



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, October 23, 2014

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning will hold a regular meeting on Thursday, October 23, 2014 at 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklintn.gov/planning.

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

The typical process for discussing an item is as follows:

1. *Staff presentation,*
2. *Public comments,*
3. *Applicant presentation, and*
4. *Motion/discussion/vote.*

Applicants are encouraged to come to the meeting, even if they agree with the staff recommendation. The Planning Commission may defer or disapprove an application/request unless someone is present to represent it.

For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting.

CALL TO ORDER

MINUTES

1. [14-548](#) 9/25/14 FMPC Regular Meeting Minutes
Sponsors: Planning and Sustainability Dept and Emily Hunter
Attachments: [MeetingMinutes-Sept-2014](#)

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

14-551

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

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

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

SITE PLAN SURETIES

2. [14-521](#) Brentwood Pointe III PUD Subdivision, site plan, lot 8 (The View); extend the performance agreement for landscaping (Phase 2) improvements for six months. (CONSENT AGENDA)
3. [14-522](#) Cool Springs East Subdivision, site plan, section 34, revision 1, lot 358; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
4. [14-523](#) Cool Springs Life Science Center Subdivision, site plan; extend the performance agreement for landscaping and landscaping street trees improvements for one year. (CONSENT AGENDA)
5. [14-526](#) Franklin Crest PUD Subdivision, site plan, (Circle at Cool Springs Apartments); release the maintenance agreement for landscaping Phase 2 improvements. (CONSENT AGENDA)

6. [14-527](#) Galleria Commercial Complex Subdivision, site plan, lot 806; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
7. [14-532](#) Hardison Hills PUD Subdivision, site plan, section 3; accept the landscaping (section 6) improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
8. [14-533](#) Highlands at Ladd Park PUD Subdivision, site plan, sections 1 – 4; accept the landscaping section 2 (street trees) and landscaping section 4 (street trees) improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
9. [14-534](#) Highlands at Ladd Park PUD Subdivision, site plan, section 5 (Neighborhoods H and F); accept the landscaping Phase 1 improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
10. [14-535](#) Highlands at Ladd Park PUD Subdivision, site plan, section 7 (Neighborhood A); accept the landscaping Phase 1A and landscaping Phase 1B improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
11. [14-531](#) Jamison Station PUD Subdivision, site plan, section 1; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
12. [14-536](#) Jamison Station PUD Subdivision, site plan, sections 2 and 3, revision 1; release the maintenance agreement for landscaping Phase 1, L5.1, landscaping Phase 2, L5.2, landscaping Phase 2, L5.3, landscaping Phase 3, L5.4 and landscaping Phase 3, L5.5 improvements. (CONSENT AGENDA)
13. [14-537](#) McEwen Place PUD Subdivision, site plan, lots 145, 146, 147 and 157 (Parking Revision); accept the landscaping lot 145 improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
14. [14-538](#) South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); extend the performance agreement for sidewalks improvements for one year; extend the performance agreement for access improvements. (CONSENT AGENDA)
15. [14-539](#) Town of Franklin Subdivision, site plan (Harmony Home); accept the landscaping and drainage bioretention improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

16. [14-540](#) Westhaven PUD Subdivision, site plan, section 11 and section 12; release the maintenance agreement for landscaping (section 12, phase B, lot 5005) improvements. (CONSENT AGENDA)
17. [14-541](#) Westhaven PUD Subdivision, site plan, section 15, lot 4010 (Academy Daycare); release the maintenance agreement for landscaping perimeter parking screening improvements. (CONSENT AGENDA)
18. [14-542](#) Westhaven PUD Subdivision, site plan, section 21, revision 2 (resubdivision of lot 1140); extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
19. [14-543](#) Westhaven PUD Subdivision, site plan, section 22; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
20. [14-544](#) Westhaven PUD Subdivision, site plan, section 27; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

21. [14-546](#) Consideration of Ordinance 2014-21, To Be Entitled, "An Ordinance To Rezone 6.19 Acres From General Commercial (GC) To Specific Development-Residential District (SD-R 58.8) For The Property Located At 427 Nichol Mill Lane (10/23/14 FMPC 6-1; 12/09/14 BOMA 7-1)." Third and Final Reading

Sponsors: Ald. Ann Petersen

Attachments: [4563 Nichol Mill Lofts Rezoning Map](#)
[Ord 2014-21 ORDINANCE Nichol Mill Lofts Rezoning](#)
[Nichol Mill ReZoning 3shts 10.2.14](#)

22. [14-516](#) PUBLIC HEARING: Consideration of Resolution 2014-55, To Be Entitled, "A Resolution Approving A Development Plan For Nichol Mill Lofts PUD Subdivision, Located At 427 Nichol Mill Lane, By The City Of Franklin, Tennessee (10/23/14 FMPC 6-1; 11-11-14 WS)."

Sponsors: Ald. Ann Petersen

Attachments: [4564 Nichol Mill DP Conditions](#)
[4564 Nichol Mill Lofts DP Map 2.pdf](#)
[Res 2014-55 RESOLUTION Nichol Mill Lofts Dev Plan.pdf](#)
[Nichol Mill DevPlan 8 shts 10.2.14.pdf](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

23. [14-519](#) Lockwood Glen PUD Subdivision, final plat, section 4, 43 residential lots on 6.59 acres, located along Sydenham Drive. (CONSENT AGENDA)
- Attachments: [4664 Lockwood Glen Final Plat Section 4 map](#)
 [4664 Lockwood Glen PUD Subd, FP, sec 4, conditions of approval](#)
 [4664 Lockwood Glen Final Plat](#)
24. [14-524](#) Williamson Square Subdivision, final plat, revision to previously platted setbacks and removal of a drainage easement, on 17.29 acres, located at 1111 Murfreesboro Road.
- Attachments: [4661 Williamson Square final plat MAP](#)
 [4661 Williamson Square final plat Conditions of Approval](#)
 [Williamson Square Final Plat](#)

ZONING ORDINANCE TEXT AMENDMENTS

25. [14-545](#) Consideration of Ordinance 2014-28 Amending Table 3-2 of the Zoning Ordinance: Permitted Uses and Chapter 8 Definitions, to Allow Short-Term Vacation Rentals in Various Zoning Districts (10/23/14 FMPC 7-0: 4-14-15 BOMA 1st Reading 8-0; 5-26-15 BOMA 2ND Reading 7-0); THIRD AND FINAL READING
- Sponsors: Vernon Gerth and Chris Bridgewater
- Attachments: [2014-28 FMPC 10-23-14](#)
 [2014.09.20 transient rental cabin information memo-rev 1](#)
 [Metro Ordinance - STVR Vacation Rentals 04-2015.docx](#)
26. [14-549](#) Consideration of Ordinance 2014-35, An Ordinance To Amend Section 5.5.4 Of The City Of Franklin Zoning Ordinance Relating To Parks And The Dedication Of Public Land For Parks (10/23/14 FMPC 7-0; 12/09/14 BOMA 8-0).
- Third and Final Reading
- Sponsors: Vernon Gerth, Lisa Clayton, Catherine Powers and Kevin Lindsey
- Attachments: [Ordinance 2014-35](#)
 [Quadrant map with Title.pub](#)
 [Harpeth Square Area Map.pdf](#)
 [Harpeth Square Assessed Land Valuation.xlsx](#)
 [Parkland Dedication Analysis - LAO - 8.29.14.xlsx](#)
 [Quadrant map with Title.pdf](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN



City of Franklin

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

Meeting Minutes - Draft Franklin Municipal Planning Commission

Thursday, September 25, 2014

7:00 PM

Board Room

CALL TO ORDER

The Franklin Municipal Planning Commission held a regular meeting on Thursday, September 25, 2014 at 7:00 p.m. in the City Hall Boardroom.

Chair Hathaway called the meeting to order at 7:00 p.m.

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

MINUTES

1. 8/28/14 FMPC Regular Meeting Minutes

Attachments: [08-28-14 FMPC Minutes](#)

A motion was made by Commissioner Harrison, seconded by Commissioner Orr, that this Planning Item was approved.. The motion carried by the following vote:

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

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

No one came forward.

ANNOUNCEMENTS

Ms. Powers stated that this was the first night for the Planning Commissioners to use Granicus. Hopefully, they will let the Planning Department know how it is working for them. Thanks to Emily Hunter and the rest of the staff, most of the glitches seem to have been worked out. Staff will continue to parallel Granicus with hard copies unless they hear otherwise from the Planning Commission. If the Planning Commission does not feel they need the paper copies, they should let staff know as this will save some paper.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

No one came forward.

CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Commissioner Lindsey, seconded by Commissioner Orr, to approve the Consent Agenda. The motion carried by the following vote:

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

SITE PLAN SURETIES

2. Cool Springs East Subdivision, site plan, section 24, lots 11 and 703 (Hilton Garden Inn); accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
3. Jamison Station PUD Subdivision, site plan, section 1; accept the stormwater drainage/detention improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
4. Silver Grace PUD Subdivision, site plan, section 1; release the maintenance agreement for sewer and drainage improvements. (CONSENT AGENDA)
This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

5. RESOLUTION 2014-68, TO BE ENTITLED, "A RESOLUTION APPROVING A DEVELOPMENT PLAN REVISION FOR THE OVATION PUD SUBDIVISION, LOCATED AT SOUTHEAST CORNER OF EAST MCEWEN DRIVE AND CAROTHERS PARKWAY, BY THE CITY OF FRANKLIN, TENNESSEE."

Attachments: [4645 Ovation DP, Rev 1 Map](#)
[4645 Conditions of Approval 01](#)
[Res 14-68 4645 Ovation PUD DP Rev 1](#)
[14066 Ovation Final PUD Dev Plan Submittal Doc 14-09-04](#)
[Original Development Plan](#)
[Ovation Pattern Book](#)

Ms. Diaz-Barriga stated that this revision was being proposed to address two items, the legal description of the SD-X zoning limits and the internal design of the site. An updated legal description has already been approved with the rezoning at the third reading, and this is the revision to complete the process of getting the true legal description with the development plan. The Planning Commission has already reviewed the legal description, and this does not change any of the entitlements to the development plan.

The internal layout of the site has been modified with this revision, as well as some building shapes and heights. Specifically in the northwest corner of the site, the street network has been improved with additional connectivity and a more prominent intersection within the main entrance drive. These new streets are appropriately lined with commercial buildings and create a walkable, Main-Street-like quality to this area of the development. The major sightline into the development, from the north side of the intersection of McEwen and Carothers, now terminates with a building facade rather than a view into a parking garage. Overall within the development, heights of buildings provide better transitions from one structure to the next. Staff does feel that two areas of the site should receive additional design considerations at the site plan stage; the public plazas at the terminus of the main entrance drive, and the height of Building A7 along the main entrance drive.

In regard to the plaza, staff wants to ensure that the quality of the pedestrian experience that was present on the original plan be maintained with this revision. In regard to the height of building A7, staff feels there needs to be a better transition of height between the buildings along their main entryway (A7 and C3/C4). However, both items can be addressed at the site plan stage if the Planning Commission so chooses.

Chair Hathaway asked for comments from the citizens.

Dr. Ernest Kuhlo, of 1296 Liberty Pike, stated that he thought Ovation could be a really good project. He understood that some of the traffic coming out of Ovation would be going onto Turning Wheel Lane. Turning Wheel Lane already has issues because the Planning Department allowed the street to be made too small and inadequate. There should be a parking lane and a bicycle lane. It already has a sidewalk and yards. Currently, no provision was made for street parking; consequently the people are parking out in the streets. This is causing a major problem between the bike people and the parking. It will get worse when traffic increases. He has talked with the City's Engineers, and they seem to think that all traffic will go out onto McEwen. In reality, traffic will go up to Liberty Pike going left and right. For services other than just for

Ovation, the traffic will be going over to Publix in McKays Mill. The problem is that Turning Wheel Lane was built inadequate to start with, and now this will just acerbate the problem. Turning Wheel Lane needs to be increased in size now by the developer, and the City should not have to pick up the bill.

Chair Hathaway asked if there was an applicant.

Mr. Dwight Kiser, of Kiser + Vogrin Design, represented the applicant and stated that this was the latest evolution in the specific site plan as a result of phenomenal leasing interest that had been gained and insight from the future users into things such as improving store front exposure and things of this nature. He believes this is an improvement to the plan; however, they will continue to refine and hopefully improve even more as they get to the site plan stage. They have reviewed and discussed all of staff's comments, do not have any issues with them, and they request that the Planning Commission send this to the Board of Mayor and Aldermen (BOMA) with a favorable recommendation.

Alderman Petersen thought the change was to just change the line, and now she is hearing other things.

Mr. Kiser stated that it was a combination of changing the line so that it responded to some of the office building that was outside of the PUD. He thought the site plan could be improved upon from seven or eight months ago when they initially submitted. The applicant has gotten very active in working with potential users and continues to visit sites around the country where they see opportunities to improve the site plan.

Alderman Petersen asked if the resolution had to now go back before the BOMA.

Mr. Kiser stated that it would have to go back before the BOMA.

Alderman Petersen stated that the BOMA thought they were passing it contingent upon the Planning Commission agreeing to it, but it would now be going back to the BOMA.

A motion was made by Commissioner Harrison, seconded by Commissioner Franks, that this Resolution was recommended favorably to the BOMA Work Session meeting on 10/14/2014. The motion carried by the following vote:

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

6. 7007 Moores Lane PUD Subdivision, final plat, 3 lots on 18.3 acres, located east of the intersection of Moores Lane and Franklin Road and on the south side of Moores Lane. (CONSENT AGENDA)

Attachments: [4628 7007 Moores FP Map.pdf](#)
[Conditions of Approval 4628.pdf](#)
[4628 Final Plat.pdf](#)

This Planning Item was approved.

7. 7007 Moores Lane PUD Subdivision, site plan, lot 2, a 91 bed assisted living facility and 5 independent living villas on 5.4 acres, located east of the intersection of Moores Lane and Franklin Road and on the south side of Moores Lane. (CONSENT AGENDA)

Attachments: [4632 7007 Moores SP, lot 2 Map](#)
[Conditions of Approval 4632.pdf](#)
[Site Plan COF 4632.pdf](#)

This Planning Item was approved.

8. Rolling Meadows Subdivision, final plat, 2 lots on 2.16 acres (resub of Lot 5), located at 3186 Horton Court. (CONSENT AGENDA)

Attachments: [4644 Rolling Meadow Subd, FP, resub of lot 5 Map.pdf](#)
[Conditions of Approval 01.pdf](#)
[Horton-Final-Plat-COF-4644-Signed.pdf](#)

This Planning Item was approved.

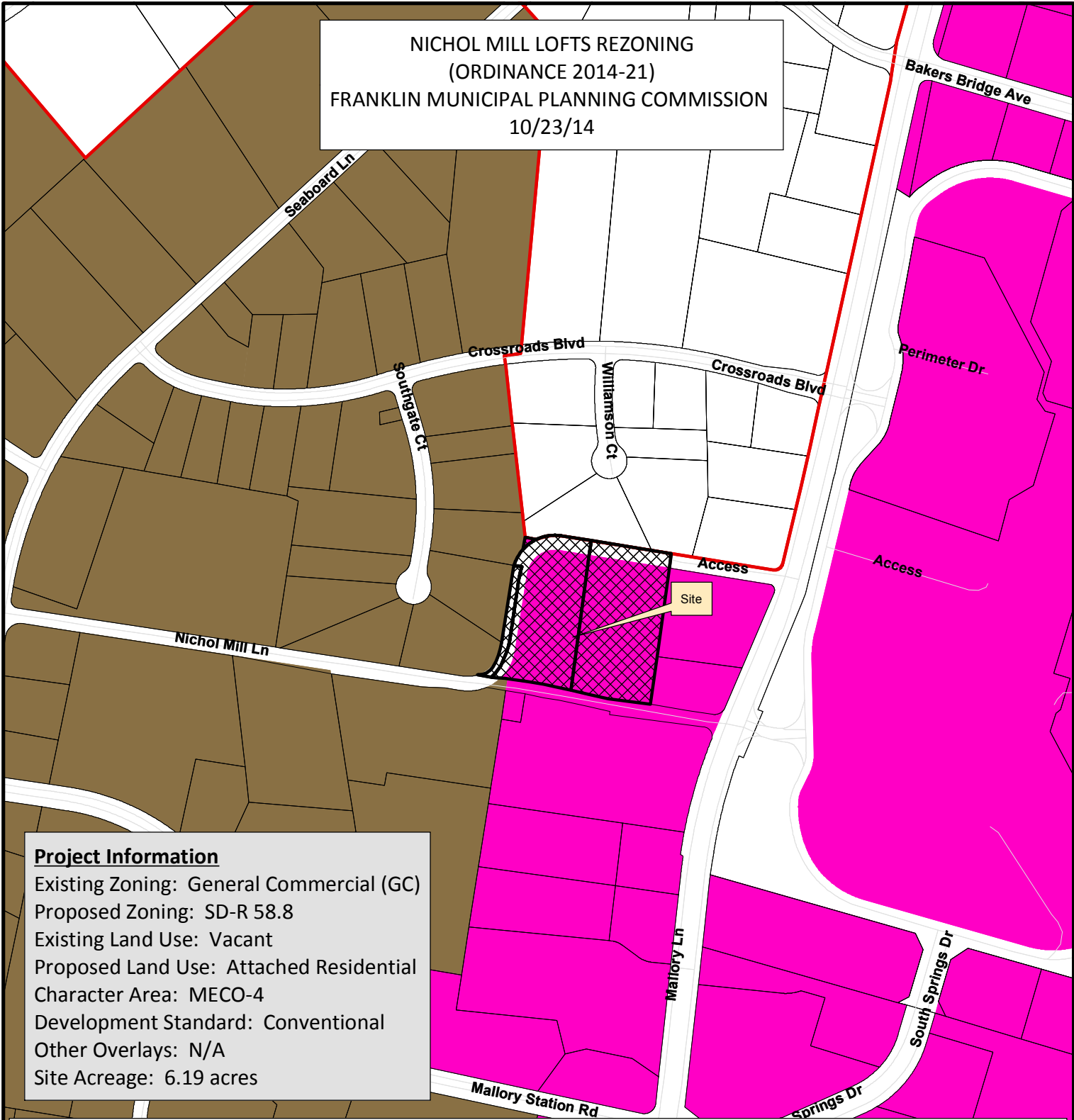
NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

There being no further business, the meeting adjourned at 7:10 p.m.

NICHOL MILL LOFTS REZONING
(ORDINANCE 2014-21)
FRANKLIN MUNICIPAL PLANNING COMMISSION
10/23/14



Project Information

Existing Zoning: General Commercial (GC)
Proposed Zoning: SD-R 58.8
Existing Land Use: Vacant
Proposed Land Use: Attached Residential
Character Area: MECO-4
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 6.19 acres

- | | |
|--|-------------------------------------|
| 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 Historic Core 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 |
| SD-R Specific Development-Residential | Nichol Mill Lofts PUD |



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. All data and materials (c) copyright 2014. All rights reserved.

ORDINANCE 2014-21

TO BE ENTITLED "AN ORDINANCE TO REZONE 6.19 ACRES FROM GENERAL COMMERCIAL (GC) TO SPECIFIC DEVELOPMENT-RESIDENTIAL DISTRICT (SD-R 58.8) FOR THE PROPERTY LOCATED AT 427 NICHOL MILL LANE."

WHEREAS, the City of Franklin, Tennessee encourages responsibly placed density and appropriate base zoning districts for multiple kinds of projects; and

WHEREAS, the proposed SD-R zone would allow for residential development with the maximum density specified.

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

SECTION I: The following described property shall be, and are hereby, rezoned from its present zoning classification of General Commercial (GC) to Specific Development-Residential District (SD-R 58.8):

Being land in the City of Franklin, Eighth Civil District, Williamson County, Tennessee, located 243 feet west of the Nichol Mill Lane and Mallory Lane intersection, also being a portion of property conveyed to Allan D. & Candace Revelette, (Map 53 Parcels 117.32 & 117.24) and by deed of record in Deed Book 2908, Page 561, R.O.W.C.; Athena Cool Springs Hospitality, LLC, (Map 53 Parcel 117.31) and by deed of record in Deed Book 4684, Page 432, R.O.W.C.; and K. Thomas Sidwell, Trustee of Nichol Mill Trust, (Map 53K Group B Parcel 7.01) and by deed of record in Deed Book 5875, Page 374, and being more particularly described as follows:

Beginning at a point on the northerly right-of-way line of Nichol Mill Lane:

THENCE, with said northerly right-of-way line of Nichol Mill Lane the following calls; N 82°32'03"W, 145.00 feet to an iron rod (new);

With a curve to the right an arc distance of 63.35 feet to an iron rod (new), said curve having a central angle of 01°50'13", a radius of 1975.80 feet, a tangent of 31.68 feet, and a chord of N 76°37'08"W, 74.34 feet to an iron rod (new);

With a curve to the left an arc distance of 86.06 feet to an iron rod (new), said curve having a central angle of 02°26'07", a radius of 2024.77 feet, a tangent of 43.04 feet, and a chord of N 77°50'12"E, 86.06;

With a curve to the left an arc distance of 111.12 feet to an iron rod (new), said curve having a central angle of 03°08'37", a radius of 2025.37 feet, a tangent of 55.57 feet, and a chord of N 80°37'33"W, 111.11;

N 82°11'50"W, 57.89 feet to an iron rod (new);

With a curve to the left an arc distance of 5.33 feet to an iron rod (new), said curve having a central angle of 04°05'07", a radius of 74.82 feet, a tangent of 2.67 feet, and a chord of S 48°55'29"W, 5.33;
 N 82°11'21"W, 57.31 feet to an iron rod (new);
 With a curve to the left an arc distance of 15.83 feet to an iron rod (new), said curve having a central angle of 04°05'07", a radius of 294.63 feet, a tangent of 7.91 feet, and a chord of N 84°52'39"E, 15.82;
 With a curve to the left an arc distance of 46.44 feet to an iron rod (new), said curve having a central angle of 53°24'07", a radius of 49.82 feet, a tangent of 25.06 feet, and a chord of N 56°38'14"E, 44.77;
 With a curve to the left an arc distance of 88.12 feet to an iron rod (new), said curve having a central angle of 20°50'57", a radius of 242.15 feet, a tangent of 44.55 feet, and a chord of N 19°30'41"E, 87.63;
 N 09°05'04"E, 243.41 feet to an iron rod (new);
 With a curve to the right an arc distance of 86.48 feet to an iron rod (new), said curve having a central angle of 32°31'46", a radius of 152.32 feet, a tangent of 44.44 feet, and a chord of N 25°08'42"E, 85.32;
 N 10°45'38"E, 44.96 feet to an iron rod (new):
 S 81°20'18"E, 42.86 feet to an iron rod (new):
 With a curve to the right an arc distance of 88.50 feet to an iron rod (new), said curve having a central angle of 33°17'23", a radius of 152.32 feet, a tangent of 45.54 feet, and a chord of N 82°00'58"E, 87.26;
 S 81°20'18"E, 367.73 feet to an iron rod (new);
 S 07°27'56"W, 523.20 feet to the point of beginning and being 269,492 square feet or 6.19 acres± more or less.
 A portion of this property also being lot numbers 810 and 814 on the final plat of Galleria Complex Subdivision Revision 34 as of record in Plat Book 53, Page 94 in the Register's Office for Williamson County, Tennessee.

Zoning Reference Number: 14-04:

Map-Group-Parcel	Acres
053---11732	±2.66
053---11731	±3.26
053---11724	±0.02
053K-B00701	±0.23
TOTAL	±6.19

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____
ERIC S. STUCKEY
CITY ADMINISTRATOR/RECORDER

BY: _____
DR. KEN MOORE
MAYOR

PLANNING COMMISSION DEFERRED TO 10/23/14:

7/24/14

PLANNING COMMISSION RECOMMENDED APPROVAL:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

REZONING REQUEST FOR NICHOL MILL LOFTS

447 NICHOL MILL LANE
LOTS 810 & 814, GALLERIA COMMERCIAL SUBDIVISION
MAP 053 PARCELS 7.01, 117.24, 117.31, AND 117.32

OWNERS

ALLAN & CANDACE REVELETTE
5209 COLFAX COURT, BRENTWOOD TN37027

ATHENA COOL SPRINGS HOSPITALITY, LLC
SUNIL PATEL
2521 ELM HILL PIKE, NASHVILLE, TN 37214

NICHOL MILL TRUST
121 FIRST AVE S, SUITE 200, FRANKLIN TN 37064

DEVELOPER

MECKS + PARTNERS
16000 MEMORIAL DRIVE, SUITE 100
HOUSTON, TEXAS 77079
CONTACT: DON MECKS
EMAIL: dmecks@meekspartners.com
PHONE: (281) 558-8787

LANDSCAPE ARCHITECT / PLANNER

JOB NO. 14007

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

CIVIL ENGINEER

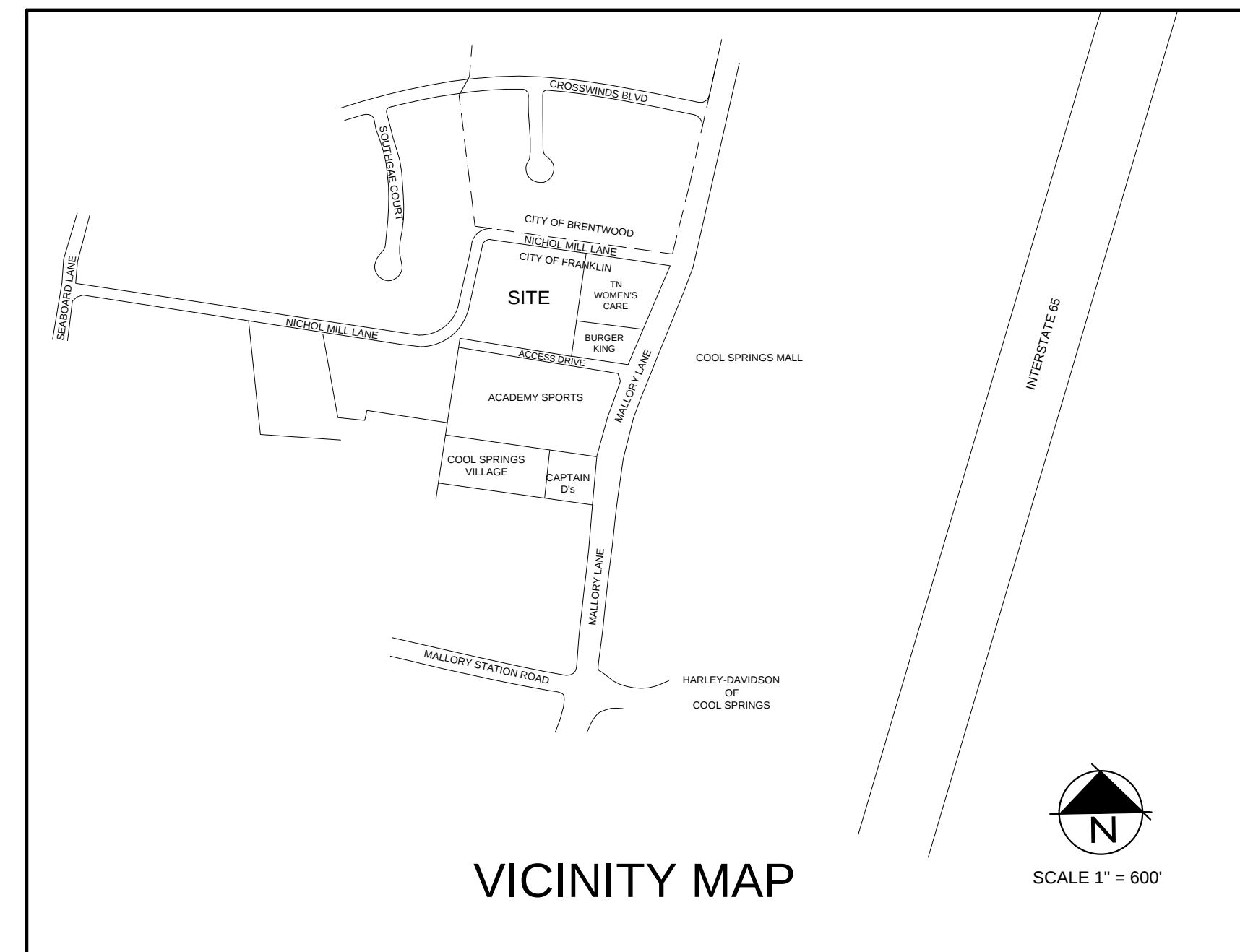
BARGE CAUTHEN
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209
CONTACT: JOHN GORE
EMAIL: jgore@bargecauthen.com
PHONE: (615) 356-9911

