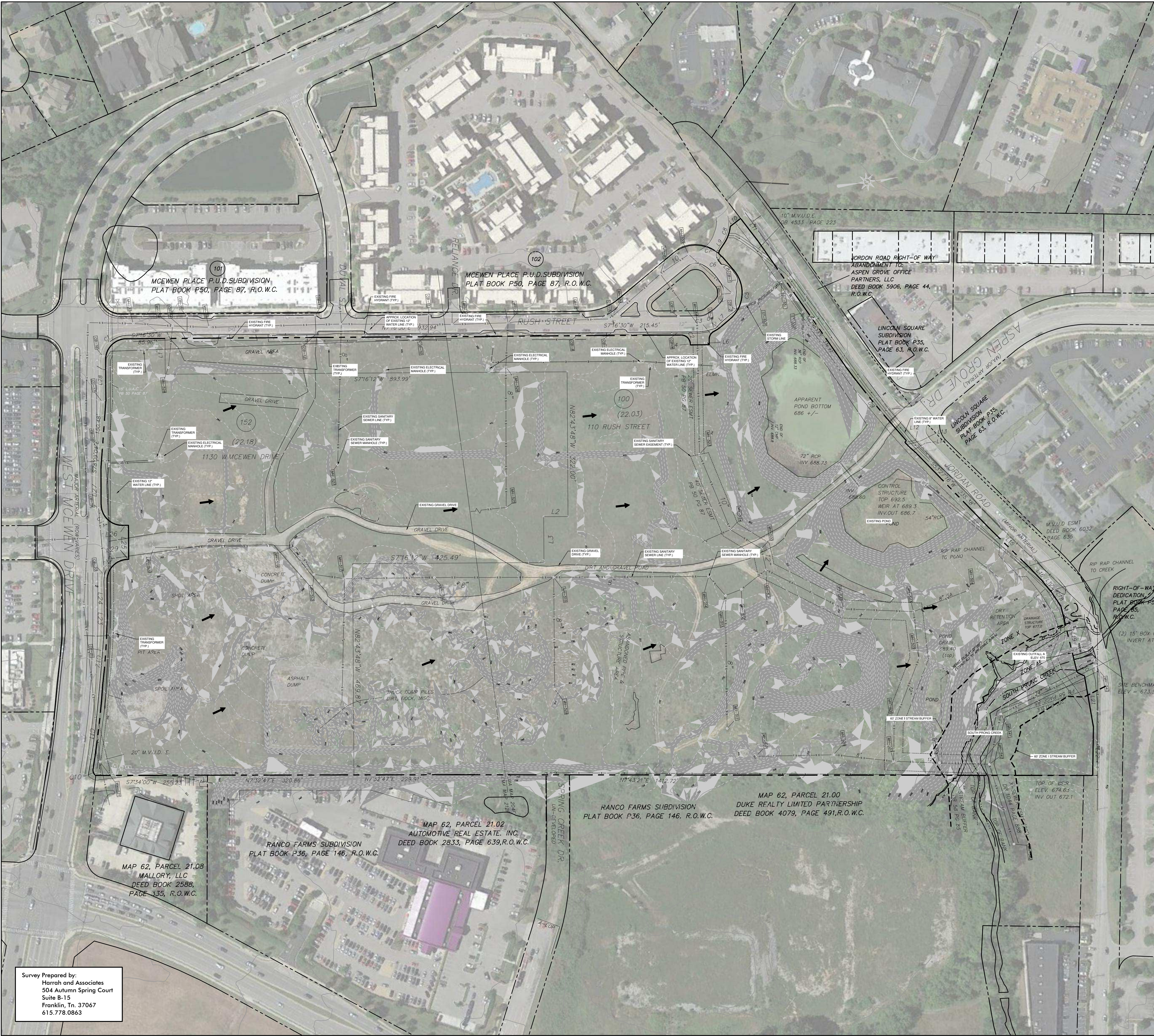
	PRE-DEV OFFSITE	PRE-DEV ONSITE
TOTAL AREA (ACRES)	+/- 8.87 AC	44.89 AC
IMPERVIOUS AREA (ACRES)	+/- 6.20 AC	0
DISTURBED AREA (ACRES)	0	0
2-YEAR STORM FLOW RATE	19.34 CFS	27.80 CFS
5-YEAR STORM FLOW RATE	25.53 CFS	48.19 CFS
10-YEAR STORM FLOW RATE	30.67 CFS	66.25 CFS
25-YEAR STORM FLOW RATE	37.64 CFS	94.64 CFS
50-YEAR STORM FLOW RATE	43.03 CFS	119.41 CFS
100-YEAR STORM FLOW RATE	49.00 CFS	145.92 CFS

ADDITIONAL NOTES:
1. MINERAL RIGHTS OWNED BY OWNER.



Survey Prepared by:
Harrah and Associates
504 Autumn Spring Court
Suite B-15
Franklin, TN, 37067
615.778.0863





OVERALL SITE DATA

PROJECT NAME:
McEWEN TOWN CENTER SECTION 3
COF PROJECT NUMBER: **6248**
MAP, PARCEL NUMBERS: **062-02203 & 062-02218**
ADDRESS: **INTERSECTION OF ASPEN GROVE & DUVAL STREET**
CITY: **FRANKLIN**
COUNTY: **WILLIAMSON**
STATE: **TENNESSEE**
CIVIL DISTRICT: **8**

EXISTING ZONING & CHARACTER AREA
OVERLAY: **SDX - SPECIFIC DEVELOPMENT VARIETY & MECO-4**
OTHER APPLICABLE OVERLAYS: **HEIGHT OVERLAY DISTRICT (HTO)**
APPLICABLE DEVELOPMENT STANDARD: **CONVENTIONAL**
PUD SITE ACREAGE: **+/- 45.11 AC**
PUD SITE SQUARE FOOTAGE: **+/- 1,964,992 SF**

