City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, August 24, 2017 | **7:00 PM** | **Board Room**

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, August 24, 2017, 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. 17-0735 Approval of the July 27, 2017, FMPC Minutes.

Attachments: DRAFT - FMPC Minutes 7-27-2017

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

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

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

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

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

SITE PLAN SURETIES

2. 17-0726 Rizer Point PUD Subdivision, site plan, section 1; extend the performance agreement for drainage improvements. (CONSENT AGENDA)

PLANS OF SERVICE AND ANNEXATIONS

3. 17-0712 Consideration Of Resolution 2017-55, To Be Entitled: “A Resolution Adopting A Plan Of Services For The Annexation Of A Portion Of Ridgeway Drive Right-Of-Way, By The City Of Franklin, Tennessee”; Establishing a Public Hearing for October 24, 2017. (08/24/17 FMPC 8-0)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: MAP_OctoberPark_RidgewayDriveAnnex1.pdf
MAP_OctoberPark_All.pdf
2017-55 RES RidgewayDrivePOS_with Map.Law Approved.pdf
Ridgeway Drive Annexation Request (002).pdf

4. 17-0713 Consideration Of Resolution 2017-56/Ordinance 2017-39, To Be Entitled: "A Resolution And Ordinance To Annex 0.37 Acres Of Ridgeway Drive, Property Located South Of Murfreesboro Road And East Of Carothers Parkway And Adjoining The City Limits Within The Eastern Part Of The Franklin Urban Growth Boundary (UGB)." (08/24/17 FMPC 7-1)

Sponsors: Franklin Municipal Planning Commission, Emily Hunter, Amy Diaz-Barriga and Josh King

Attachments:
- MAP_OctoberPark_All.pdf
- MAP_OctoberPark_RidgewayDriveAnnex1.pdf
- Ridgeway Drive Annexation Request (002).pdf
- 2017-56 RES and 2017-39 ORD_Annex ROW_Ridgeway Drive_with Map.Law A
- Reso_OrdtoAnnex.docx

5. 17-0714 Consideration Of Resolution 2017-65, To Be Entitled: "A Resolution Adopting A Plan Of Services For The Annexation Of The Remainder Of Ridgeway Drive, All Of Stanford Drive, And A Portion Of Beacon Hill Drive Right-Of-Way, By The City Of Franklin, Tennessee" (08/24/17 FMPC Recommended Disapproval 8-0)

Sponsors: Franklin Municipal Planning Commission, Emily Hunter, Amy Diaz-Barriga and Josh King

Attachments:
- MAP_FranklinEast_ALL.pdf
- MAP_RidgewayDrive2Annex.pdf
- RES 2017-65_Allof_RidgewayDrivePOS_with Map.Law Approved.pdf

6. 17-0715 Consideration Of Resolution 2017-67/Ordinance 2017-47, To Be Entitled: "A Resolution And Ordinance To Annex 2.72 Acres Of A Portion Of Ridgeway Drive, All Of Stanford Drive, And A Portion Of Beacon Hill Drive, Property Located South Of Murfreesboro Road And East Of Carothers Parkway And Adjoining The City Limits Within The Eastern Part Of The Franklin Urban Growth Boundary (UGB)." (08/24/17 FMPC Recommended Disapproval 8-0)

Sponsors: Franklin Municipal Planning Commission, Emily Hunter, Amy Diaz-Barriga and Josh King

Attachments:
- MAP_FranklinEast_ALL.pdf
- MAP_RidgewayDrive2Annex.pdf
- Reso2017_67_Ord_2017-47 Franklin East RidgewayDrive_with Map.Law Appro
- Ridgeway Drive Annexation Request2.pdf

REZONINGS AND DEVELOPMENT PLANS

7. 17-0707 Consideration Of Ordinance 2017-46, To Be Entitled: "An Ordinance To Rezone 199 Acres From Residential -1 (R-1) District To Specific Development Residential 1.31 (SD-R 1.31) District For The Property Located South Of Murfreesboro Road And North of South Carothers Road, (Colletta Park PUD Subdivision).": Establishing a Public Hearing For November 14, 2017. (08/24/17 FMPC recommended approval, but motion failed 2-6; 09/12/17 WS) FIRST OF THREE READINGS

Sponsors: Franklin Municipal Planning Commission, Emily Hunter, Amy Diaz-Barriga and Josh King

Attachments:
- Colletta Park Timeline
- MAP_CollettaPark.pdf
- Ordinance 2017-46 Colletta Park_with Map.Law Approved.pdf
- Colletta Park Rezoning Request Set 8.3.2017.pdf

8. 17-0706 Consideration Of Resolution 2017-62, To Be Entitled: "A Resolution Approving A Development Plan For Colletta Park PUD Subdivision With 1 Modifications Of Development Standards (Lots Less Than One Acre), For The Property Located South Of Murfreesboro Road And North of South Carothers Road."

Sponsors: Franklin Municipal Planning Commission, Emily Hunter, Amy Diaz-Barriga and Josh King

Attachments:
- MAP_CollettaPark.pdf
- RESOLUTION 2017-62- Colletta Park_with Map.Law Approved_1
- Conditions of Approval_01.pdf
- Layout_CollettaPark.pdf
- Elevations_CollettaPark.pdf
- Colletta Park Development Plan Resubmittal Set 8.3.2017.pdf
- Colletta Park TIS Review 8-14-17.pdf

9. 17-0695 PUBLIC HEARING: Consideration Of Resolution 2017-61, To Be Entitled: "A Resolution Approving A Development Plan For Jordan Road PUD Subdivision, With 1 Modification Of Standards (For Cul-De-Sac Length Greater Than 500'), For The Property Located East Of Mack Hatcher Parkway And North Of Liberty Pike, 622 Jordan Road." (08/24/17 FMPC 8-0; Deferred from 09/12/17 WS; 10/10/17 WS)

Sponsors: Ald. Ann Petersen and Brad Baumgartner

Attachments:
- Res 2017-61 Jordan Rd PUD Subd, Dev Plan Map
- 2017-61 RES Jordan Road PUD Subd_with Map.Law Approved
- Jordan Road DP Conditions of Approval_01
- ELEVATIONS_JordanRoad
- LAYOUT_JordanRoad
- Jordan Road PUD Development Plan 8.3.2017

10. 17-0731 *Consideration Of Ordinance 2017-28, To Be Entitled: "An Ordinance To Rezone 18.71 Acres From Detached Residential 1 (R-1) District To Detached Residential 2 (R-2) District, For The Property Located North Of Boyd Mill Avenue & South Of Highway 96, 3206 Boyd Mill Avenue."; Establishing a Public Hearing for October 10, 2017. (08/24/17 FMPC 8-0)

Sponsors: Ald. Ann Petersen and Brad Baumgartner

Attachments: Ord 2017-28 3206 Boyd Mill, Rezoning Map
Ord 2017-28 3206 Boyd Mill Rezoning_with Map.Law Approved
3206 BOYD MILL-ZONING PLAN-7-6-17

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

11. 17-0723 Echelon PUD Subdivision, Final Plat, Section 4, One Attached Residential Lot And 1 Open Space Lot on 19.40 Acres, Located At The Intersection Of Carothers Parkway And Maysbrook Lane. (CONSENT AGENDA)

Attachments: 6493 Echelon FP, Sec 4 Map
Echelon FP Sec 4 Conditions of Approval_01
Echelon, Section 4_Final-Plat -signed 8-3-17

12. 17-0724 Garden Gate Condo Subdivision, Final Plat (Cummins Street), Two Residential Lots On 0.12 Acres, Located East Of Cummins Street And North Of South Margin Street. (CONSENT AGENDA)

Attachments: 6498 Garden Gate FP Map
Garden Gate FP Conditions of Approval_01
17-0803Cad Base Plat Cummins-18x24

13. 17-0721 Tap Root Hills PUD Subdivision, Section 2, Final Plat, 22 Single-Family Lots And One Open Space Lot On 6.84 Acres, Located East Of The Intersection Of Nolencrest Way And Fairbanks Street. (CONSENT AGENDA)

Attachments: MAP 6497 Tap Root Hills Sec 2 FP
6497_Conditions of Approval_01
Tap Root Hill PUD Subdivision, Section 2 Final Plat - submittal 002

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, July 27, 2017 | **7:00 PM** | **Board Room**

CALL TO ORDER

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

MINUTES

1. Approval of the June 22, 2017 FMPC Minutes.

Attachments: DRAFT- FMPC minutes 6-22-17

Commissioner Harrison moved, seconded by Commissioner Allen to approve the minutes from June 22, 2017 as presented. The motion carried by the following vote:

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

Chairing: 0

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Chair Hathaway asked for citizen comments. There were none.

ANNOUNCEMENTS

Chair Hathaway asked if Staff had any announcements.

Ms. Emily Hunter, Director of Planning and Sustainability, introduced Larry Mizell, Land Planner for City of Franklin. Mr. Mizell addressed the Commission. He stated that he was leaving his current position to become the Planning Director for the City of Mt. Juliet. He thanked the Commission for their service. Ms. Hunter added that Mr. Mizell had served the Planning Department and City of Franklin for ten years. Chair Hathaway thanked Mr. Mizell for his service.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

Chair Hathaway asked if there were any non-agenda items to be presented. There were none.

CONSENT AGENDA

Approval of the Initial Consent Agenda

A motion was made by Commissioner Harrison, seconded by Commissioner McLemore, to approve items 2,3,4,5,16,17,19 and 20 as presented on the Initial Consent Agenda. The motion carried by the following vote:

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

Chairing: 0

Approval of the Secondary Consent Agenda

A motion was made by Commissioner Harrison, seconded by Commissioner Allen, to approve items 14 and 15 as presented on the Secondary Consent Agenda. The motion carried by the following vote:

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

Recused: 1 - Commissioner Gregory

Chairing: 0

SITE PLAN SURETIES

2. Cool Springs Life Science Center Subdivision, site plan; extend the performance agreement for stormwater drainage/detention improvements. (CONSENT AGENDA)

This Planning Item was approved.

3. Generals Retreat PUD Subdivision, site plan; accept the drainage/detention improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

4. South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); release the maintenance agreement for drainage/detention improvements. (CONSENT AGENDA)

This Planning Item was approved.

5. Westhaven PUD Subdivision, site plan, section 25; extend the performance agreement for drainage improvements for six months. (CONSENT AGENDA)

This Planning Item was approved.

ANNEXATIONS AND PLAN OF SERVICES

6. PUBLIC HEARING: Consideration of Resolution 2017-13, To Be Entitled: "A Resolution Adopting A Plan Of Services For The Annexation Of Portions Of Bushnell And Bates Properties, By The City Of Franklin, Tennessee" (07/27/17 FMPC 9-0, 08/08/17 WS)

Attachments: BushnellFarm AnnexMap.pdf

2017-13 RES _Revised_Plan of Services_Bushnell and Bates_with Map.Law Approved (2).pdf

Mr. Josh King stated that this property is contiguous to the city limits along the eastern property line. A separate Annexation request, Zoning request, and Development Plan accompany this request for a Plan of Services.

Staff recommended a favorable recommendation to the Board of Mayor and Aldermen.

Chair Hathaway asked for citizen comments. There were none.

Mr. John Haas, EDGE Landscape Architects, was there to represent the Applicant and stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Resolution 2017-13 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Chairing: 0

7. PUBLIC HEARING: Consideration Of Resolution 2017-50 / Ordinance 2017-34, To Be Entitled, "A Resolution And Ordinance To Annex Portions Of The Bushnell And Bates Properties, Consisting Of 9.75 Acres, Property Located South Of Goose Creek Bypass And East Of Lewisburg Pike, And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB)." Establishing a Public Hearing Date of September 12, 2017. (07/27/17 FMPC 9-0; 08/08/17 BOMA 1st Reading 7-0) FIRST OF THREE READINGS

Attachments: BushnellFarm AnnexMap.pdf

REV_2017-50 RES and 2017-34 ORD_Busnell Farm annexation_with Map.Law Approved 3.pdf

Mr. King stated that the site proposed to be annexed is adjacent to the City of Franklin's southern boundary. A separate Zoning request, Development Plan, and Plan of Service accompany this annexation request.

Staff recommended a favorable recommendation to the Board of Mayor and Aldermen.

Chair Hathaway asked for citizen comments.

Mr. Tim Egbert, 1521 Lewisburg Pike, spoke in opposition to Item 7. Mr. Egbert purchased the property located at 1521 Lewisburg Pike in the fall of 2016. His property was shown as part of the current annexation description. He stated that his property is not to be included with the annexation of the proposed property. Mr. Egbert also stated that Tennessee Department of Environment & Conservation (TDEC) had included part of his property in the study of the wetlands. He stated that TDEC did not obtain his permission to conduct this study on his land.