TRAFFIC ENGINEER

RPM TRANSPORTATION CONSULTANTS, LLC
1101 17TH AVENUE SOUTH
NASHVILLE, TENNESSEE 37212
CONTACT: AMY L. BURCH, PE
EMAIL: amyburch@rpmtraffic.com
PHONE: O(615)370-8410 C(917)420-0696

SURVEYOR

INITIAL POINT LAND SURVEYING, INC.
3324 CARL ROAD
FRANKLIN, TENNESSEE 37064
CONTACT: L. KEVIN MOREHEAD, RLS 2315
EMAIL: 615790he@bellsouth.net
PHONE: O (615) 790-4240 C (615)
615.548.5852

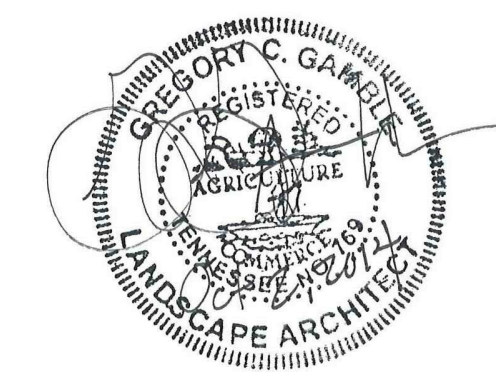


SHEET INDEX

C 0.0	COVER SHEET AND LOCATION MAP
C 1.0	BOUNDARY SURVEY
C 2.0	EXISTING CONDITIONS

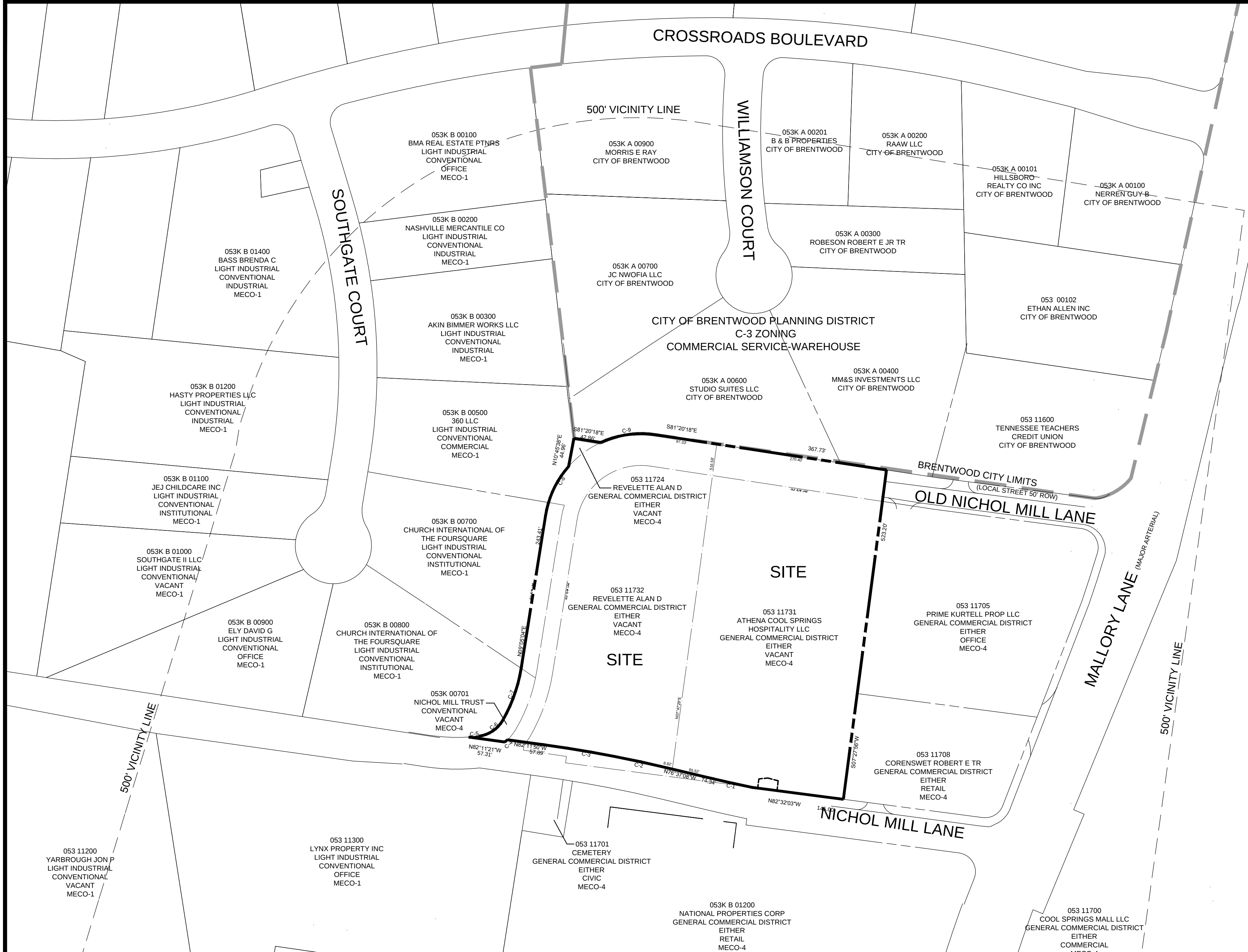
14TH CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greggamble209@gmail.com



OCT 2, 2014
SEP 8, 2014
JULY 3, 2014
JUNE 5, 2014
MAY 12, 2014

COF #4563



STATEMENT OF IMPACTS

WATER
WATER SERVICE WILL BE PROVIDED BY MALLORY VALLEY WATER DISTRICT.
281 - 1 BR APARTMENT UNITS@250 GPD = 70,250 GPD
97 - 2 BR APARTMENT UNITS@350 GPD = 33,950 GPD
POOL (310x1) + (96x2) x 10= 5,200 GPD
CLUBHOUSE (310x1) + (96x2) x 10= 5,020 GPD
TOTAL= 114,420 GPD @ 327 SFUE'S

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

REPURIFIED (REUSE) WATER FACILITIES
REUSE WATER IS CURRENTLY NOT AVAILABLE

STREET NETWORK
THE APPLICANT RECOGNIZES THE REQUIREMENT FOR CONNECTIVITY.
IF CONNECTION WAS MADE TO OLD NICHOL MILL, A MEDIAN CLOSURE WOULD BE REQUIRED ON MALLORY LANE AND EXISTING BUSINESSES WOULD BE COMPROMISED. THEREFORE, DUE TO EXISTING DEVELOPMENT PATTERN, THE PROPOSED PLAN PROVIDES A CULDESAC ON OLD NICHOL MILL, LEAVING THE MEDIAN ON MALLORY LANE OPEN. THE NEW CULDESAC WILL BE CONNECTED TO THE NICHOL MILL LOFTS PARKING LOT WITH A 20' EMERGENCY ACCESS EASEMENT. LANE IMPROVEMENTS ON OLD NICHOL MILL ARE PROPOSED ACCORDING TO THE TRAFFIC IMPACT STUDY.

DRAINAGE
THE PROPERTY DRAINS TO THE SOUTHEAST AND FLOWS INTO THE SOUTH PRONG OF SPENCER CREEK.

POLICE AND FIRE
FRANKLIN FIRE DEPT. MALLORY STATION #3, 370 MALLORY STATION RD - 3.6 MILES S DRIVING DISTANCE
FRANKLIN POLICE DEPT. STATION 300 COLUMBIA AVE. - .81 MILES DRIVING DISTANCE

RECREATION FACILITIES
THE FACILITY WILL HOUSE A SWIMMING POOL, OUTDOOR COURTYARD, AND EXERCISE FACILITY FOR RESIDENTS. THE NEAREST CITY OF FRANKLIN PARK IS ASPEN GROVE PARK 1.4 MILES FROM THE SITE.

PROJECTED STUDENT POPULATION
THE STUDENT POPULATION IS PROJECTED AT A RATE OF ONE STUDENT PER 23 UNITS.
378 X .23 = 87 STUDENTS

LIPSCOMB ELEMENTARY, 8011 CONCORD RD, BRTWD 3.9 MILES
BRENTWOOD MIDDLE SCHOOL, 5324 MURRAY LN, BRTWD 7.1 MILES
BRENTWOOD HIGH SCHOOL, 5304 MURRAY LANE, BRTWD 7.3 MILES

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

RESTRICTIVE COVENANTS
THE PROPERTY IS RENTAL. THEREFORE, THERE IS NOT A HOMEOWNER'S ASSOCIATION. THE PROPERTY OWNERS WILL MAINTAIN THE BUILDING, GROUNDS, AND ALL FINISHES. THE OWNERS WILL REGULATE THE TENANTS AND THE FACILITY.

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

NOTES

- SURVEY INFORMATION PROVIDED BY INITIAL POINT LAND SURVEYING, INC.
- TRIP GENERATION DATE PROVIDED BY RPM TRANSPORTATION CONSULTANTS, LLC
- FIRE HYDRANT FLOW FOR THE HYDRANT
STATIC PRESSURE 110 PSI
RESIDUAL PRESSURE 106 PSI
FLOW 918 GPM
PROJECTED FLOW AT 20 PSI 4,891 GPM
- THERE ARE NO NATIONAL HISTORIC REGISTER STRUCTURES OR SPACES ON THE SITE NOR WITHIN 500' OF THE PROPERTY.
- THE BUILDING WILL BE SPRINKLED.
- BASED ON GRAPHIC PLOTTING OF FEMA FIRM MAP 47187C0204F; DATED 09-29-06; ZONE X, IT HAS BEEN DETERMINED THAT THE PARCEL DOES NOT LIE WITHIN A FLOOD HAZARD ZONE.

CURVE DATA

CURVE No.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C-1	01°50'13"	1975.80	31.68'	63.35'	63.35'	N77°32'15"W
C-2	02°26'07"	2024.77'	43.04'	86.06'	86.05'	N77°50'12"W
C-3	03°08'37"	2025.37'	55.57'	111.12'	111.11'	N80°37'33"W
C-4	04°05'07"	74.82'	2.67'	5.33'	5.33'	S48°55'29"W
C-5	03°04'39"	294.63'	7.91'	15.83'	15.82'	N84°52'39"E
C-6	53°24'11"	49.82'	25.06'	46.44'	44.77'	N56°38'14"E
C-7	20°50'57"	44.55'	88.12'	87.63'	87.63'	N19°30'41"E
C-8	32°31'46"	152.32'	44.44'	86.48'	85.32'	N25°08'42"E
C-9	33°17'23"	152.32'	45.54'	88.50'	87.26'	N82°00'58"E

ADJACENT PROPERTY OWNERS

Parcel ID	Owner	Owner Address	City	State	ZIP
053-11300	LYNX PROPERTY INC	PO BOX 993	BRENTWOOD	TN	37024
053-11301	INDUSTRIAL DEVELOPMENT BOARD OF WM C	720 PRINCETON HILLS DR	BRENTWOOD	TN	37027
053-11600	TENNESSEE TEACHERS CREDIT UNION	1400 8TH AVE S	NASHVILLE	TN	37203
053-11700	COOLSPRINGS MALL LLC	2030 HAMILTON PLACE BLVD #500	CHATTANOOGA	TN	37421
053-11701	CEMETERY	MALLORY LN	FRANKLIN	TN	37067
053-11705	PRIME KURTELL PROP LLC	777 37TH ST #A-103	VERO BEACH	FL	32960
053-11708	CORENSWET ROBERT E TR	PO BOX 150749	NASHVILLE	TN	37215
053-11722	J & J WOODARD PROPERTIES LLC	1935 MALLORY LN #110	FRANKLIN	TN	37067
053K-B01200	NATIONAL PROPERTIES CORP	1800 N MASON RD	KATY	TX	77377
053-11724	REVELETTE ALAN D	P O BOX 681812	FRANKLIN	TN	37068-1812
053-11727	H & R PROPERTY LLC	930 W 1ST ST #303	FORT WORTH	TX	76102
053-11731	ATHENA COOL SPRINGS HOSPITALITY LLC	2521 ELM HILL PK	NASHVILLE	TN	37214
053-11732	REVELETTE ALAN D	5209 COLFAX CT	BRENTWOOD	TN	37027
053K-A00100	NERREN GUY B	2244 S BERRYS CHAPEL RD	FRANKLIN	TN	37069
053K-A00101	HILLSBORO REALTY CO INC	4338 CHICKERING LN	NASHVILLE	TN	37215
053K-A00102	ETHAN ALLEN INC	7103 CROSSROADS BLVD	BRENTWOOD	TN	37027
053K-A00200	RAAW LLC	7103-B CROSSROADS BLVD	BRENTWOOD	TN	37027
053K-A00201	B & B PROPERTIES	446 COTTON LN	FRANKLIN	TN	37069
053K-A00300	ROBESON ROBERT E JR TR	1804 WILLIAMSON CT	BRENTWOOD	TN	37027
053K-A00400	MM&S INVESTMENTS LLC	1806 WILLIAMSON CT	BRENTWOOD	TN	37027
053K-A00600	STUDIO SUITES LLC	1805 WILLIAMSON CT	BRENTWOOD	TN	37027
053K-A00700	JC NWOFIA LLC	5660 PEACHTREE IND BLVD	NORCROSS	GA	30071
053K-A00900	MORRIS E RAY	7107 CROSSROADS IND BLVD	BRENTWOOD	TN	37027
053K-B00100	BMA REAL ESTATE PTNRS	9104 CONCORD RD	BRENTWOOD	TN	37027-8205
053K-B00200	NASHVILLE MERCANTILE CO	9191 BRUSHBORO DR	BRENTWOOD	TN	37027
053K-B00300	AKIN BIMMER WORKS LLC	320 SOUTHGATE CT	BRENTWOOD	TN	37027
053K-B00500	360 LLC	316 SOUTHGATE CT	BRENTWOOD	TN	37027
053K-00701	CHURCH INTERNATIONAL OF THE FOURSQUA	121 FIRST AVE S SUITE 200	FRANKLIN	TN	37064
053K-B00800	NICHOL MILL TRUST	316 SOUTHGATE CT	BRENTWOOD	TN	37027
053K-B00900	CHURCH INTERNATIONAL OF THE FOURSQUA	307 SOUTHGATE CT	BRENTWOOD	TN	37027
053K-B01000	ELY DAVID G	308 MALLORY STATION RD	FRANKLIN	TN	37067
053K-B01100	JEI CHILDCARE INC	315 SOUTHGATE CT	BRENTWOOD	TN	37027
053K-B01200	HASTY PROPERTIES LLC	5209 COUNTRY CLUB DR	BRENTWOOD	TN	37027
053K-B01400	BASS BRENDA C	7115 CROSSROADS BLVD	BRENTWOOD	TN	37027
053-11200	YARBROUGH JON P	308 MALLORY STATION RD	FRANKLIN	TN	37067

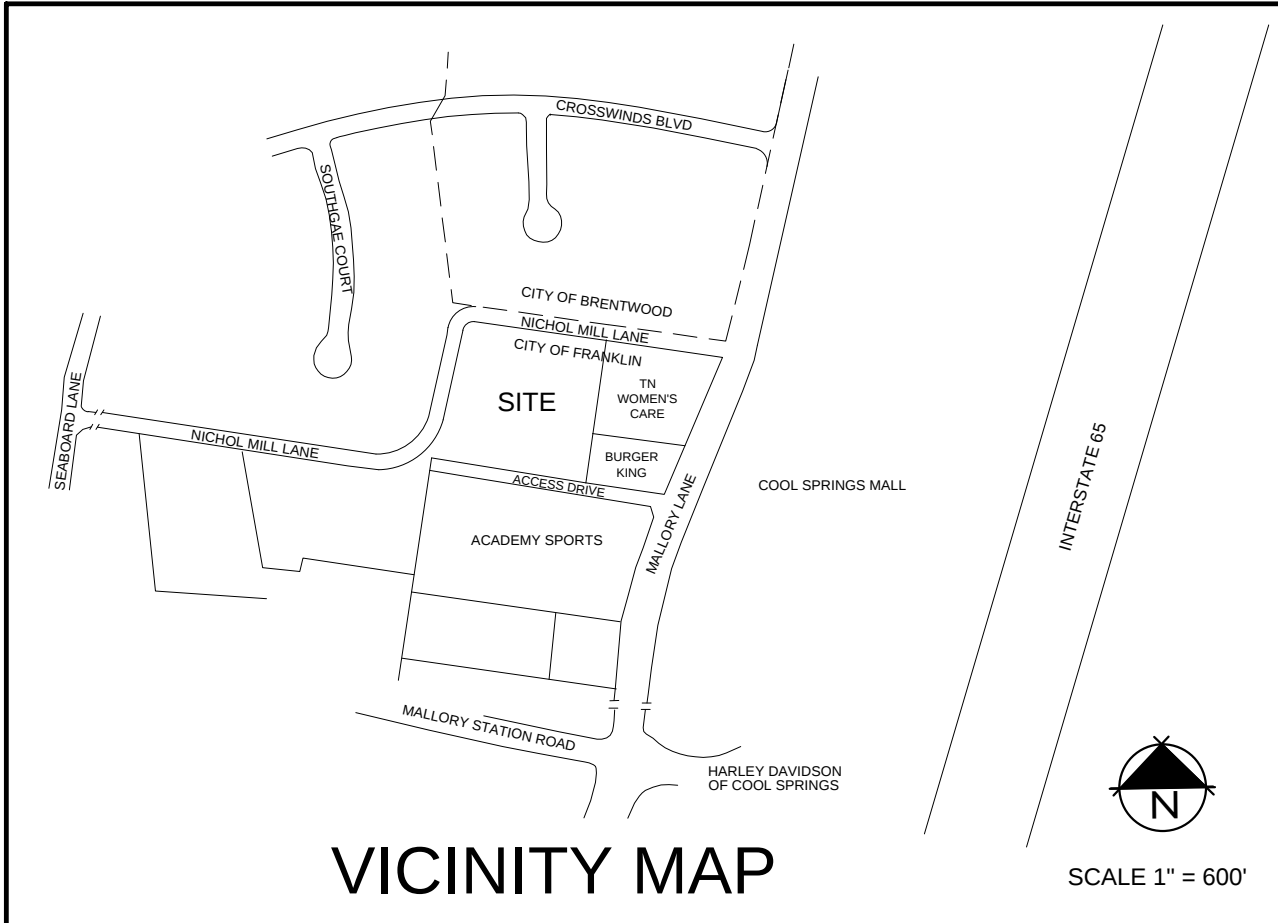
SITE DATA CHART

PROJECT NAME:	NICHOL MILL LOFTS
PROJECT NUMBER:	4564
SUBDIVISION:	GALLERIA COMMERCIAL COMPLEX SUBDIVISION
LOT NUMBER:	810, 814
ADDRESS:	447 NICHOL MILL LANE
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 53 PARCELS 7.01, 117.24, 117.31, 117.32
EXISTING ZONING:	GENERAL COMMERCIAL (GC)
PROPOSED ZONING:	SD-R 58.8
CHARACTER AREA OVERLAY:	MECO-4
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL AC:	6.19 AC
TOTAL SF:	269,493 SF

OWNERS:	ALLEN D & CANDACE REVELETTE 5209 COLFAX COURT BRENTWOOD, TN 37027 PO BOX 681812 FRANKLIN, TN 37068 615.838.2323
	ATHENA COOL SPRINGS HOSPITALITY SUNIL PATEL 2521 ELM HILL PIKE NASHVILLE, TN 37214 615.479.0581
	NICHOL MILL TRUST TOM SIDWELL 121 FIRST AVE S, SUITE 200 FRANKLIN, TN 37064 tsidwell@sidwell-barrett.com

PLANNER/LANDSCAPE ARCHITECT:	GREG GAMBLE
ADDRESS:	144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064 615.975.5765 GREG GAMBLE GREGGAMBLE209@GMAIL.COM
OFFICE PHONE:	
CONTACT:	
EMAIL ADDRESS:	

BUILDING SETBACKS:	NORTH 25'; SOUTH 28'; EAST 53'; WEST 70';
BUILDING SQUARE FOOTAGE:	N/A
BUILDING UNITS:	364 TOTAL 277 ONE-BEDROOM UNITS 87 TWO-BEDROOM UNITS
RESIDENTIAL DENSITY:	58.8 DUA
BUILDING HEIGHT:	50'
LANDSCAPE SURFACE RATIO:	.29
MINIMUM LANDSCAPE SURFACE RATIO:	.10
MINIMUM PARKING REQUIREMENT:	1.5 PER 1 BEDROOM 2.5 PER 2 BEDROOM
	277 (1BR) x 1.5 SPACES = 416 87 (2 BR) x 2.5 SPACES = 218 TOTAL SPACES REQUIRED: 634
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING:	635 TOTAL SPACES
PARKING PROVIDED:	39 SURFACE SPACES 596 GARAGE SPACES
TREE CANOPY EXISTING:	6,724 SF EXISTING (2.5% OF TOTAL SITE)
TREE CANOPY PRESERVATION REQUIRED:	3,631 SF (54% OF EXISTING)
PARKLAND (IF APPLICABLE):	6,724 SF (100% OF EXISTING) FEE IN LIEU



VICINITY MAP

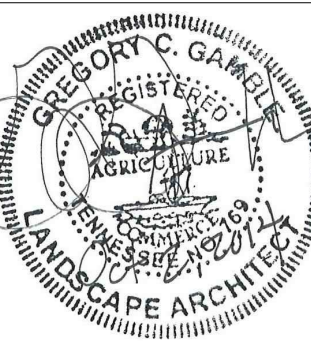
SCALE 1" = 600'

BOUNDARY SURVEY



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamb209@gmail.com
615.975.5765

NICHOL MILL LOFTS
REZONING REQUEST
MAP 53 PARCELS 7.01, 117.24, 117.31, & 117.32
FRANKLIN, TENNESSEE



rev.	date
1	6-5-14
2	7-3-14
3	9-8-14
4	10-2-14

GCG Job No. 14007
MAY 12, 2014

SHEET

C1.0



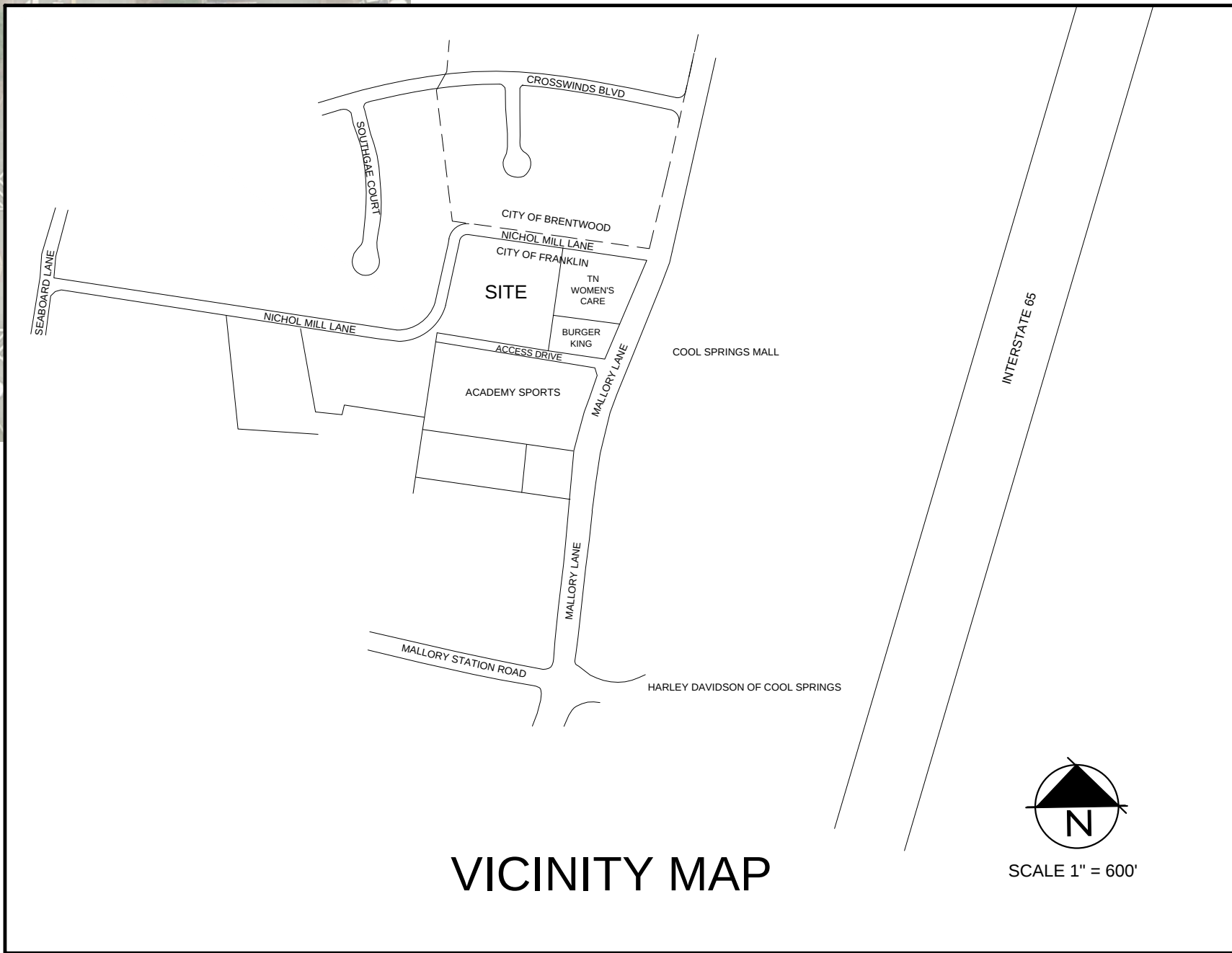
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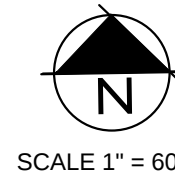


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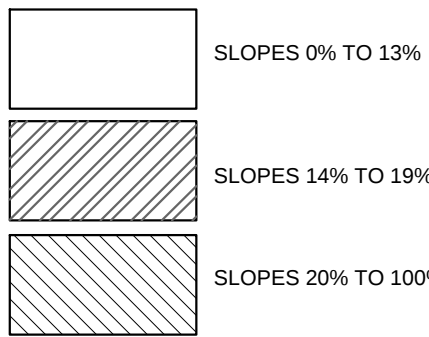
NICHOL MILL LOFTS
REZONING REQUEST
MAP 53 PARCELS 7.01, 117.24, 117.31, & 117.32
FRANKLIN, TENNESSEE



VICINITY MAP



SLOPES



THERE ARE NO SLOPES GREATER THAN 14%.

SPECIMEN TREE TABLE

NO.	SIZE	COMMON NAME
1	24"	CHERRY
11	30"	HACKBERRY
14	30"	TREE
15	30"	WALNUT
	114"	

EXISTING TREE CANOPY AREAS

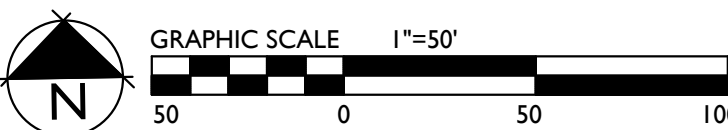
NO.	AREA SF
A	85
B	22
C	905
D	160
E	656
F	462
G	53
H	565
I	69
J	3,747
TOTAL:	6,724 (0.15 AC)

SOIL TYPES KEY

A/B	ARMOUR SILT LOAM, 2-5 % SLOPES
CaB	CAPTINA SILT LOAM, PHOSPHATIC, 2-5% SLOPES
CaB2	CAPTINA SILT LOAM, PHOSPHATIC, 2-5% SLOPES, ERODED
MbB2	MAURY SILT LOAM, 2-5% SLOPES, ERODED

TOTAL CALIPER INCHES OF HEALTHY SPECIMEN TREES: 114"
TOTAL CALIPER INCHES OF SPECIMEN TREES FOR REMOVAL: 0"
*SPECIMEN TREES SHALL BE REPLACED AT A RATIO OF 2 INCHES OF REPLACEMENT TREE FOR EACH INCH OF SPECIMEN TREE REMOVED PER THE CITY OF FRANKLIN DESIGN REQUIREMENTS. REPLACEMENT TREES CAN NOT BE USED TO MEET ANY OTHER LANDSCAPE REQUIREMENT.

EXISTING CONDITIONS PLAN



CONDITIONS OF APPROVAL:

Engineering - PUD Plan Checklist

General Comments

1. D. Statement of Impacts

- Applicant shall provide a statement describing the anticipated impact on streets as shown in the Major Thoroughfare Plan. On sheet C3.0, state that lane improvements are also required on Mallory Lane per the TIS Addendum dated 10-02-14.