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM OF 1983 AND IS GPS DERIVED. VERTICAL DATUM IS NAVD 88 AND IS BASED ON GEOID MODEL 2012A.
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STORMWATER NARRATIVE

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PLANNED ROADWAY NETWORK NOTE

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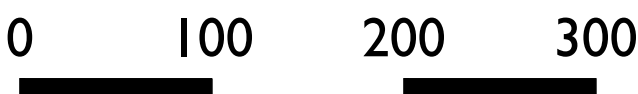
SLOPE LEGEND

EXISTING SLOPES	SHADE
14-19.99%	
20%+	

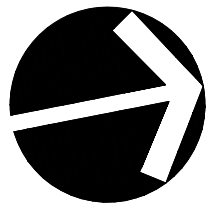
OUTFALL A GRADING AND DRAINAGE CHART

	PRE-DEV OFFSITE	PRE-DEV ONSITE
TOTAL AREA (ACRES)	+/- 8.87 AC	44.89 AC
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100-YEAR STORM FLOW RATE	49.00 CFS	145.92 CFS

ADDITIONAL NOTES:
1. MINERAL RIGHTS OWNED BY OWNER.

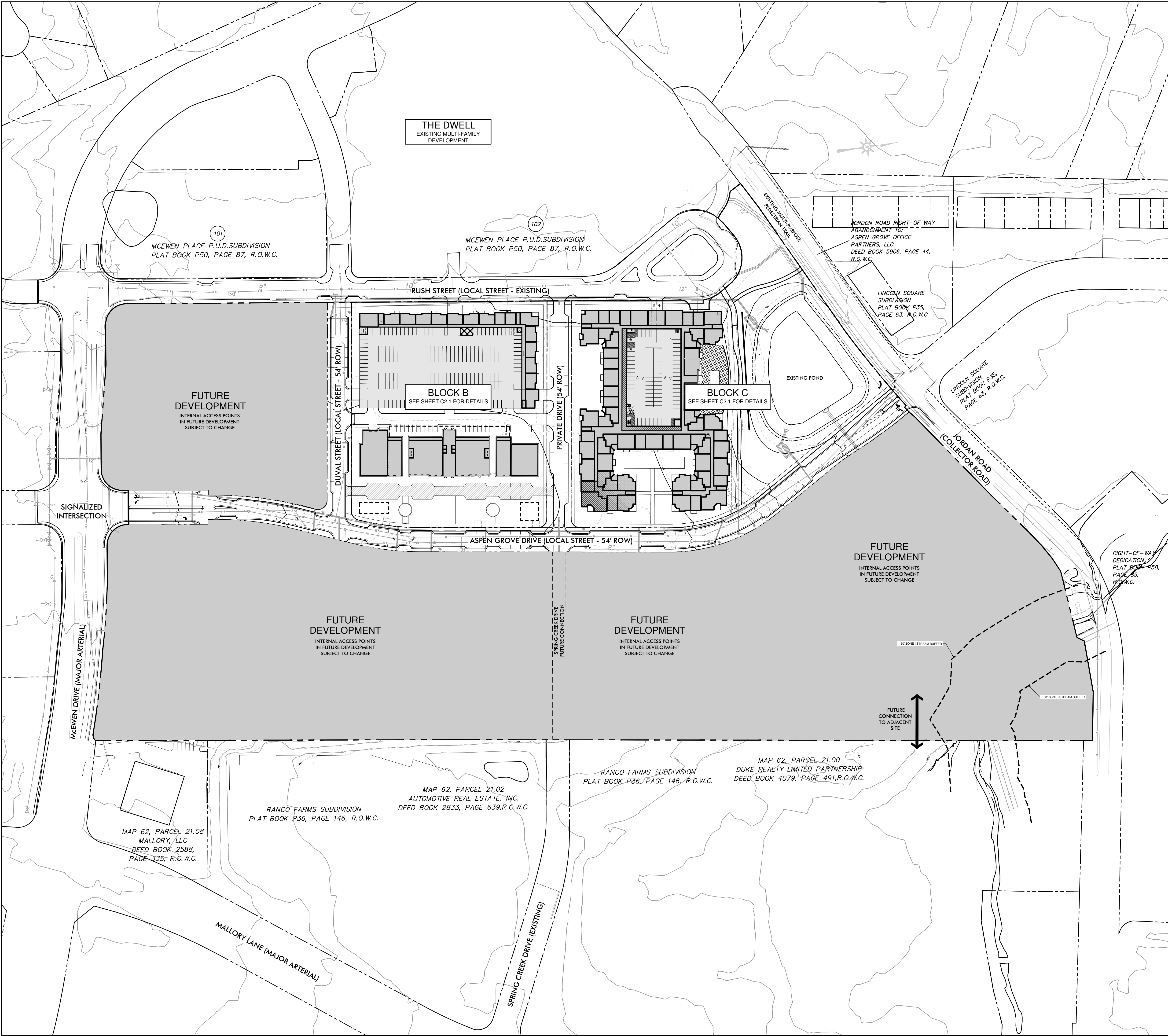


SCALE: 1"= 100'



Survey Prepared by:
Harrah and Associates
504 Autumn Spring Court
Suite B-15
Franklin, Tn. 37067
615.778.0863