Mr. John Haas, EDGE Landscape Architects, was there to represent the Applicant. Mr. Haas addressed Mr. Egbert's statement. Mr. Haas stated a survey was legally conducted on the property. He stated that the pond on the farm does touch some of Mr. Egbert's property. He also stated that Letters of Concurrence had been obtained and that all requirements had been met in regards to TDEC.

Chair Hathaway asked for a motion.

Commissioner Harrison asked for a legal view from Ms. Shauna Billingsley, City Attorney, regarding if this was a land dispute. Ms. Billingsley stated that she could not address the issue at this time.

Commissioner Allen stated that they should not proceed until any address issues were resolved.

Mr. King stated that the proposed property to be annexed was a vacant lot and had never had a physical address assigned.

Ms. Amy Diaz-Barriga, Current Planning Supervisor, stated that properties in resolutions and ordinances are not given a physical address. The parcel number is used with a physical description.

Commissioner Allen stated that if there is any confusion concerning the proposed

property and Mr. Egbert's property address, 1521 Lewisburg Pike, she will not support the annexation.

Mr. Haas stated that currently there is only a legal description for the proposed development that does not include Mr. Egbert's property. He stated that a legal address is only assigned after the site plan is approved.

Commissioner McLemore moved, seconded by Commissioner Harrison, that Resolution 2017-50/Ordinance 2017-34 be recommended to the Board of Mayor and Aldermen for approval.

Alderman Petersen asked for clarification pertaining to Mr. Egbert's property at 1521 Lewisburg Pike. Commissioner Lindsey stated that the resolution referred to the property as "at 1495 and 1521 Lewisburg Pike".

Mr. Vernon Gerth, Assistant City Administrator of Development Services, stated that properties are addressed during the time a plat is established. He stated that any address confusion will be addressed.

Commissioner Franks stated that this was only an annexation request, and there would be more discussion during the site plan approval.

Alderman Petersen stated that the documentation stated that the proposed property was "located at 1495 and 1521 Lewisburg Pike" and should have stated that the property was "located between 1495 and 1521 Lewisburg Pike". She stated she would like to propose an amendment to the main motion to change the description of the property.

Commissioner Franks asked Mr. Egbert to clarify.

Mr. Egbert stated that TDEC was under the impression that both parcels were under the same ownership. He also stated, again, that TDEC was never given permission to conduct environmental studies on his land.

Ms. Billingsley stated that the amendment should change the first Whereas clause from "at" to "between". Alderman Petersen stated that the incorrect description was also on other documents.

Alderman Petersen moved, seconded by Commissioner Allen, to amend the main motion to revise the first Whereas to read, "properties located between 1495 and 1521 Lewisburg Pike".

Chair Hathaway then asked for a vote on the motion to amend the main motion. The motion carried unanimously (9-0).

Commissioner Gregory asked to confirm that this amendment would take Mr. Egbert's property out of the description, and that Mr. Egbert's property was not in the shaded area of the map.

Ms. Hunter stated that the ordinance includes a correct description of the proposed property to be annexed. However, there is a Whereas statement with an incorrect description. She stated the Whereas statement would be corrected with the amendment.

Chair Hathaway then asked for a vote on the main motion, as amended. The motion, as amended, carried unanimously (9-0).

Commissioner McLemore moved, seconded by Commissioner Harrison, that Resolution 2017-50/Ordinance 2017-34 be recommended to the Board of Mayor and Aldermen for approval. Alderman Petersen moved, seconded by Commissioner Allen, to amend the main motion to revise the first Whereas to read, "properties located between 1495 and 1521 Lewisburg Pike". The motion to amend carried unanimously (9-0). The main motion, as amended, carried by the following vote:

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

Chairing: 0

REZONINGS AND DEVELOPMENT PLANS

8. PUBLIC HEARING: Consideration Of Ordinance 2017-35, To Be Entitled: "An Ordinance To Zone 9.75 Acres To Specific Development - Residential (SD-R 2.05) District, Goose Creek Character Area Overlay -5 (GCCO-5), And Conventional Standards, For The Property Located South Of Goose Creek Bypass And East Of Lewisburg Pike." (07/27/17 FMPC 9-0; 08/08/17 BOMA 1st Reading 7-0) SECOND OF THREE READINGS

Attachments: MAPBushnellRezone.pdf

Ord 2017-35 Bushnell Annexation_Dev Plan_with MapLAW_APPROVED(3).pdf
2017.07.06 - COF 6470 Bushnell Farm Rezoning.pdf

Mr. King stated that this property is located between 1495 and 1521 Lewisburg Pike. He stated that the ordinance in front of the Commissioners had the same typo on the first whereas clause that was discussed in Item 7 (using an "at" instead of "between").

Envision Franklin recommends a Conservation Subdivision Design Concept for this area. The accompanying Development Plan meets the intent of the Conservation Subdivision as outlined in the Development Plan.

Staff recommended a favorable recommendation to the Board of Mayor and Aldermen.

Chair Hathaway asked for citizen comments.

Mr. Tim Egbert, 1521 Lewisburg Pike, spoke in opposition to the rezoning of Item 8. He stated that the foundation of the rezoning was evaluating the wetlands of the property. He again stated that he never gave TDEC permission to conduct environmental surveys on the land. He requested that the rezoning request be denied.

Mr. John Haas, EDGE Landscape Architects, was there to represent the Applicant. Mr. Haas stated that the plan was started eighteen months prior. He stated that even though Envision Franklin had not been approved, they agreed to work within the guidelines of the Envision Franklin conservation subdivision. Mr. Haas requested approval for Item 8.

Chair Hathaway asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Orr, that Ordinance 2017-35 be recommended to the Board of Mayor and Aldermen for approval.

Alderman Petersen stated that this was a recommendation to the Board of Mayor and Aldermen (BOMA). She stated that this process was not complete until it was approved by BOMA. She also commented to Staff that some corrections needed to be addressed. She stated that the density of 2.9 dwelling units per acre was not correct. She also stated that the printouts stated that 1521 Lewisburg Pike was included and should be corrected to say "between 1495 and 1521 Lewisburg Pike" instead of "at 1495 and 1521 Lewisburg Pike". She said the property line dividing the pond should be better outlined.

Ms. Hunter stated that those items would be corrected. She stated that the Engineering Department had only received a Letter of Concurrence from TDEC, and the Planning Department was not aware about any of the issues discussed pertaining to this property.

Commissioner Orr stated that the issues regarding the wetlands were not relevant to the

rezoning issue.

Alderman Petersen moved, seconded by Commissioner Orr, to amend the main motion to revise the first Whereas to read, "properties located between" the two addresses. She also stated the amendment should include the correction pertaining to the density. Commissioner Orr agreed to the addition to the motion. Chair Hathaway stated this was now a proper adjusted amendment, and asked for a vote on the amendment to the main motion. The motion carried unanimously (9-0).

Chair Hathaway asked for a vote on the main motion, as amended. The motion carried unanimously (9-0).

Commissioner McLemore moved, seconded by Commissioner Orr, that Ordinance 2017-35 be recommended to the Board of Mayor and Aldermen for approval. Alderman Petersen moved, seconded by Commissioner Orr, to amend the main motion to revise the first Whereas to read "properties located between" the two addresses and to correct the density. The motion to amend carried unanimously (9-0).The main motion, as amended, carried by the following vote:

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

Chairing: 0

9. PUBLIC HEARING: Consideration Of Resolution 2017-51, To Be Entitled: "A Resolution Approving A Development Plan For Bushnell Farm PUD Subdivision, For The Property Located South Of Goose Creek Bypass And East Of Lewisburg Pike."; (07/27/17 FMPC recommended approval but motion failed 3-6; 08/08/17 WS)

Attachments: MAPBushnelldevPlan.pdf

RES 2017-51_with map LAW APPROVED (3).pdf

Bushnell_Conditions of Approval_01.pdf

2017.07.06 - COF 6471 Bushnell Farm Dev. Plan.pdf

Layout_Bushnell.pdf

Elevations_Bushnell.pdf

2017.07.06 - COF 6471 Bushnell Farm Dev. Plan.pdf

TIA Review_BushnellFarm.pdf

BigHouseConcept.pdf

Mr. King stated that Envision Franklin recommends a Conservation Subdivision design concept for the entire block of Lewisburg Pike south of the existing entrance to Stream Valley Subdivision.

This subdivision maintains the 50 percent open space requirement by maintaining a setback on Lewisburg Pike consistent with the historical development pattern, by clustering open space around the existing farm pond/wetlands, and by providing additional tree protection space along the boundary between this proposed subdivision and the existing Stream Valley Subdivision.

This development is meeting the intent of the special area consideration by maintaining contiguous open space along Lewisburg Pike, surrounding the existing farm pond, and further preserving an existing tree row on the eastern edge of the property abutting Stream Valley Subdivision.

Staff recommended a favorable recommendation to the Board of Mayor and Aldermen.

Chair Hathaway asked for citizen comments.

Mr. Tim Egbert, 1521 Lewisburg Pike, spoke in opposition to Item 9. He restated that TDEC did not have permission to enter or conduct environmental surveys on his land. He also expressed concern how the development will affect the quality of life at his home.

Mr. John Haas, EDGE Landscape Architects, was there to represent the Applicant. He stated that there are 12 conditions they have met for the development plan. Condition #12 addresses the environmental assessment as they move toward the site plan. He stated that the property line goes through the middle of the pond. He stated that the property lines would not be altered.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Lindsey, that Resolution 2017-51 be recommended to the Board of Mayor and Aldermen for approval, with

conditions.

Commissioner Orr stated that he could not support the plan as drawn with the Big House concept.

Alderman Petersen stated that the development plan submittal had a section stating, "Parcel ID, 1521 Lewisburg Pike property owners - Bushnell".

Mr. King stated that the information, which Alderman Petersen was referring to, was current at the time the plan was submitted. He stated that the property transaction with Mr. Egbert took place after the exhibit was prepared by the Applicant.

Chair Hathaway asked for a vote on the main motion. The motion failed by a vote of (3-6).

Commissioner Harrison moved, seconded by Commissioner Lindsey, that Resolution 2017-51 be recommended to the Board of Mayor and Aldermen for approval, with conditions. The motion failed by the following vote:

Aye: 3 - Commissioner McLemore, Commissioner Franks, and Commissioner Harrison

No: 6 - Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Allen, and Commissioner Orr

Chairing: 0

10. PUBLIC HEARING: Consideration Of Ordinance 2017-37, To Be Entitled: "An Ordinance To Rezone 6.38 Acres From Specific Development-Residential (SD-R 0.0) District To Specific Development- Residential (SD-R 10.0) District For The Property Located South Of Boyd Mill Avenue And West Of Shawnee Drive, 1101 Shawnee Drive." (07/27/17 FMPC 9-0, 08/08/17 WS & 1st BOMA Reading 7-0) SECOND OF THREE READINGS

Attachments: Ord 2017-37 Chickasaw, Rezoning Map

Ord 2017-37 Chickasaw Rezoning_with Map.Law Approved

20170630_Rezoning Resubmittal_6475_1716-07

Mr. Baumgartner stated that the applicant is requesting a rezoning of the property to allow for the construction of forty-eight (48) attached senior living homes. Envision Franklin supports the rezoning request through the special consideration section for Mixed Residential, where it states: "Franklin Housing Authority properties may include a limited number of multifamily residential in accordance with their master plans." There is an accompanying development plan on tonight's agenda (COF# 6476).

Staff recommended a favorable recommendation to the Board of Mayor and Aldermen.

Chair Hathaway asked for citizen comments. There were none.

Mr. Darrell James, James + Associates, was there to represent the Applicant, and stated he was there to answer any questions. He requested approval for the rezoning.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Orr, that Ordinance 2017-37 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Chairing: 0

11. PUBLIC HEARING: Consideration Of Resolution 2017-53, To Be Entitled: "A Resolution Approving A Development Plan For Chickasaw PUD Subdivision, For The Property Located South Of Boyd Mill Avenue And West Of Shawnee Drive, 1101 Shawnee Drive."; (07/27/17 FMPC 9-0, 08/08/17 WS)

Attachments: Res 2017-53 Chickasaw PUD Subd, Dev Plan Map

Res 2017-53 Chickasaw DP_with Map.Law Approved

Chickasaw Conditions of Approval_02

Chickasaw Layout

Chickasaw Architecture

Chickasaw DP Plan

Mr. Baumgartner stated that the applicant is proposing a single structure consisting of forty-eight (48) senior living attached units. The proposed development will connect a vehicular drive to the other Franklin Housing Authority owned property to the South and will provide a pedestrian connection to Jim Warren Park to the north. The property is located within the Mixed Residential Design Concept within Envision Franklin, of which there is a special consideration that states: "Franklin Housing Authority properties may include a limited number of multifamily residential in accordance with their master plans." Staff finds that the proposed plan meets the principles of Envision Franklin.