Parks

General Comments

2. fees in lieu

- Parks-FYI-Please see ordinance 5.5.4 section (4) for timing and procedures of payment at the First Final Plat.

Planning

General Comments

3. Final Plat

- Final plat to consolidate lots is required to be approved along with the site plan and recorded prior to issuance of building permits.

4. Parking

- Applicant shall verify on street parking numbers.

5. Density

- Applicant shall lower the number of units listed anywhere within the plans and charts to a total of 363 units, in order to comply with the maximum density requested of 58.8 units/acre.

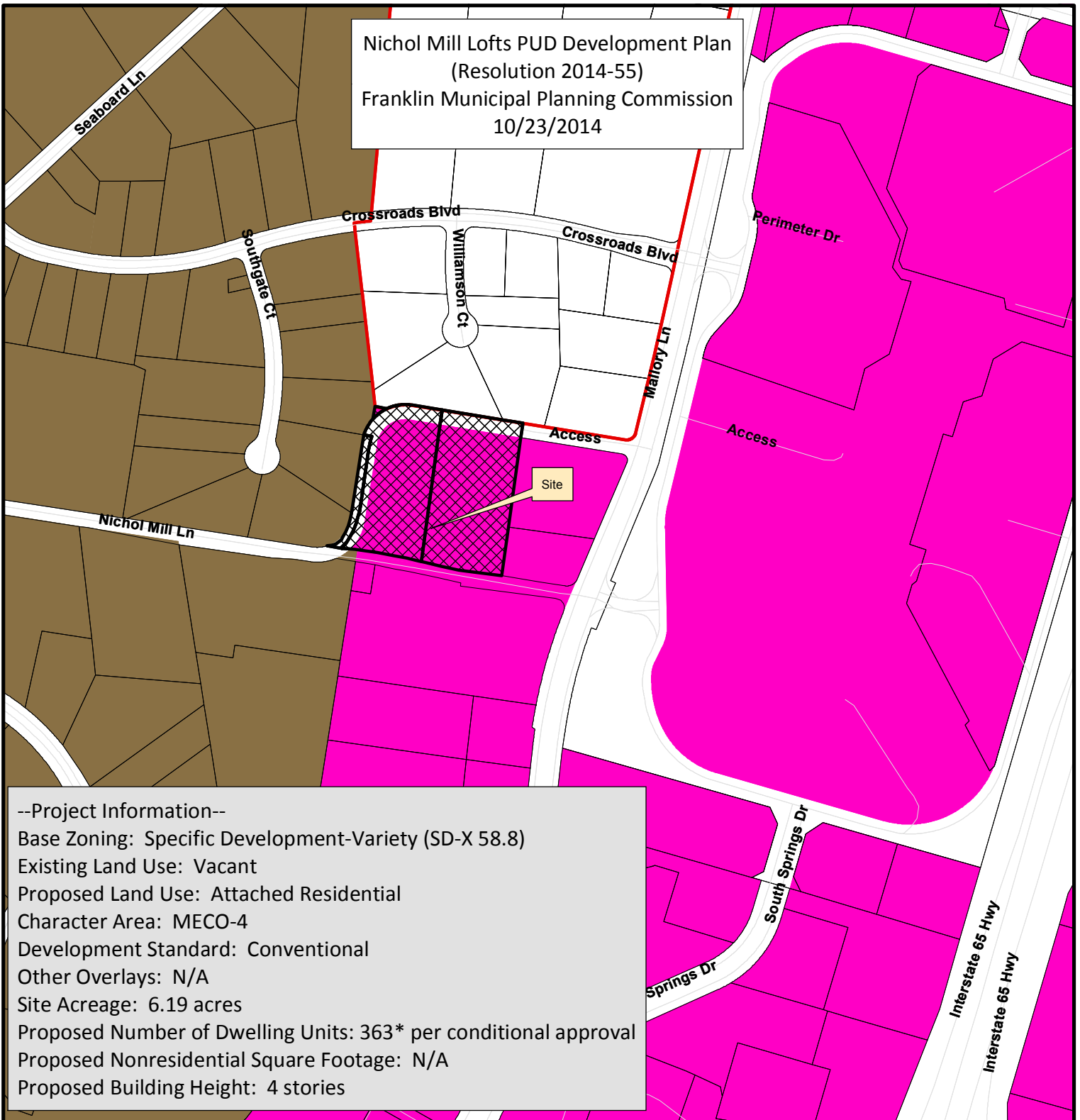
Zoning

General Comments

6. Materials

- Metal is an exterior material approved on a case by case basis. With the Site Plan submittal, a metal material sample will be required to be submitted for review and approval.

Nichol Mill Lofts PUD Development Plan
(Resolution 2014-55)
Franklin Municipal Planning Commission
10/23/2014



--Project Information--

Base Zoning: Specific Development-Variety (SD-X 58.8)

Existing Land Use: Vacant

Proposed Land Use: Attached Residential

Character Area: MECO-4

Development Standard: Conventional

Other Overlays: N/A

Site Acreage: 6.19 acres

Proposed Number of Dwelling Units: 363* per conditional approval

Proposed Nonresidential Square Footage: N/A

Proposed Building Height: 4 stories

- | | |
|--|---------------------------------------|
| Nichol Mill Lofts PUD | 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 Historic Core Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



0 250 500 1,000
Feet

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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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RESOLUTION 2014-55

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR NICHOL MILL LOFTS PUD SUBDIVISION, LOCATED AT 427 NICHOL MILL LANE, BY THE CITY OF FRANKLIN, TENNESSEE.

WHEREAS, The 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.

WHEREAS, The PUD review process consists of a Development Plan that is reviewed and approved by the BOMA, after a recommendation from the FMPC.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, meeting in regular session this _____ day of _____, 2014:

1. That the legal description of the property is as follows:

Map--Parcel	Acres
053---11732	±2.66
053---11731	±3.26
053---11724	±0.02
053K-B00701	±0.23
TOTAL	±6.19

Being land in the City of Franklin, Eighth Civil District, Williamson County, Tennessee, located 243 feet west of the Nichol Mill Lane and Mallory Lane intersection, also being a portion of property conveyed to Allan D. & Candace Revelette, (Map 53 Parcels 117.32 & 117.24) and by deed of record in Deed Book 2908, Page 561, R.O.W.C.; Athena Cool Springs Hospitality, LLC, (Map 53 Parcel 117.31) and by deed of record in Deed Book 4684, Page 432, R.O.W.C.; and K. Thomas Sidwell, Trustee of Nichol Mill Trust, (Map 53K Group B Parcel 7.01) and by deed of record in Deed Book 5875, Page 374, and being more particularly described as follows:

Beginning at a point on the northerly right-of-way line of Nichol Mill Lane:

THENCE, with said northerly right-of-way line of Nichol Mill Lane the following calls; N 82°32'03"W, 145.00 feet to an iron rod (new);

With a curve to the right an arc distance of 63.35 feet to an iron rod (new), said curve having a central angle of 01°50'13", a radius of 1975.80 feet, a tangent of 31.68 feet, and a chord of

N 76°37'08"W, 74.34 feet to an iron rod (new);

With a curve to the left an arc distance of 86.06 feet to an iron rod (new), said curve having a central angle of 02°26'07", a radius of 2024.77 feet, a tangent of 43.04 feet, and a chord of N 77°50'12"E, 86.06;

With a curve to the left an arc distance of 111.12 feet to an iron rod (new), said curve having a central angle of 03°08'37", a radius of 2025.37 feet, a tangent of 55.57 feet, and a chord of N 80°37'33"W, 111.11;

N 82°11'50"W, 57.89 feet to an iron rod (new);

With a curve to the left an arc distance of 5.33 feet to an iron rod (new), said curve having a central angle of 04°05'07", a radius of 74.82 feet, a tangent of 2.67 feet, and a chord of S 48°55'29"W, 5.33;

N 82°11'21"W, 57.31 feet to an iron rod (new);

With a curve to the left an arc distance of 15.83 feet to an iron rod (new), said curve having a central angle of 04°05'07", a radius of 294.63 feet, a tangent of 7.91 feet, and a chord of N 84°52'39"E, 15.82;

With a curve to the left an arc distance of 46.44 feet to an iron rod (new), said curve having a central angle of 53°24'07", a radius of 49.82 feet, a tangent of 25.06 feet, and a chord of N 56°38'14"E, 44.77;

With a curve to the left an arc distance of 88.12 feet to an iron rod (new), said curve having a central angle of 20°50'57", a radius of 242.15 feet, a tangent of 44.55 feet, and a chord of N 19°30'41"E, 87.63;

N 09°05'04"E, 243.41 feet to an iron rod (new);

With a curve to the right an arc distance of 86.48 feet to an iron rod (new), said curve having a central angle of 32°31'46", a radius of 152.32 feet, a tangent of 44.44 feet, and a chord of N 25°08'42"E, 85.32;

N 10°45'38"E, 44.96 feet to an iron rod (new);

S 81°20'18"E, 42.86 feet to an iron rod (new);

With a curve to the right an arc distance of 88.50 feet to an iron rod (new), said curve having a central angle of 33°17'23", a radius of 152.32 feet, a tangent of 45.54 feet, and a chord of N 82°00'58"E, 87.26;

S 81°20'18"E, 367.73 feet to an iron rod (new);

S 07°27'56"W, 523.20 feet to the point of beginning and being 269,492 square feet or 6.19 acres± more or less.

A portion of this property also being lot numbers 810 and 814 on the final plat of Galleria Complex Subdivision Revision 34 as of record in Plat Book 53, Page 94 in the Register's Office for Williamson County, Tennessee.

2. That the overall entitlements for the Nichol Mill Lofts PUD Subdivision are as follows:

Entitlements	Nichol Mill Lofts PUD Subdivision
Base Zone	Specific Development-Residential (SD-R 58.80)
Character Area Overlay	McEwen Character Area Overlay #4
Other Zoning Overlays	N/A
Number of Dwelling Units	363*per conditional approval
Number of Nonresidential Square Footage	N/A
Connectivity Index	N/A
Development Standard	Conventional
Open Space Requirements	Formal: 1.21 acres Informal: 0.41 acres Total: 1.62 acres

3. That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission and this Board shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning Department.
4. That the following Modifications of Design Standards (MOS) were requested and acted upon by FMPC:

MOS 1: Building Length Approved: _____ Denied: _____	Request to increase the maximum building length of any attached residential building from 200 feet to 450 feet. <i>Staff recommended approval.</i>
--	--

5. 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.

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____
ERIC STUCKEY
CITY ADMINISTRATOR

BY: _____
DR. KEN MOORE
MAYOR

PLANNING COMMISSION DEFERRED UNTIL 10-23-14

7/24/14

PLANNING COMMISSION RECOMMENDED APPROVAL:

BOMA APPROVAL:

NICHOL MILL LOFTS DEVELOPMENT PLAN

447 NICHOL MILL LANE
LOTS 810 & 814, GALLERIA COMMERCIAL COMPLEX SUBDIVISION
MAP 053 PARCELS 7.01, 117.24, 117.31, AND 117.32

OWNERS

ALLAN & CANDACE REVELETTE
5209 COLFAX COURT, BRENTWOOD TN37027

ATHENA COOL SPRINGS HOSPITALITY, LLC
SUNIL PATEL
2521 ELM HILL PIKE, NASHVILLE, TN 37214

NICHOL MILL TRUST
121 FIRST AVE S, SUITE 200, FRANKLIN TN 37064

DEVELOPER

MEEEKS + PARTNERS
16000 MEMORIAL DRIVE, SUITE 100
HOUSTON, TEXAS 77079
CONTACT: DON MEEEKS
EMAIL: dmeeks@meekspartners.com
PHONE: (281) 558-8787

LANDSCAPE ARCHITECT / PLANNER

JOB NO. 14007

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

CIVIL ENGINEER

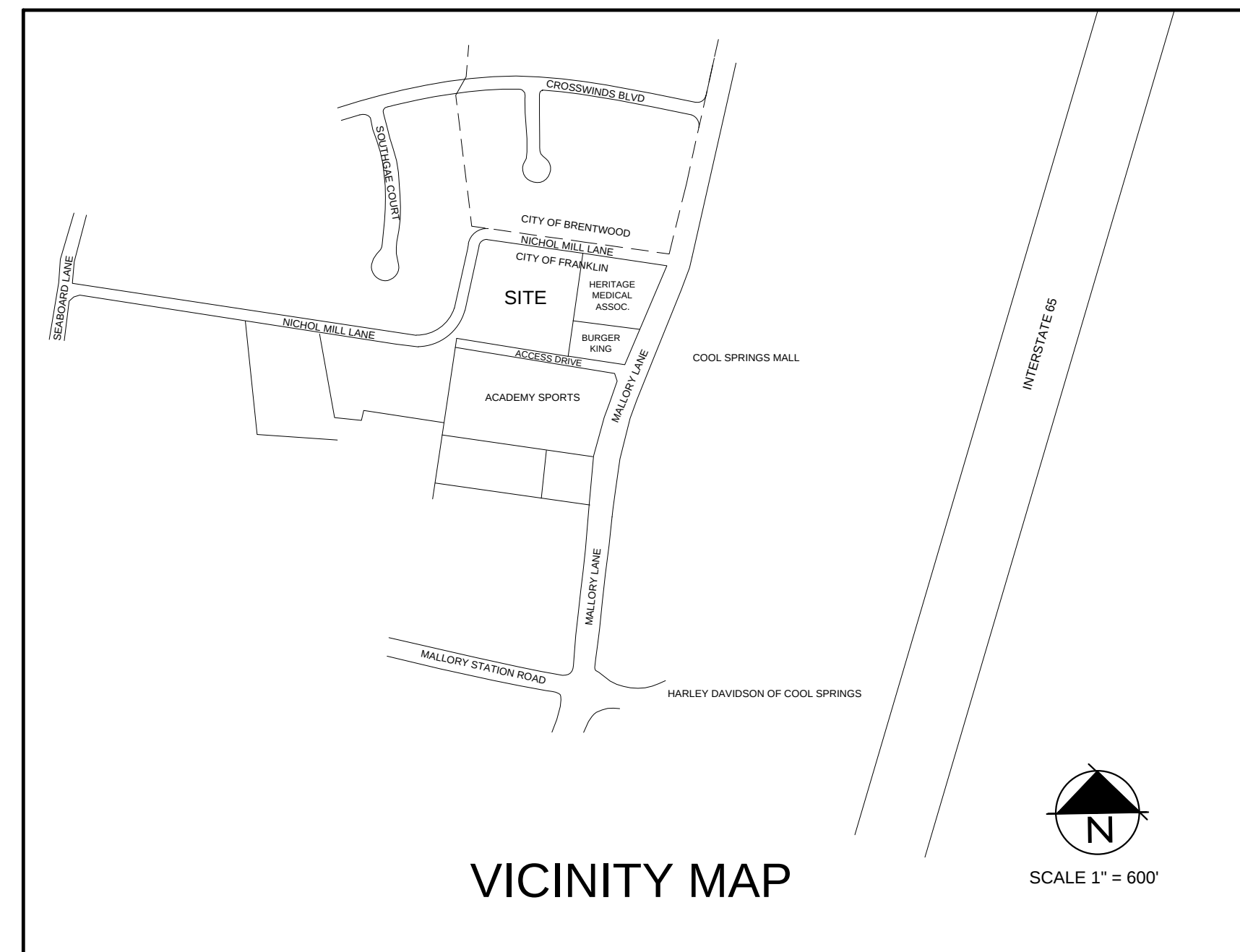
BARGE CAUTHEN
6606 CHARLOTTE PIKE, SUITE 210
NASHVILLE, TENNESSEE 37209
CONTACT: JOHN GORE
EMAIL: jgore@bargecauthen.com
PHONE: (615) 356-9911

TRAFFIC ENGINEER

RPM TRANSPORTATION CONSULTANTS, LLC
1101 17TH AVENUE SOUTH
NASHVILLE, TENNESSEE 37212
CONTACT: AMY L. BURCH, PE
EMAIL: amyburch@rpmtraffic.com
PHONE: O(615)370-8410 C(917)420-0696

SURVEYOR

INITIAL POINT LAND SURVEYING, INC.
3324 CARL ROAD
FRANKLIN, TENNESSEE 37064
CONTACT: L. KEVIN MOREHEAD, RLS 2315
EMAIL: 615790he@bellsouth.net
PHONE: O (615) 790-4240 C (615)
615.548.5852



SHEET INDEX

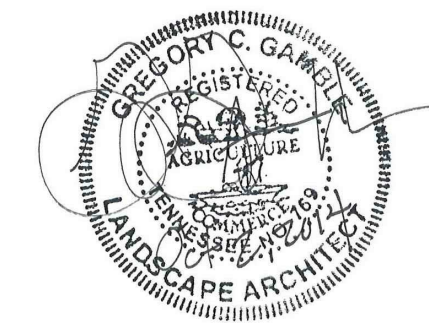
C 0.0	COVER SHEET AND LOCATION MAP
C 1.0	BOUNDARY SURVEY
C 2.0	EXISTING CONDITIONS
C 3.0	DEVELOPMENT PLAN
C 4.0	GRADING & UTILITY PLAN
C 5.0	STORMWATER MANAGEMENT PLAN
C 6.0	AUTO TURN
A 1.0	ARCHITECTURAL ELEVATIONS

MODIFICATION OF STANDARDS

1. MOS1: SECTION 5.3.5 (3) (B) REQUEST TO INCREASE THE MAXIMUM BUILDING LENGTH OF ANY ATTACHED RESIDENTIAL BUILDING FROM 200 FEET TO A LENGTH OF 450 FEET. THIS DISTANCE IS THE LENGTH OF THE BUILDING VISIBLE FROM NICHOL MILL LANE. THE ARCHITECTURE IS DESIGNED WITH VERTICAL AND HORIZONTAL CHANGES IN THE FACADE PLANE AND MATERIALS EVERY 60 TO 85 FEET.

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

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greggamble209@gmail.com



OCT 2, 2014
SEP 8, 2014
JULY 3, 2014
JUNE 5, 2014
MAY 12, 2014

COF # 4564



NOTES

1. SURVEY INFORMATION PROVIDED BY INITIAL POINT LAND SURVEYING, INC.
2. TRIP GENERATION DATE PROVIDED BY RPM TRANSPORTATION CONSULTANTS, LLC
3. FIRE HYDRANT FLOW FOR THE HYDRANT
STATIC PRESSURE 110 PSI
RESIDUAL PRESSURE 106 PSI
FLOW 918 GPM
PROJECTED FLOW AT 20 PSI 4,981 GPM
4. THERE ARE NO NATIONAL HISTORIC REGISTER STRUCTURES OR SPACES ON THE SITE NOR WITHIN 500' OF THE PROPERTY.
5. THE BUILDING WILL BE SPRINKLED.
6. BASED ON GRAPHIC PLOTTING OF FEMA FIRM MAP 47187C0204F, DATED 09-29-86, ZONE X, IT HAS BEEN DETERMINED THAT THE PARCEL DOES NOT LIE WITHIN A FLOOD HAZARD ZONE.

CURVE DATA

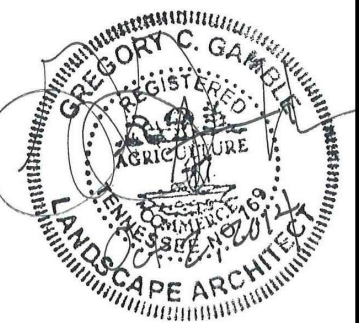
CURVE No.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C-1	01°50'13"	1975.80	31.68'	63.35'	63.35'	N77°32'15"W
C-2	02°26'07"	2024.77'	43.04'	86.06'	86.05'	N77°50'12"W
C-3	03°08'37"	2025.37'	55.57'	111.12'	111.11'	N80°37'33"W
C-4	04°05'07"	74.82'	2.67'	5.33'	5.33'	S48°55'29"W
C-5	03°04'39"	294.63'	7.91'	15.83'	15.82'	N84°52'39"E
C-6	53°24'11"	49.82'	25.06'	48.44'	44.77'	N56°38'14"E
C-7	20°50'57"	44.55'	88.12'	87.63'	87.63'	N19°30'41"E
C-8	32°31'46"	152.32'	44.44'	86.48'	85.32'	N25°08'42"E
C-9	33°17'23"	152.32'	45.54'	88.50'	87.26'	N82°00'58"E

SITE DATA:

PROJECT NAME:	NICHOL MILL LOFTS
PROJECT NUMBER:	4564
SUBDIVISION:	GALLERIA COMMERCIAL COMPLEX SUBDIVISION
LOT NUMBER:	810, 814
ADDRESS:	447 NICHOL MILL LANE
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 53 PARCELS 7.01, 117.24, 117.31, 117.32
EXISTING ZONING:	GENERAL COMMERCIAL (GC)
PROPOSED ZONING:	SD-R 58.8
CHARACTER AREA OVERLAY:	MECO-4
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL AC:	6.19 AC
TOTAL SF:	269,493 SF
OWNERS:	ALLEN D & CANDACE REVELETTE 5209 COLFAX COURT BRENTWOOD, TN 37027 PO BOX 681812 FRANKLIN, TN 37068 615.838.2323 ATHENA COOL SPRINGS HOSPITALITY SUNIL PATEL 2521 ELM HILL PIKE NASHVILLE, TN 37214 615.479.0581 NICHOL MILL TRUST TOM SIDWELL 121 FIRST AVE S, SUITE 200 FRANKLIN, TN 37064 tsidwell@sidwell-larrett.com
PLANNER/LANDSCAPE ARCHITECT:	GREG GAMBLE 144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064 615.575.5765 GREG GAMBLE GREGGAMBLE209@GMAIL.COM
OFFICE PHONE	
CONTACT	
EMAIL ADDRESS	

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
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SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamb209@gmail.com
615.975.5765

NICHOL MILL LOFTS
DEVELOPMENT PLAN
MAP 53 PARCELS 7.01, 117.24, 117.31, & 117.32
FRANKLIN, TENNESSEE



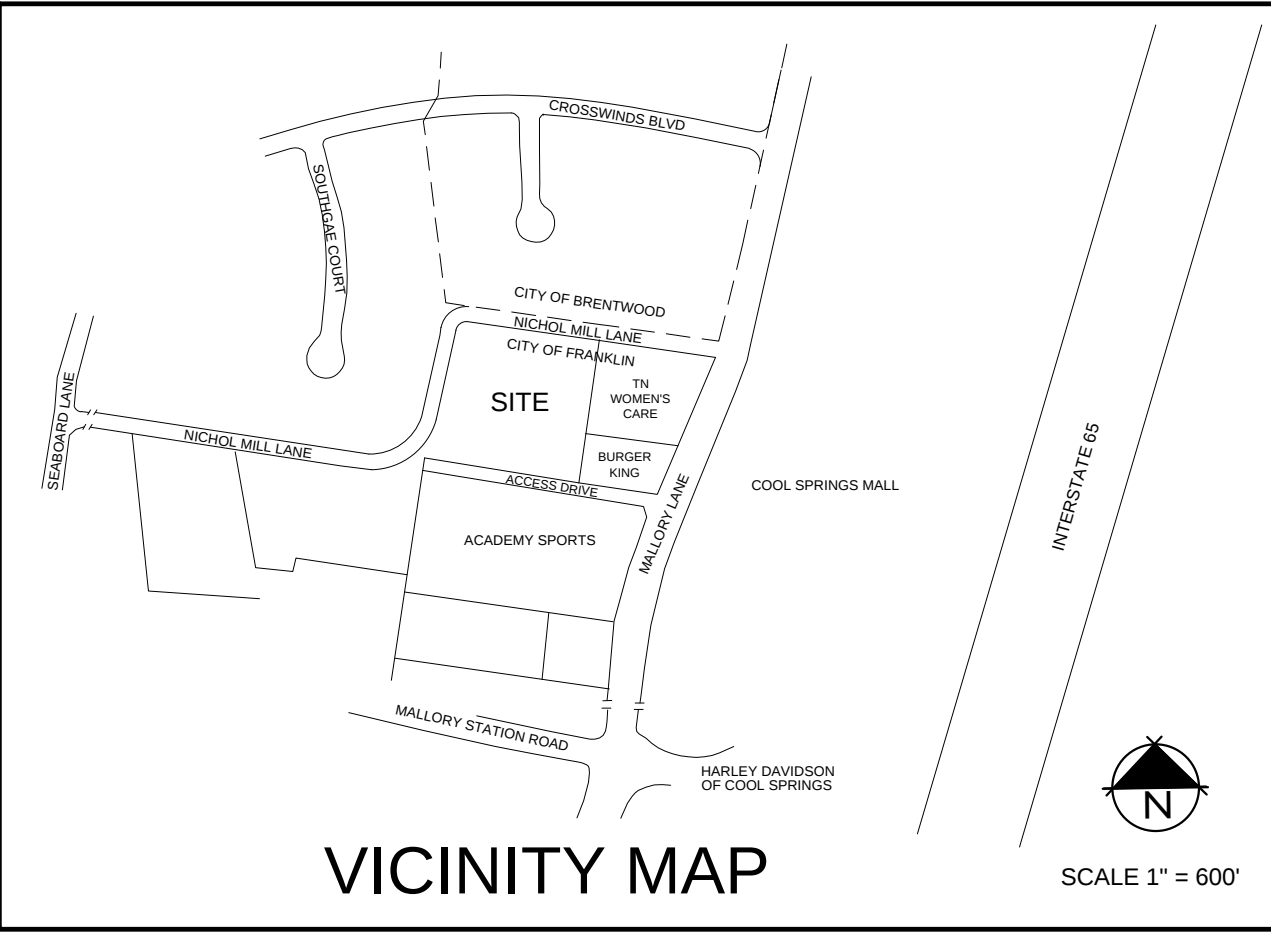
rev.	date
1	6-5-14
2	7-3-14
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4	10-2-14

GCG Job No. 14007
MAY 12, 2014

SHEET

C1.0

COF # 4564



BOUNDARY SURVEY





SLOPES

SLOPES 0% TO 13%

SLOPES 14% TO 19%

SLOPES 20% TO 100%

THERE ARE NO SLOPES GREATER THAN 14%.

SPECIMEN TREE TABLE

NO.	SIZE	COMMON NAME
1	24"	CHERRY
11	30"	HACKBERRY
14	30"	TREE
15	30"	WALNUT
	114"	

EXISTING TREE CANOPY AREAS

NO.	AREA SF
A	85
B	22
C	905
D	160
E	656
F	462
G	53
H	565
I	69
J	3,747
TOTAL:	6,724 (0.15 AC)

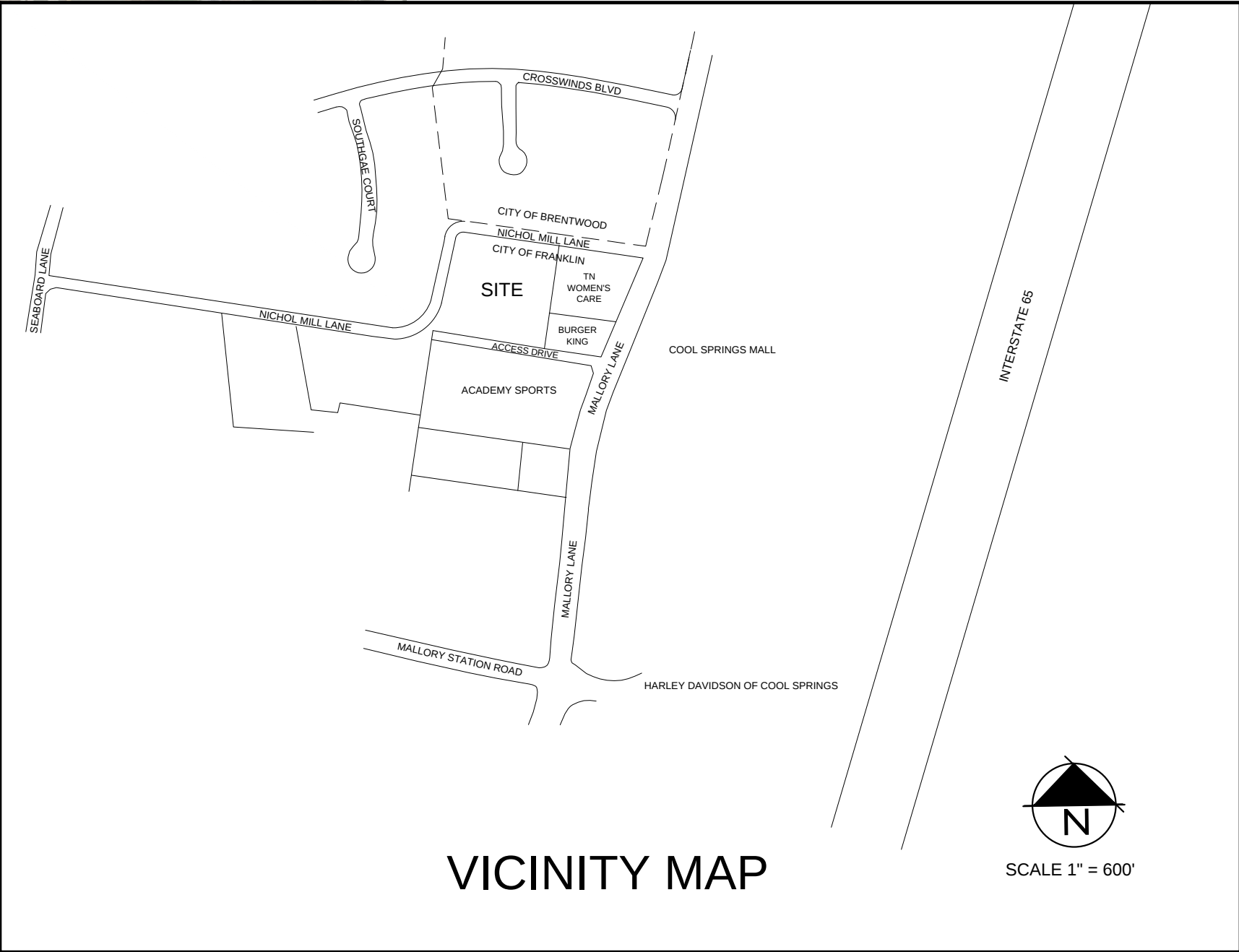
TOTAL CALIPER INCHES OF HEALTHY SPECIMEN TREES: 114"
TOTAL CALIPER INCHES OF SPECIMEN TREES FOR REMOVAL: 0"
*SPECIMEN TREES SHALL BE REPLACED AT A RATIO OF 2 INCHES OF REPLACEMENT TREE FOR EACH INCH OF SPECIMEN TREE REMOVED PER THE CITY OF FRANKLIN DESIGN REQUIREMENTS. REPLACEMENT TREES CAN NOT BE USED TO MEET ANY OTHER LANDSCAPE REQUIREMENT.