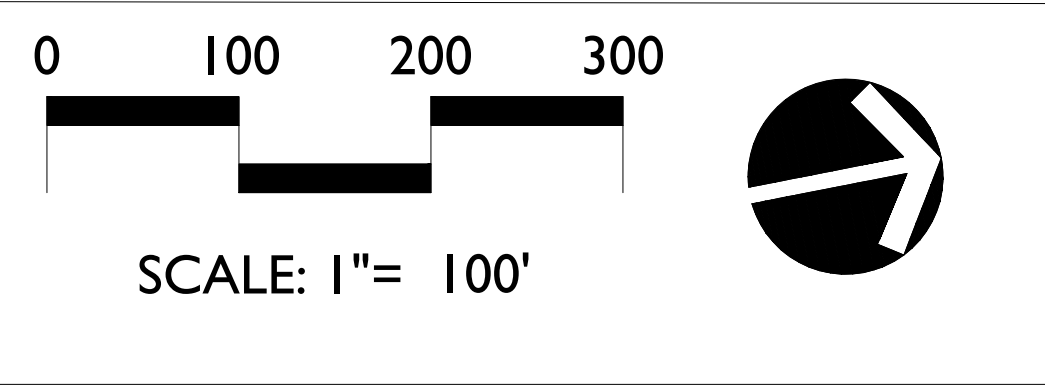


OVERALL SITE DATA
(SEE SHEET C2.1 FOR BLOCK B & C DETAILED SITE DATA)

PROJECT NAME:
McEWEN TOWN CENTER SECTION 3
COF PROJECT NUMBER: **6248**
MAP, PARCEL NUMBERS: **062-02203 & 062-02218**
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CIVIL DISTRICT: **8**

EXISTING ZONING & CHARACTER AREA
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APPLICABLE DEVELOPMENT STANDARD: **CONVENTIONAL**
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PUD SITE SQUARE FOOTAGE: **+/- 1,964,992 SF**

- NOTES:**
1. This McEwen Town Center Section 3 Development Plan Take Down chart is only to provide the city of Franklin an estimate for the intended uses and densities within each section of the development. In the best interest of the city of Franklin and the applicant, the land owners reserve the right to adjust this chart based on market conditions that may affect the absorption of either residential units or commercial square footage as long as the approved entitlements are not exceeded.
 2. Refer to Approved McEwen Place Town Center Pattern Book for detailed information regarding project description, plan objectives, district plans, illustrative details, architectural/landscape & parking standards.
 3. Refer to the Approved Modifications of Standards for Signage for McEwen Town Center.



KV+D

KISER VOGGRIN DESIGN

5005 Meridian Blvd. Ste. 100
Franklin, TN 37067
www.kiservoggrin.com

200 Fifth Avenue South, Suite 501
Nashville, TN 37203
Main: 615.564.2701
www.kimley-horn.com
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Kimley»Horn

McEwen Town Center Section 3
PUD DEVELOPMENT PLAN RE-SUBMITTAL
EXISTING CONDITIONS PLAN
COF# 6248
Franklin, Williamson Co, TN

DATE: 09/12/2016
DESIGNED BY: GAV
DRAWN BY: KMR
CHECKED BY: GAV
G.C. BY: CBW
SCALE: 1"= 100'
PROJECT #: 16056
SHEET NUMBER:

REVISIONS:
10.06.2016 RE-SUBMITTAL PER CITY OF FRANKLIN
STAFF COMMENTS

C2.0

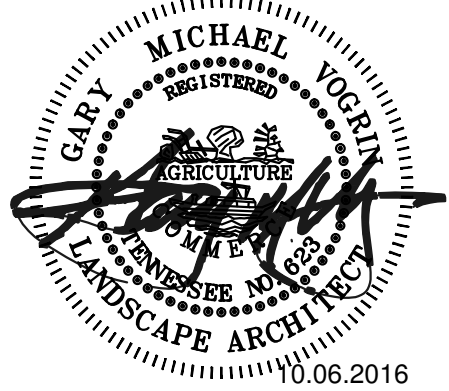
McEWEN TOWN CENTER SECTION 3 DEVELOPMENT TAKE DOWN CHART							
DEVELOPMENT	APPROVAL DATE	PROPOSED RESIDENTIAL UNITS	REMAINING RESIDENTIAL UNITS	PROPOSED NON RESIDENTIAL SF	REMAINING NON RESIDENTIAL SF	HOTEL KEYS	REMAINING HOTEL KEYS
CONCEPT PLAN REMAINING ENTITLEMENTS	3/10/2009	-	580 DU	-	867,282 SF	-	150 KEYS
BLOCK B	-	76 DU	504 DU	207,600 SF	659,682 SF	-	150 KEYS
BLOCK C	-	262 DU	242 DU	-	659,682 SF	-	150 KEYS

RDIVISION
7, R.O.W.C.

MCEWEN PLACE P.U.D.SUBDIVISION
PLAT BOOK P50, PAGE 87, R.O.W.C.

JORDAN ROAD RIGHT-OF-WAY
ABANDONMENT TO:
ASPEN GROVE OFFICE
PARTNERS, LLC
DEED BOOK 5906, PAGE 44,
R.O.W.C.

LINCOLN SQUARE
SUBDIVISION
PLAT BOOK P35,
PAGE 63, R.O.W.C.