Staff recommended a favorable recommendation to the Board of Mayor and Aldermen.

Chair Hathaway asked for citizen comments. There were none.

Mr. Darrell James, James + Associates, was there to represent the Applicant, and stated he was there to answer any questions. Mr. James asked for approval of Item 11.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Resolution 2017-53 be recommended to the Board of Mayor and Aldermen for approval, with conditions. The motion carried by the following vote:

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

Chairing: 0

12. PUBLIC HEARING: Consideration Of Ordinance 2017-36, To Be Entitled: "An Ordinance To Zone 1.46 Acres Into The Historic Preservation Overlay (HPO) For the Property Located South Of Old Peytonsville Road And East Of Hughes Lane, 244 Old Peytonsville Road." (07/27/17 FMPC 8-0; 08/08/17 BOMA 1st Reading 7-0) FIRST OF THREE READINGS

Attachments: MAP 6463 Berry Farms Town Ctr PUD Sub, HPO Rezoning, Sec 7, Lot 7110
ORD 2017-36 Berry Farms HPO Rezoning Sec 7, Lot 7110 with Map.Law Approved
6463 2017-07-06 Lot 7110 Rezoning Resubmittal

Mr. Joseph Bryan stated that this lot contains the physical remains of the homestead known as "Rural Plains," including the 1830s-era brick Federal-style building and several outbuildings.

In recognition of the property's historic significance, the Rural Plains portion of the Berry Farms Subdivision concept plan was approved in 2004 with a condition stating that "in conjunction with the preparation of the final plat that includes the Rural Plains' home site with surrounding outbuildings, the lot on which those structures are located shall be rezoned with a Historic Preservation (HP) District." The final plat was filed recently, which now allows for the consideration of HPO district rezoning.

The HZC recommended a favorable recommendation to the FMPC and the Board of Mayor and Aldermen (BOMA) for the rezoning of this property into the HPO district at the June 12, 2017, meeting.

Staff recommended a favorable recommendation to the Board of Mayor and Aldermen.

Chair Hathaway asked for citizen comments. There were none.

Commissioner Gregory recused herself from Item 12.

Mr. Ryan McMaster, Kimley-Horn, was there to represent the Applicant, and stated he would like to request a favorable recommendation to BOMA.

Chair Hathaway asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Harrison, that Ordinance 2017-36 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Recused: 1 - Commissioner Gregory

Chairing: 0

13. PUBLIC HEARING: Consideration of Resolution 2017-54, To Be Entitled: "A Resolution Approving A PUD Development Plan For Williamson County Medical Center, For The Property Located North Of Murfreesboro Road And West Of Carothers Parkway, 4321 Carothers Parkway"; (07/27/17 FMPC 9-0, 08/08/17 WS)

Attachments: MAP_WMC.pdf

2017-54 RES_Williamson Medical_with Map.Law Approved.pdf

WilliamsonMedical_COA

WMC_Elevations.pdf

Layout_WMC.pdf

WMCDevPlan.pdf

Mr. King stated that Envision Franklin recommends a Regional Commerce concept district in this area. Envision Franklin contains a special area consideration for the area along Carothers Parkway between Murfreesboro Road and Liberty Pike.

The proposed development meets the intent of the special area consideration by providing for an expansion of the hospital's outpatient medical facilities and office in this location.

Staff recommended a favorable recommendation to the Board of Mayor and Aldermen.

Chair Hathaway asked for citizen comments. There were none.

Mr. Andrew Johnson, Smith Seckman Reid, Inc., was there to represent the Applicant. He stated that the hospital would like to say thank you for consideration, and that they requested approval.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Allen, that Resolution 2017-54 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Chairing: 0

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

14. Berry Farms Town Center PUD Subdivision, Final Plat, Section 7, Resubdivision of Lots 7107 and 7110, Shifting Lot Lines Between Two Lots, on 4.22 Acres, Located South of Old Peytonsville Road and East of Berry Farms Crossing. (CONSENT AGENDA)

Attachments: MAP_BFTCLot7107_7110.pdf

554716002_2017-06-30_Berry Farms - Section 7 - Revision II_Final Plat.pdf
6468_Conditions of Approval_01.pdf

This Planning Item was approved.

15. Berry Farms Town Center PUD Subdivision, Final Plat, Section 7, Resubdivision of Lots 7098 and 7112, Consolidating Two Lots Into One Open Space Lot On .90 Acres, Located North of Rural Plains Circle and East of Berry Farms Crossing. (CONSENT AGENDA)

Attachments: MAP_BFTCLot7098&7112.pdf

PLAT_Lots 7098 & 7112_Final Plat.pdf

BFTC_Lot7098_Conditions of Approval_01.pdf

This Planning Item was approved.

16. Creekstone Commons PUD Subdivision, Site Plan, Lots 7 & 8, Revision 1 (High Hopes School), 19,350 Square Foot Building And Parking Lot Expansion On 3.64 Acres, Located South Of Royal Oaks Boulevard & West Of Creekstone Boulevard, 301 And 303 High Hopes Court. (CONSENT AGENDA)

Attachments: Creekstone Commons PUD Subd SP Rev 1 Lots 7 8 High Hopes School Map
Creekstone Commons, SP Rev 1 Lots 7 8 High Hopes Conditions of Approval
Creekstone Commons High Hope Layout

Creekstone Commons High Hopes Arch

HighHopes Site Plan Resubmittal 07.06.2017

This Planning Item was approved.

17. Gateway Village PUD Subdivision, Final Plat, Section 3, Lot 136, Revision 6, Dedicating Right-Of-Way On 1.16 Acres, Located At The Southwest Corner Of Franklin Road And Lynwood Way. (CONSENT AGENDA)

Attachments: MAP_GatewayVillage_136.pdf

PLAT_Lot136_17-008PLAT-18x24.pdf

Conditions of Approval_01

This Planning Item was approved.

18. Splendor Ridge Subdivision, Preliminary Plat, 19 Single-Family Residential Lots On 27.5 Acres, Located Between Lancaster Drive and The Harpeth River And West Of Franklin Road, 151 Franklin Road.

Attachments: SplendorRidgePP.pdf

Splendor Ridge Prelim Plat 7.6.2017.pdf

Conditions of Approval_04.pdf

Floodplain Exhibit.pdf

031317 Historic Zoning Commission Minutes

Resident Letter - File ID 17-0551 - Item 20.pdf

Mr. King stated that this item had been deferred at the Planning Commission meeting on June 22, 2017. The proposed trail segment between the Harpeth River and the existing subdivision along Lancaster Drive has been removed from the plan set.

Staff recommended approval, with conditions.

Chair Hathaway asked for citizen comments.

The following citizens spoke concerning Item 18:

1. Martin Dunn, 147 Lancaster Drive, spoke against Item 18. Mr. Dunn stated concerns about the number and size of the proposed lots.

2. Elbert Cox, 182 Lancaster Drive, spoke against Item 18. Mr. Cox stated concerns about the stormwater buffer specifically referring to 10 proposed lots.

3. Bob Plummer, 126 Lancaster Drive, spoke against Item 18. Mr. Plummer stated concerns about the increase in the number of homes and traffic.

4. Adam Ballash (represented Friends of Franklin Parks), 122 Adams Court, spoke in favor of Item 18. Mr. Ballash asked the Commission to follow the Envision Franklin plan to support infill developments.

5. Ed Ossi, 118 Lancaster Drive, spoke against Item 18. Mr. Ossi stated concerns about the proposed lot sizes vs. the lot sizes in Harpeth Meadows. He also stated that the southern entrance (construction entrance) should be used for the development entrance.

6. Dave Spaulding, 106 Parsons Place, spoke against Item 18. Mr. Spaulding stated concerns about the safety of people walking and biking along Parsons Place. He stated that if the entrance has to be through Parsons Place and Lancaster Drive, the City should widen the roads and add sidewalks.

7. Mary Pearce, 103 Woodview Court, spoke in favor of Item 18. Ms. Pearce stated that the larger lot is to save the historic home and barn which are on the National Register.

Mr. Greg Gamble, Gamble Design, was there to represent the Applicant. Mr. Gamble stated that he had met repeated with Staff and other interested parties to make sure all requirements were met. He stated that the plans included needed several easements. He stated that all of Staff's comments and conditions had been accepted. Regarding the building design, he stated that the Historic Zoning Commission (HZC) will review each lot

in Splendor Ridge. The HZC will especially consider the transition from one to two story designs. He stated that the original home is part of the 27.5 acres, and they are not asking for any modifications of standards. Mr. Gamble stated that he had spoken with Mr. Paul Holzen, Director of Engineering, to consider a left turn lane from Franklin Road onto Lancaster Road. Mr. Gamble stated this will be considered with the Franklin Road improvements that are to be under construction in the next two years.

Chair Hathaway asked for a motion.

Commissioner Orr moved, seconded by Commissioner Harrison, that Item 18 be approved, with conditions.

Commissioner Orr asked if the 19 lots would be single family detached homes. Mr. Gamble confirmed this.

Commissioner McLemore and Commissioner Allen asked to discuss the stormwater issue.

Mr. Gamble stated there is currently a sewer line that crosses the bank of the river which takes up a 30-foot easement. He stated that an 80-foot buffer was needed. The buffer was compromised by the sewer line and tree clearing. The development provides and additional buffer near the river and bridge. This is an alternative site for the buffer. The plan has two buffer zones. The first zone buffer must be 60-feet. The second buffer can be averaged. The development will regrade the area to address stormwater running toward Lancaster. He stated that the drain pipe on Lancaster Drive may need to be upgraded to a 36 inch over the current 24 inch.

Commissioner Lindsey asked if the stormwater will flow toward Harlinsdale Park.

A discussion about the flow of the stormwater ensued between Commissioner Lindsey, Commissioner McLemore, and Commissioner Allen. It was stated that the water flowing onto the horsefields will be controlled with the new design.

Commissioner Lindsey asked the Engineering staff if the footage length for the buffers could be averaged.

Mr. Jimmy Wiseman, Assistant Director of Engineering, confirmed that the first zone buffer must be 60-feet in length. He stated that the length of the second buffer could be averaged.

Commissioner Lindsey stated that Parsons Place was in a 50 year flood plain, and access out of the floodplain was limited. He stated they should look at raising the level of Parsons Place out of the flood plain. He also stated that it was unusual to rely on a gravel road for emergency access.

Mr. Gamble stated that the current gravel road would be paved and an emergency entrance gate added. He stated that this would be an additional benefit by allowing emergency service vehicles with a second access to the area. He stated that Parsons Place was the only place for an entrance that Staff would allow. Commissioner Lindsey asked if Parsons Place could be raised above flood level. Mr. Gamble stated that the stormwater needs would be addressed in more detail at a later date.

Commissioner Franks asked why the construction entrance would not come off

Lancaster Drive.

Mr. Gamble stated that the construction access would be through the horse lane road, not Lancaster Drive.

Chair Hathaway called for a vote on the motion.

Commissioner Orr moved, seconded by Commissioner Harrison, that Item 18 be approved, with conditions. The motion carried by the following vote:

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

Chairing: 0

19. Westhaven PUD Subdivision, Final Plat, Section 46, Creating 28 Single-Family Lots On 5.54 Acres, Located At 1000 Cheltenham Avenue. (CONSENT AGENDA)

Attachments: MAP 6465 Westhaven FP Sec 46

6465 Westhaven Sec 46 FP Conditions of Approval_01

COF 6465 WH Sec 46 Final Plat

This Planning Item was approved.

20. Westhaven PUD Subdivision, Final Plat, Section 48, Creating 16 Single-Family Residential Lots On 5.15 Acres, Located At The Intersection Of Jasper Avenue And Clifton Street. (CONSENT AGENDA)

Attachments: MAP 6466 Westhaven FP Sec 48

6466 Westhaven Sec 48 FP Conditions of Approval_01

COF 6466 WG Sec 48 Final Plat

This Planning Item was approved.

NON-AGENDA ITEMS

Chair Hathaway asked if there were any other items to discuss. There were none.

ANY OTHER BUSINESS

Chair Hathaway asked if there was any further business. There was none.