SOIL TYPES KEY

A/B	ARMOUR SILT LOAM, 2-5 % SLOPES
CaB	CAPTINA SILT LOAM, PHOSPHATIC, 2-5% SLOPES
MbB2	CAPTINA SILT LOAM, PHOSPHATIC, 2-5% SLOPES, ERODED
	MAURY SILT LOAM, 2-5% SLOPES, ERODED

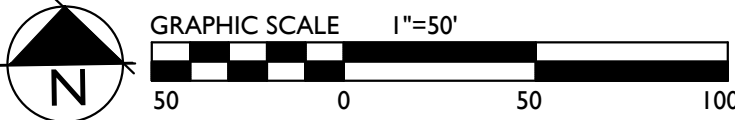
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COUNTY:	WILLIAMSON
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PROPOSED ZONING:	SD-R 58.8
CHARACTER AREA OVERLAY:	MECO-4
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TOTAL AC:	6.19 AC
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OWNERS:	ALLEN D & CANDACE REVELETTE 5209 COLFAX COURT BRENTWOOD, TN 37027 PO BOX 681812 FRANKLIN, TN 37068 615.838.2323 ATHENA COOL SPRINGS HOSPITALITY SUNIL PATEL 2521 ELM HILL PIKE NASHVILLE, TN 37214 615.479.0581 NICHOL MILL TRUST TOM SIDWELL 121 FIRST AVE S, SUITE 200 FRANKLIN, TN 37064 tsidwell@sidwell-barrett.com
PLANNER/LANDSCAPE ARCHITECT:	GREG GAMBLE 144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064 615.975.5705 GREG GAMBLE GREGGAMBLE209@GMAIL.COM
ADDRESS:	
OFFICE PHONE:	
CONTACT:	
EMAIL ADDRESS:	



VICINITY MAP

EXISTING CONDITIONS PLAN



GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
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FRANKLIN, TENNESSEE 37064
GREG GAMBLE
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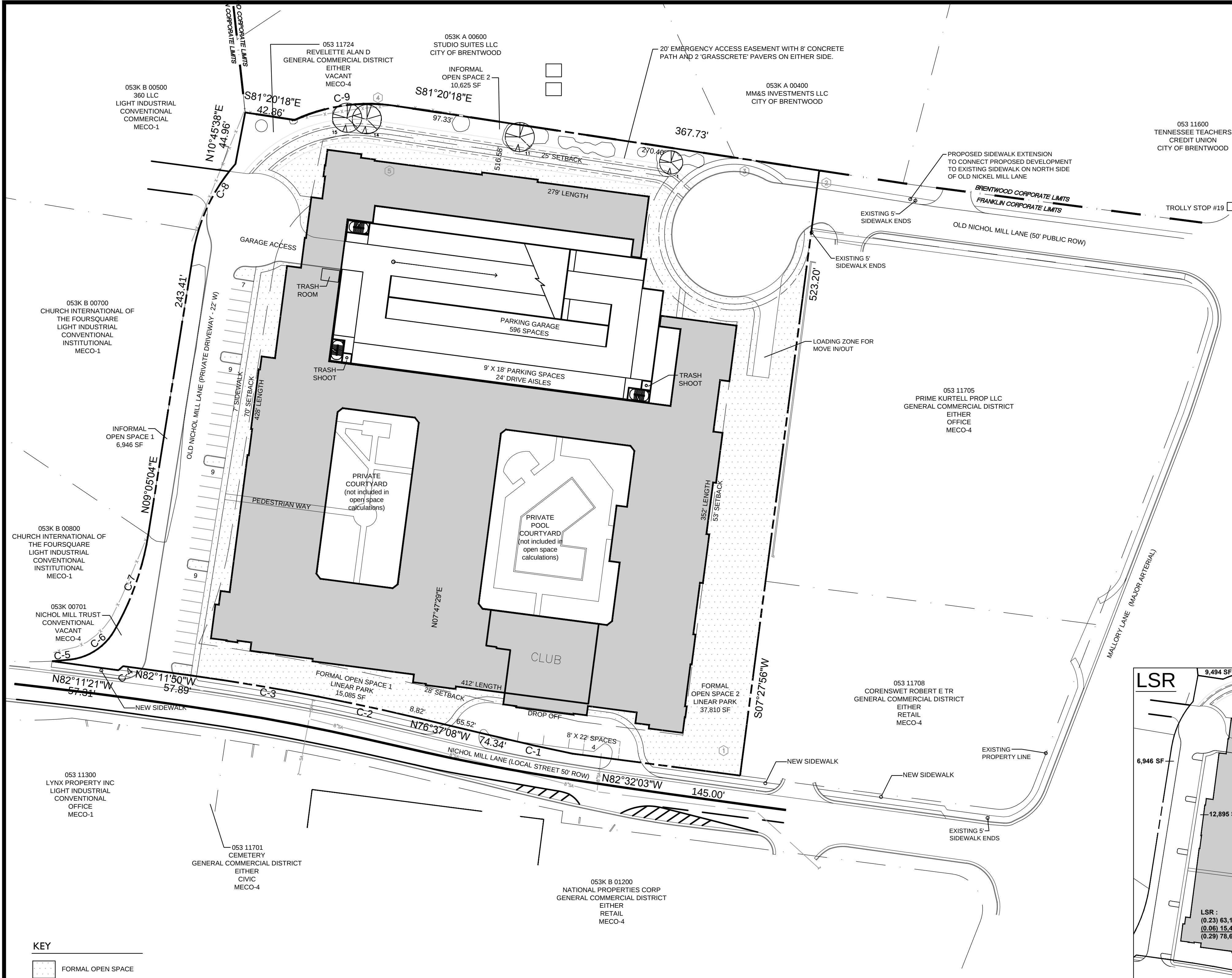
**NICHOL MILL LOFTS
DEVELOPMENT PLAN**
MAP 53 PARCELS 7.01, 117.24, 117.31 & 117.32
FRANKLIN, TENNESSEE



REV.	DATE
1	6-5-14
2	7-3-14
3	9-8-14
4	10-2-14

GCG Job No. 14007
MAY 12, 2014

SHEET
C2.0



KEY

FORMAL OPEN SPACE

LAND USE PLAN COMPLIANCE:

CHARACTER AREA OVERLAY: MECO-4
APPLICABLE DEVELOPMENT STANDARD: EITHER

1. A MIXTURE OF ATTACHED AND DETACHED RESIDENTIAL AND NEIGHBORHOOD OR LOCAL RETAIL USES IS RECOMMENDED EITHER IN SEPARATE STRUCTURES (PROXIMATE MIXED USES) OR WITH MULTIPLE USES IN THE SAME BUILDING ON DIFFERENT FLOORS (VERTICAL MIXED-USES).

2. RETAIL USES, MID RISE COMMERCIAL, AND HOTELS SHOULD BE OF HIGHER INTENSITY ADJACENT TO I-65 AND TRANSITION TO LESS INTENSIVE USES FURTHER AWAY FROM THE INTERSTATE.

4. ATTACHED RESIDENTIAL IS ALSO APPROPRIATE AS A TRANSITION TO RESIDENTIAL USES TO THE EAST.

THE LAND USE PLAN ENCOURAGES A MIX OF RESIDENTIAL AND COMMERCIAL WITHIN THE CORRIDOR OF MALLORY LANE.

LOCAL COMPATIBILITY

THIS SITE ALONG NICHOL MILL LANE IS SOUTH OF MOORES LANE, AND WEST OF THE COOL SPRINGS GALLERIA MALL. THE MCWEN CHARACTER AREA IS A MAJOR ECONOMIC DRIVER FOR THE CITY OF FRANKLIN. THE PROPOSED RESIDENTIAL COMPLEMENTS THE OFFICE AND RETAIL WITHIN THE MALLORY CORRIDOR, AND IS NEEDED TO SUPPORT THE JOB GROWTH DEMAND.

ATTACHED RESIDENTIAL IN FILL IN COOL SPRINGS IS BENEFICIAL TO YOUNG PROFESSIONALS AND ADULTS LOOKING FOR A MAINTENANCE FREE LIFESTYLE AND SHORT COMMUTES TO WORK. THE IMMEDIATE AREA OF THE SITE IS WALKABLE TO LOCAL BUSINESSES, AND TROLLEY STOP #19 IS LOCATED AT THE CORNER OF OLD NICHOL MILL AND MALLORY FOR CONVENIENT USE OF TRANSIT.

TRIP GENERATION DATA

Land Use:	MULTIFAMILY APARTMENTS
Size:	364 dwelling units
Average Daily Traffic	2,330
Daily Enter	1,165
Daily Exit	1,165
AM Peak Hour Total	182
AM Peak Hour Enter	36
AM Peak Hour Exit	146
PM Peak Hour Total	218
PM Peak Hour Enter	142
PM Peak Hour Exit	76

* TRAFFIC GENERATION DATA PROVIDED BY RPM TRANSPORTATION CONSULTANTS, LLC

STATEMENT OF IMPACTS

WATER
WATER SERVICE WILL BE PROVIDED BY MALLORY VALLEY WATER DISTRICT.
277 - 1 BR APARTMENT UNITS @ 250 GPD = 69,250 GPD
87 - 2 BR APARTMENT UNITS @ 350 GPD = 30,450 GPD
POOL (310x1) + (96x2) x 10 = 5,200 GPD
CLUBHOUSE (310x1) + (96x2) x 10 = 5,020 GPD
TOTAL = 109,920 GPD or 327 SFUE'S

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

REPURIFIED (REUSE) WATER FACILITIES
REUSE WATER IS CURRENTLY NOT AVAILABLE

STREET NETWORK
THE APPLICANT RECOGNIZES THE REQUIREMENT FOR CONNECTIVITY. IF CONNECTION WAS MADE TO OLD NICHOL MILL, A MEDIAN CLOSURE WOULD BE REQUIRED ON MALLORY LANE AND EXISTING BUSINESSES WOULD BE COMPROMISED. THEREFORE, DUE TO EXISTING DEVELOPMENT PATTERN, THE PROPOSED PLAN PROVIDES A CULDESAC ON OLD NICHOL MILL, LEAVING THE MEDIAN ON MALLORY LANE OPEN. THE NEW CULDESAC WILL BE CONNECTED TO THE NICHOL MILL LOFTS PARKING LOT WITH A 20' EMERGENCY ACCESS EASEMENT. LANE IMPROVEMENTS ON OLD NICHOL MILL ARE PROPOSED ACCORDING TO THE TRAFFIC IMPACT STUDY.

DRAINAGE
THE PROPERTY DRAINS TO THE SOUTHEAST AND FLOWS INTO THE SOUTH PRONG OF SPENCER CREEK.

POLICE AND FIRE
FRANKLIN FIRE DEPT. MALLORY STATION #3, 370 MALLORY STATION RD. - 3.6 MILES DRIVING DISTANCE
FRANKLIN POLICE DEPT. STATION, 900 COLUMBIA AVE. - .81 MILES DRIVING DISTANCE

RECREATION FACILITIES
THE FACILITY WILL HOUSE A SWIMMING POOL, OUTDOOR COURTYARD, AND EXERCISE FACILITY FOR RESIDENTS. THE NEAREST CITY OF FRANKLIN PARK IS ASPEN GROVE PARK 1.4 MILES FROM THE SITE.

PROJECTED STUDENT POPULATION
THE STUDENT POPULATION IS PROJECTED AT A RATE OF ONE STUDENT PER 23 UNITS.
364 X .23 = 84 STUDENTS

LIPSCOMB ELEMENTARY, 8011 CONCORD RD. BRTWD 3.9 MILES
BRENTWOOD MIDDLE SCHOOL, 5324 MURRAY LN. BRTWD 7.1 MILES
BRENTWOOD HIGH SCHOOL, 5304 MURRAY LANE, BRTWD 7.3 MILES

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

RESTRICTIVE COVENANTS
THE PROPERTY IS RENTAL. THEREFORE, THERE IS NOT A HOMEOWNER'S ASSOCIATION. THE PROPERTY OWNERS WILL MAINTAIN THE BUILDING, GROUNDS, AND ALL FINISHES. THE OWNERS WILL REGULATE THE TENANTS AND THE FACILITY.

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

SPECIMEN TREES

NO.	SIZE	COMMON NAME
1	24"	CHERRY
11	30"	HACKBERRY
14	30"	TREE
15	30"	WALNUT
114"		0" REPLACEMENT REQUIRED

SITE DATA CHART

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TOTAL SF:	269,493 SF

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ADDRESS:	144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064 615.975.5765
OFFICE PHONE:	GREG GAMBLE
CONTACT:	GREGGAMBLE209@GMAIL.COM
EMAIL ADDRESS:	

BUILDING SETBACKS:	NORTH 25'; SOUTH 28'; EAST 53'; WEST 70';
BUILDING SQUARE FOOTAGE:	N/A
BUILDING UNITS:	364 TOTAL 277 ONE-BEDROOM UNITS 87 TWO-BEDROOM UNITS
RESIDENTIAL DENSITY:	58.8 DUA
BUILDING HEIGHT:	50'
LANDSCAPE SURFACE RATIO:	.29
MINIMUM LANDSCAPE SURFACE RATIO:	.10
MINIMUM PARKING REQUIREMENT:	1.5 PER 1 BEDROOM 2.5 PER 2 BEDROOM 277 (1BR) x 1.5 SPACES = 416 87 (2 BR) x 2.5 SPACES = 218 TOTAL SPACES REQUIRED: 634
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING:	635 TOTAL SPACES
PARKING PROVIDED:	39 SURFACE SPACES 596 GARAGE SPACES
TREE CANOPY EXISTING:	6,724 SF EXISTING (2.5% OF TOTAL SITE)
TREE CANOPY PRESERVATION REQUIRED:	3,631 SF (54% OF EXISTING)
TREE CANOPY PRESERVATION PROVIDED:	6,724 SF (100% OF EXISTING)
PARKLAND (IF APPLICABLE):	FEE IN LIEU

PARKLAND DEDICATION

PARKLAND DEDICATION SHALL BE SATISFIED BY A FEE IN LIEU OF DEDICATION.

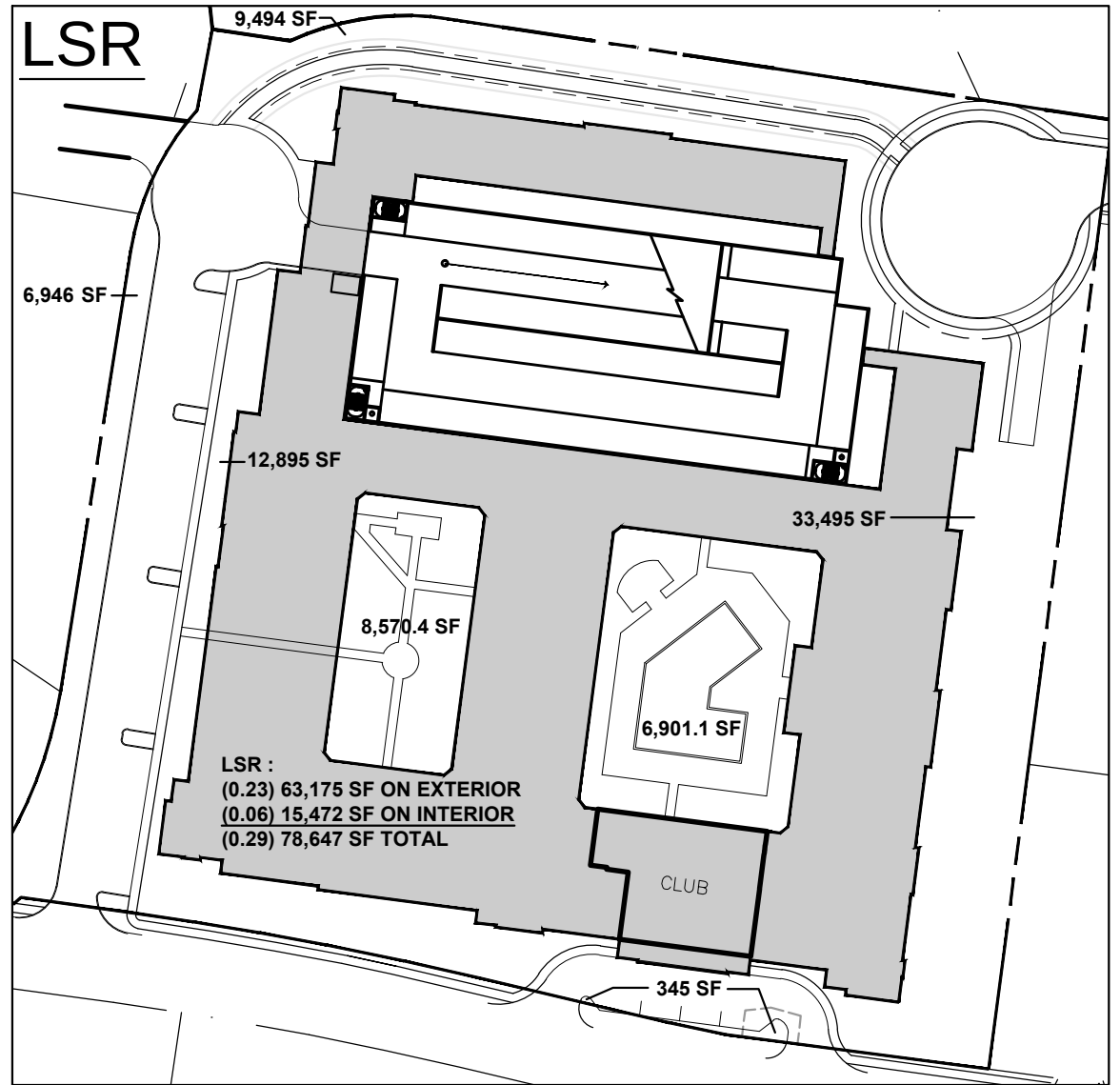
364 RESIDENTIAL UNITS

35 X 1200 =	42,000 SF
329 X 600 =	197,400 SF
TOTAL	239,400 SF
	5.5 ACRES

OPEN SPACE AREAS

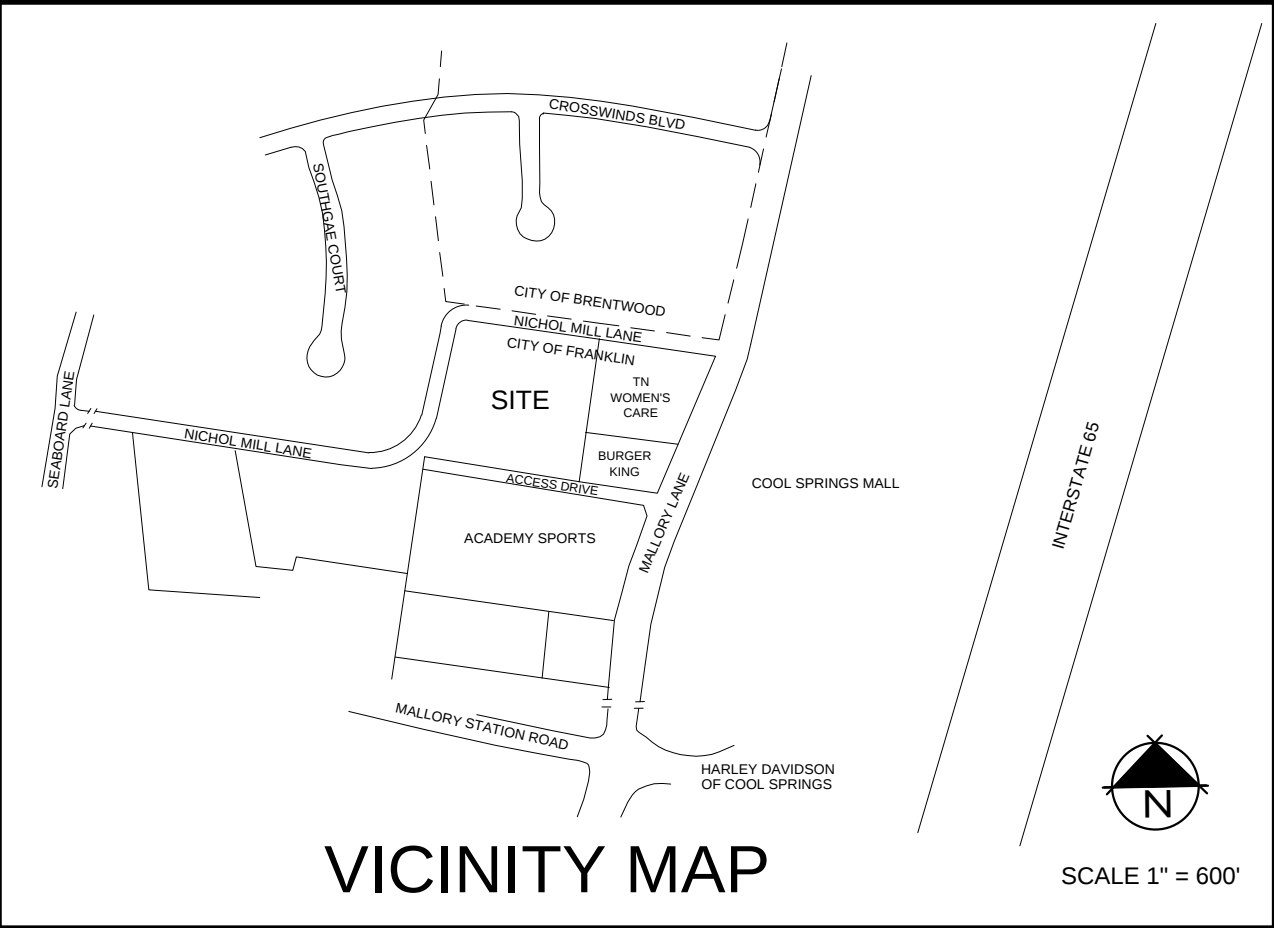
OPEN SPACE PROVISION					
TOTAL PUD AREA:	269,493.0 SF	6.19 AC	15%	FORMAL OPEN SPACE PROVIDED:	
TOTAL REQUIRED OPEN SPACE:	40,423.9 SF	0.93 AC	33%	1	15,005 SF
TOTAL FORMAL OPEN SPACE:	13,474.6 SF	33%	66%	2	37,810 SF
TOTAL INFORMAL OPEN SPACE:	26,949.3 SF				52,895 SF TOTAL
PROVIDED OPEN SPACE:	70,466 SF	1.62 AC	26%	INFORMAL OPEN SPACE PROVIDED:	
FORMAL PROVIDED:	52,895 SF	1.21 AC		1	6,946 SF
INFORMAL PROVIDED:	17,571 SF	0.41 AC		2	10,625 SF
					17,571 SF TOTAL

PRIVATE OPEN SPACE ON THE INTERIOR OF THE BUILDING ARE NOT INCLUDED IN THE OPEN SPACE CALCULATIONS.

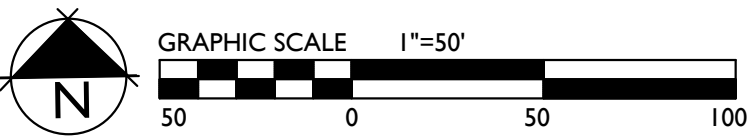


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- FIRE HYDRANT FLOW FOR THE HYDRANT
STATIC PRESSURE 110 PSI
RESIDUAL PRESSURE 108 PSI
FLOW 918 GPM
PROJECTED FLOW AT 20 PSI 4,981 GPM
- THERE ARE NO NATIONAL HISTORIC REGISTER STRUCTURES OR SPACES ON THE SITE NOR WITHIN 500' OF THE PROPERTY.
- THE BUILDING WILL BE SPRINKLED.
- BASED ON GRAPHIC PLOTTING OF FEMA FIRM MAP 47187C0204F; DATED 09-29-06; ZONE X, IT HAS BEEN DETERMINED THAT THE PARCEL DOES NOT LIE WITHIN A FLOOD HAZARD ZONE.
- NO SLOPES GREATER THAN 14% EXIST ON THE PROPERTY.
- CONNECTIVITY INDEX IS NOT APPLICABLE.