McEwen Town Center Section 3
PUD DEVELOPMENT PLAN RE-SUBMITTAL
EXISTING CONDITIONS PLAN
COF# 6248
Franklin, Williamson Co, TN

REVISIONS:
10.06.2016 RE-SUBMITTAL PER CITY OF FRANKLIN
STAFF COMMENTS

DATE: 09/12/2016
DESIGNED BY: GAV
DRAWN BY: KMR
CHECKED BY: GAV
C.C. BY: CBW
SCALE: 1"=50'
PROJECT #: 16056
SHEET NUMBER:

C2.1

FUTURE
DEVELOPMENT

FUTURE
DEVELOPMENT
INTERNAL ACCESS POINTS
IN FUTURE DEVELOPMENT
SUBJECT TO CHANGE

SITE DATA - BLOCK B

PROJECT NAME: MCEWEN TOWN CENTER SECTION 3
COF PROJECT NUMBER: 6248
MAP, PARCEL NUMBERS: 062-02203 & 062-02218
ADDRESS: INTERSECTION OF ASPEN GROVE & DUVAL STREET
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8

EXISTING ZONING & CHARACTER AREA OVERLAY: SDX - SPECIFIC
DEVELOPMENT VARIETY & MECO-4
OTHER APPLICABLE OVERLAYS: HEIGHT OVERLAY DISTRICT (HTO)
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
SITE ACREAGE: +/- 4.99 AC
SITE SQUARE FOOTAGE: +/- 217,453 SF
PUD SITE ACREAGE: +/- 45.11 AC
PUD SITE SQUARE FOOTAGE: +/- 1,964,992 SF

TREE CANOPY: N/A
PARKLAND DEDICATION REQUIREMENT: N/A
OPEN SPACE: REFER TO OPEN SPACE TAKE DOWN CHART ON
SHEET C0.0 FOR DATA

BUILDING SQUARE FOOTAGE: REFER TO TAKE DOWN CHART
ON THIS SHEET ABOVE FOR DATA
BUILDING HEIGHT: 1-7 STORIES
RESIDENTIAL DENSITY: 15.23 DU/A

MINIMUM PERIMETER REQUIRED SETBACK LINES (PER
PATTERN BOOK):
YARD FRONTING ON ANY STREET: 0-15 FEET
SIDE YARD: 0-5 FEET
REAR YARD: 0 FEET

OVERALL PARKING
(REFER TO PATTERN BOOK PG.39 FOR PARKING STANDARDS)
RESIDENTIAL (76 DU):
MIN. PARKING REQUIREMENT: 1.75 SPACES PER RESIDENTIAL
UNITS = 133 SPACES
RETAIL (27,600 SF):
MIN. PARKING REQUIREMENT: 7.5 SPACES PER 1000/SF OF
RETAIL/COMMERCIAL = 207 SPACES
OFFICE (160,000 SF):
MIN. PARKING REQUIREMENT: 3.3 SPACES PER 1000/SF OF
OFFICE = 599 SPACES

PARKING DECK = 749 SPACES
SURFACE PARKING:
PARALLEL SPACES = 68 SPACES
HEAD-IN PARKING = 27 SPACES

TOTAL MIN. REQUIRED X 15% SHARE FACTOR = 798 SPACES
TOTAL PARKING PROVIDED: 844 SPACES

DEVELOPERS:
BOYLE NASHVILLE LLC
2000 MERIDIAN BLVD. STE 250
FRANKLIN, TN 37067
CONTACT: ADAM BALLASH
615.550.5583
ABALLASH@BOYLE.COM

NORTHWOOD RAVIN
1057 EAST MOREHEAD STREET, STE. 300
CHARLOTTE, NC 28204
CONTACT: DAVID RAVIN
704.714.9643
DRAVIN@NORTHWOODRAVIN.COM

APPLICANT:
KISER & VOGGRIN DESIGN
5005 MERIDIAN BLVD. STE 100
FRANKLIN, TN 37067
CONTACT: GARY VOGGRIN
615.813.0862
GARY@KISERVOGGRIN.COM

*PROPOSED RETAIL, JEWEL BOXES ARE
SUBJECT TO CHANGE PENDING MARKET
DEMAND. FINAL INCLUSION & LOCATION
SHALL BE DENOTED AT FUTURE SITE
PLAN SUBMITTAL WITH UPDATED
TAKEDOWN CHART.

SITE DATA - BLOCK C

PROJECT NAME: MCEWEN TOWN CENTER SECTION 3
COF PROJECT NUMBER: 6248
MAP, PARCEL NUMBERS: 062-02203 & 062-02218
ADDRESS: INTERSECTION OF ASPEN GROVE & JORDAN ROAD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8

MINIMUM PERIMETER REQUIRED SETBACK LINES (PER
PATTERN BOOK):
YARD FRONTING ON ANY STREET: 0-15 FEET
SIDE YARD: 0-5 FEET
REAR YARD: 0 FEET

OVERALL PARKING
(REFER TO PATTERN BOOK PG.39 FOR PARKING STANDARDS)
RESIDENTIAL (262 DU):
MIN. PARKING REQUIREMENT: 1.75 SPACES PER
RESIDENTIAL UNITS = 459 SPACES

PARKING DECK = 375 SPACES

SURFACE PARKING:
PARALLEL SPACES = 35 SPACES
TOTAL MIN. REQUIRED X 15% SHARE FACTOR = 390 SPACES
TOTAL PARKING PROVIDED: 410 SPACES

TREE CANOPY: N/A
PARKLAND DEDICATION REQUIREMENT: N/A
OPEN SPACE: REFER TO OPEN SPACE TAKE DOWN CHART ON
SHEET C0.0 FOR DATA

BUILDING SQUARE FOOTAGE: REFER TO TAKE DOWN CHART
ON THIS SHEET ABOVE FOR DATA
BUILDING HEIGHT: 4-5 STORIES
RESIDENTIAL DENSITY: 36.24 DU/A

MINIMUM PERIMETER REQUIRED SETBACK LINES (PER
PATTERN BOOK):
YARD FRONTING ON ANY STREET: 0-15 FEET
SIDE YARD: 0-5 FEET
REAR YARD: 0 FEET

OVERALL PARKING
(REFER TO PATTERN BOOK PG.39 FOR PARKING STANDARDS)
RESIDENTIAL (262 DU):
MIN. PARKING REQUIREMENT: 1.75 SPACES PER
RESIDENTIAL UNITS = 459 SPACES