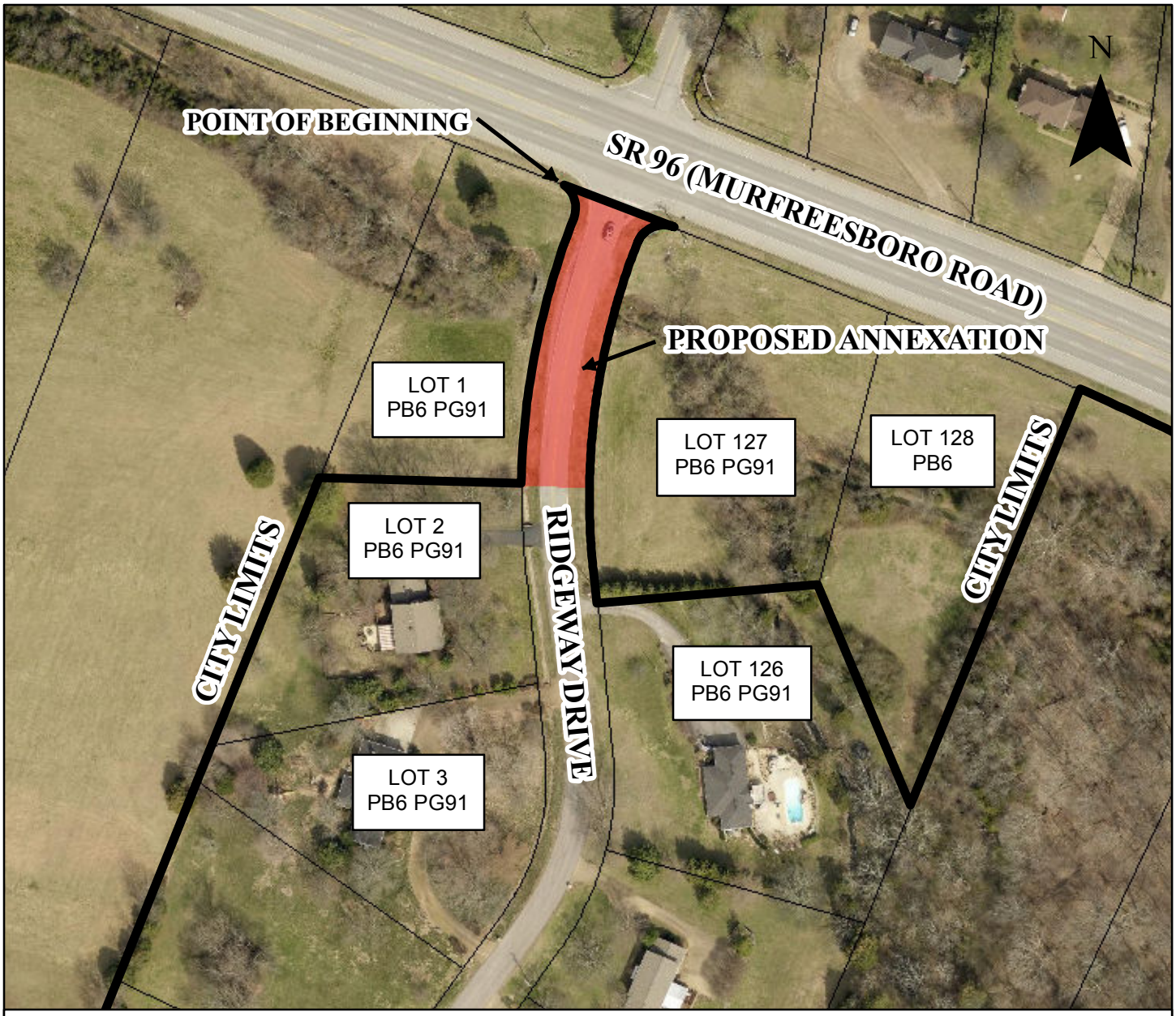
ADJOURN

There being no further business, the meeting adjourned at 8:09 p.m.

_____

Chair, Mike Hathaway

EXHIBIT A PG 1 OF 1



Annexation Legal Description

Beginning at the southwestern right-of-way line of Murfreesboro Road (S.R. 96) and the northeast property corner of Lot 1, Franklin East Subdivision (Plat Book 6, Page 91);

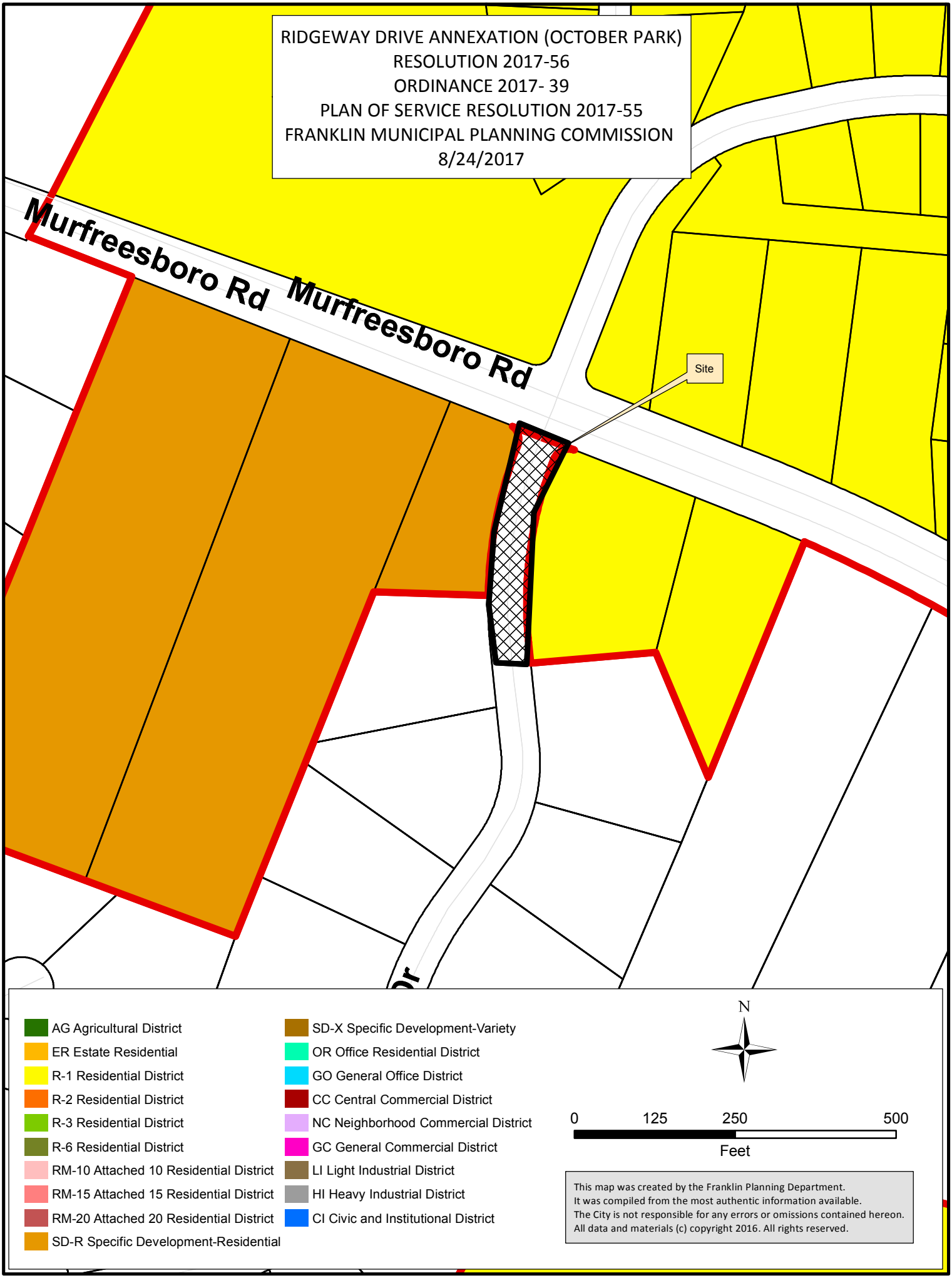
Thence leaving the southwestern right-of-way line of Murfreesboro Road in a southern direction along the eastern property line of Lot 1, Franklin East Subdivision (Plat Book 6, Page 91) and the western right-of-way of Ridgeway Drive approximately 280.31 feet to a point, said point being the southeast corner of Lot 1 and the northeast corner to Lot 2, Franklin East Subdivision (Plat Book 6, Page 91);

Thence east perpendicular to the right-of-way line of Ridgeway Drive approximately 60 feet to a point, said point being located on the eastern right-of-way line of Ridgeway Drive and western property line of Lot 127, Franklin East Subdivision (Plat Book 6, Page 91);

Thence north along the eastern right-of-way of Ridgeway Drive and the west property line of Lot 127, Franklin East Subdivision (Plat Book 6, Page 91) approximately 257.87 feet to a point located on the southwestern right-of-way line of Murfreesboro Road (S.R.96);

Thence northwest along the existing right-of-way of Murfreesboro Road (S.R. 96) back to the Point of Beginning.

Containing 16,241.72 square feet, more or less.


RIDGEWAY DRIVE ANNEXATION (OCTOBER PARK)
RESOLUTION 2017-56
ORDINANCE 2017- 39
PLAN OF SERVICE RESOLUTION 2017-55
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/24/2017
Murfreesboro Rd
Murfreesboro Rd
Site
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0
125
250
500
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2016. All rights reserved.

RESOLUTION 2017-55

TO BE ENTITLED: "A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF RIDGEWAY DRIVE RIGHT OF WAY, BY THE CITY OF FRANKLIN, TENNESSEE"

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

WHEREAS, a portion of Ridgeway Drive, located South of Murfreesboro Road ("Property") adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and (BOMA) of the City of Franklin, Tennessee ("City"), to annex 0.37 acres adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the Property is located South of Murfreesboro Road and East of Carothers Parkway as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
079M---00100/079M-02800	0.37
Total	0.37

Beginning at the southwestern right-of-way line of Murfreesboro Road (S.R. 96) and the northeast property corner of Lot 1, Franklin East Subdivision (Plat Book 6, Page 91);
Thence leaving the southwestern right-of-way line of Murfreesboro Road in a southern direction along the eastern property line of Lot 1, Franklin East Subdivision (Plat Book 6, Page 91) and the western right-of-way of Ridgeway Drive approximately 280.31 feet to a point, said point being the southeast corner of Lot 1 and the northeast corner to Lot 2, Franklin East Subdivision (Plat Book 6, Page 91);
Thence east perpendicular to the right-of-way line of Ridgeway Drive approximately 60 feet to a point, said point being located on the eastern right-of-way line of Ridgeway Drive and western property line of Lot 127, Franklin East Subdivision (Plat Book 6, Page 91);
Thence north along the eastern right-of-way of Ridgeway Drive and the west property line of Lot 127, Franklin East Subdivision (Plat Book 6, Page 91) approximately 257.87 feet to a point located on the southwestern right-of-way line of Murfreesboro Road (S.R.96);
Thence northwest along the existing right-of-way of Murfreesboro Road (S.R. 96) back to the Point of Beginning.
Containing 16,241.72 square feet, more or less.

The Property adjoins the City limits within the Franklin Urban Growth Boundary (UGB) and comprises a total of 0.37 acres in right of way of Ridgeway Drive.

WHEREAS, this resolution shall bind the Owners and subsequent Owners of the Property; and

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

WHEREAS, a public hearing was held following public notice as required by *T.C.A.* § 6-51-102, as amended; and

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

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

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

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

PLAN OF SERVICE

A. Water

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

B. Reclaimed Water

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

C. Wastewater

1. The Property lies within the Watson Branch Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
3. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
4. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.

D. Stormwater

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

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.

2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to the Property shall be provided from Murfreesboro Road and the unannexed portions of Ridgeway Drive.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

F. Traffic Control

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

G. Street Lighting

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

H. Street Name Signs

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

I. Fire Protection

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

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. Envision Franklin calls for a Single Family Residential design concept in this area. The Single-Family Residential design concept consists of single-family residential neighborhoods, which provide a range of single-family dwelling and lot sizes. The defined character may vary by neighborhood, but new developments should transition from the existing development patterns in adjacent neighborhoods. New neighborhoods should have walkable, well-connected street systems that connect to surrounding neighborhoods and nearby destinations. They should be designed around natural features to highlight forested areas, hillsides and hilltops, streams, and tree rows as accessible community amenities.

3. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen, pursuant to the requirements of the Franklin Zoning Ordinance with a base zone district, Overlay District, Character Area Overlay District, and designated as a Conventional or Traditional Area. The Owner shall also be required to submit a Planned Unit Development (PUD) Development Plan pursuant to the requirements of the Zoning Ordinance.