DEVELOPMENT PLAN



rev.	date
1	6-5-14
2	7-3-14
3	9-8-14
4	10-2-14

GCG Job No. 14007
MAY 12, 2014

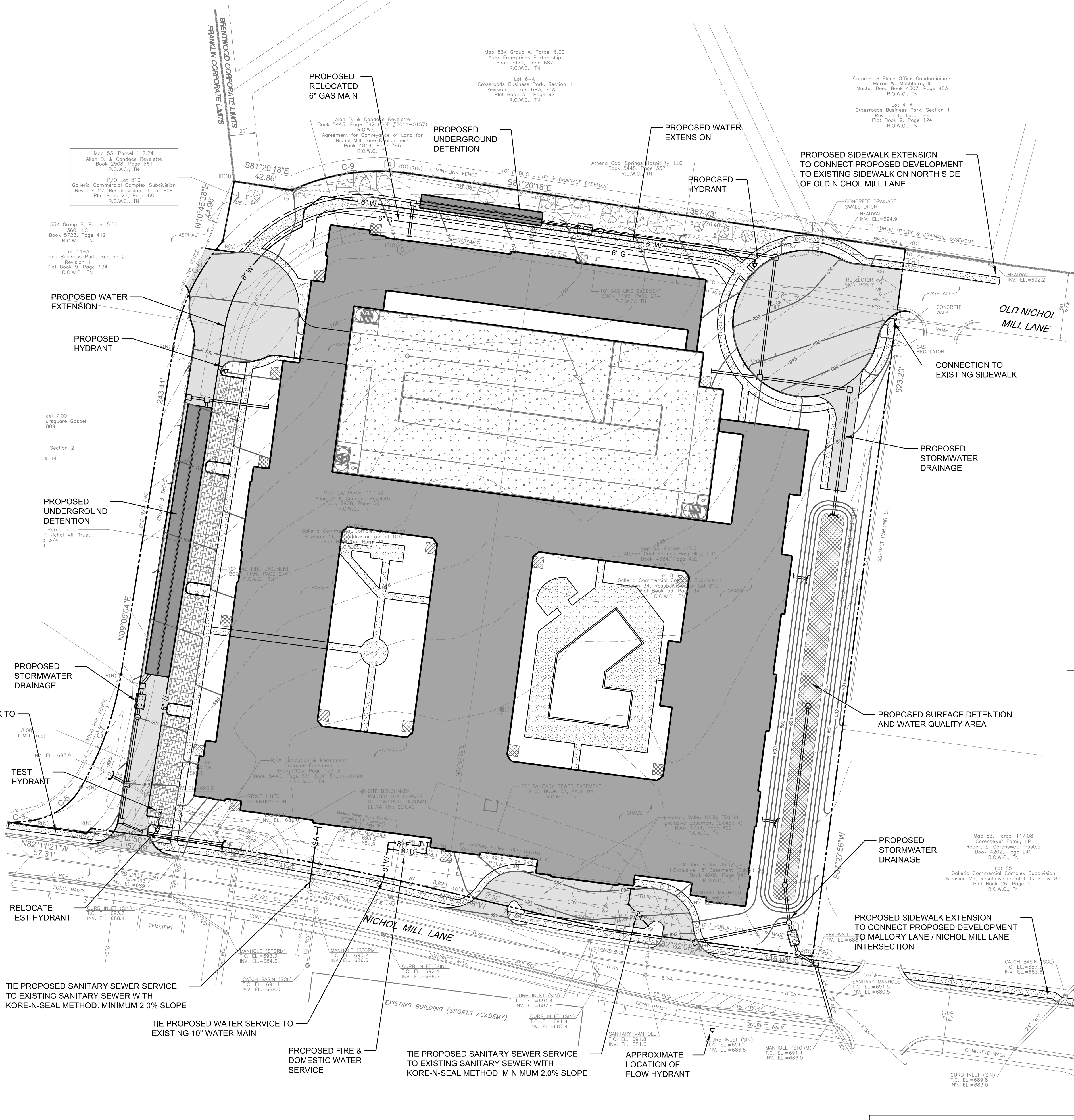
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C3.0

COF # 4564

SURVEYOR
INITIAL POINT LAND SURVEYING INC.
3324 CARL ROAD FRANKLIN, TN. 37064
PH: 615-790-4240

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www.call811.com



FIRE HYDRANT FLOW TEST
LOCATION: NICHOL MILL LANE
DATE: JUNE 5, 2014
PERFORMED BY: HETHCOAT & DAVIS
TEST HYDRANT:
STATIC PRESSURE: 110 PSI
RESIDUAL PRESSURE: 106 PSI
FLOW HYDRANT:
ACTUAL FLOW (Q) : 918 GPM

Legal Description:

Being land in the City of Franklin, Eighth Civil District, Williamson County, Tennessee, located 243 feet west of the Nichol Mill Lane and Mallory Lane intersection, also being a portion of property conveyed to Allan D. & Candace Revelette by deed of record in Deed Book 2908, Page 561, R.O.W.C., Athena Cool Springs Hospitality, LLC by deed of record in Deed Book 4684, Page 432, R.O.W.C. and K. Thomas Sidwell, Trustee of Nichol Mill Trust by deed of record in Deed Book 5875, Page 374 and being more particularly described as follows:

Beginning at a point on the northerly right-of-way line of Nichol Mill Lane:

THENCE, with said northerly right-of-way line of Nichol Mill Lane the following calls: N 82°32'03"W, 145.00 feet to an iron rod (new);

With a curve to the right an arc distance of 63.35 feet to an iron rod (new), said curve having a central angle of 01°50'13", a radius of 1975.80 feet, a tangent of 31.68 feet, and a chord of

N 76°37'08"W, 74.34 feet to an iron rod (new);

With a curve to the left an arc distance of 86.06 feet to an iron rod (new), said curve having a central angle of 02°26'07", a radius of 2024.77 feet, a tangent of 43.04 feet, and a chord of N 77°50'12"E, 86.06;

With a curve to the left an arc distance of 111.12 feet to an iron rod (new), said curve having a central angle of 03°08'37", a radius of 2025.37 feet, a tangent of 55.57 feet, and a chord of N 80°37'33"W, 111.11;

N 82°11'50"W, 57.89 feet to an iron rod (new);

With a curve to the left an arc distance of 5.33 feet to an iron rod (new), said curve having a central angle of 04°05'07", a radius of 74.82 feet, a tangent of 2.67 feet, and a chord of S 48°55'29"W, 5.33;

N 82°11'21"W, 57.31 feet to an iron rod (new);

With a curve to the left an arc distance of 15.83 feet to an iron rod (new), said curve having a central angle of 04°05'07", a radius of 294.63 feet, a tangent of 7.91 feet, and a chord of N 84°52'39"E, 15.82;

With a curve to the left an arc distance of 46.44 feet to an iron rod (new), said curve having a central angle of 53°24'07", a radius of 49.82 feet, a tangent of 25.06 feet, and a chord of N 56°38'14"E, 44.77;

With a curve to the left an arc distance of 88.12 feet to an iron rod (new), said curve having a central angle of 20°50'57", a radius of 242.15 feet, a tangent of 44.55 feet, and a chord of N 19°30'41"E, 87.63;

N 09°05'04"E, 243.41 feet to an iron rod (new);

N 82°11'21"W, 57.31 feet to an iron rod (new);

With a curve to the right an arc distance of 86.48 feet to an iron rod (new), said curve having a central angle of 32°31'46", a radius of 152.32 feet, a tangent of 44.44 feet, and a chord of N 25°08'42"E, 85.32;

With a curve to the right an arc distance of 88.50 feet to an iron rod (new), said curve having a central angle of 33°17'23", a radius of 152.32 feet, a tangent of 45.54 feet, and a chord of N 82°00'58"E, 87.26;

S 81°20'18"E, 367.73 feet to an iron rod (new);

S 07°27'56"W, 523.20 feet to the point of beginning and being 269.493 square feet or 6.19 acres; more or less.

This property also being lot numbers 810 and 814 on the final plat of Galleria Complex Subdivision Revision 34 as of record in Plat Book 53, Page 94 in the Register's Office for Williamson County, Tennessee.

SITE DATA CHART

PROJECT NAME:	NICHOL MILL LOFTS
PROJECT NUMBER:	4564
SUBDIVISION:	GALLERIA COMMERCIAL COMPLEX SUBDIVISION
LOT NUMBER:	810, 814
ADDRESS:	447 NICHOL MILL LANE
CITY:	FRANKLIN, TN
STATE:	ILLINOIS
CIVIL DISTRICT:	8TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 53 PARCELS 7.01, 117.24, 117.31, 117.32
EXISTING ZONING:	GENERAL COMMERCIAL (GC)
PROPOSED ZONING:	SD-R 58.8
CHARACTER AREA OVERLAY:	MECO-4
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL AC:	6.19 AC
TOTAL SF:	269,493 SF

OWNERS:	ALLEN D & CANDACE REVELETTE 5209 COLFAX COURT BRENTWOOD, TN 37027 PO BOX 681812 FRANKLIN, TN 37068 615.638.2323
	ATHENA COOL SPRINGS HOSPITALITY SUNIL PATEL 2521 ELM HILL PIKE NASHVILLE, TN 37214 615.479.0581
	NICHOL MILL TRUST TOM SIDWELL 121 FIRST AVE S. SUITE 200 FRANKLIN, TN 37064 tsidwell@sidwell-barrett.com

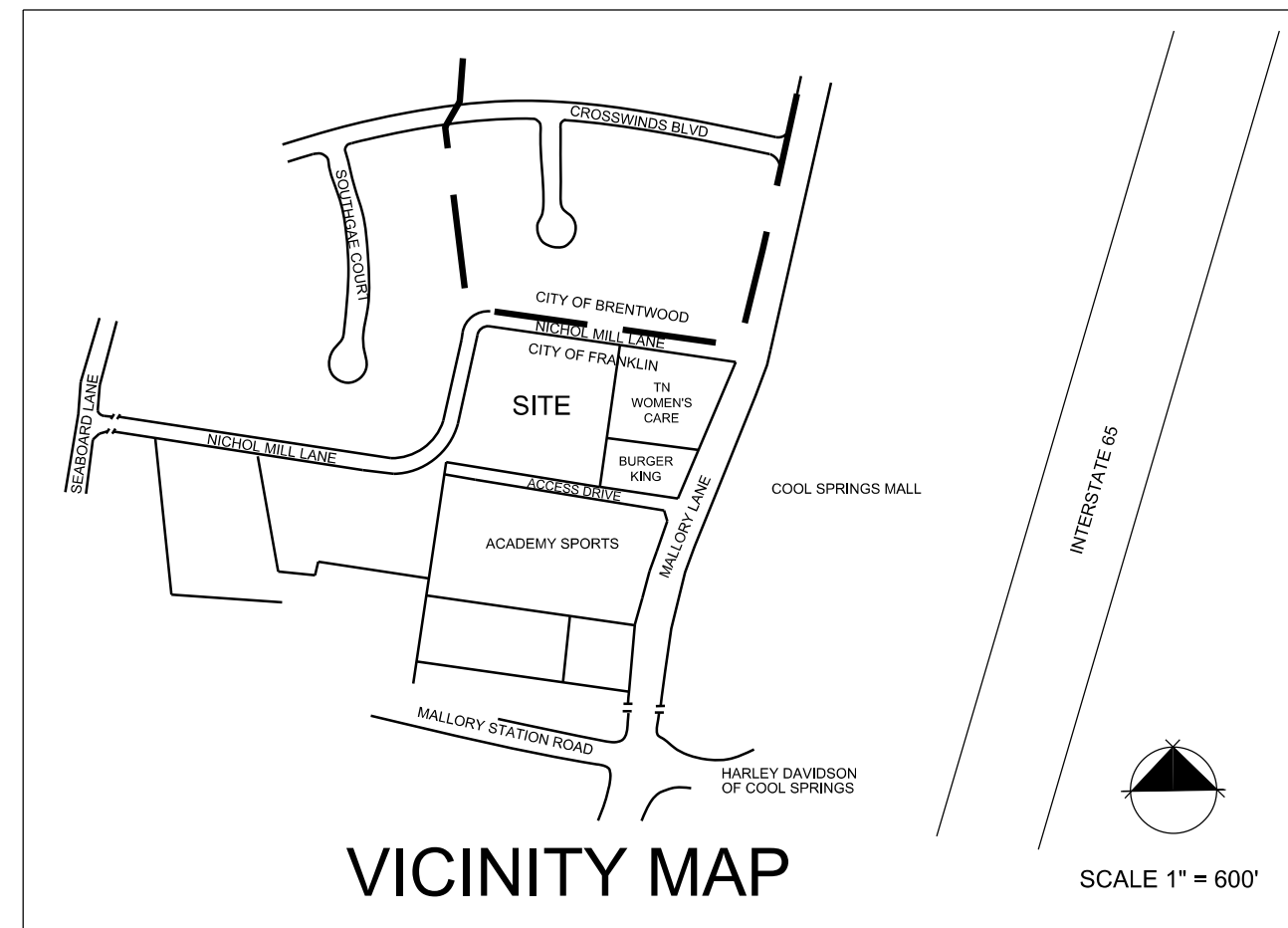
PLANNER/LANDSCAPE ARCHITECT:	GREG GAMBLE
ADDRESS:	144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064 615.975.5765
OFFICE PHONE:	GREG GAMBLE
CONTACT:	GREGGAMBLE209@GMAIL.COM
EMAIL ADDRESS:	

BUILDING SETBACKS:	NORTH 25'; SOUTH 28'; EAST 53'; WEST 70';
BUILDING SQUARE FOOTAGE:	N/A
BUILDING UNITS:	364 TOTAL 277 ONE-BEDROOM UNITS 87 TWO-BEDROOM UNITS

RESIDENTIAL DENSITY:	58.8 DUA
BUILDING HEIGHT:	50'
LANDSCAPE SURFACE RATIO:	.29
MINIMUM LANDSCAPE SURFACE RATIO:	.10
MINIMUM PARKING REQUIREMENT:	1.5 PER 1 BEDROOM 2.5 PER 2 BEDROOM
	277 (1BR) x 1.5 SPACES = 416 87 (2 BR) x 2.5 SPACES = 218 TOTAL SPACES REQUIRED: 634

MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING:	635 TOTAL SPACES
PARKING PROVIDED:	39 SURFACE SPACES 596 GARAGE SPACES

TREE CANOPY EXISTING:	6,724 SF EXISTING (2.5% OF TOTAL SITE)
TREE CANOPY PRESERVATION REQUIRED:	3,631 SF (54% OF EXISTING)
TREE CANOPY PRESERVATION PROVIDED:	6,724 SF (100% OF EXISTING)
PARKLAND (IF APPLICABLE):	FEE IN LIEU



VICINITY MAP

Civil Engineers | Architects | Planners

Barge Cauthen & ASSOCIATES

8808 CHARLOTTE PIKE, STE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 F A X
BCA JOB NO. 2793-04

GRADING & UTILITY PLAN

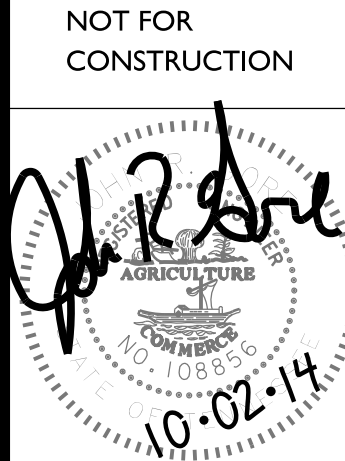


THIS PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 47187C0204 F, LAST REVISED SEPTEMBER 29, 2006.

THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

**NICHOL MILL LOFTS
DEVELOPMENT PLAN**
MAP 53 PARCELS 7.01, 117.24, 117.31 & 117.32
FRANKLIN, TENNESSEE



rev.	date
△	
△	
△	
△	

GCJ Job No. 14007
October 2, 2014

S H E E T

C4.0

COF # 4564

STORMWATER MANAGEMENT REGULATING PLAN:

THE EXISTING 6.19-ACRE PROJECT SITE IS CURRENTLY UNDEVELOPED AND CONSISTS PRIMARILY OF FLAT, GENTLE SLOPING GRASSY AREAS. UPON COMPLETION OF CONSTRUCTION OF THE PROPOSED RESIDENTIAL APARTMENT COMPLEX, THE SITE WILL CONTAIN PREDOMINATELY IMPERVIOUS HARDSCAPE AREAS.

IN ORDER TO MEET THE CITY OF FRANKLIN STORMWATER REGULATIONS, THE SITE WILL BE DESIGNED TO TREAT STORMWATER RUNOFF PRIOR TO DISCHARGE. STORMWATER RUNOFF WILL BE COLLECTED BY A NETWORK OF STORM DRAINAGE PIPING, THEN ROUTED THROUGH SEVERAL STORMWATER TREATMENT TRAINS. LOW IMPACT DEVELOPMENT (LID) PRACTICES WILL BE INCORPORATED WHERE FEASIBLE FOR THE PROJECT. THIS WILL BE ACCOMPLISHED WITH SOME COMBINATION OF DOWNSPOUT DISCONNECTIONS, URBAN BIOTENTION AREAS AND PERVIOUS BRICK PAVERS. WATER QUALITY UNITS WILL BE UTILIZED WHERE NECESSARY.

DUE TO THE LIMITED AMOUNT OF OPEN SPACE ON THE PROJECT, DETENTION REQUIREMENTS WILL BE SATISFIED BY USE OF UNDERGROUND DETENTION CHAMBERS AND SURFACE DETENTION WHERE AVAILABLE. THE DETENTION FACILITIES WILL BE DESIGNED USING THE SOIL CONSERVATION SERVICE (SCS) HYDROLOGIC METHOD. THE DETENTION OUTLETS WILL BE SIZED TO CONTROL THE POST-DEVELOPED PEAK FLOWS FOR A 24-HOUR STORM FOR THE 2-YR, 5-YR, 10-YR, 25-YR, 50-YR, AND 100-YR STORM EVENTS.

Revision 27, Resubdivision of Lot 808
Plot Book 27, Page 68
R.O.W.C., TN

Map 53K Group B, Parcel 5.00
360 LLC
Book 5721, Page 412
R.O.W.C., TN

Lot 14-A
Crossroads Business Park, Section 2
Revision 3
Plot Book 9, Page 134
R.O.W.C., TN

PROPOSED URBAN
BIOTENTION
PLANTERS WHERE
FEASIBLE

PROPOSED UNDERGROUND
DETENTION

PROPOSED PERVIOUS
PAVERS

PROPOSED WATER QUALITY
VAULT

PROPOSED STORMWATER
DRAINAGE

CONNECT PROPOSED
DRAINAGE TO EXISTING
DITCH

PROPOSED
UNDERGROUND
DETENTION

PROPOSED
WATER QUALITY
VAULT

PROPOSED STORMWATER
DRAINAGE

PROPOSED URBAN
BIOTENTION
PLANTERS WHERE
FEASIBLE

PROPOSED URBAN
BIOTENTION
PLANTERS WHERE
FEASIBLE

PROPOSED URBAN
BIOTENTION
PLANTERS WHERE
FEASIBLE

PROPOSED BIOTENTION
/ DETENTION AREA

PROPOSED WATER QUALITY
VAULT

CONNECT PROPOSED
DRAINAGE TO EXISTING
STRUCTURE

SURVEYOR
INITIAL POINT LAND SURVEYING INC.
3324 CARL ROAD FRANKLIN, TN, 37064
PH: 615-780-4240



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811
www.call811.com

AS THE DESIGN ENGINEER RESPONSIBLE FOR THE DEVELOPMENT OF THESE PLANS, I DO HEREBY CERTIFY THAT THIS DEVELOPMENT WILL DISTURB ONE (1) OR MORE ACRES AND A N.O.I. HAS BEEN FILED WITH THE STATE OF TENNESSEE.

ENGINEER DATE

I hereby certify that I am the Erosion Prevention and Sediment Control Specialist for this project, until an alternate is designated by the contractor:

ENGINEER DATE

THIS PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 47187C0204 F, LAST REVISED SEPTEMBER 29, 2006.

THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.

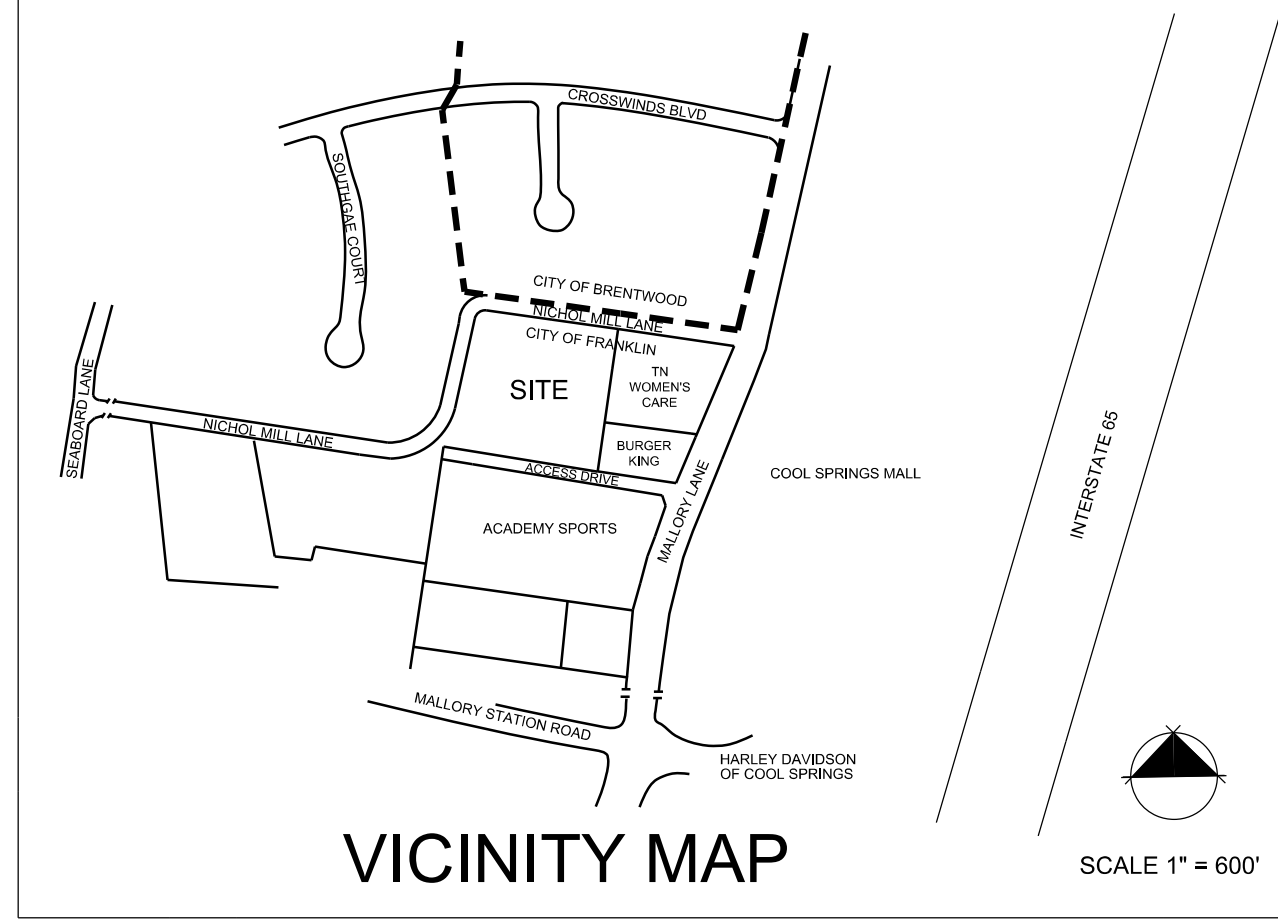
SITE DATA CHART

PROJECT NAME:	NICHOL MILL LOFTS
PROJECT NUMBER:	4564
SUBDIVISION:	GALLERIA COMMERCIAL COMPLEX SUBDIVISION
LOT NUMBER:	810, 814
ADDRESS:	447 NICHOL MILL LANE
CITY:	FRANKLIN, TN
STATE:	WILLIAMSON
CIVIL DISTRICT:	TENNESSEE
MAP, GROUP, PARCEL NUMBERS:	8TH CIVIL DISTRICT MAP 53 PARCELS 7.01, 117.24, 117.31, 117.32
EXISTING ZONING:	GENERAL COMMERCIAL (GC)
PROPOSED ZONING:	SD-R 58.8
CHARACTER AREA OVERLAY:	MECO-4
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL AC:	6.19 AC
TOTAL SF:	269,493 SF
OWNERS:	ALLEN D & CANDACE REVELETTE 5209 COLFAX COURT BRENTWOOD, TN 37027 PO BOX 681812 FRANKLIN, TN 37068 615.638.2323 ATHENA COOL SPRINGS HOSPITALITY SUNIL PATEL 2521 ELM HILL PIKE NASHVILLE, TN 37214 615.479.0581 NICHOL MILL TRUST TOM SIDWELL 121 FIRST AVE S, SUITE 200 FRANKLIN, TN 37064 tsidwell@sidwell-barrett.com
PLANNER/LANDSCAPE ARCHITECT:	GREG GAMBLE 144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064 615.975.5765 GREG GAMBLE GREGGAMBLE209@GMAIL.COM
BUILDING SETBACKS:	NORTH 25'; SOUTH 28'; EAST 53'; WEST 70';
BUILDING SQUARE FOOTAGE:	N/A
BUILDING UNITS:	364 TOTAL 277 ONE-BEDROOM UNITS 87 TWO-BEDROOM UNITS
RESIDENTIAL DENSITY:	58.8 DUA
BUILDING HEIGHT:	50'
LANDSCAPE SURFACE RATIO:	.29
MINIMUM LANDSCAPE SURFACE RATIO:	.10
MINIMUM PARKING REQUIREMENT:	1.5 PER 1 BEDROOM 2.5 PER 2 BEDROOM
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING:	635 TOTAL SPACES
PARKING PROVIDED:	39 SURFACE SPACES 596 GARAGE SPACES
TREE CANOPY EXISTING:	6,724 SF EXISTING (2.5% OF TOTAL SITE)
TREE CANOPY PRESERVATION REQUIRED:	3,631 SF (54% OF EXISTING)
TREE CANOPY PRESERVATION PROVIDED:	6,724 SF (100% OF EXISTING)
PARKLAND (IF APPLICABLE):	FEE IN LIEU

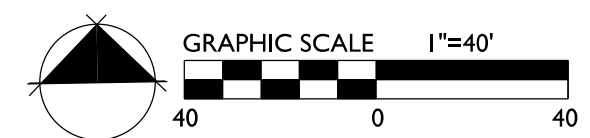
Civil Engineers | Architects | Planners

Barge
Cauthen
& ASSOCIATES

6606 CHARLOTTE PIKE, SITE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 FAX
BCA JOB NO. 2793-04



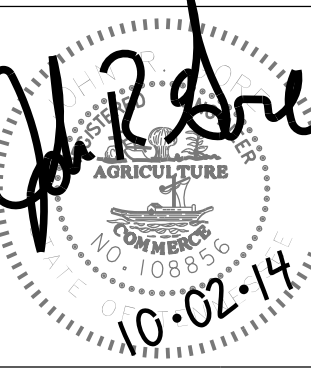
STORMWATER MANAGEMENT PLAN



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

NICHOL MILL LOFTS DEVELOPMENT PLAN MAP 53 PARCELS 7.01, 117.24, 117.31 & 117.32 FRANKLIN, TENNESSEE

NOT FOR
CONSTRUCTION



rev. date

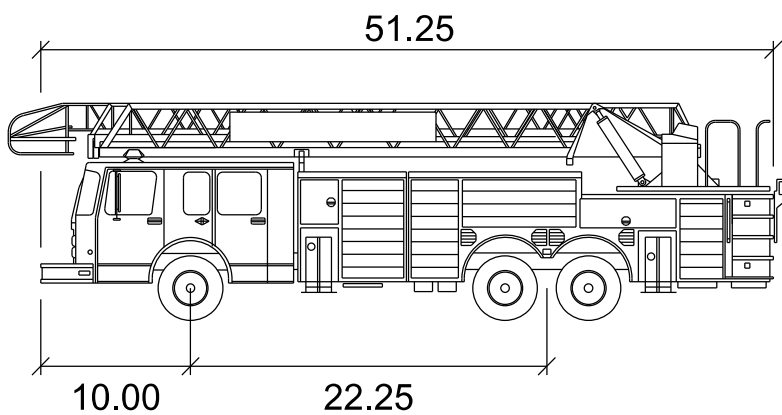


GCG Job No. 14007
October 2, 2014

SHEET

C5.0

COF # 4564



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

Franklin, TN - Fire Truck

PROPOSED AUTOTURN
FIRE TRUCK MOVEMENT

Map 53K Group B, Parcel 7.00
International Church of the Foursquare Gospel
Book 4699, Page 809
R.O.W.C., TN

Lot 16-A
Crossroads Business Park, Section 2
Revision 3
Plot Book 10, Page 14
R.O.W.C., TN

Map 53K Group B, P/O Parcel 7.00
K. Thomas Sidwell, Trustee of Nichol Mill Trust
Book 5875, Page 374
R.O.W.C., TN

Map 53K Group B, Parcel 8.00
International Church of the Foursquare Gospel
Book 4699, Page 809
R.O.W.C., TN

Lot 17-A
Crossroads Business Park, Section 2
Revision 3
Plot Book 10, Page 14
R.O.W.C., TN

Map 53K Group B, P/O Parcel 8.00
K. Thomas Sidwell, Trustee of Nichol Mill Trust
Book 5875, Page 374
R.O.W.C., TN

PROPOSED AUTOTURN
FIRE TRUCK MOVEMENT

N82°11'21"W
57.31'

N82°11'50"W
57.89'

Map 53K Group A, Parcel 6.00
Axe Enterprises Partnership
Book 5971, Page 687
R.O.W.C., TN

Lot 6-A
Crossroads Business Park, Section 1
Revision to Lots 6-A, 7 & 8
Plot Book 51, Page 97
R.O.W.C., TN

Alan D. & Candace Revelette
Book 5443, Page 542 (COF #2011-0157)
R.O.W.C., TN

Agreement for Conveyance of Land for
Nichol Mill Lane Resignment
Book 4819, Page 386
R.O.W.C., TN

EMERGENCY VEHICLE
ACCESSIBLE PATH

Athena Cool Springs Hospitality, LLC
Book 5448, Page 332
R.O.W.C., TN

Commerce Place Office Condominiums
Morris W. Mashburn, III
Master Deed Book 4307, Page 453
R.O.W.C., TN

Lot 4-A
Crossroads Business Park, Section 1
Revision to Lots 4-A, 5
Plot Book 9, Page 124
R.O.W.C., TN

PROPOSED AUTOTURN
FIRE TRUCK MOVEMENT

OLD NICHOL
MILL LANE

Map 53, Parcel 117.05
Prime Kurle Property, LLC
Book 3106, Page 122
R.O.W.C., TN

Lot 81
Galleria Commercial Complex Subdivision
Revision 15, Resubdivision of Lot 8
Plot Book 21, Page 25
R.O.W.C., TN

Map 53, Parcel 117.08
Corensell Family LP
Robert E. Corensell, Trustee
Book 4202, Page 249
R.O.W.C., TN

Lot 85
Galleria Commercial Complex Subdivision
Revision 26, Resubdivision of Lots 85 & 86
Plot Book 26, Page 40
R.O.W.C., TN

PROPOSED AUTOTURN
FIRE TRUCK MOVEMENT

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FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT
AGENCY FLOOD INSURANCE RATE MAP 47187C0204 F, LAST REVISED
SEPTEMBER 29, 2006.