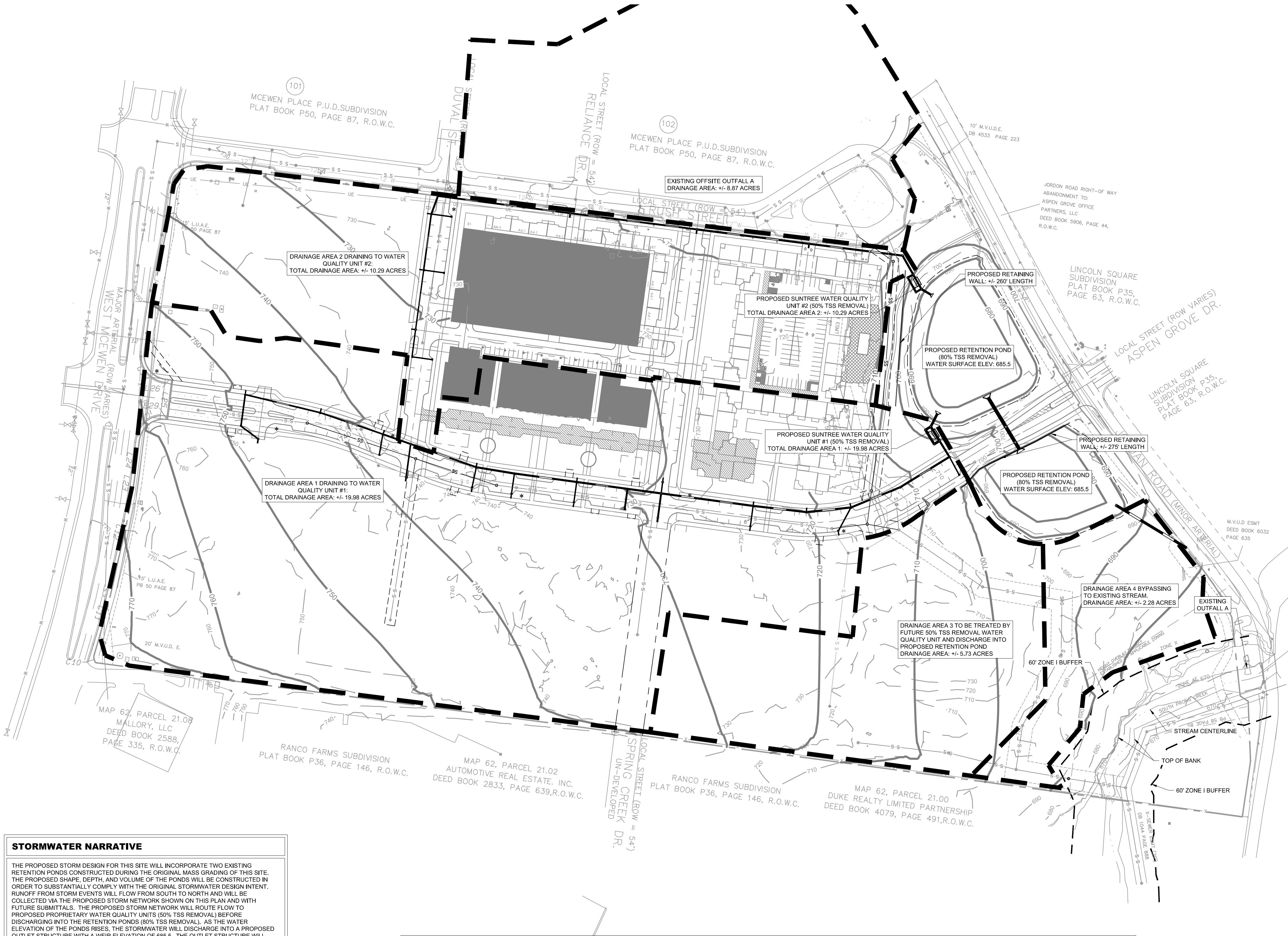
PARKING DECK = 375 SPACES

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CONTACT: GARY VOGGRIN
615.813.0862
GARY@KISERVOGGRIN.COM



STORMWATER NARRATIVE

THE PROPOSED STORM DESIGN FOR THIS SITE WILL INCORPORATE TWO EXISTING RETENTION PONDS CONSTRUCTED DURING THE ORIGINAL MASS GRADING OF THIS SITE. THE PROPOSED SHAPE, DEPTH, AND VOLUME OF THE PONDS WILL BE CONSTRUCTED IN ORDER TO SUBSTANTIALLY COMPLY WITH THE ORIGINAL STORMWATER DESIGN INTENT. RUNOFF FROM STORM EVENTS WILL FLOW FROM SOUTH TO NORTH AND WILL BE COLLECTED VIA THE PROPOSED STORM NETWORK SHOWN ON THIS PLAN AND WITH FUTURE SUBMITTALS. THE PROPOSED STORM NETWORK WILL ROUTE FLOW TO PROPOSED PROPRIETARY WATER QUALITY UNITS (50% TSS REMOVAL) BEFORE DISCHARGING INTO THE RETENTION PONDS (80% TSS REMOVAL). AS THE WATER ELEVATION OF THE PONDS RISES, THE STORMWATER WILL DISCHARGE INTO A PROPOSED OUTLET STRUCTURE WITH A WEIR ELEVATION OF 685.5. THE OUTLET STRUCTURE WILL CONVEY RUNOFF FROM THE PONDS TO AN EXISTING STORM NETWORK THAT OUTFALLS NEAR THE EXISTING CREEK AT THE NORTHEAST CORNER OF THE SITE. PEAK POST DEVELOPMENT FLOWS FOR THIS SITE WILL BE LESS THAN PEAK PREDEVELOPMENT FLOWS.