K. Parks and Recreation

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

L. Police Protection

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

M. Building and Code Inspection Services

1. Building permitting and inspection services, property maintenance, and zoning enforcement will begin in the annexed area on and after the effective date of the annexation.
2. New development in the annexed area shall comply with adopted City Building Codes, pay the applicable fees, and obtain the required permits for inspection services.
3. When contemplating construction projects, have your design professional review any requirements found in the City of Franklin Adopted Construction Codes. Some building types and occupancies require a higher level of site and infrastructure development which will not be reviewed and noted by City Staff until a building permit is applied for. Most construction projects will require the presence of a fire hydrant in accordance with the 2012 International Fire Code. Projects that require the installation of a fire sprinkler system will require a water supply sufficient to meet minimum code requirements or the project can not move forward.

N. Garbage and Recycling Pickup and Environmental

1. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements.
2. For any approved multi-family uses, the Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements. The Owner does not have to use the City as a provider, but the Owner shall be responsible for providing refuse collection services as a matter of public health. The Owner shall present a plan for service for refuse collection services for approval by the Sanitation and Environmental Services Department, and shall be required to install required dumpster enclosures if dumpsters will be used for holding refuse between scheduled service days.
3. No additional manpower or equipment will be necessary to serve the annexation area at this time.

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

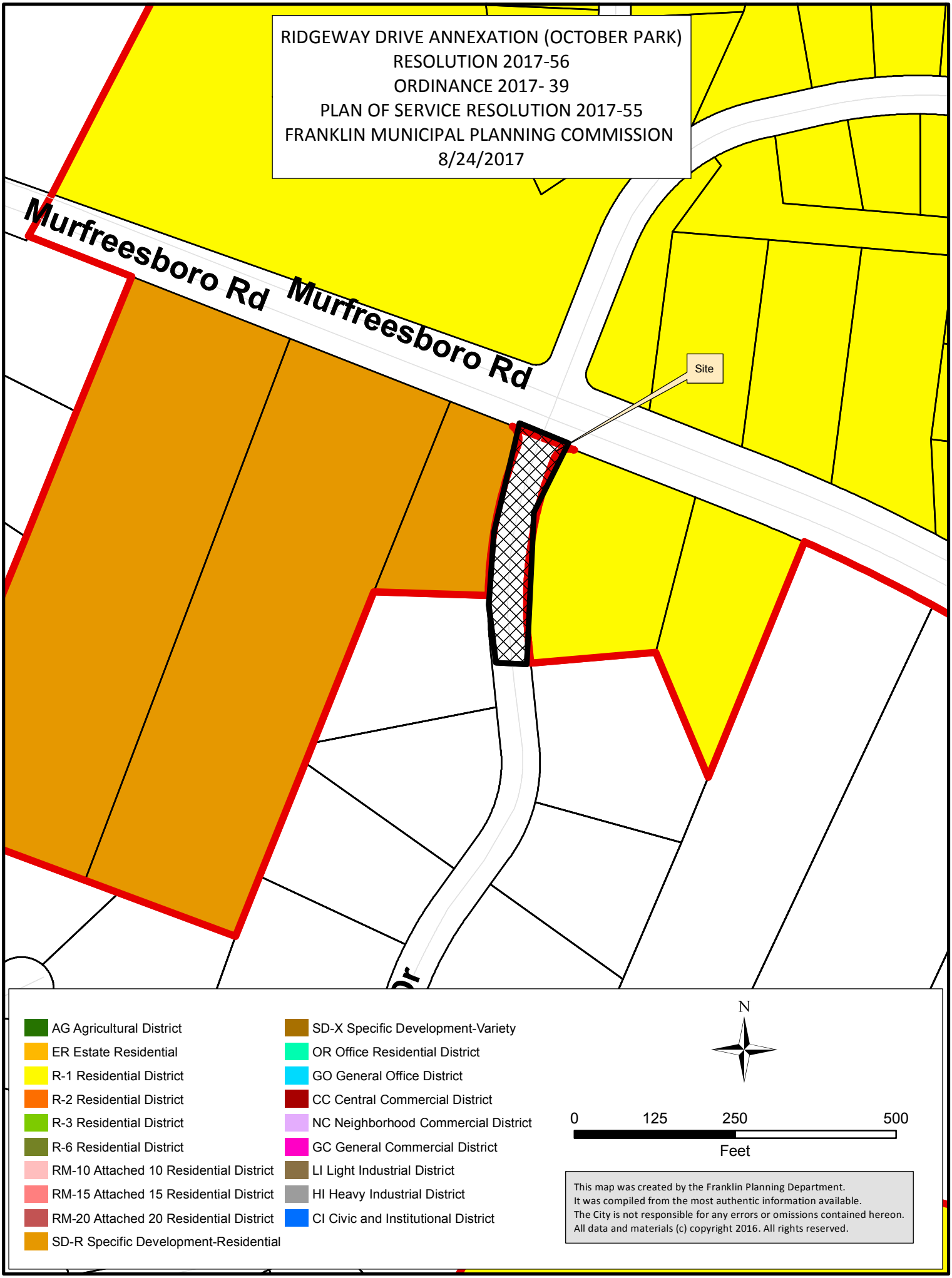
ADOPTED THIS _____.

_____
ERIC S. STUCKEY
City Administrator

_____
DR. KEN MOORE
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney


RIDGEWAY DRIVE ANNEXATION (OCTOBER PARK)
RESOLUTION 2017-56
ORDINANCE 2017- 39
PLAN OF SERVICE RESOLUTION 2017-55
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/24/2017
Murfreesboro Rd
Murfreesboro Rd
Site
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0
125
250
500
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2016. All rights reserved.

ENGINEERING DEPARTMENT

Paul Holzen
Director/City Engineer

HISTORIC
FRANKLIN
TENNESSEE

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

January 28, 2017

Mr. Eddie Hood
Highway Superintendent
Williamson County Highway Department
302 Beasley Drive
Franklin, TN 37064

Dear Mr. Hood,

City of Franklin staff is requesting approval to annex a portion of Ridgeway Drive located in the City's Urban Growth Boundary. Attached is an exhibit and legal description for your review. Please provide us with written consent to move forward with this annexation. Final annexation shall be contingent upon approval from the City of Franklin Board of Mayor and Aldermen.

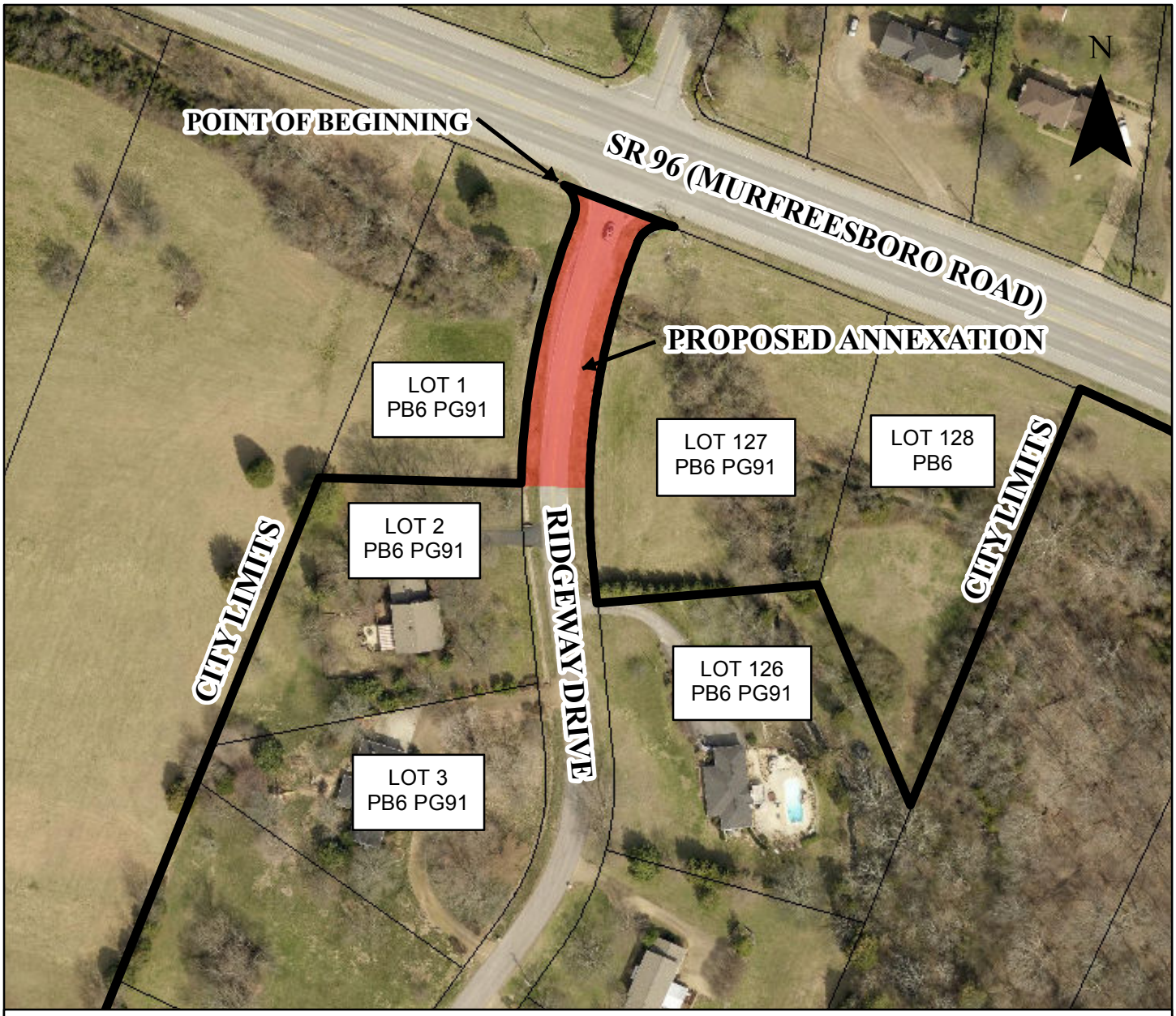
As you know the October Park Development is proposing to install an 8" sanitary sewer main down the centerline of Ridgeway Drive. We would request that the County require the developer to rebuild the entire street as shown on attached Exhibit B. Assuming you are in agreement, the City and County will work together to inspect this section of Ridgeway Drive until the annexation is finalized.

Please call me if you have any questions.

Very sincerely,

Paul Holzen
Director of Engineering
615-550-6679

EXHIBIT A PG 1 OF 1



Annexation Legal Description

Beginning at the southwestern right-of-way line of Murfreesboro Road (S.R. 96) and the northeast property corner of Lot 1, Franklin East Subdivision (Plat Book 6, Page 91);