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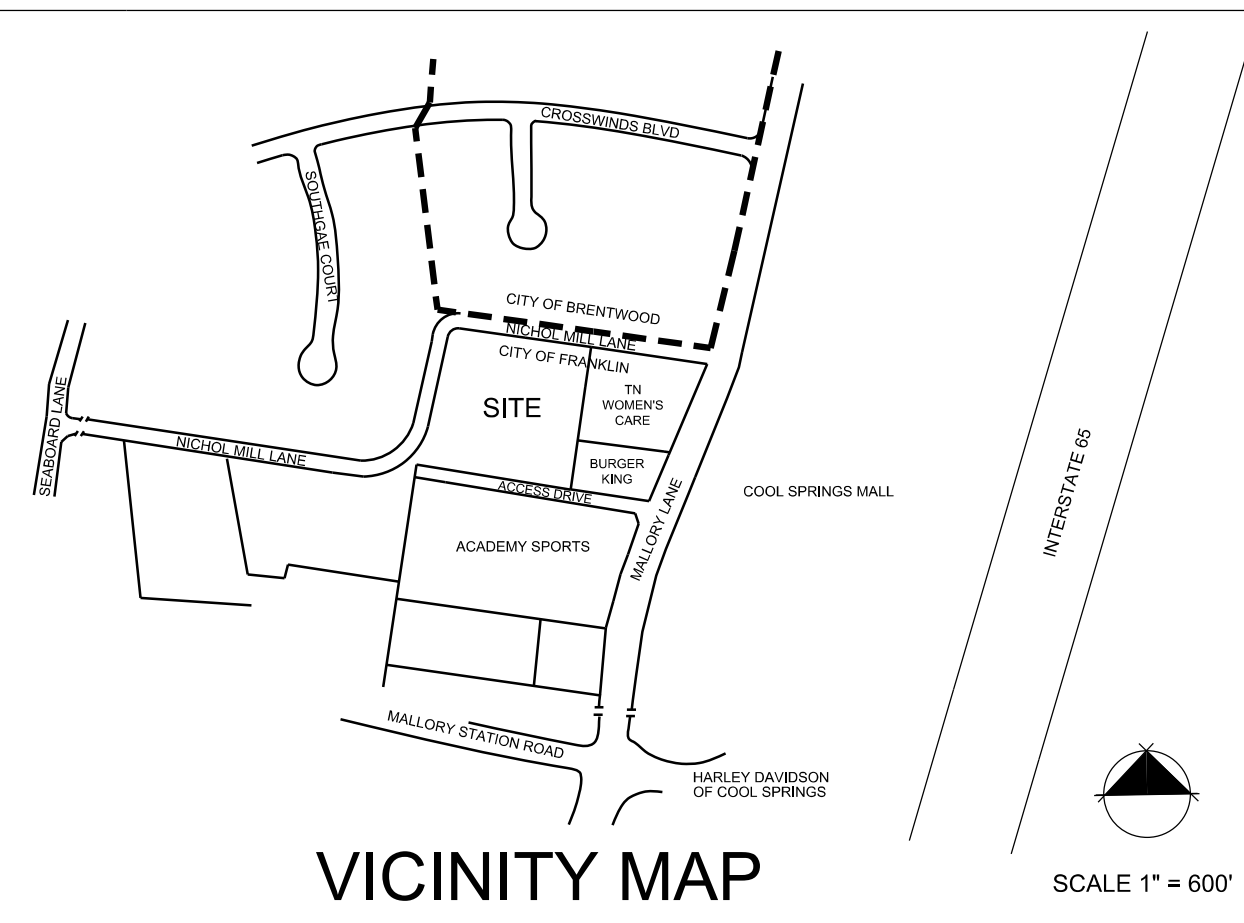
SITE DATA CHART

PROJECT NAME:	NICHOL MILL LOFTS
PROJECT NUMBER:	4564
SUBDIVISION:	GALLERIA COMMERCIAL COMPLEX SUBDIVISION
LOT NUMBER:	810, 814
ADDRESS:	447 NICHOL MILL LANE
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 53 PARCELS 7.01, 117.24, 117.31, 117.32
EXISTING ZONING:	GENERAL COMMERCIAL (GC)
PROPOSED ZONING:	SD-R 58.8
CHARACTER AREA OVERLAY:	MECO-4
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL AC:	6.19 AC
TOTAL SF:	269,493 SF
OWNERS:	ALLEN D & CANDACE REVELETTE 5209 COLFAX COURT BRENTWOOD, TN 37027 PO BOX 681812 FRANKLIN, TN 37068 615.638.2323
	ATHENA COOL SPRINGS HOSPITALITY SUNIL PATEL 2521 ELM HILL PIKE NASHVILLE, TN 37214 615.479.0581
	NICHOL MILL TRUST TOM SIDWELL 121 FIRST AVE S, SUITE 200 FRANKLIN, TN 37064 tsidwell@sidwell-barrett.com
PLANNER/LANDSCAPE ARCHITECT:	GREG GAMBLE
ADDRESS:	144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064 615.975.5765 GREG GAMBLE GREGGAMBLE209@GMAIL.COM
OFFICE PHONE	
CONTACT	
EMAIL ADDRESS	
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MINIMUM LANDSCAPE SURFACE RATIO:	.10
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MAXIMUM PARKING LIMIT:	N/A
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PARKING PROVIDED:	
TREE CANOPY EXISTING:	6,724 SF EXISTING (2.5% OF TOTAL SITE)
TREE CANOPY PRESERVATION REQUIRED:	3,631 SF (54% OF EXISTING)
TREE CANOPY PRESERVATION PROVIDED:	6,724 SF (100% OF EXISTING)
PARKLAND (IF APPLICABLE):	FEE IN LIEU

Civil Engineers | Architects | Planners

Barge Caithen & Associates

6606 CHARLOTTE PIKE, SITE 210
NASHVILLE, TENNESSEE 37209
615.356.9911 PHONE
615.352.6737 F A X
BCA JOB NO. 2793-04



VICINITY MAP

AUTOTURN EXHIBIT



SURVEYOR
INITIAL POINT LAND SURVEYING INC.
3324 CARL ROAD FRANKLIN, TN. 37064
PH: 615-780-4240

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DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

NICHOL MILL LOFTS
DEVELOPMENT PLAN
MAP 53 PARCELS 7.01, 117.24, 117.31 & 117.32
FRANKLIN, TENNESSEE

NOT FOR
CONSTRUCTION



rev. date

- △
- △
- △
- △

GCG Job No. 14007
October 2, 2014

S H E E T

C6.0

COF # 4564



ARCHITECTURAL PERSPECTIVE



ARCHITECTURAL ELEVATION - EAST

ARCHITECTURAL DATA:

BUILDING HEIGHT: 4 STORIES

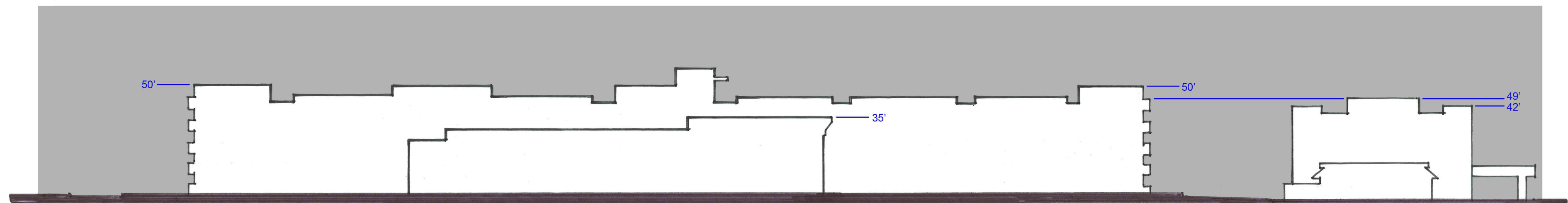
NICHOL MILL LOFTS IS A FOUR STORY CLASS A MULTIFAMILY DEVELOPMENT LOCATED ON NICHOL MILL LANE IN FRANKLIN, TENNESSEE. THE 406 UNIT DEVELOPMENT WILL BE AN URBAN STYLE DEVELOPMENT WITH A WRAPPED PARKING STRUCTURE. THE PROPOSED ARCHITECTURAL STYLE WILL BE CONTEMPORARY WITH EXTERIOR BUILDING MATERIALS CONSISTENT WITH COOL SPRINGS. THE CLUBHOUSE IS LOCATED ON THE FIRST FLOOR FACING NICHOL MILL LANE AND WILL OFFER AMENITIES INCLUDING A POOL, COFFEE BISTRO AND SUNDRIES SHOP, FITNESS FACILITIES, AND A BUSINESS CENTER. NICHOL MILL LOFTS CATER TO YOUNG PROFESSIONALS AND ACTIVE ADULT SENIORS.

MATERIALS LIST:

BRICK
STONE VENEER
ARCHITECTURAL METAL TILE PANEL
FIBER CEMENT SIDING

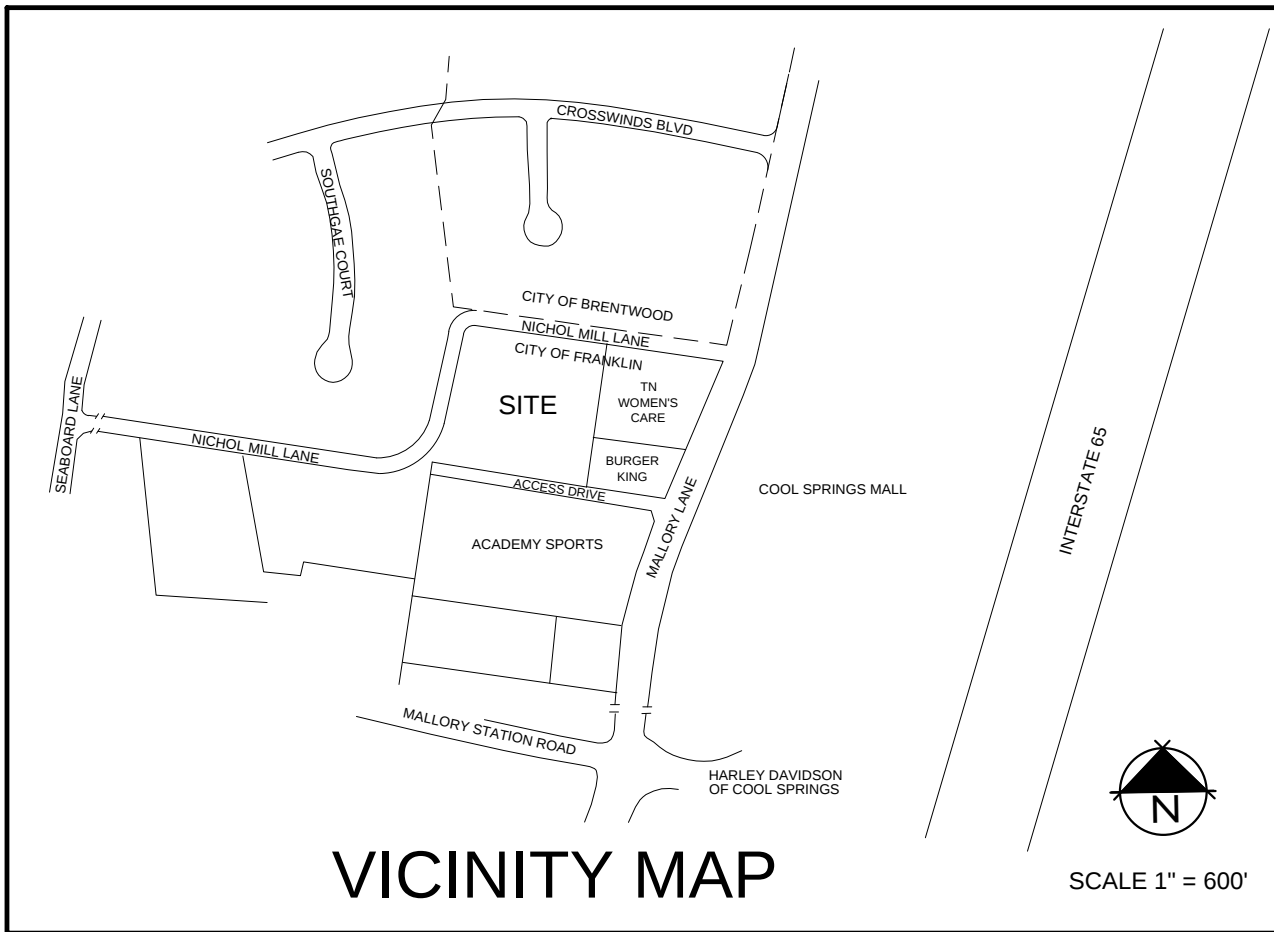


ARCHITECTURAL ELEVATION - SOUTH

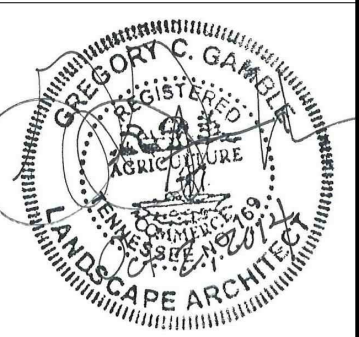


HEIGHT DIAGRAM

SITE DATA CHART	
PROJECT NAME:	NICHOL MILL LOFTS
PROJECT NUMBER:	4594
SUBDIVISION:	GALLERIA COMMERCIAL COMPLEX SUBDIVISION
LOT NUMBER:	810, 814
ADDRESS:	447 NICHOL MILL LANE
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 53 PARCELS 7.01, 117.24, 117.31, 117.32
EXISTING ZONING:	GENERAL COMMERCIAL (GC)
PROPOSED ZONING:	SD-R 68.8
CHARACTER AREA OVERLAY:	MECO-4
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
TOTAL AC:	6.19 AC
TOTAL SF:	269,493 SF
OWNERS:	ALLEN D. & CANDACE REVELLETTE 5209 COLFAX COURT BRENTWOOD, TN 37027 PO BOX 861812 FRANKLIN, TN 37068 615.838.2323
	ATHENA COOL SPRINGS HOSPITALITY SUNIL PATEL 2521 ELM HILL PIKE NASHVILLE, TN 37214 615.479.0581
	NICHOL MILL TRUST TOM SIDWELL 121 FIRST AVE S, SUITE 200 FRANKLIN, TN 37064 tsidwell@sidwell-barrett.com
PLANNER/LANDSCAPE ARCHITECT:	GREG GAMBLE 144 SOUTHEAST PARKWAY SUITE 230 FRANKLIN, TN 37064 615.975.5785
OFFICE PHONE:	GREG GAMBLE
CONTACT:	GREG GAMBLE
EMAIL ADDRESS:	GREGGAMBLE209@GMAIL.COM



ARCHITECTURAL ELEVATIONS



rev.	date
1	6-5-14
2	7-3-14
3	9-8-14
4	10-2-14

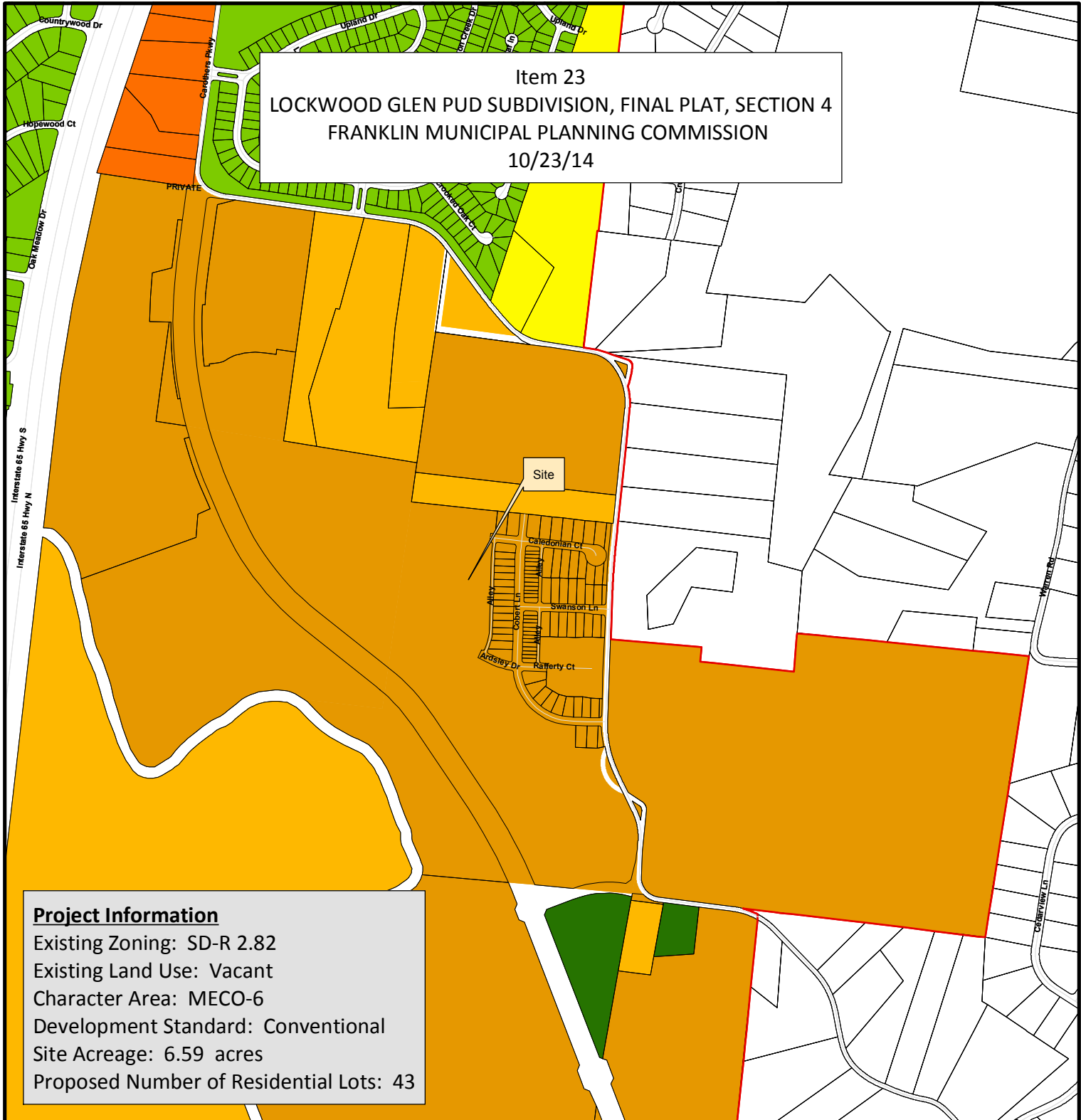
GCG Job No. 14007
MAY 12, 2014

SHEET

A1.0

COF # 4564

Item 23
 LOCKWOOD GLEN PUD SUBDIVISION, FINAL PLAT, SECTION 4
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 10/23/14



Project Information

Existing Zoning: SD-R 2.82
 Existing Land Use: Vacant
 Character Area: MECO-6
 Development Standard: Conventional
 Site Acreage: 6.59 acres
 Proposed Number of Residential Lots: 43

Legend

- | | |
|--|-------------------------------------|
| 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 Historic Core 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 |
| SD-R Specific Development-Residential | |



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:**Engineering - Site Plan Checklist****General Comments****1. B. General Information**

- Sureties for the following to be determined at resubmittal by applicant using currently approved Surety Calculation Tool available on the [Engineering Development Services webpage](#):

I. City Water: TBD

II. City Sewer: TBD

III. Streets (including private streets): TBD

IV. Street Access (separate surety): TBD

V. Sidewalks: TBD

VI. Drainage: TBD

VII. Green Infrastructure: TBD

VIII. ITS Elements: TBD

Applicant shall provide the completed excel file with quantities at resubmittal for Sections 4 - 7 broken down into individual sections or paid in full.

Planning**General Comments****2. Site Data Chart**

- This is a new comment. Applicant shall remove the FWO and FFO from the site data chart since these overlays are not found in section 4 and change the zoning from RX to SD-R 2.82. Please contact project planner Andrew Orr if further clarification is needed.

Planning (Landscape)**General Comments****3. Single family residential lot requirements**

- This chart is so blurred that it is unreadable. Correct at next submittal.

Stormwater**General Comments****4. Water Quality**

- This page is unlegible in the submitted documents

Zoning**[Lockwood Glen - Section 4 - Final Plat - Signed \(9-29-14\).pdf](#)****5. Drawing Illegible**

- This is a new comment. Submit revisions that can be read when enlarged. Sheets 1 and 3 are not legible.

[Lockwood Glen - Section 4 - Final Plat - Submittal.pdf](#)**6. Plat**

- In the lot tree chart, please provide the number and size of trees required in lieu of the ACI.

[illegible]

Project Name:	Lichfield (See Section 4 "Farmers know as Wolf's Den PUD Substation")
CDP/Project #:	4004
Substation:	Lichfield Site
Lot numbers:	Lots 106-148
Address:	South Carolina Road
City:	Franklin
County:	Wilkinson
State:	Tennessee
Zip District:	148
Existing zoning and whether same over-rides other applicable overlays:	PL (Presidential) Varies; 1-McWen Character Area
Other applicable overlays:	1-BioEnergy Future Overlay (BFO) Presidential Overlay District (PWO)
Applicable engineering standard:	Conventional
Average of site:	0.01
Minimum required setback items:	
Front fronting on any street:	Highway 148 (S. 148-106)
Side yard:	15 Feet
Rear yard:	50 Feet
Minimum required setback items:	
Front fronting on any street:	Garfield Road (132-148)
Side yard:	8 Feet
Rear yard:	2 Feet
Minimum required setback items:	
Front fronting on any street:	7-Overlook Road (106-126)
Side yard:	8 Feet
Rear yard:	4 Feet
Owner's representative:	Overlook Landmark, LLC
Address:	289 Powell Avenue Bessemer, TN 37027
Phone number:	615-211-5245
Email address:	kyan@overlooklandmark.com
Contact name:	John Passolunghi
Applicant:	Energy Park & Infrastructure
Address:	2620 Davidson Pike, Suite A-12 Nashville, TN 37212
Phone number:	(615) 363-6206
Fax number:	(615) 363-6341
Email address:	michael_snyder@epi.com
Contact name:	Michael Snyder
Engineer (Land Surveyor):	Energy Park & Infrastructure
Address:	2620 Davidson Pike, Suite A-12 Nashville, TN 37212
Phone number:	(615) 363-6206
Fax number:	(615) 363-6341
Contact name:	Michael Snyder

* Some items such as building square footage, building height, parking requirements, etc. are not included in the Site Data Chart due to the nature of the project. Further dedication is not warranted as to the State of Tennessee Planning Commission's review of the project.

Energy, Land and Infrastructure, LLC (ELL) has not yet privately located the potential drilling sites. Once private and independent drilling down the well is approved by state environmental agencies, the public records and/or maps prepared by others, ELL is likely to conclude that the widespread oilfield shows consist of such abilities in the area, either is or will be. However, ELL is likely to not want that the widespread oilfield is in the exact location indicated. Therefore, where such the type, size and location of oilfield is not known, it is likely to use this information to determine the verification of existence, location and size of the oilfield. It is made prior to any decision relative to the risk, availability and cost of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement, per "The Underground Utility Service Protection Act," that anyone who engages in excavation must notify all known underground utilities, such as the Tennessee DCO, not more than 10 days before the start of the excavation. The DCO will then provide the utility company with the details and possible location of the wells. Tennessee DCO Call 1-800-551-3133.

I hereby certify that:

(1) the streets, drainage, and sidewalks designated in Lockwood (file: PLE) Subdivision - Section 4 has been installed in accordance with City specifications, or

(2) a performance agreement and surety in the amount of \$ _____ for streets, \$ _____ for drainage, and \$ _____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

I hereby certify that:

(1) The water system designated in Lockport Glen FUD Subdivision - Section 4 has been installed in accordance with City specifications, or

(2) A performance agreement and surety in the amount of \$_____ for the water system has been posted with the Macquon Utility District to assure completion of such improvements.

- [e Hydrant](#)
- [San Line](#)
- [West Line](#)
- [Water Mainline](#)
- [Fire Road \(New\)](#)
- [Stormwater \(New\)](#)
- [Impervious Stormwater Inlet](#)
- [Concrete Sewerage](#)

Average in new roads	1,832 Acres
Linear footage of new roads	1,204 Feet
Linear footage of alleys	563.5 Feet

Agreed by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 2011, and this plan has been approved for recording in the Recorder's Office of Williamson County.

I hereby certify that the information shown above is correct and that approved instruments shown here will be placed as indicated upon completion of construction. All work to be done at right angles or other to street unless otherwise noted. I further certify that this plan complies with the minimum requirements for a Preliminary Control Standard pursuant to Chapter 1602-2, Section 4 of the Department of Insurance Statutes of Practice for Land Surveyors.

Jack Whitson 9-29-14

Signature _____ Date _____

Jack Whitton
Eli, LLC
1470 Doremius Pike, Suite A12
Mansfield, Tx 76117
Phone: 817-393-6100
Email: jack.whitton@eli-llc.com

I/We hereby certify that I/We (we and the owner(s)) of the property shown herein as of record in Deed Book 2757, Page 554, R.O.# 20, Tennessee and that I/We hereby accept this plan of subdivision of the property as shown on the attached plat, and that I/We and the owner(s) do not intend to sell, lease, or otherwise dispose of the property again by subdivided, re-sold, altered or changed in so as to produce less area than is hereby established and otherwise approved by the Franklin Municipal Planning Commission and under no conditions shall we or he/she be made to produce less area than is prescribed by the restrictive covenants as of record in Deed Book _____, Page _____, R.O.# _____, Tennessee, having with the title to the property. I/We further certify that there are no liens on this property, except as follows: Deed of Trust Book _____, Page 123, R.O.# _____.

Estimates given and street names approved by the Williamson County Engineering Management Service.

I hereby certify that the measurements and field rules, regulations, by-laws, policy and operational bulletins, plant appraisal checklist and tree planting guidelines have been used for MTFMC. Any approval is at all times contingent upon continuous compliance with the MTFMC.

(1) The sewer system designated in Lockwood Glen PUD Subdivision - Section 4 has been installed in accordance with City specifications, or

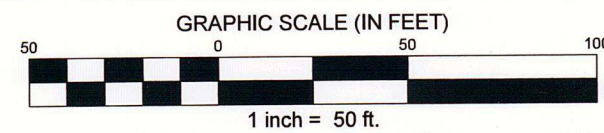
(2) A performance agreement and surety in the amount of \$_____ for the sewer system has been submitted to the City of Lockwood, becoming its responsibility.