OUTFALL A GRADING AND DRAINAGE CHART

	PRE-DEV OFFSITE	PRE-DEV ONSITE	POST-DEV OFFSITE	POST-DEV ONSITE	POST-DEV BYPASS	POND WATER SURFACE ELEV.
TOTAL AREA (ACRES)	+/- 8.87 AC	44.89 AC	+/- 8.87 AC	+/- 41.33	+/- 3.58 AC	N/A
IMPERVIOUS AREA (ACRES)	+/- 6.20 AC	0.00	+/- 6.20 AC	+/- 31.42 AC	0	N/A
DISTURBED AREA (ACRES)	0	0	0	+/- 40.00 AC	+/- 1.50 AC	N/A
2-YEAR STORM FLOW RATE	19.34 CFS	27.80 CFS	19.34 CFS	20.13 CFS	3.90 CFS	688.02
5-YEAR STORM FLOW RATE	25.53 CFS	48.19 CFS	25.53 CFS	38.18 CFS	6.35 CFS	688.66
10-YEAR STORM FLOW RATE	30.67 CFS	66.25 CFS	30.67 CFS	53.07 CFS	8.57 CFS	689.14
25-YEAR STORM FLOW RATE	37.64 CFS	94.64 CFS	37.64 CFS	72.82 CFS	11.97 CFS	689.80
50-YEAR STORM FLOW RATE	43.03 CFS	119.41 CFS	43.03 CFS	97.83 CFS	14.93 CFS	690.28
100-YEAR STORM FLOW RATE	49.00 CFS	145.92 CFS	49.00 CFS	123.65 CFS	18.07 CFS	690.71

GRADING AND DRAINAGE GENERAL NOTES

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

WATER QUALITY BMP NOTE

WATER QUALITY BMPs SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPs. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. INSTALLERS OF WATER QUALITY BMPs SHOULD FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL LOCATED ON THE CITY'S WEBSITE.

TREE PROTECTION NOTE

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

RETENTION POND NOTE

THE RETENTION PONDS ON THIS SITE ARE DESIGNED TO HANDLE THE RUNOFF FROM EXISTING LOT 102, AND ALL OF THE FUTURE DEVELOPMENT ON SITE.

PIPE NOTE

1. ALL RCP TO BE CLASS III
2. ALL PIPES SHOWN IN THE PIPE TABLE CHART HAVE BEEN DESIGNED WITH A MANNING'S N OF 0.013. PIPE MATERIALS IDENTIFIED ABOVE. OTHER THAN PIPES WITHIN THE BUILDING FOOTPRINT, ARE SUGGESTIONS ONLY. IF THE OWNER/CONTRACTOR WISHES TO MAKE SUBSTITUTIONS, A DETAILED SUBMITTAL TO THE ENGINEER OUTLINING SUBSTITUTIONS AND PROPOSED REVISIONS MUST BE REVIEWED AND AUTHORIZED PRIOR TO ORDERING PIPE AND STRUCTURES.
3. ALL PERMANENT STORMWATER BMPs ON THIS SITE SHALL BE MAINTAINED BY THE PROPERTY OWNER.
4. ALL DETENTION AND DRAINAGE EASEMENTS TO BE MAINTAINED BY THE PROPERTY OWNER.
5. SEE SHEET C3.4 FOR STORM PIPE & STRUCTURE CHARTS.

PROPOSED STORM NARRATIVE

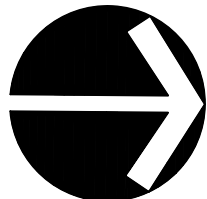
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STREAM BUFFER NOTE

THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE

0 100 200 300

SCALE: 1"= 100'



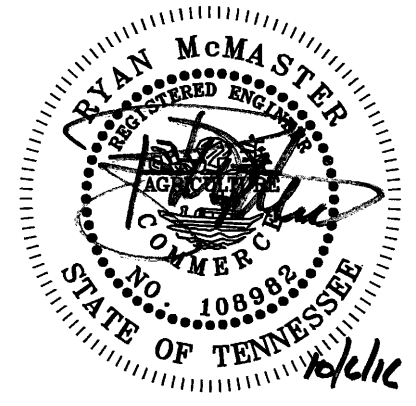
REVISIONS:

DATE: DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE: C.C. BY:
KVD PROJECT #:
SHEET NUMBER:

C3.0

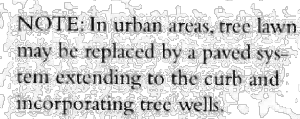
McEwen Town Center Section 3
PUD DEVELOPMENT PLAN RE-SUBMITTAL
OVERALL GRADING & DRAINAGE PLAN
COF# 6248

Franklin, Williamson Co, TN



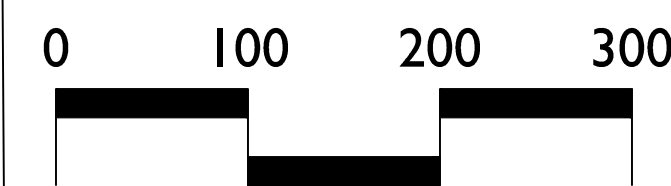
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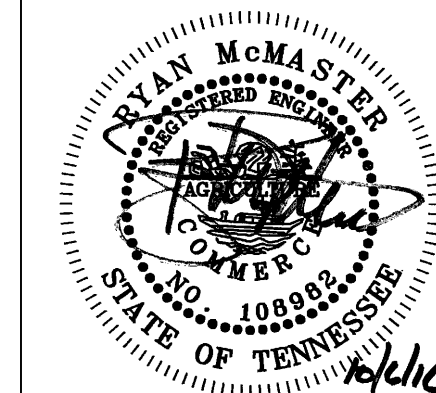
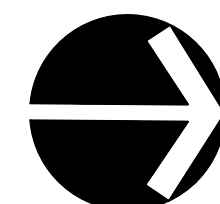
DESIGN
STANDARDS