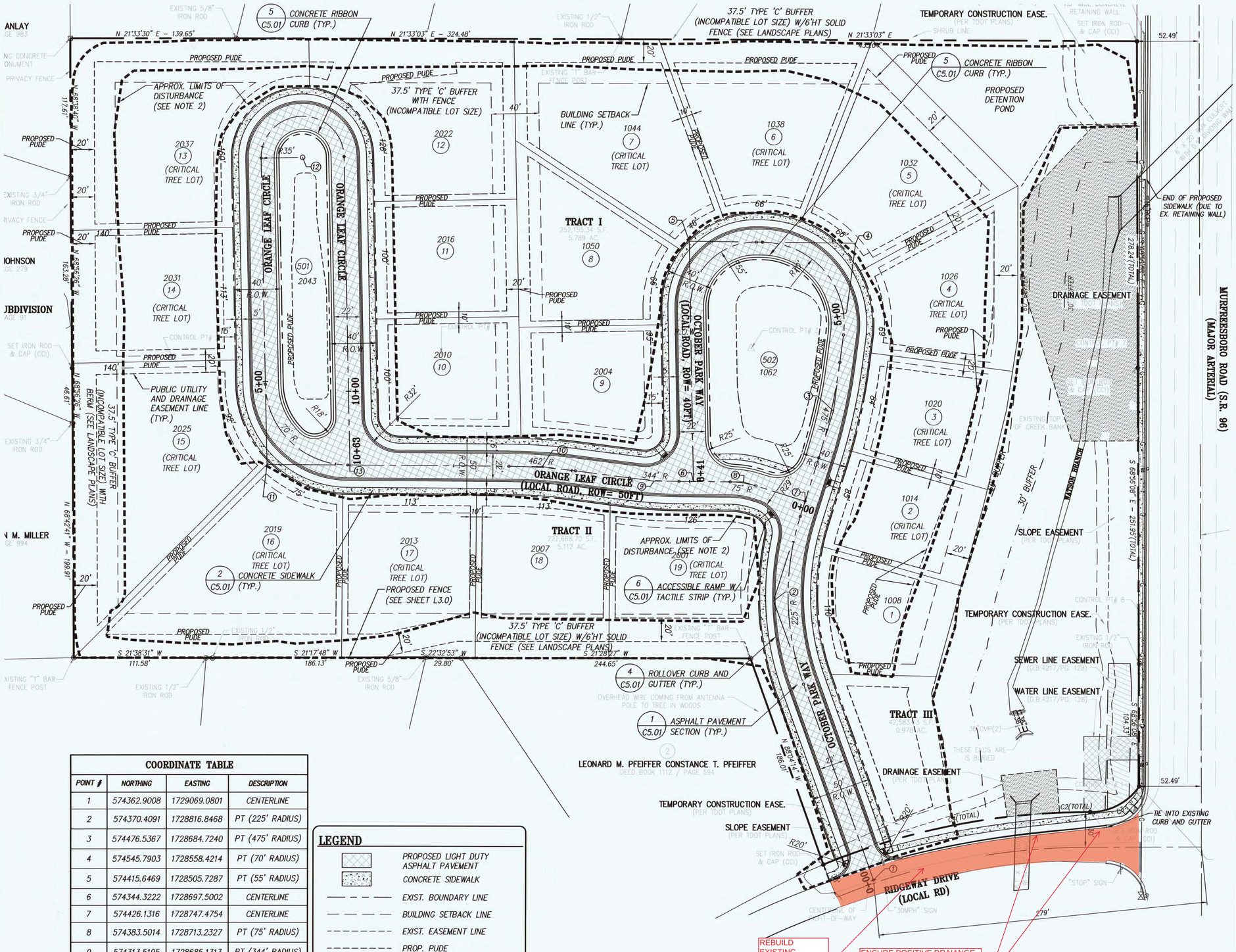
Thence leaving the southwestern right-of-way line of Murfreesboro Road in a southern direction along the eastern property line of Lot 1, Franklin East Subdivision (Plat Book 6, Page 91) and the western right-of-way of Ridgeway Drive approximately 280.31 feet to a point, said point being the southeast corner of Lot 1 and the northeast corner to Lot 2, Franklin East Subdivision (Plat Book 6, Page 91);

Thence east perpendicular to the right-of-way line of Ridgeway Drive approximately 60 feet to a point, said point being located on the eastern right-of-way line of Ridgeway Drive and western property line of Lot 127, Franklin East Subdivision (Plat Book 6, Page 91);

Thence north along the eastern right-of-way of Ridgeway Drive and the west property line of Lot 127, Franklin East Subdivision (Plat Book 6, Page 91) approximately 257.87 feet to a point located on the southwestern right-of-way line of Murfreesboro Road (S.R.96);

Thence northwest along the existing right-of-way of Murfreesboro Road (S.R. 96) back to the Point of Beginning.

Containing 16,241.72 square feet, more or less.



NOTES:

1. THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY PROVIDED BY CANNON & CANNON, INC. DATED APRIL 26, 2014. THE SURVEY WAS SUPPLEMENTED WITH DATA FROM CITY OF FRANKLIN GIS.
2. TOTAL PROPERTY AREA = 11.88± AC
   TOTAL DISTURBED AREA = 5.5± AC
   IMPERVIOUS AREA = 1.3± AC (ROADWAY/SIDEWALK)
   IMPERVIOUS AREA = 2.0± AC (FULL BUILD-OUT OF EACH LOT AT 4500 SF PER LOT)
   TOTAL SITE IMPERVIOUS AREA = 3.3± AC.
3. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF BUILDING AND/OR FACE OF CURB.
4. THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND THE CITY OF FRANKLIN STANDARD SPECIFICATIONS.
5. FOR TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SEE SHEET C1.02
6. ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF FRANKLIN ZONING ORDINANCE.
7. PERIMETER SLOPES SHALL BE LANDSCAPED AND ARE NOT TO EXCEED 2:1 (H:V) UNLESS PROPER STABILIZATION IS PROPOSED BY A GEOTECHNICAL ENGINEER.
8. PROPOSED LANDSCAPE WILL COMPLY WITH THE CITY OF FRANKLIN TREE PROTECTION ORDINANCE.
9. SUBJECT PROPERTY IS OUTSIDE THE 100-YEAR AND 500-YEAR FLOODPLAINS PER FEMA FLOOD INSURANCE RATE MAP #47187C0220F DATED SEPTEMBER 29, 2006.

SITE DATA CHART

PROJECT NAME:	OCTOBER PARK SUBDIVISION
PROJECT #:	COF #5803
SUBDIVISION:	OCTOBER PARK
LOT NUMBER:	LOTS 1-19
ADDRESS:	1100 RIDGEWAY DRIVE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON COUNTY
STATE:	TENNESEE
CIVIL DISTRICT:	14th
EXISTING ZONING AND CHARACTER OVERLAY:	SPECIFIC DEVELOPEMENT – RESIDENTIAL DISTRICT (SD-R 1.6)
CHARACTER AREA OVERLAY:	SWCO-3
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	11.88 ACRES
SQUARE FOOTAGE OF SITE:	517,412 S.F.
MINIMUM REQUIRED SETBACK LINES:	
SECTION 1:	
DETACHED SINGLE FAMILY	
FRONT YARD	15'
CORNER	5'
SIDE YARD	5'
REAR YARD	VARIES WITH BUFFER TREATMENT
OWNER:	R. GLENN ADAMS
ADDRESS:	1100 RIDGEWAY DRIVE FRANKLIN, TN 37067
PHONE NO.:	865.719.8644
E-MAIL ADDRESS:	seamon.scott7@gmail.com
CONTACT NAME:	SCOTT SEAMAN
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2-STORY
LANDSCAPE SURFACE RATIO:	0.84
MINIMUM LANDSCAPE SURFACE RATIO:	0.40
MINIMUM PARKING REQUIRED:	2 PER UNIT
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING:	N/A
PARKING PROVIED:	SINGLE FAMILY DETACHED 2 PER UNIT
RESIDENTIAL DENSITY:	1.60 DU/A (19 UNITS)
EXISTING TREE CANOPY:	1.66 AC
PARKLAND:	0.52 AC
OPEN SPACE:	2.76 AC PROVIDED (23.22%) TOTAL REQUIRED: 1.79 AC (15% OF ACREAGE) TOTAL PROVIDED: 2.76 AC (23.22%) FORMAL: .70 AC (39.1% OF REQUIRED) REQUIRED: .59 AC (33%) PROVIDED: .70 AC (39.1%) INFORMAL PROVIDED: 2.06 AC

COORDINATE TABLE

POINT #	NORTHING	EASTING	DESCRIPTION
1	574362.9008	1729069.0801	CENTERLINE
2	574370.4091	1728816.8468	PT (225' RADIUS)
3	574476.5367	1728684.7240	PT (475' RADIUS)
4	574545.7903	1728558.4214	PT (70' RADIUS)
5	574415.6469	1728505.7287	PT (55' RADIUS)
6	574344.3222	1728697.5002	CENTERLINE
7	574426.1316	1728747.4754	CENTERLINE
8	574383.5014	1728713.2327	PT (75' RADIUS)
9	574313.5195	1728685.1313	PT (344' RADIUS)
10	574230.0253	1728639.0706	PT (462' RADIUS)
11	574014.1946	1728552.4031	PT (70' RADIUS)
12	574137.9242	1728320.1326	CENTER RADIUS
13	574079.1747	1728578.4961	CENTERLINE

LEGEND

- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- EXIST. BOUNDARY LINE
- BUILDING SETBACK LINE
- EXIST. EASEMENT LINE
- PROP. PUDE
- APPROX. LIMITS OF DISTURBANCE
- 4 / C3.01 — DETAIL REFERENCE (DETAIL NO./SHEET NO.)
- 8 — PROPOSED LOT NUMBERS

Exhibit B PG 1 of 3

CITY OF FRANKLIN ENGINEERING DEPT
08/16/16
This sheet is part of the APPROVED Site Plan Set.

CCI PROJECT #01119-0000

CANNON & CANNON INC
CONSULTING ENGINEERS · FIELD SURVEYORS
TEL 615.770.0010 | 1 Vantage Way, Ste C-210 Nashville, TN 37228
WWW.CANNON-CANNON.COM

Revisions:

REV 1	PER COF	4-01-2015
REV 2	PER COF	5-07-2015
REV 3	PER COF	6-26-2015
REV 4	CHART	8-12-2015
REV 5	PUDE	8-21-2015
REV 6	ADDRESS	8-26-2015

Drawing Notes:
COF# 5803

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Date: MARCH 9, 2015

OCTOBER PARK

Parcels 60.07, 60.01 on Map 79 and 1.00 in Group B on Tax Map 79M
Franklin, Williamson County, Tennessee

W. HAROLD CANNON JR. REGISTERED ENGINEER AGRICULTURE No. 17,939 STATE OF TENNESSEE

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

SITE LAYOUT PLAN

C1.01

Gibi Soil Mapping, LLC
John Gibi. LPSS
2103 Donna Kaye Court
Mount Juliet, TN 37122
615-351-4512

April 7, 2015

Mr. Steve Bethel
Vertex DevelopmentTN ,LLC
Sbethel.bethel@gmail.com

Re: Soils report for two bio-pond sites on the October Park PUD Subdivision

Dear Mr. Bethel,

On April 3, 2015, I evaluated the soil in two bio-pond sites for the proposed October Park Subdivision. The area to the back is approximately 2,000 square feet and the area toward Hwy 96 is approximately 5,000 square feet. I marked the boundary of the area tested with orange pin flags.

The geology is the Hermitage formation and the soil type is Stiversville. Stiversville is a loamy soil with depth to a soft weathered rock between 40 and 60 inches. These areas were tested to 48 inches without encountering weathered rock. The soil textures are silt loam, silty clay loam and loam. The soil is friable and has moderate, medium sub angular blocky structure.

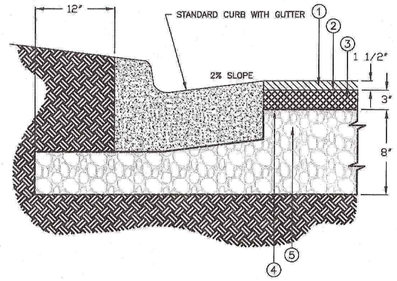
This soil would receive a 45 minute per inch rating if mapped for a conventional septic system.

I did not encounter restrictive clay, rock or a perched water table in these areas.

Sincerely,

John Gibi
Soil consultant

0 / – SOILS REPORT
N.T.S.



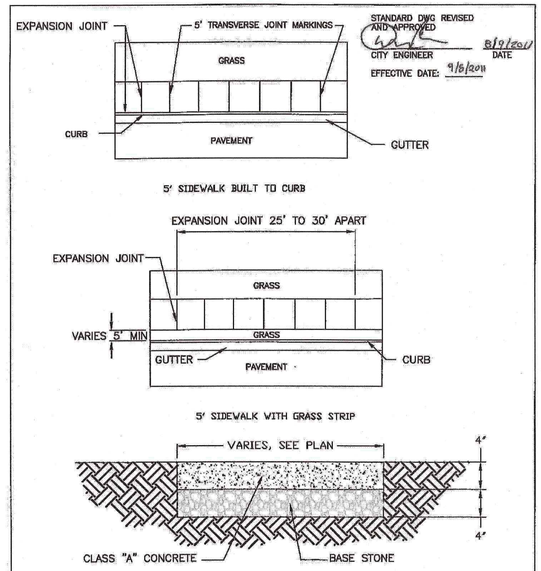
1. 1.5" – BITUMINOUS SURFACE COURSE
   411-01.11 ACS MIX(PG64-22) GRADING E RDWY
2. TACK COAT
   403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.02 GAL/SY
3. 3" – BITUMINOUS AGGREGATE BASE
   307-01.08 ASPHALT CONCRETE MIX (PG64-22)(BPMB-HM) GRADING B-M2
4. PRIME COAT
   402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY
   402-02 AGGREGATE FOR COVER MATERIAL (PC) @8-12LBS/SY
5. 8" MINERAL AGGREGATE BASE 303-01 MINERAL
   303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING"D"

GENERAL NOTES
1. MAXIMUM SIDESLOPE WHETHER IN CUT OR FILL IS TO BE 3:1.
2. ASPHALT THICKNESSES ARE MINIMUMS. THICKNESSES TO BE DETERMINED BY GEOTECHNICAL DESIGN.
3. REFERENCE TDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION

N.T.S

CITY OF FRANKLIN	
LOCAL AND ALLEY PAVEMENT SECTION	DIRECTOR OF ENGINEERING
DWG. NO. SD-18 — DATE: 02/17/2011	

1 / C1.01 ASPHALT PAVEMENT SECTION
N.T.S.