14th CIVIL DISTRICT
TAX MAP 069, PART OF PARCEL 48.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #0004
DATE: 8-21-2014

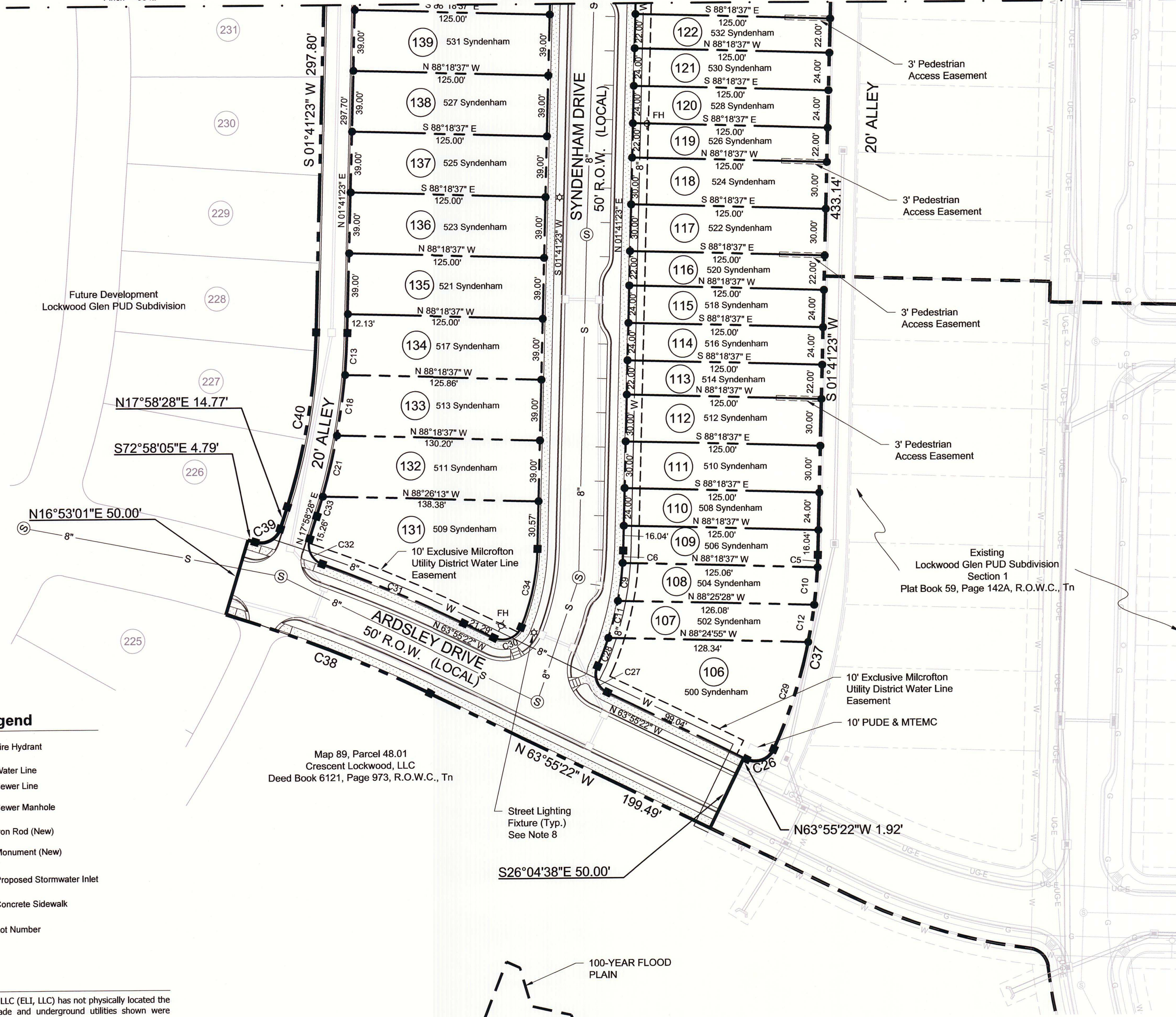
ENERGY LAND & INFRASTRUCTURE
120 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37203
OFFICE 615-292-8200 • WWW.ELI-LL.COM
CHICAGO • CLEVELAND • INDIANAPOLIS • LOS ANGELES • MIAMI • NEW YORK • PHOENIX • PORTLAND • RICHMOND • SAN FRANCISCO • SEATTLE • TAMPA • WASHINGTON, DC



TN STATE PLANE



Match Line - See Sheet 3 of 3



Legend

- FH Fire Hydrant
- W Water Line
- S Sewer Line
- (S) Sewer Manhole
- Iron Rod (New)
- Monument (New)
- Proposed Stormwater Inlet
- Concrete Sidewalk
- (1) Lot Number

Utility Disclaimer

Energy, Land and Infrastructure, LLC (ELI, LLC) has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. ELI, LLC makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. ELI, LLC further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owner, no less than three (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 1-800-351-1111.



Certificate Of Approval for Recording

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the ____ day of _____, 20____, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary, Franklin Municipal Planning Commission

Date

Certificate Of Survey

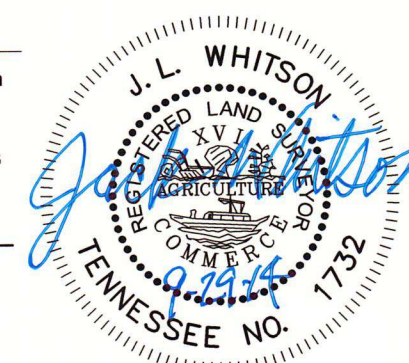
I hereby certify that the subdivision plat shown hereon is correct and that approved monuments shown hereon will be placed as indicated upon completion of construction. All side lot lines are at right angles or radial to a street unless otherwise noted. I further certify that this plat exceeds the minimum requirements for a Federal Geodetic Control Standards pursuant to Chapter 0820-2, Section 4 of the Department of Insurance Standards of Practice for Land Surveyors.

Surveyor

Surveyor Information
Jack Whitson
ELI, LLC
1420 Donelson Pike, Suite A12
Nashville, TN 37217
Phone: 615-383-6300
Email: jack.whitson@eli-llc.com

9-29-14

Date



LOCKWOOD GLEN PUD SUBDIVISION - SECTION 4 SHEET 2 OF 3

14th CIVIL DISTRICT
TAX MAP 089, PART OF PARCEL 48.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #4664
DATE: 8-21-2014



ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL

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Certificate Of Ownership

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Deed Book 5791, Page 574, R.O.W.C., Tennessee and that I (we) hereby adopt this plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, re-subdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission and under no condition shall such lot or lots be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Deed of Trust Book 5869, Page 123, R.O.W.C., Tennessee.

Owner

Date

Owner Information

Keith Glenn
Crescent Lockwood, LLC
227 W. Trade Street, Suite 1000
Charlotte, NC 28202
Phone: 980-321-6270
Email: TKGlenn@Crescent-Resources.com

Certificate Of Approval of Subdivision Name, Street Names, and Addressing

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

Williamson County Emergency Management Agency

Date

City of Franklin

Date

Certificate Of Approval of Electric Power

I hereby certify that the requirements set forth in rules, regulations, by-laws, policy and operational bulletins, plat approval checklist and tree planting guidelines have been met for MTEM. Any approval is at all times contingent upon continuing compliance with the MTEM.

Middle Tennessee Electric Membership Corporation

Date

Certificate Of Approval of Sewer Systems

I hereby certify that:

- The sewer system designated in Lockwood Glen PUD Subdivision - Section 4 has been installed in accordance with City specifications, or
- A performance agreement and surety in the amount of \$ _____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director, Water Management Department
City of Franklin, Tennessee

Date

Certificate Of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:

- the streets, drainage, and sidewalks designated in Lockwood Glen PUD Subdivision - Section 4 has been installed in accordance with City specifications, or
- a performance agreement and surety in the amount of \$ _____ for streets, \$ _____ for drainage, and \$ _____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department
City of Franklin, Tennessee

Date

Certificate Of Approval of Water

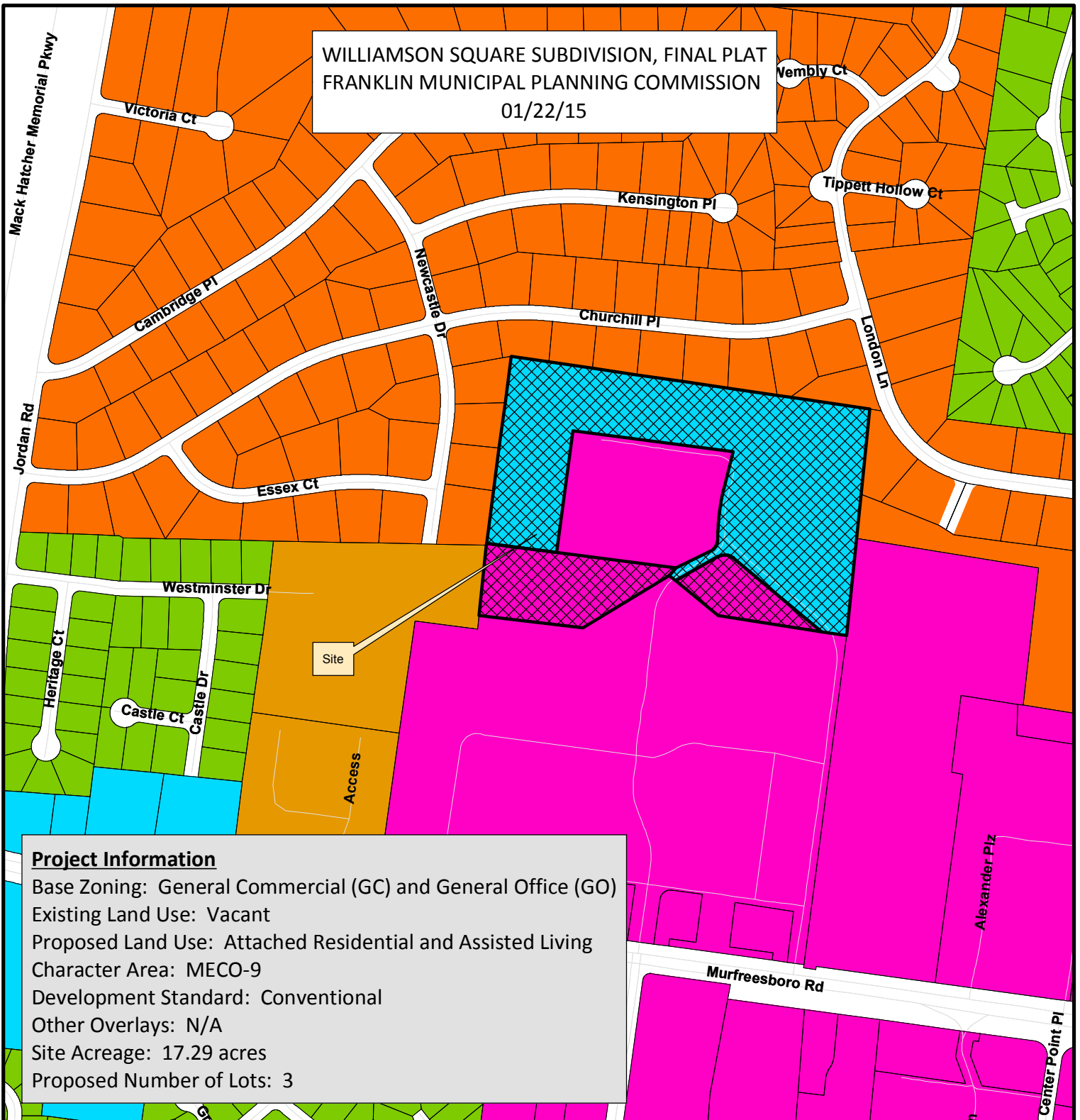
I hereby certify that:

- The water system designated in Lockwood Glen PUD Subdivision - Section 4 has been installed in accordance with City specifications, or
- A performance agreement and surety in the amount of \$ _____ for the water system has been posted with the Milcrofton Utility District to assure completion of such improvements.

General Manager, Milcrofton Utility District

Date

WILLIAMSON SQUARE SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
01/22/15



Project Information

Base Zoning: General Commercial (GC) and General Office (GO)
Existing Land Use: Vacant
Proposed Land Use: Attached Residential and Assisted Living
Character Area: MECO-9
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 17.29 acres
Proposed Number of Lots: 3

- | | |
|--|---------------------------------------|
| Williamson Square | 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 Historic Core Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



0 250 500 1,000
Feet

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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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COF# 4661

CONDITIONS OF APPROVAL:

Engineering - Site Plan Checklist

[Williamson Square Final Plat 090814.pdf](#)

1. B. General Information

- Comment to remain open through final approval to serve as a reminder to staff. No sureties required for this plat.

Planning

General Comments

2. Cover sheet

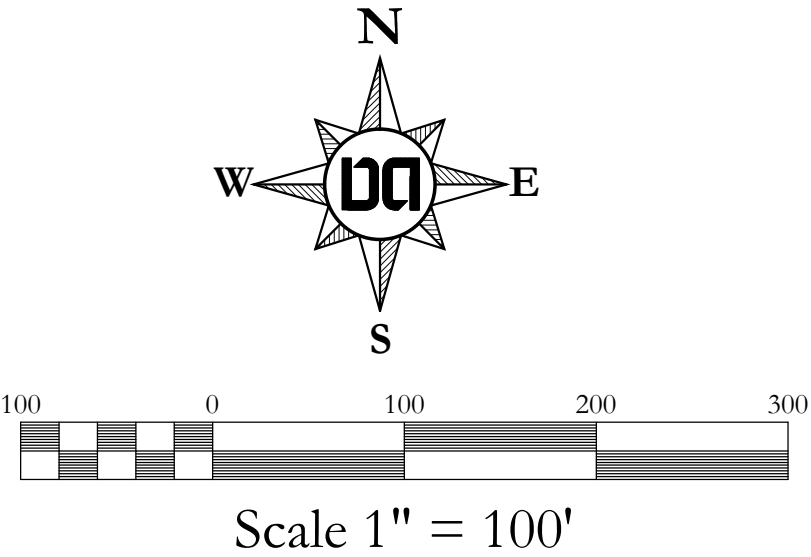
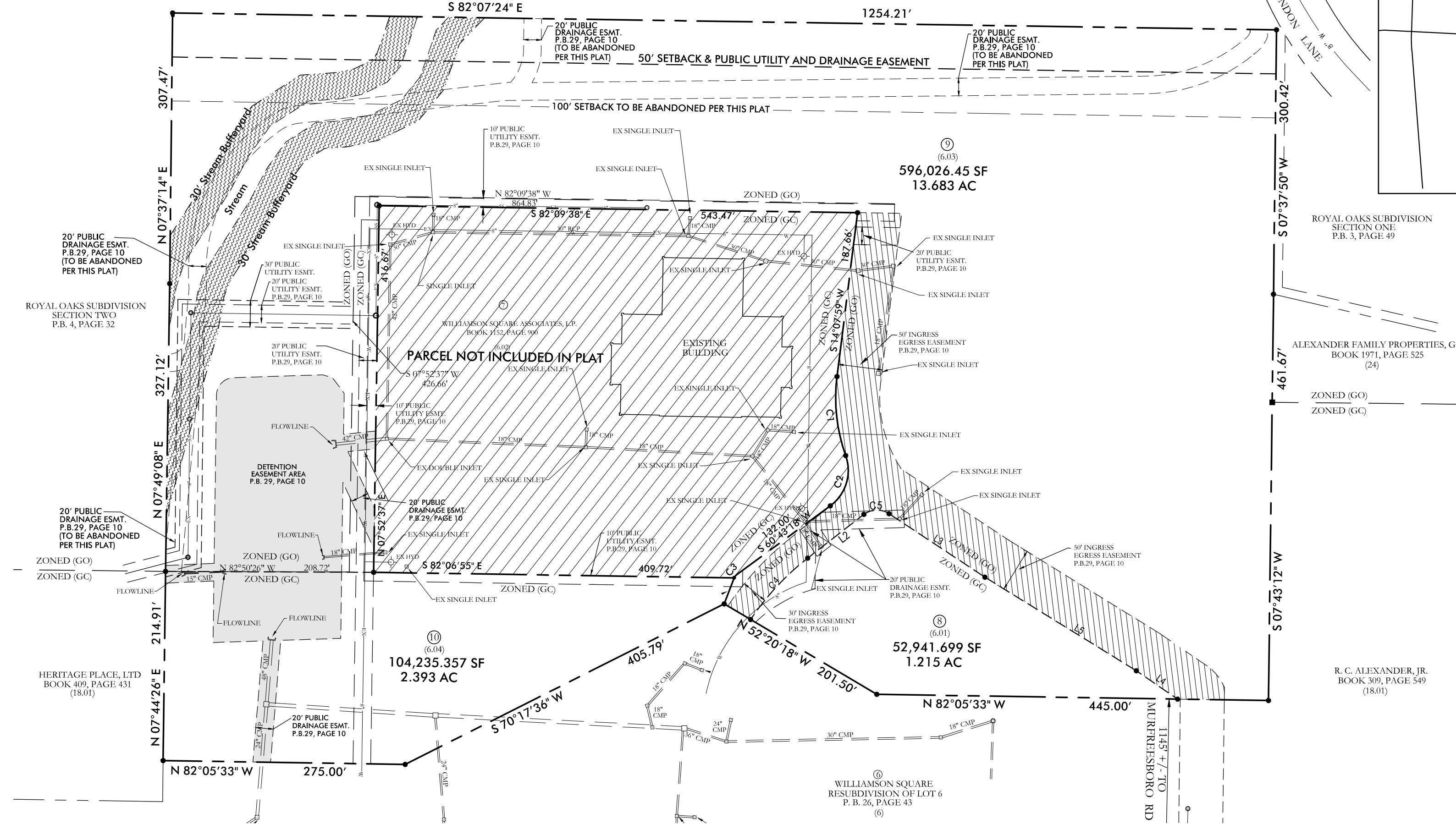
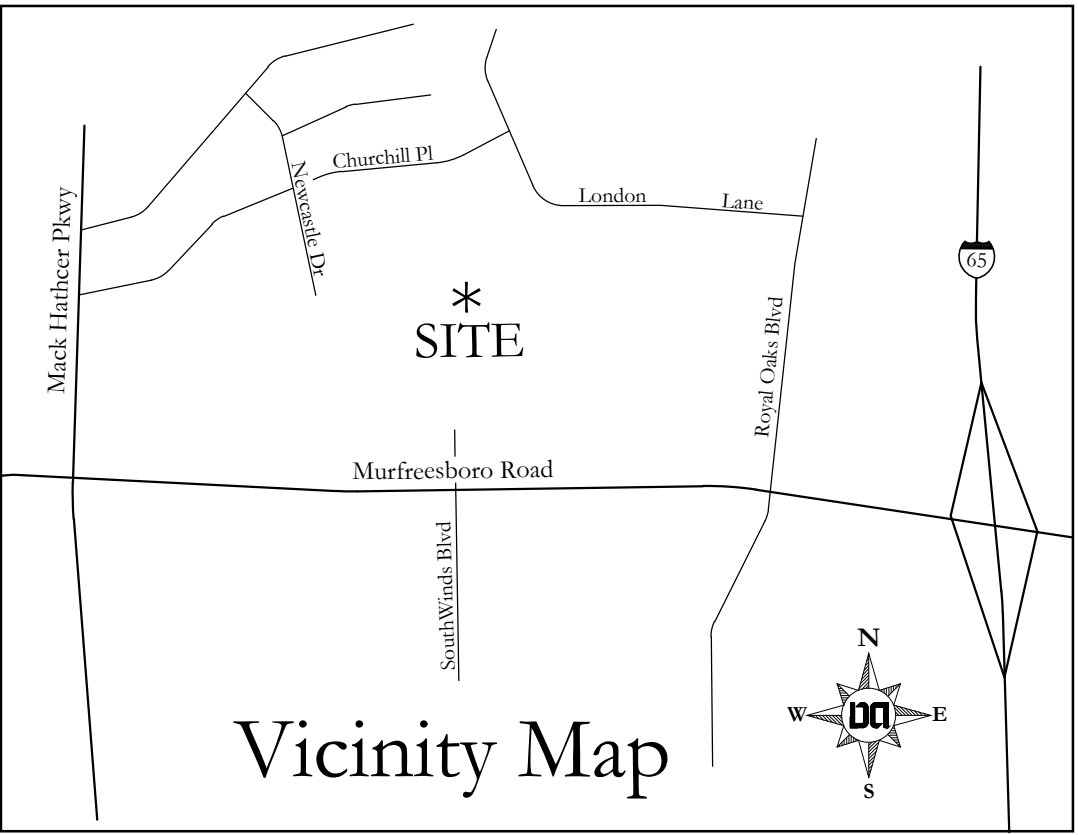
- The plat name needs to be revised to "Williamson Square, Final Plat, Revision 3".

NUMBER	DELTA	RADIUS	TANGENT	ARC	CHORD BEARING	CHORD LENGTH
C1	26°48'21"	195.02	46.47	91.24	S 00°43'41" W	90.41
C2	73°23'42"	50.00	37.27	64.05	S 24°01'20" W	59.76
C3	32°45'56"	8.17	2.40	4.67	S 44°20'21" W	4.61
C4	18°16'03"	299.83	48.21	95.59	S 49°55'02" W	95.19
C5	69°46'47"	25.00	17.43	30.45	S 84°23'08" E	28.60

NUMBER	DIRECTION	DISTANCE
L1	S 82°45'24" E	236.34'
L2	N 59°02'35" E	81.00'
L3	S 49°29'34" E	130.69'
L4	S 48°30'32" E	56.84'
L5	S 51°16'49" E	202.21'

MINIMUM BUILDING SETBACKS:
GENERAL OFFICE
oYARD FRONTING STREET: 50 FEET
oSIDE YARD: 25 FEET
oREAR YARD: 40 FEET
GENERAL COMMERCIAL
oYARD FRONTING STREET: 30 FEET
oSIDE YARD: 15 FEET
oREAR YARD: 25 FEET

TOTAL AREA = 17.291 ACRES
= 753,204.516 S.F.



FINAL PLAT
LOTS 8, 9 & 10
WILLIAMSON SQUARE
9th CIVIL DISTRICT
FRANKLIN, WILLIAMSON CO., TN
DATE: SEPTEMBER 23, 2014
SCALE: 1" = 100'
JOB NO. 12017
DALE & ASSOCIATES, INC.
516 HEATHER PLACE
NASHVILLE, TN 37204
Phone: (615) 297-5166
Fax: (615) 269-7905

DEVELOPMENT STANDARDS: CONVENTIONAL
CHARACTER AREA: McEWEN 9
CITY OF FRANKLIN PROJECT NO. 4661
TOTAL LOTS: 3

CERTIFICATE OF OWNERSHIP	
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book 5808, Page 122, R.O.W.C., Tennessee, and adopt the plan of subdivision of the property as shown and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than is hereby established unless otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., TN, running with the title to the property. I(we) further certify that there are no liens on this property, except as follows:	
J.D. Eatherly	Date

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

- GENERAL NOTES
- THE PURPOSE OF THIS RECORDING IS TO MODIFY A PREVIOUSLY PLATTED SETBACK AND REMOVING DRAINAGE EASEMENT
 - THIS SURVEY MEETS THE REQUIREMENTS OF AN "URBAN LAND SURVEY" AS PER CHAPTER 08220-3 OF STANDARDS OF PRACTICE AS ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS FOR THE STATE OF TENNESSEE, DATED SEPTEMBER 29, 1980.
 - THIS SURVEY CONFORMS TO THE GUIDELINES SET FORTH IN THE STANDARDS OF PRACTICE CHAPTER 0820-3.05 FOR A CATAGORY 1 SURVEY HAVING A RATIO OF PRECISION EXCEEDING 1:10,000 AS SHOWN HEREON.
 - PARCEL NUMBER SHOWN THUS (OO) PERTAIN TO PROPERTY TAX MAP 79G.
 - ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER.
 - THE PROPERTY SHOWN HEREON CONTAINS 753,204.516 SQUARE FEET OR 17.291 ACRES OF LAND MORE OR LESS.
 - THE PROPERTY SHOWN HEREON IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE LATEST FLOOD INSURANCE PROGRAM MAP PANEL NO. 47187C0212F DATED SEPTEMBER 29, 2006.
 - PROPERTY CORNERS SHOWN THUS ● ARE MARKED BY IRON RODS. PROPERTY CORNERS SHOWN THUS ■ ARE MARKED BY CONCRETE MONUMENTS.
 - THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED GO & GC/SUBURBAN.
 - NUMBERS SHOWN THUS [XXXX] ARE PROPERTY ADDRESSES OFF WILLIAMSON SQUARE PLACE

- PROPERTY OWNER
J. D. EATHERLY
1720 WEST END AVE STE #600
NASHVILLE, TN 37203
PHONE: 615.300.1149
EMAIL: serena@vastland.com
- THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES LOT 8, 9 and 10 ON THE PLAT OF WILLIAMSON SQUARE REVISION TWO (RESUBDIVISION OF LOT 8 OF RECORD IN PLAT BOOK 29, PAGE 10, R.O.W.C., TN.
- WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
- THIS SURVEY MEETS THE REQUIREMENTS OF AN "URBAN LAND SURVEY" AS PER T.C.A. CHAPTER 820-03 OF STANDARDS OF PRACTICE AS ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS FOR THE STATE OF TENNESSEE, DATED MARCH 17, 2011
- LOTS SHALL CONFORM TO THE REQUIREMENTS OF THE FRANKLIN ZONING ORDINANCE.
- BEARINGS SHOWN ON THE SURVEY ARE REGISTERED TO TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, HPSZONE 4100 (NAD 83).
- MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR HOA.
- MINERAL RIGHTS WERE NOT FOUND ON THESE PARCELS
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY CITY ENGINEER

CERTIFICATE OF ACCURACY	CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS	CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE	CERTIFICATE OF APPROVAL FOR RECORDING	CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING
I (we) hereby certify that the subdivision as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the <u>30</u> day of <u>Sept</u> , 20 <u>14</u> Date <u>12/29/14</u> <u>Ernest Medlin</u> Registered Land Surveyor	I hereby certify that: (1) the water and sewer systems designated in Tywater Crossing PUD Subdivision, Section 2 have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$ _____ for the water system and \$ _____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems. Supt. Water and Sewer Franklin, Tennessee Date	I hereby certify that: (1) the streets, drainage, and sidewalks designated in Tywater Crossing PUD Subdivision, Section 2 have been installed in accordance with City specifications, or (2) a performance agreement and surety in the amount of \$ _____ for drainage, and \$ _____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements. Director, Streets Department City of Franklin, Tennessee Date	Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 20____, and this plat has been approved for recording in the Register's Office of Williamson County, recording in the office of the County Register. Secretary Franklin Municipal Planning Commission Date	Subdivision name and street names approved by the Williamson County Emergency Management Agency. Williamson County Emergency Management Agency Date



Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Surveying
DA PROJECT # 12017
Williamson Square
Consolidation of
Lots 8, 9 & 10
1
1 of 1
516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166

**ORDINANCE 2014-28
AS AMENDED**

**TO BE ENTITLED: “AN ORDINANCE TO AMEND TABLE 3-2:
PERMITTED USES AND CHAPTER 8 DEFINITIONS, TO
ALLOW SHORT-TERM VACATION RENTALS IN VARIOUS
ZONING DISTRICTS”**

WHEREAS, the City of Franklin, Tennessee encourages unique, innovative, and sustainable neighborhoods; and

WHEREAS, the City of Franklin, Tennessee encourages tourism and has become a destination for tourists; and

WHEREAS, the City of Franklin, Tennessee encourages unique, transient lodging opportunities to enhance the experience of visitors; and

WHEREAS, the City of Franklin, Tennessee encourages entrepreneurs and small business ownership; and

WHEREAS, it is within the best interests of the citizens of the City of Franklin to amend the Franklin Zoning Ordinance to address the concerns identified by allowing property owners in certain zoning districts to lease their homes as short-term vacation rentals.

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

SECTION I. That Chapter 3, Section 3.2.3 Use Table, of the Franklin Zoning Ordinance is hereby amended to add the following text noted in bold, and is approved to read as follows:

TABLE 3-2: PERMITTED USES

Use Types “P” = Permitted	Base Zoning Districts																		Addit ional Req uire ment s	
	AG	ER	R-1	R-2	R-3	R-6	SD-R	SD-X	RM-10	RM-15	RM-20	OR	GO	NC	CC	GC	LI	HI		CI
COMMERCIAL USES																				
Bed and Breakfast Establishments	P	P	P	P	P	P	P	P				P			P					Sec. 3.2.7 (1) and (3)
Service Commercial Uses								P					P	P	P	P				Sec. 3.2.7 (1)
Short-Term Vacation Rentals	P	P	P	P	P	P	P	P				P			P					
Telecommunication Towers and Antennas	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 3.2.7 (1) and (4)

SECTION II. That Chapter 8, Section 8.2 Glossary, of the Franklin Zoning Ordinance is hereby amended to add the following text noted in bold, and is approved to read as follows:

.....

TABLE 8.1: ABBREVIATIONS	
Abbreviation	Term
SRO	Scientific Research Overlay
STVR	Short-Term Vacation Rental
SWCO	Seward Hall Character Area

.....

SECTION III. That Chapter 8, Section 8.3 Definitions and Use Classifications, of the Franklin Zoning Ordinance is hereby amended to add the following text noted in bold, and is approved to read as follows:

.....

Shoebox-Style Lighting Fixture

An exterior lighting device in the shape of a box that is typically mounted on a pole and constructed to direct illumination to a discrete area directly beneath the lighting fixture.

Short-Term Vacation Rental

An existing dwelling unit used, in its entirety, for transient occupancy of 21 days or less, for which the city has issued to the owner a business license for such use.

Shrub

A woody plant, growing 18 inches to 15 feet in height at maturity, consisting of several small stems emerging from the ground or small branches near the ground. Shrubs may be deciduous or evergreen.

.....