• McEWEN PLACE TOWN CENTER • PATTERN BOOK •

- THE FIRE FLOW TEST DATA FOR THIS SITE WILL BE UPDATED
AS FUTURE SITE PLAN SUBMITTALS COME ON BOARD



SCALE: 1"= 100'



COF# 6248
Franklin, Williamson Co, TN

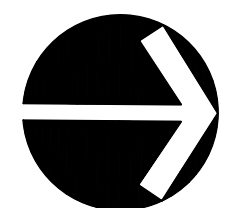
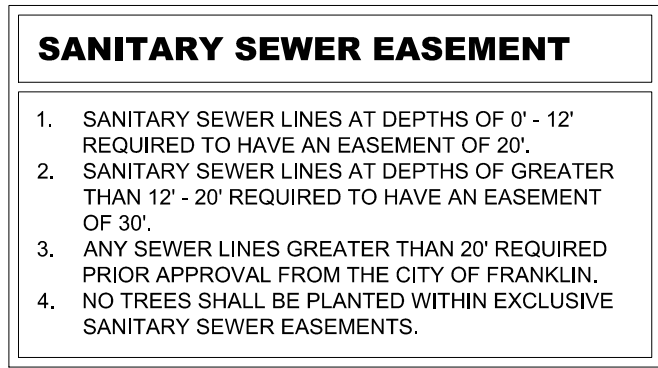
REVISIONS:

DATE: _____
DESIGNED BY: _____
DRAWN BY: _____
CHECKED BY: _____
Q.C. BY: _____
SCALE: _____
KVD PROJECT #: _____
SHEET NUMBER: _____

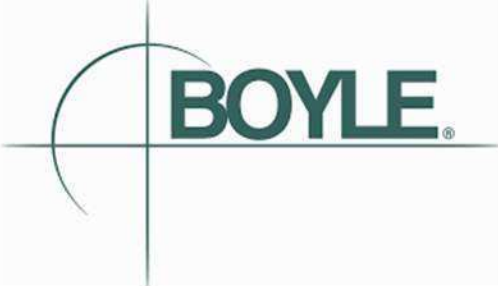
C4.0

KV+D
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Architectural massing studies are conceptual in nature and are subject to change pending final design elements



VIEW ELEVEN
BLOCK B
MCEWEN NORTHSIDE
FRANKLIN, TN

SEPTEMBER 09, 2016

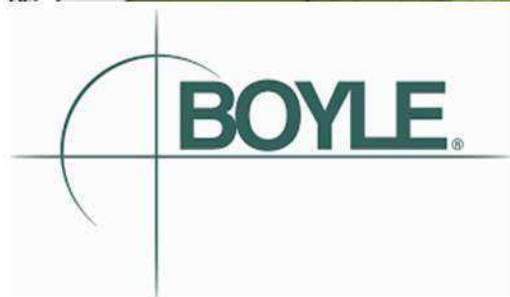


Architectural massing studies are conceptual in nature and are subject to change pending final design elements



FORMAL
COURTYARD

ASPEN GROVE DRIVE



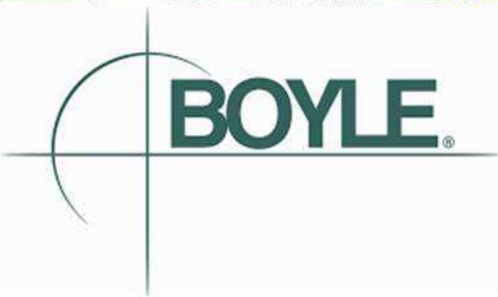
VIEW TEN
BLOCK C
MCEWEN NORTHSIDE

FRANKLIN, TN

SEPTEMBER 09, 2016



Architectural massing studies are conceptual in nature and are subject to change pending final design elements



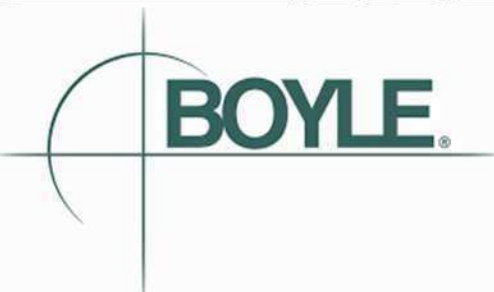
VIEW NINE
BLOCK C
MCEWEN NORTHSIDE
FRANKLIN, TN

SEPTEMBER 09, 2016



STUDIO
ARCHITECTS
906studio.com

Architectural massing studies are conceptual in nature and are subject to change pending final design elements