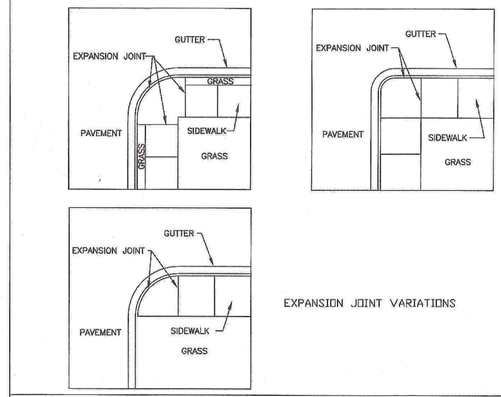
STANDARD DWG REVISED AND APPROVED
CITY ENGINEER 8/19/2011 DATE
EFFECTIVE DATE: 9/6/2011

GENERAL NOTES
1. CLASS "A" CONCRETE, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI WITH SYNTHETIC FIBER REINFORCEMENT.
2. ALSO SEE EXPANSION JOINT DETAIL.
3. ROOT BARRIERS REQUIRED ON BOTH SIDES OF GRASS STRIP AROUND TREES.

N.T.S

CITY OF FRANKLIN	
TYPICAL SIDEWALK	DIRECTOR OF ENGINEERING
DWG. NO. SD-11A — DATE: 07/21/2011	

2 / C1.01 TYPICAL SIDEWALK
N.T.S.

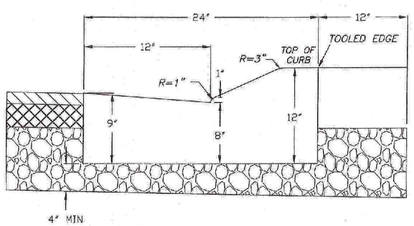


GENERAL NOTES
1. ALSO SEE SIDEWALK DETAILS
2. 1" JOINTS TO BE PLACED WHERE THE SIDEWALK IS IN CONTACT WITH CIRCULAR CURB, BUILDINGS AND RETAINING WALLS. 1/2" JOINTS TO BE USED AT OTHER LOCATIONS.
3. ONE LONGITUDINAL JOINT MARKING REQUIRED ON SIDEWALK OVER 5' IN WIDTH TO LESS THAN 8'. TWO LONGITUDINAL JOINTS FOR SIDEWALK 10' TO 12'.

N.T.S

CITY OF FRANKLIN	
TYPICAL SIDEWALK EXPANSION JOINT	DIRECTOR OF ENGINEERING
DWG. NO. SD-11B — DATE: 02/17/2011	

3 / C1.01 TYPICAL SIDEWALK EXPANSION JOINT
N.T.S.



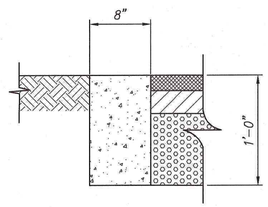
CROSS SECTIONAL VIEW

GENERAL NOTES
1. USE OF ROLLOVER CURB & GUTTER SHALL BE USED WITH A NENA R-3501-TR, R-3501-TL OR APPROVED EQUAL. TYPE "L" GRATE WITH ENVIRONOTICE PLATES R-3000C SURFACE MOUNT.
2. CONCRETE TO BE 3000 PSI (MIN).

N.T.S

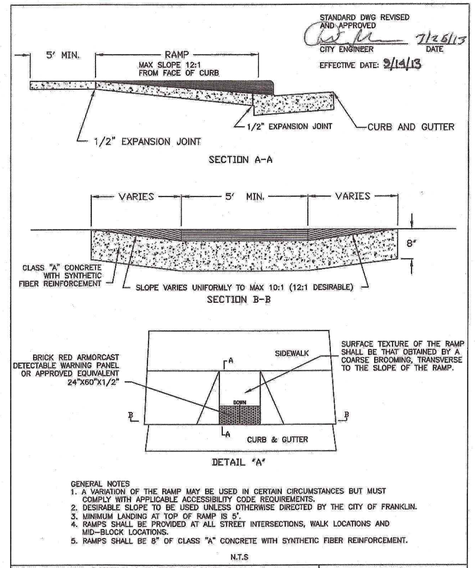
CITY OF FRANKLIN	
ROLLOVER CURB & GUTTER (LOCAL STREETS ONLY)	CITY ENGINEER — DATE
DWG. NO. RP-3 — EFFECTIVE DATE: 01/08/2015	DIRECTOR OF ENGINEERING — DATE 12/8/14

4 / C1.01 ROLLOVER CURB AND GUTTER
N.T.S.



NOTES:
1. PREFORMED 1/2" EXPANSION JOINTS SHALL BE EQUALLY SPACED AT 30' MAX. CENTERS, WITH 1/4" CONTRACTION JOINTS. EQUALLY SPACED AT 10' MAX. CENTERS BETWEEN EXPANSION JOINTS.
2. EXPANSION JOINT MATERIAL REQUIRED FOR GRASS MEDIANS.
3. EXACT CURB DIMENSIONS MAY BE ALTERED SLIGHTLY TO FIT STANDARD EXTRUDED CURB MACHINES, BUT SUCH VARIANCES MUST BE APPROVED BY THE ENGINEER.

5 / – CONCRETE RIBBON CURB
N.T.S.



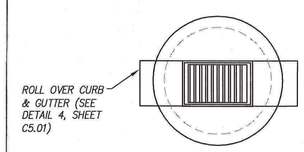
STANDARD DWG REVISED AND APPROVED
CITY ENGINEER 7/25/13 DATE
EFFECTIVE DATE: 8/14/13

GENERAL NOTES
1. A VARIATION OF THE RAMP MAY BE USED IN CERTAIN CIRCUMSTANCES BUT MUST COMPLY WITH APPLICABLE ACCESSIBILITY CODE REQUIREMENTS.
2. DESIRABLE SLOPE TO BE USED UNLESS OTHERWISE DIRECTED BY THE CITY OF FRANKLIN.
3. MINIMUM LANDING AT TOP OF RAMP IS 5'.
4. RAMPS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS, WALK LOCATIONS AND MID-BLOCK LOCATIONS.
5. RAMPS SHALL BE 8" OF CLASS "A" CONCRETE WITH SYNTHETIC FIBER REINFORCEMENT.

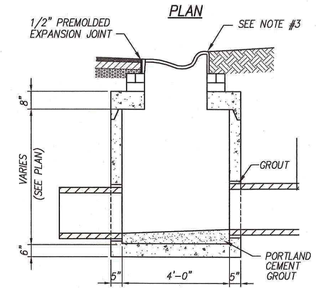
N.T.S

CITY OF FRANKLIN	
HANDICAP RAMP AND DETECTABLE WARNING	DIRECTOR OF ENGINEERING
DWG. NO. SD-12A — DATE: 07/21/2011	

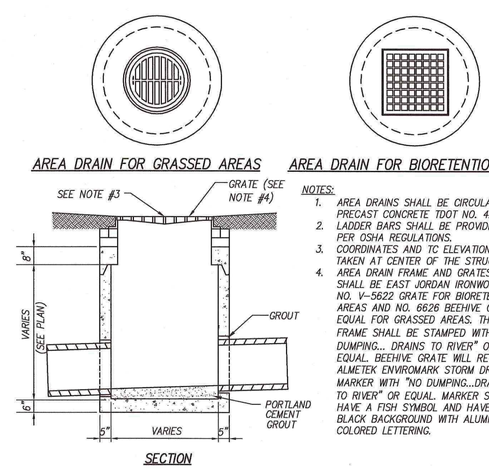
6 / C1.01 ACCESSIBLE RAMP
N.T.S.



PLAN



SECTION



NOTES:
1. AREA DRAINS SHALL BE CIRCULAR PRECAST CONCRETE TDOT NO. 42.
2. LADDER BARS SHALL BE PROVIDED PER OSHA REGULATIONS.
3. COORDINATES AND TC ELEVATIONS TAKEN AT CENTER OF THE STRUCTURE.
4. AREA DRAIN FRAME AND GRATES SHALL BE EAST JORDAN IRONWORKS, NO. V-5622 GRATE FOR BIORETENTION AREAS AND NO. 6626 BEEHIVE OR EQUAL FOR GRASSED AREAS. THE FRAME SHALL BE STAMPED WITH "NO DUMPING... DRAINS TO RIVER" OR EQUAL. BEEHIVE GRATE WILL REQUIRE ALMETEK ENVIROMARK STORM DRAIN MARKER WITH "NO DUMPING...DRAINS TO RIVER" OR EQUAL. MARKER SHALL HAVE A FISH SYMBOL AND HAVE A BLACK BACKGROUND WITH ALUMINUM COLORED LETTERING.

NOTES:
1. CATCH BASINS SHALL BE CIRCULAR PRECAST CONCRETE TDOT NO. 12.
2. LADDER BARS SHALL BE PROVIDED PER OSHA REGULATIONS.
3. COORDINATES AND TC ELEVATIONS TAKEN ALONG CENTERLINE OF STRUCTURE AT BACK OF CURB..
4. CATCH BASIN FRAME AND GRATE SHALL BE NEENAH R-3501-TR, R-3501-TL OR APPROVED EQUAL.
5. TYPE "L" GRATE WITH ENVIRNOTICE PLATES R-3000C SURFACE MOUNT.

7 / C3.02 SINGLE CATCH BASIN
N.T.S.

8 / 3.02 AREA DRAIN
N.T.S.

CITY OF FRANKLIN ENGINEERING DEPT
08/16/16
HISTORIC FRANKLIN TENNESSEE
This sheet is part of the APPROVED Site Plan Set.

Exhibit B PG 2 of 3

CCI PROJECT #01119-0000
CANNON & CANNON INC
CONSULTING ENGINEERS · FIELD SURVEYORS
TEL 615.770.0010 | 1 Vantage Way, Ste C-210
WWW.CANNON-CANNON.COM | Nashville, TN 37228

Revisions:
REV 1 PER COF 5-07-2015
REV 2 PER COF 6-26-2015

Drawing Notes:
COF# 5803

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Date: MARCH 9, 2015

OCTOBER PARK
Parcels 60.07, 60.01 on Map 79 and 1.00 in Group B on Tax Map 79M
Franklin, Williamson County, Tennessee