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor

PLANNING COMMISSION RECOMMENDED:	10/23/2014
PASSED FIRST READING:	04/14/2015
PUBLIC HEARING HELD:	05/26/2015
PASSED SECOND READING:	05/26/2015
AMENDED AND PASSED THIRD READING:	06/09/2015



STATE OF TENNESSEE
DEPARTMENT OF COMMERCE AND INSURANCE
DIVISION OF FIRE PREVENTION
STATE FIRE MARSHAL'S OFFICE
CODES ENFORCEMENT SECTION
500 James Robertson Pkwy.
Nashville, TN 37243-0577
615.741.7190

Memorandum

Date: September 20, 2014, Rev. 1
To: Owners, Designers and Contractors of Transient Rental Homes
From: Chris Bainbridge, Director
Re: Requirements for Plans and Inspections of Transient Rental Homes

In April 2014, the State Fire Marshal's Office was informed that transient rental cabins were improperly classified as one- and two-family dwellings. The following is offered to provide clarification of the plans review and inspection processes of these buildings.

One- and two-family dwellings are required by law to be built in compliance with the International Residential Code (IRC) and are intended to be occupied by individuals accustomed to the building. The occupants are familiar with the building and are better able to escape in the event of an emergency.

Rental homes occupied on a transient basis (for no more than 30 days) are required to be built in compliance with the International Building Code (IBC) and have additional safety features not found in a one- and two- family dwelling. These transient rental homes are classified as R1 in the 2006 edition of the IBC. The design and construction of these buildings requires familiarity with the IBC and with plan submission requirements of the State Fire Marshal's Office.

Only plans for those rental homes located outside of an Exempt Jurisdiction must be submitted to the State Fire Marshal's Office. A list of Exempt Jurisdictions can be found at <http://www.tn.gov/fire/documents/exemptjurisdictions1125.pdf>. Rental homes located in an Exempt Jurisdiction must be permitted by that jurisdiction.

The requirements for new transient rental homes issued improper local permits as one- and two-family dwellings are:

1. Plans may be submitted online at <http://apps.tn.gov/tnsfmo/>;
2. The plans must be designed to the 2006 IBC and 2006 IFC;
3. A fee must be paid for plans required to be submitted the State Fire Marshal's Office. A fee calculator can be found at <http://www.tn.gov/commerce/sfm/documents/FeeCalculator.pdf>;
4. Rental homes which are more than two (2) stories or five thousand (5,000) *gross square feet* or more must have a full set of plans submitted by a Tennessee registered architect or engineer. *Gross square feet* is the area of all stories within the outside perimeter of the exterior walls. *Gross square feet* includes any finished or occupied basements. A

basement counts as a story if: 1) The finished surface of the floor above the basement is more than six (6) feet above *grade plane*; or 2) The finished floor surface of the floor above the basement is more than twelve (12) feet above finished ground level at any point. *Grade plane* is a reference plane representing the average finished ground level adjoining the building at exterior walls. See

http://publicecodes.cyberregs.com/icod/ibc/2006f2/icod_ibc_2006f2_5_sec002.htm for more information;

5. The State Fire Marshal's Office will accept the submission of plans not sealed by an architect or engineer for rental homes which are one (1) or two (2) stories and less than five thousand (5,000) gross square feet. The requirements for these plans are attached.
6. Single unit rental homes may be three (3) stories if it is less than five thousand (5,000) gross square feet, has an exterior stair installed on all occupied floors *and* the maximum occupant load is set to ten (10) occupants by the building owner;
7. Rental homes must contain a fire sprinkler system. An NFPA 13 or 13R fire sprinkler system is required by 2006 IBC 903.3.1;

Exception: A NFPA 13D fire sprinkler system is allowed in single unit homes which are up to three (3) stories and less than five thousand (5,000) gross square feet which have single station, interconnected and hardwired smoke alarms located in all occupiable rooms. The sprinkler system must automatically notify the fire department if activated. Balconies and decks are not required to be sprinklered per 2006 IBC 903.3.1.2.1.

8. A fire alarm system is required per 2006 IBC 907.2.8;

Exception: Single unit homes that are up to three (3) stories and less than five thousand (5,000) gross square feet with a maximum occupant load set to ten (10) occupants by the building owner are not required to have a fire alarm system.

9. The State Fire Marshal's Office will enforce state accessibility standards on single unit homes which are designated accessible on the submitted plans. Compliance with the Americans with Disabilities Act (ADA) is the responsibility of the building owner and state registered designer;
10. Rental homes under construction and those constructed under improper permits will have limited inspections focusing on the installation of life safety features such as: egress components, fire alarm/smoke detector systems, fire sprinkler systems and interior finishes. A special Certificate of Occupancy will be issued listing the limited inspections upon approval of the final inspection.

The State Fire Marshal's Office will require that building owners of transient rental homes built after October 2010 which were improperly permitted as one- and two- family dwellings and currently occupied provide a Plan of Corrective Action (POCA). The POCA must identify the work needed to bring the fire and life safety components of the building into compliance with the IBC as R1 occupancy. As long as there are no severe fire safety hazards, owners may continue occupancy of the homes while corrections are being made. Inspections of the fire and life safety features will be conducted accordingly. A special Certificate of Occupancy will be issued listing the limited inspections upon approval of the final inspection.



STATE OF TENNESSEE
DEPARTMENT OF COMMERCE & INSURANCE
STATE FIRE MARSHAL'S OFFICE
500 James Robertson Parkway
Nashville TN 37243-0577
615.741.7190

**GUIDELINES FOR PLAN SUBMITTAL OF
1 OR 2 STORY RESIDENTIAL OCCUPANCIES LESS THAN 5000 GROSS SF
(Use Classified as other than 1- or 2- Family Dwelling or Townhouse)**

The following guidelines are the minimum standards for submission of plans for these buildings to the State Fire Marshal's Office. There may be circumstances that require a set of plans to be designed by a registered architect or engineer.

Submittal Requirements

1. Provide completed Plan Review Submittal Form with the required review fee (based on the estimated cost of construction). [TDCI Rule 0780-02-03-.05(a), 0780-02-03-.04]
2. Provide one (1) complete set of plans (Including plot plan and floor plans) with a PDF version on CD accompanied by letter certifying that the PDF version is an exact copy of the paper version submitted. [TDCI Rule 0780-02-03-.03(3)(b)]
3. Provide "Letter of Clarification" signed (original) by non-registrant (the person) preparing the plans. [AG Opinion No. 09-188, A & E Manual Appendix B]

General Plan Requirements [IBC 106.1.1]

1. Standard plan size is 24" x 36". The minimum paper size is 18" x 24". Use ink only (no pencil). All plan sheets must be uniform in size, printed on substantial paper, and be of sufficient clarity to indicate the location, nature, and extent of work proposed.
2. Site Plan minimum scale is 1"=20 feet. Show the entire parcel - if you have a very large parcel, you may use a reduced scale such as 1:50 or 1:100 as long as the grading portion of the site plan is no smaller than 1:20 scale (this method would require two drawings).
3. Floor Plan minimum scale is 1/4" per foot.
4. Standard architectural symbols should be used and identified in a legend.
5. Plans prepared by a non-registered architect or engineer must be signed (original) and dated by the person who prepared them.
6. A Tennessee registered architect or engineer must prepare, stamp and sign structural plans that utilize an engineer's design, or any buildings that are outside the limitations of 2006 IBC Chapters 16-23.

Cover Sheet [IBC 106.1.1]

1. Provide the following general information on the cover sheet and on title block of each page: job site address, owner's name and mailing address, and the non-registrant's name and address with (original) signature (person preparing the plans).
2. The first page of the plans must contain a statement that the construction will comply with the adopted codes in effect at the time your application is submitted, currently the following: 2006 International Building Code, 2006 International Fire Code, 2006 International Fuel Gas Code, 2006 International Mechanical Code, 2006 International Energy Conservation Code, and NFPA 70 National Electrical Code, 2008 Edition.
3. For buildings that are required to be accessible, the first page of the plans must contain a statement that the construction will comply with the 2010 ADA Standards for Accessible Design. [\[TCA 68-120-204\]](#)
4. The first page of the plans must include the following building information: (1) Occupancy Group and Use Classification per Chapter 3, 2006 IBC; (2) Construction type per 2006 IBC Chapter 6; (3) Sprinkler standard used, per 2006 IBC Chapter 9; (4) Number of stories, and/or height of building; and (5) the Gross Area of building.
5. The first page of the plans must include the design live load values for wind, roof, floor, stairs, guard and hand railings, seismic, etc., as follows:
 - a. For new buildings, provide design live load values per IBC Section 1603.
 - b. For existing buildings that have not been reviewed and approved by our office, provide an evaluation report sealed, signed, and dated from a Tennessee licensed structural engineer. The evaluation report must show determination of adequacy of the existing structure to support the minimum Chapter 16. [IBC 3410.4.1]

Site Plan

Due to the technical nature of this aspect of the building plans, we recommend that you have a professional (engineer, architect, landscape architect, surveyor) assist with this portion of your plan preparation.

1. Show location and footprint of all existing structures, property lines, water mains and other utilities, fire department access and all ingress/egress to public ways. Include size and location of LP-Gas storage tanks (NFPA 58, 2008 Edition) and any other above ground storage tanks. [IBC 106.2, IFC Section 503]
2. Show the location of the fire hydrant(s) used to meet the 600 feet or less hose lay requirement with flow test data next to the hydrant tested. Flow test must have been conducted within the last six months and during peak demand hours. [IFC Section 508, TDEC Rule 1200-05-01-.017(18)]
3. Indicate height and location of retaining walls. Note that retaining walls exceeding 4' in height must be designed or approved by a Tennessee registered Engineer or Architect. In the case where retaining walls are part of the foundation system, the wall must be engineered, and designed or approved by a Tennessee registered Engineer or Architect.

Elevations

1. Provide four exterior elevations (side views) of the proposed structure (North, South, East and West). Show the proposed grade as it will be after final grading. For example, if the building foundation will be stepped to match an existing slope, this must be shown on each elevation.

Energy Package

1. Show the climate zone on the plans.
2. Provide *ResCheck* Compliance Certificate. The author of the energy documents must sign the package as well as the designer/owner. Free *ResCheck* software is available from the U.S. Department of Energy at <http://www.energycodes.gov/rescheck/>.
3. Show the R-value of the floor, walls and ceilings sectional details. Show the energy values of doors, windows and other fenestration.

Foundation Plan [See Inspector Checklist for Specific Code Reference]

1. Show all foundation elements (details), including interior footings and piers, on plan. Indicate the type, height, unbalanced backfill, of foundation walls. Note that foundation walls exceeding the prescriptive levels of IBC 1805.5 must be designed or approved by a Tennessee registered Engineer or Architect, if applicable. In the case retaining walls are part of the foundation system the wall must be designed or approved by a Tennessee registered Engineer or Architect.
2. Show minimum under floor ventilation of 1 sq. ft. per 150 sq. ft. of floor area with cross-ventilation. Crawl spaces shall be provided with a minimum of one access opening not less than 18"x24". Show minimum 18" clearance from grade to the bottom of floor joists (minimum 12" for girders). Specify foundation bolt size and spacing.
3. Provide a cross-section showing typical footing/stem wall or footing/slab dimensions, including placement and size of reinforcement.
4. Show hold-down locations, and provide a hold-down schedule on foundation plan. Note on plan that all hold-downs are to be fastened in place prior to foundation inspection.
5. For building sites steeper than a 1:10 slope, provide a stepped footing detail (cross section).
6. For slab-on-grade construction, show type of slab reinforcement. Also show vapor barrier if it is a habitable area. Be sure that the reinforcement type installed matches the plan engineering.

Floor Plan [See Inspector Checklist for Specific Code Reference]

1. Provide a fully-dimensioned floor plan for each building level. Label each room or area with its proposed use and dimensions. At least habitable one room within a dwelling unit must have minimum 120 S.F. net floor area. All other habitable rooms shall have a minimum 70 S.F. net floor area.
2. Provide a Door & Window Schedule showing all doors and windows with nominal sizes. Show natural light and ventilation calculations.
3. Show all fire rated walls and doors for tenant space / dwelling unit separation, in corridors, between or a garage and adjacent living space (including an attic continuous between the garage and

adjacent living space).

4. Show egress window locations in sleeping rooms. (See exception)
5. Show safety glazing in hazardous locations.
6. Show a minimum 36" x 36" landing on each side of an exterior doorway.
7. Show a minimum 22" x 30" access to attic areas that have 30" of headroom.
8. Show Stair and handrail details.

Floor-framing [See Inspector Checklist for Specific Code Reference]

1. Show the type, size, and spacing of girders and floor joists. Identify if manufactured joists are used. Note that floor joists must be spaced no further apart than 16" O.C. when the underside forms part of a fire separation, such as between a garage and a living space above, otherwise an approved listing assembly will be required.
2. Show the thickness and span rating of the floor sheathing (for example: 3/4", 20/40 plywood).
3. Provide details for additional support under concentrated loads such as brick hearths, rock work, wood stoves, gas stoves, and so forth.

Wall Framing [See Inspector Checklist for Specific Code Reference]

1. Provide one or more typical cross-sections to clearly showing how the structure will be constructed. Provide close-up details to clarify specific connections or other special framing.
2. Provide a cross-section showing typical high wall, beams trusses or rafters as applicable.
3. Show all header/beam locations and sizes. Note that beam sizes must match the project engineering where required.
4. Show method of bracing the structure. Provide fastener size and spacing for shear walls or braced wall panels.
5. If a deck is to be built, provide a deck framing plan with a typical cross-section.

Roof and Ceiling Framing [See Inspector Checklist for Specific Code Reference]

1. For conventional (non-engineered) site-built roofs, show rafter size and ceiling joists, grade, and spacing. Show wall ties a minimum of 48" on center.
2. For engineered trusses, provide typical details of the truss & required hardware specifications from the truss manufacturer.
3. Show the thickness and span rating of the roof sheathing (for example: 5/8" 24/16 plywood).
4. Show location of attic ventilation.
5. Specify the type of roof covering.

Mechanical Plan [See Inspector Checklist for Specific Code Reference]

1. The mechanical plan may be included on the floor plan if sufficient clarity is maintained.
2. Show the location of HVAC equipments (FAU, A/C, Water heater, Heat pump, Air handler, Exhaust fan, etc.). The equipment shall not be placed within the required side/ rear setbacks.
3. In bathrooms and toilet rooms, show mechanical ventilation to outside where required.
4. Show where the gas piping enters the building and specify the type of gas to be used (propane or natural gas). If any show the location of LPG tanks.
5. Show all gas appliance locations with the rated BTU (input) of each device. Show how gas appliances in confined spaces will receive combustion air. Note the size and location of the openings.
6. If a water heater is located in the garage, show the burner assembly located a minimum of 18" above the floor. Appliances installed in garages shall be located behind protective barriers or located out of the normal path of vehicles. Show approved seismic bracing for all water heaters, when applicable.

Plumbing Plan [See Inspector Checklist for Specific Code Reference]

1. The plumbing plan may be included on the floor plan if sufficient clarity is maintained.
2. Show the location of plumbing equipment (water closets, sinks, tub, showers, water heater, etc.)

Electrical Plan [See Inspector Checklist for Specific Code Reference]

1. The electrical plan may be included on the floor plan if sufficient clarity is retained.
2. The electrical plan must include the location of the service panel and its rated ampacity. Provide load calculations with panel schedule identifying circuits. Show all outlets, switches, light fixtures and smoke detectors. Label any 220-volt outlets. Label all required GFCI (ground fault interrupter circuit) outlets
3. Specify that all bedroom branch circuits are protected by an arc fault circuit interrupter.
4. In R-1 & R-2 Occupancy Groups, provide fire alarm details & specification.

Fire Sprinkler Plan [See Inspector Checklist for Specific Code Reference]

1. A Tennessee Licensed Sprinkler Contractor is required. Sprinkler Shop drawings must be prepared and submitted by a Responsible Managing Employee.
2. Identify the type of system to be installed in the building. Provide preliminary hydraulic calculations that show the water supply is adequate to meet the demand of the system.

ORDINANCE NO. BL2014-951

An ordinance to amend Chapter 6.28 of the Metropolitan Code pertaining to Short Term Rental Property.

WHEREAS, short-term rental of homes can provide a flexible housing stock that allows travelers a safe accommodation while contributing to the local economy; and

WHEREAS, short-term rental of homes can provide homeowners an opportunity to hold property in difficult economic circumstances or as an investment; and

WHEREAS, hotel taxes from short term rental of homes can be used to promote travel and tourism and to support the local tourism industry; and

WHEREAS, the needs of long-term residents should be balanced with the allowance of short-term rentals.

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Chapter 6.28 of the Metropolitan Code is hereby amended by adding the following new Section 6.28.030:

6.28.030 Short Term Rental Property (STRP).

A. For purposes of this section, "Short Term Rental Property (STRP)" means a residential dwelling unit containing not more than four sleeping rooms that is used and/or advertised for rent for transient occupancy by guests as those terms are defined in Section 5.12.010 of the metropolitan code. Residential dwelling units rented to the same occupant for more than 30 continuous days, Bed and Breakfast establishments, boarding houses, hotels, and motels shall not be considered Short Term Rental Property.

B. For purposes of this section, "owner-occupied" means the owner of the property permanently resides in the STRP or in the principal residential unit with which the STRP is associated on the same lot.

C. No person or entity shall operate a STRP or advertise a residential property for use as a STRP without the owner of the property first having obtained a STRP permit issued by the department of codes administration.

D. Application. The STRP permit application shall include the following information:

1. The name, telephone number, address, and email address of the owner and of a person or business ("responsible party") residing or located within twenty-five miles of the STRP that is responsible for addressing all maintenance and safety concerns;
2. Proof of insurance evidencing homeowner's fire, hazard, and liability insurance. Liability coverage shall have limits of not less than \$1,000,000 per occurrence.
3. If the STRP unit shares a common wall or a common driveway with another property owner, proof of written notification to such neighboring property owner(s) prior to filing the application.

E. Signage. Signs, advertising, or any other display on the property indicating that the dwelling unit is being utilized, in whole or in part, as a STRP is prohibited.

F. All STRP occupants shall abide by all applicable noise restrictions contained in the Metropolitan Code and all applicable waste management provisions of Chapter 10.20 of the Metropolitan Code.

G. The STRP shall have approved smoke alarms meeting Underwriters Laboratory (UL) 217 standards installed as follows:

1. In all sleeping areas.

2. In every room in the path of the means of egress from the sleeping area to the door leading from the sleeping unit.
3. In each story within the sleeping unit, including basements.
- H. No recreational vehicles, buses, or trailers shall be visible on the street or property in conjunction with the STRP use.
- I. No food shall be prepared for or served to the transient by the permit holder.
- J. The principal renter of a STRP unit shall be at least twenty-one (21) years of age.
- K. Maximum occupancy. The maximum number of paying adult guests permitted on a STRP property at any one time shall not exceed more than twice the number of sleeping rooms plus four. Simultaneous rental to more than one party under separate contracts shall not be allowed. The occupancy maximum shall be conspicuously posted within the STRP unit.
- L. The STRP owner shall not receive any compensation or remuneration to permit occupancy of a STRP for a period of less than twenty-four (24) hours. The maximum stay for any guest shall be thirty (30) consecutive days.
- M. The name and telephone number of the local responsible party shall be conspicuously posted within the STRP unit. The responsible party shall answer calls twenty-four (24) hours a day, seven (7) days a week for the duration of each short term rental period to address problems associated with the STRP.
- N. Expiration of permit. A STRP permit shall expire three hundred sixty-five (365) days after it is issued. STRP permits may be renewed upon the payment of a fifty dollar renewal fee to the department of codes administration.
- O. The permit holder shall be responsible for collecting and remitting all applicable room, occupancy, and sales taxes required by state law or the Metropolitan Code.
- P. A STRP permit shall not be transferred or assigned to another individual, person, entity, or address, nor shall the permit authorize any person, other than the person named therein, to operate a STRP on the property.
- Q. STRP permit holders shall obtain a use permit from the zoning administrator as an accessory use to the primary residential use pursuant to section 17.16.250.E. of the metropolitan code. No more than 3% of the single-family or detached two-family residential units within each census tract shall be permitted as non-owner-occupied short-term rental use as determined by the Zoning Administrator.
- R. Denial or Revocation of Permit.
 1. Upon the filing of three or more complaints within a calendar year regarding a STRP permit, the department of codes administration shall notify the permit holder in writing of such complaints.
 2. If the department of codes administration determines that violations of this section or any other ordinance or law relating to STRPs have occurred, the permit to operate a STRP may be revoked.
 3. Before revoking any permit, the department of codes administration shall give the permit holder fifteen days written notice of the alleged violation(s) against him/her.
 4. Any denial or revocation of a STRP permit may be appealed to the board of zoning appeals as an administrative appeal pursuant to section 17.40.180.A. of the metropolitan zoning code.

Section 2. The department of codes administration shall begin accepting STRP applications on March 31, 2015, and shall begin enforcing the provisions of this Ordinance from and after July 1, 2015.

Section 3. This Ordinance shall take effect from and after its enactment, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

Sponsored by: Burkley Allen, Charlie Tygard, Peter Westerholm, Anthony Davis

Amendment No. 1
To
Ordinance No. BL2014-951

Madam President:

I move to amend Ordinance No. BL2014-951 by amending Section 1 as follows:

I. By deleting the provisions of subsection G. and substituting with the following new subsection G.:

G. The STRP shall meet all applicable requirements of the state and local building and fire safety codes, including, but not limited to, having approved smoke alarms meeting Underwriters Laboratory (UL) 217 standards installed as follows:

1. In all sleeping areas.
2. In every room in the path of the means of egress from the sleeping area to the door leading from the sleeping unit.
3. In each story within the sleeping unit, including basements.

II. By deleting the phrase “paying adult guests” wherein it appears in subsection K., and substituting with the phrase “occupants”.

III. By adding the following provisions at the end of subsection R.:

5. Once a STRP permit has been revoked, no new permit shall be issued to the applicant for the same property for a period of one year.

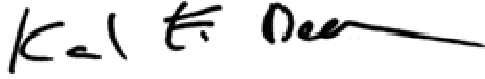
6. The penalty for operating a short term rental property without a permit shall be:

a. A fifty dollar fine. Each day of operation without a permit shall constitute a separate offense.

b. Upon a finding that a short term rental property has operated without a permit, there shall be a one year waiting period from the date of such finding for the property to become eligible for a STRP permit.

Sponsored by: Burkley Allen

LEGISLATIVE HISTORY	
Introduced:	November 18, 2014
Passed First Reading:	November 18, 2014
Referred to:	Codes Committee Convention & Tourism Committee
Deferred to January 6, 2015:	December 2, 2014
Deferred to February 3, 2015:	January 6, 2015
Amended:	February 3, 2015
Passed Second Reading:	February 3, 2015

Passed Third Reading:	February 24, 2015 - Roll Call Vote
Approved:	February 26, 2015
By:	

Requests for ADA accommodation should be directed to the Metropolitan Clerk at 615/862-6770.

ORDINANCE 2014-35

TO BE ENTITLED: "AN ORDINANCE TO AMEND SECTION 5.5.4 OF THE CITY OF FRANKLIN MUNICIPAL ZONING ORDINANCE RELATING TO PARKS AND THE DEDICATION OF PUBLIC LAND FOR PARKS."

WHEREAS, the City of Franklin values public parkland as an important community amenity and a central tenet of quality of life for its citizens, thereby requiring park land dedication or fees-in-lieu for new residential and mixed-use new development through Zoning Ordinance requirements; and

WHEREAS, in the City of Franklin the appraised fair market value for property is often much higher for infill development compared to vacant, undeveloped land and property near I-65 and interchanges; and

WHEREAS, the City of Franklin Board of Mayor and Aldermen recognizes a significant discrepancy between the average land value in the four quadrants (Attachment A) and the land value of a proposed development may occur; and

WHEREAS, the recommendation when a proposed development's appraised fair market value exceeds the average per acre value noted within the quadrant, the recommendation is to amend Section 5.5.4 of the Zoning Ordinance to cap the land value at the average per acre value as noted in each quadrant; and

WHEREAS, providing flexibility for a developer through this amendment to donate land or pay fees-in-lieu of for the City to develop parkland for the additional density created by their development. **NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF FRANKLIN, TENNESSEE AS FOLLOWS:**

SECTION I. That Chapter 5, Section 5.5.4(4)(d)(vi) of the City of Franklin Zoning Ordinance is hereby created and approved to read as follows:

- (vi) When the appraisal or documentation of the land's fair market value, as determined by the City, exceeds the average land value for the quadrant where the proposed project is located, the average land value as noted in Table 8.2 – Parkland Quadrant Map shall be the per acre value used for calculating the parkland payment in-lieu.

SECTION II. Severability. In the event that any section, clause, provision, or part of this ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable full force and effect. If any part of this ordinance is found to be invalid in any one or more of its several applications, all valid applications that are severable from the invalid applications shall remain in effect.

SECTION III. Repeal and Savings Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions or causes of action which shall have accrued to the City of Franklin prior to the effective date of this ordinance.

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____
ERIC S. STUCKEY
City Administrator

BY: _____
DR. KEN MOORE
Mayor

RECOMMENDATION BY FMPC _____

PASSED FIRST READING _____

PASSED SECOND READING _____

PASSED THIRD AND FINAL READING _____

Approved as to form:

By: _____
Shauna R. Billingsley
City Attorney

Harpeth Square Area



Harpeth Square Area Properties - 2014 Assessed Valuation*

Property bordered by E Main St - Second Ave N - Bridge St - First Ave N

Map/ Number	Address	Lot Dimensions	Acres	Assessed Land Market Value	Assessed Improvement Value	Calculated Land Value per acre
23.01	109 1st Ave N	75 x 198	0.3409	\$310,000	\$55,500	\$909,358
23	107 1st Ave N	99 x 165	0.375	\$320,000	\$247,600	\$853,333
24	104 E Main St	79 x 54	0.0979	\$150,000	\$168,200	\$1,532,176
26	114 E Main St	86 x 90	0.1777	\$255,000	\$334,100	\$1,435,003
13	198 E Main St	230 x 149	0.7867	\$1,440,000	\$1,092,600	\$1,830,431
14	112 2nd Ave N	55 x 99	0.125	\$169,000	\$287,300	\$1,352,000
15	122 2nd Ave N	n/a	1.97	\$1,000,000	\$0	\$507,614
16	134 2nd Ave N	99 x 136	0.3091	\$639,000	\$280,000	\$2,067,292
17	142 2nd Ave N	40 x 125	0.1148	\$154,000	\$237,500	\$1,341,463
18	144 2nd Ave N	59 x 125	0.1693	\$125,000	\$172,800	\$738,334
20	111 Bridge St	70 x 143	0.2298	\$161,000	\$136,800	\$700,609
22	133 1st Ave N	90 x 123	0.2541	\$250,000	\$41,500	\$983,865

*Based on information provided on the Property Assessor's Office of Williamson County, TN website as of 9.9.2014

FEES IN LIEU OF PARKLAND DEDICATION - Summary										
prepared by Lynn Osland - 9.3.2014										
Development	Class	Address of Development	Unit Count	Sq Footage Calculation = 1200 sf / dwelling X 1st 35 units, then 600 sf / dwelling X remaining units	Conversion to ACRES (43,560 sq ft = 1 acre)	Appraised Value per ACRE	Price per sq ft of Land	\$ Per Unit	Amount Collected (based on sq footage calculation & appraised valuation of land)	Map Quadrant
Ralston Row	Residential - Detached & Attached	Ralston lane 121&123	13 sgl fam units	15,600sf	0.3581	\$138,961	\$3.19	\$3828/ unit	\$49,762	1
Resource PUD Subdivision-Circle at Resource Cent. Apt	Multi-Family - Apartments	Carothers Pky	252 multi-family units	172,200sf	3.9532	\$249,597	\$5.73	\$3916/ unit	\$986,706	1
Artesa	Multi-Family - Apartments	1034-1035 Windcross Court	250 multi-family units	171,000sf	3.9256	\$266,968	\$6.13	\$4192/ unit	\$1,048,008	1
Fountains of Franklin	Residential - Detached & Attached	4100 Murfreesboro Rd	30 attached units - Institutional	36,000sf	0.8264	\$91,045	\$2.09	\$2508/ unit	\$75,240	2
Amelia Park section 1	Residential - Detached & Attached	4121 Clovercroft Rd	58 sgl fam units	55,800sf	1.2810	\$40,075	\$0.92	\$885/ unit	\$51,336	2
Vandalia Cottages	Residential - Detached & Attached	New Hwy 96 across from the fire station	17 unit cottages - "attached dwellings"	20,400sf	0.4643	\$147,485	\$3.39	\$4063/ unit	\$69,067	4
Totals/ Averages	All Housing Types		Total 620 units	Total 471,000sf	Total 10.81 acres	Avg \$210,927/ acre	Avg \$4.84/ sq ft	Avg \$3678/ unit	Total \$2,280,119	

TABLE 8.2—PARKLAND QUADRANT MAP