VIEW EIGHT
BLOCK B
MCEWEN NORTHSIDE
FRANKLIN, TN

SEPTEMBER 09, 2016



STUDIO
ARCHITECTS
906studio.com

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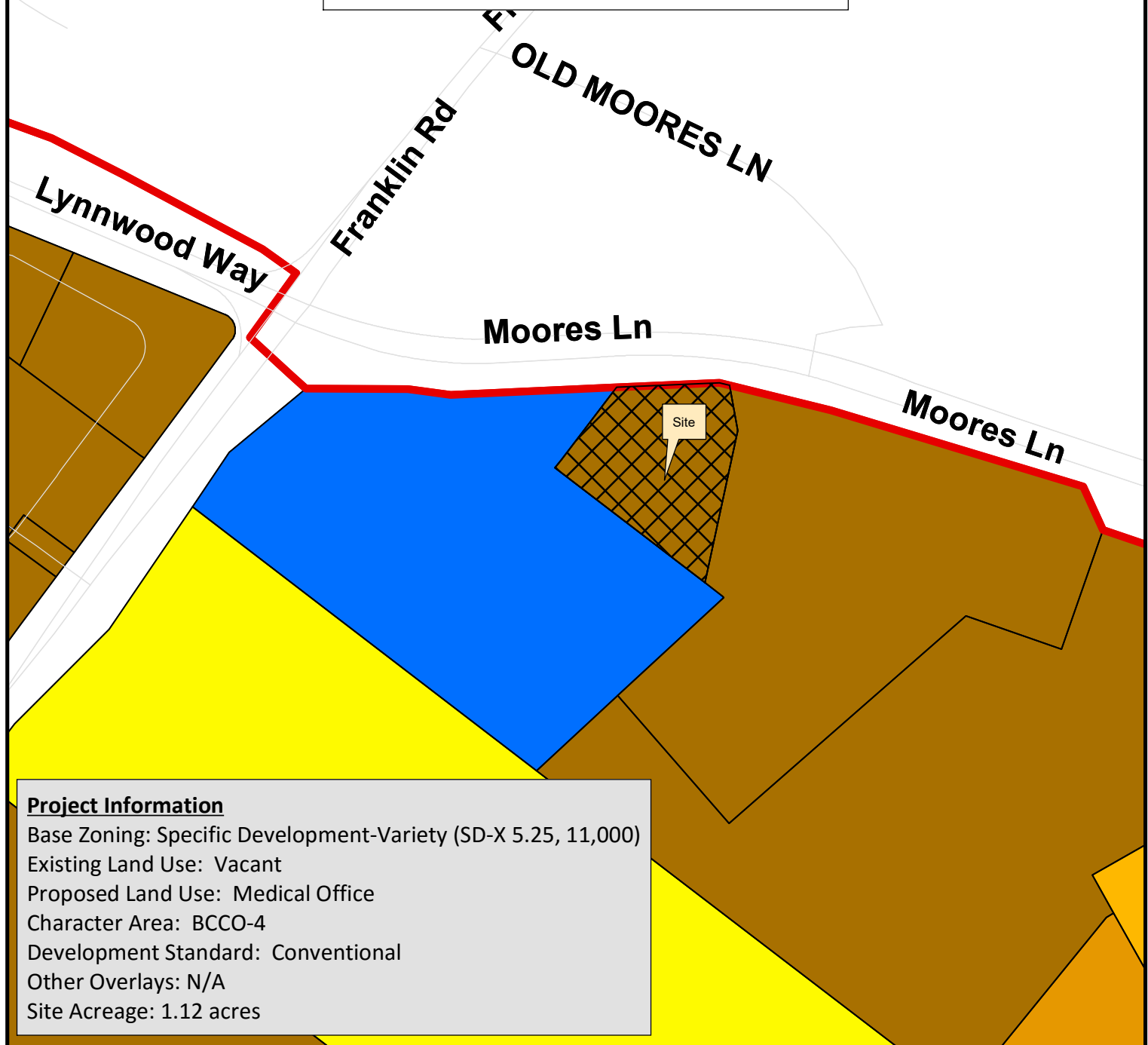


VIEW FIVE
BLOCK B
MCEWEN NORTHSIDE
FRANKLIN, TN

OCTOBER 6, 2016



7007 MOORES LANE PUD SUBDIVISION, SITE PLAN,
LOT 1 IMAC CENTER
FRANKLIN MUNICIPAL PLANNING COMMISSION
10/27/16



Project Information

Base Zoning: Specific Development-Variety (SD-X 5.25, 11,000)

Existing Land Use: Vacant

Proposed Land Use: Medical Office

Character Area: BCCO-4

Development Standard: Conventional

Other Overlays: N/A

Site Acreage: 1.12 acres

- | | |
|--|---------------------------------------|
| 7007 Moores Lane Lot 1 | 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 |



0 150 300 600
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:**Engineering - Site Plan Checklist****General Comments****1. V. Site Permits**

- The Stormwater/Grading permit application has been uploaded to the document manager. Please have the application completed and signed, and submit with ORIGINAL, signed and notarized Agreement and Fees (listed on permit) to Engineering.

*The LTMP will be recorded by Engineering once fees have been paid. and permits will be issued when the plans are stamped as approved.

Performance Agreement and Surety**General Comments****2. Engineering Sureties**

-

Applicant shall post sureties in the following amounts:

I. City Water:	
II. City Sewer:	
III. City Streets:	
IV. Private Streets:	
V. Traffic Signals:	
VI. Public Sidewalks:	
VII. Stormwater Drainage:	
VIII. Green Infrastructure:	\$ 13,000
IX. ITS Elements:	

Note: Sureties are calculated, posted to, and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final Plat is approved at any time during the development process, all sureties will be transferred to said plat as a Condition of Approval.

3. Landscape

- Landscape surety \$15,000.00

Planning**General Comments****4. Architecture**

- Issue re-opened
- Applicant shall add a more pronounced base to the North elevation. Either different material or different color can be used. Also, along east elevation along brick areas. Base requirement is located in the Ordinance 5.5.6 (4).

5. Architecture

- Applicant shall address the door on North elevation connected to the "L" shaped glass, needs to either be treated as a main door or no door. If not treated as entrance, need to break up that façade.

Stormwater**General Comments****6. Long Term Maintenance Plan**

- The LTMP form is missing from the last submittal documents. Please attached.

7. SWPPP & NOC (NPDES)

- Issue to remain open for information and will be closed once NOC is received.