JASON R. HUNT REGISTERED ENGINEER AGRICULTURE COMMERCE NO. 112487 STATE OF TENNESSEE 6/16/16

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

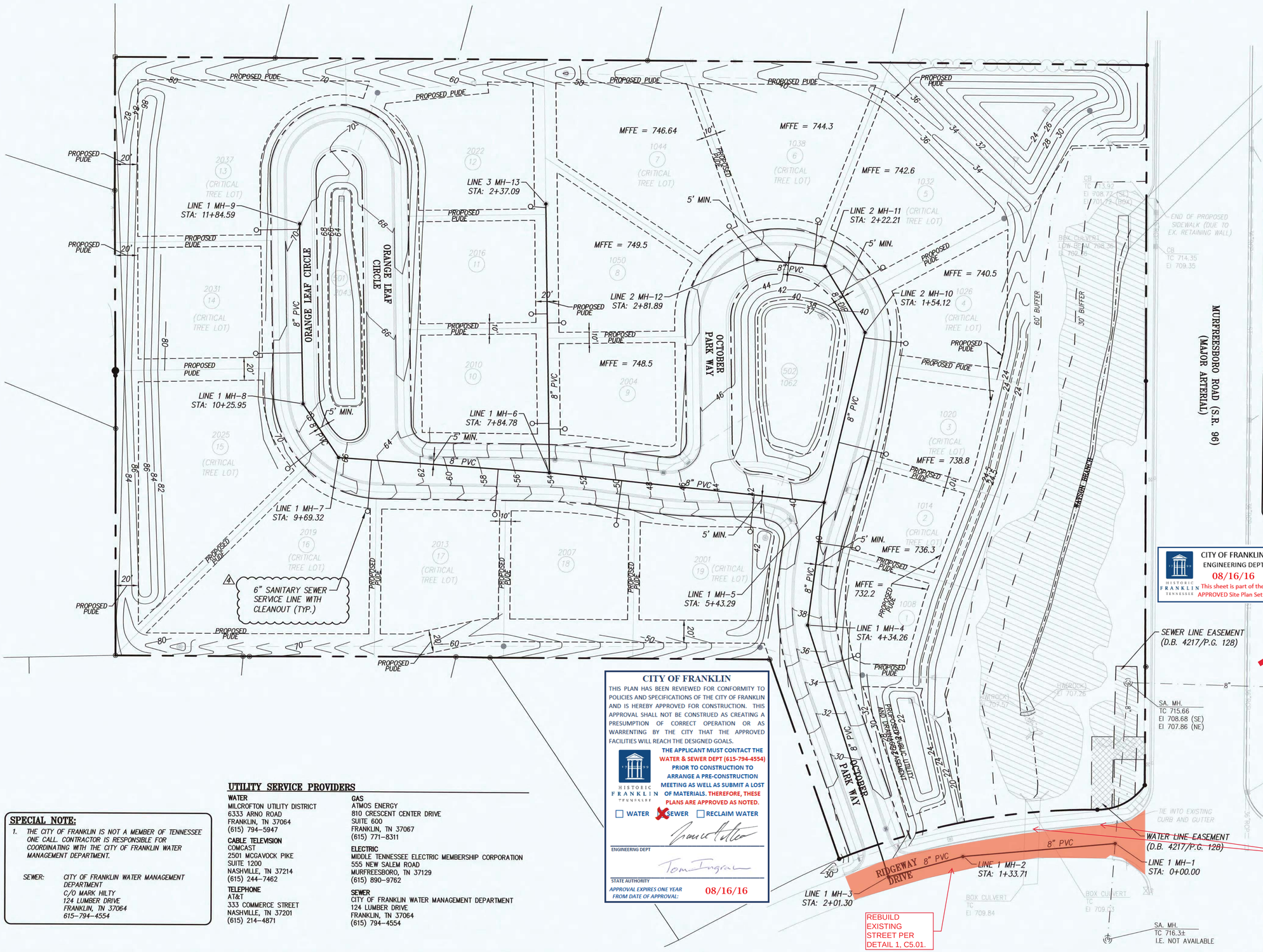
SITE DETAILS

C5.01

Exhibit B PG 3 of 3

TN STATE PLANE
ZONE 5301, FIPZONE 4100
(NAD 83 DATUM)

0 40 80
SCALE: 1" = 40'
COORDINATES HAVE BEEN DATUM ADJUSTED BY A FACTOR OF 1.00006



GENERAL UTILITIES NOTES:

1. THE ANTICIPATED IMPACT TO WATER AND SEWER IS 19 SFU THROUGH 19 SINGLE FAMILY TAPS, OR APPROXIMATELY 6,650 GPD. NO IMPACT TO RECLAIMED WATER IS ANTICIPATED.
2. FIRE HYDRANT PRESSURES PER MILCROFTON UTILITY. TESTING PERFORMED OCTOBER 15, 2014 AT 4076 MURFREESBORO PIKE.
   STATIC PRESSURE = 99± PSI
   RESIDUAL PRESSURE = 75± PSI
3. THE LOCATIONS OF THE EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE. THE EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BY CONTACTING THE APPROPRIATE UTILITY COMPANIES INVOLVED.
4. PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD THE EXISTING UTILITIES FROM DAMAGE DURING THE CONSTRUCTION OF THIS PROJECT. FURNISH ANY SPECIAL EQUIPMENT REQUIRED TO WORK OVER AND AROUND THE UTILITIES.
5. TRENCH DESIGN AND SAFETY FOR PIPELINE CONSTRUCTION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM WITH ALL APPLICABLE LOCAL, STATE, AND OSHA REGULATIONS.
6. THE STONE BEDDING AND BACKFILL SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE PIPE MANUFACTURER'S RECOMMENDATIONS.
7. ALL SANITARY SEWER LINES AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROPRIATE UTILITIES BOARD STANDARD SPECIFICATIONS FOR WASTEWATER CONSTRUCTION.
8. ALL CONNECTIONS TO EXISTING SANITARY SEWER MAN HOLES SHALL BE CORE-N-SEAL.
9. SEWER SERVICES ARE REQUIRED TO HAVE A BACKFLOW PREVENTER WHERE THE FINISH FLOOR ELEVATION IS LOWER THAN THE TOP OF CASTING OF THE UPSTREAM MANHOLE.
10. EVERY HOUSE SHALL BE SERVED BY GRAVITY SEWER

LEGEND

—— 8" PVC ——	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY SEWER SERVICE LINE
	PROPOSED SANITARY SEWER MANHOLE
MFFE	MINIMUM FINISH FLOOR ELEV FOR SANITARY SERVICE CONNECTION (SEE SPECIAL NOTE #4, U1.01)

CITY OF FRANKLIN
ENGINEERING DEPT
08/16/16
This sheet is part of the APPROVED Site Plan Set.

THIS PLAN HAS BEEN REVIEWED FOR CONFORMITY TO POLICIES AND SPECIFICATIONS OF THE CITY OF FRANKLIN AND IS HEREBY APPROVED FOR CONSTRUCTION. THIS APPROVAL SHALL NOT BE CONSTRUED AS CREATING A PRESUMPTION OF CORRECT OPERATION OR AS WARRENTING BY THE CITY OF FRANKLIN THAT THE APPROVED FACILITIES WILL REACH THE DESIGNED GOALS. IN ADDITION, THE APPLICANT MUST CONTACT THE WATER AND SEWER DEPT (615-794-4554) PRIOR TO CONSTRUCTION TO ARRANGE A PRE-CONSTRUCTION MEETING AS WELL AS SUBMIT A LIST OF MATERIALS.
THEREFORE, THESE PLANS ARE APPROVED AS NOTED
☐ WATER ☒ SEWER ☐ RECLAIMED WATER
BY: _____ ENGINEERING DEPT.
BY: _____ CITY ENGINEER
DATE: 08/28/15
APPROVAL EXPIRES ONE YEAR AFTER DATE OF APPROVAL

CITY OF FRANKLIN

THIS PLAN HAS BEEN REVIEWED FOR CONFORMITY TO POLICIES AND SPECIFICATIONS OF THE CITY OF FRANKLIN AND IS HEREBY APPROVED FOR CONSTRUCTION. THIS APPROVAL SHALL NOT BE CONSTRUED AS CREATING A PRESUMPTION OF CORRECT OPERATION OR AS WARRENTING BY THE CITY THAT THE APPROVED FACILITIES WILL REACH THE DESIGNED GOALS.

THE APPLICANT MUST CONTACT THE WATER & SEWER DEPT (615-794-4554) PRIOR TO CONSTRUCTION TO ARRANGE A PRE-CONSTRUCTION MEETING AS WELL AS SUBMIT A LOST OF MATERIALS. THEREFORE, THESE PLANS ARE APPROVED AS NOTED.

☐ WATER ☒ SEWER ☐ RECLAIM WATER

ENGINEERING DEPT

STATE AUTHORITY

APPROVAL EXPIRES ONE YEAR FROM DATE OF APPROVAL: 08/16/16

SPECIAL NOTE:

1. THE CITY OF FRANKLIN IS NOT A MEMBER OF TENNESSEE ONE CALL. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT.

SEWER: CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT
C/O MARK HILTY
124 LUMBER DRIVE
FRANKLIN, TN 37064
615-794-4554

UTILITY SERVICE PROVIDERS

WATER
MILCROFTON UTILITY DISTRICT
6333 ARNO ROAD
FRANKLIN, TN 37064
(615) 794-5947

CABLE TELEVISION
COMCAST
2501 MCGAVOCK PIKE
SUITE 1200
NASHVILLE, TN 37214
(615) 244-7462

TELEPHONE
AT&T
333 COMMERCE STREET
NASHVILLE, TN 37201
(615) 214-4871

GAS
ATMOS ENERGY
810 CRESCENT CENTER DRIVE
SUITE 600
FRANKLIN, TN 37067
(615) 771-8311

ELECTRIC
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION
555 NEW SALEM ROAD
MURFREESBORO, TN 37129
(615) 890-9762

SEWER
CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT
124 LUMBER DRIVE
FRANKLIN, TN 37064
(615) 794-4554

CCI PROJECT #01119-0000

CANNON & CANNON INC
CONSULTING ENGINEERS · FIELD SURVEYORS
TEL 615.770.0010 WWW.CANNON-CANNON.COM
1 Vantage Way, Ste C-210
Nashville, TN 37228

Revisions:

REV 1	PER COF	4-01-2015
REV 2	PER COF	5-07-2015
REV 3	PER COF	6-26-2015
REV 4	PER COF	8-04-2015
REV 5	ADDRESS	8-26-2015

Drawing Notes:
COF# 5803

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Date: MARCH 9, 2015

OCTOBER PARK

Parcels 60.07, 60.01 on Map 79 and 1.00 in Group B on Tax Map 79M
Franklin, Williamson County, Tennessee

W. HAROLD CANNON, JR. REGISTERED ENGINEER AGRICULTURE No. 17,339 STATE OF TENNESSEE

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

SANITARY SEWER PLAN

U1.02

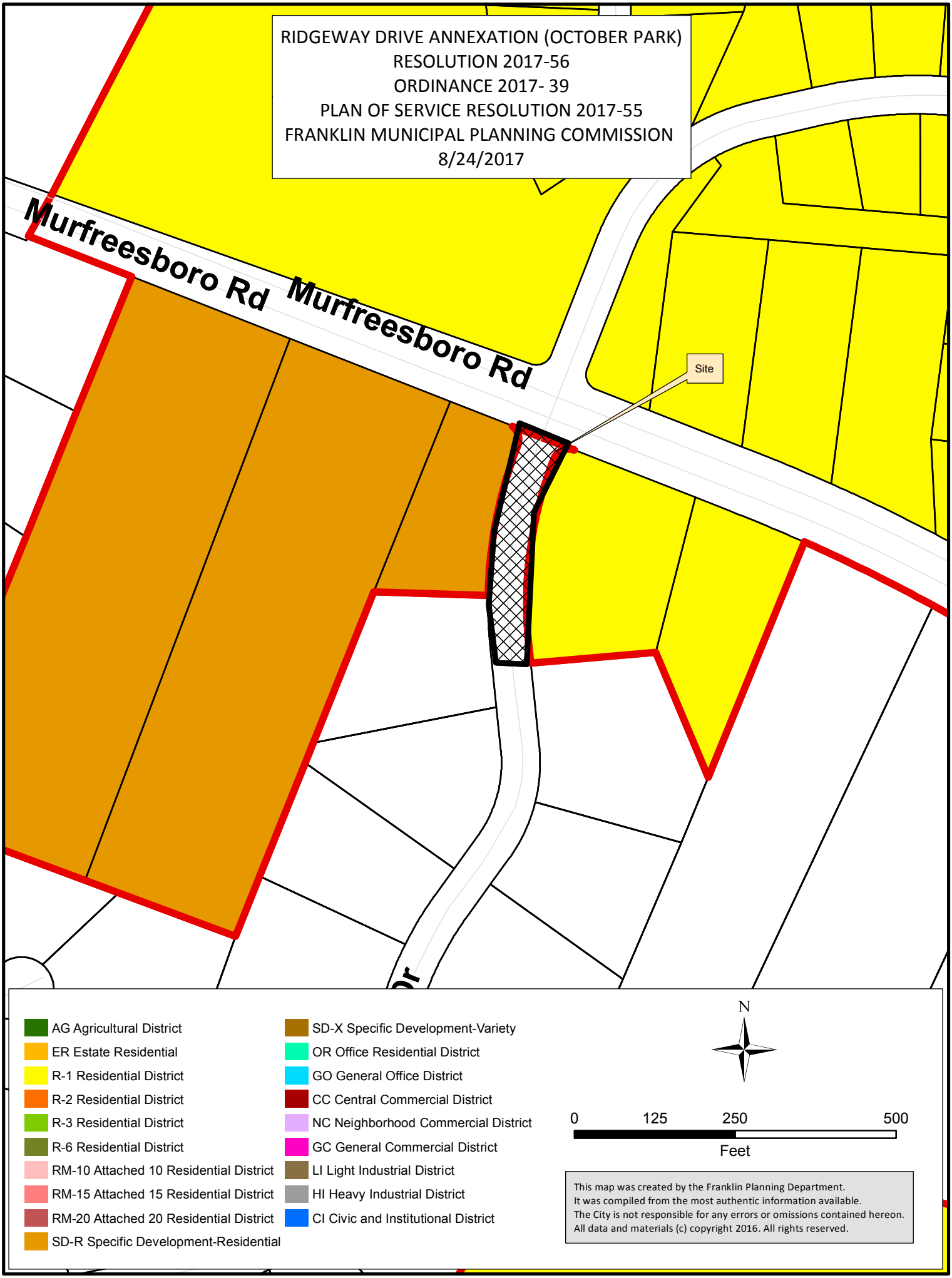
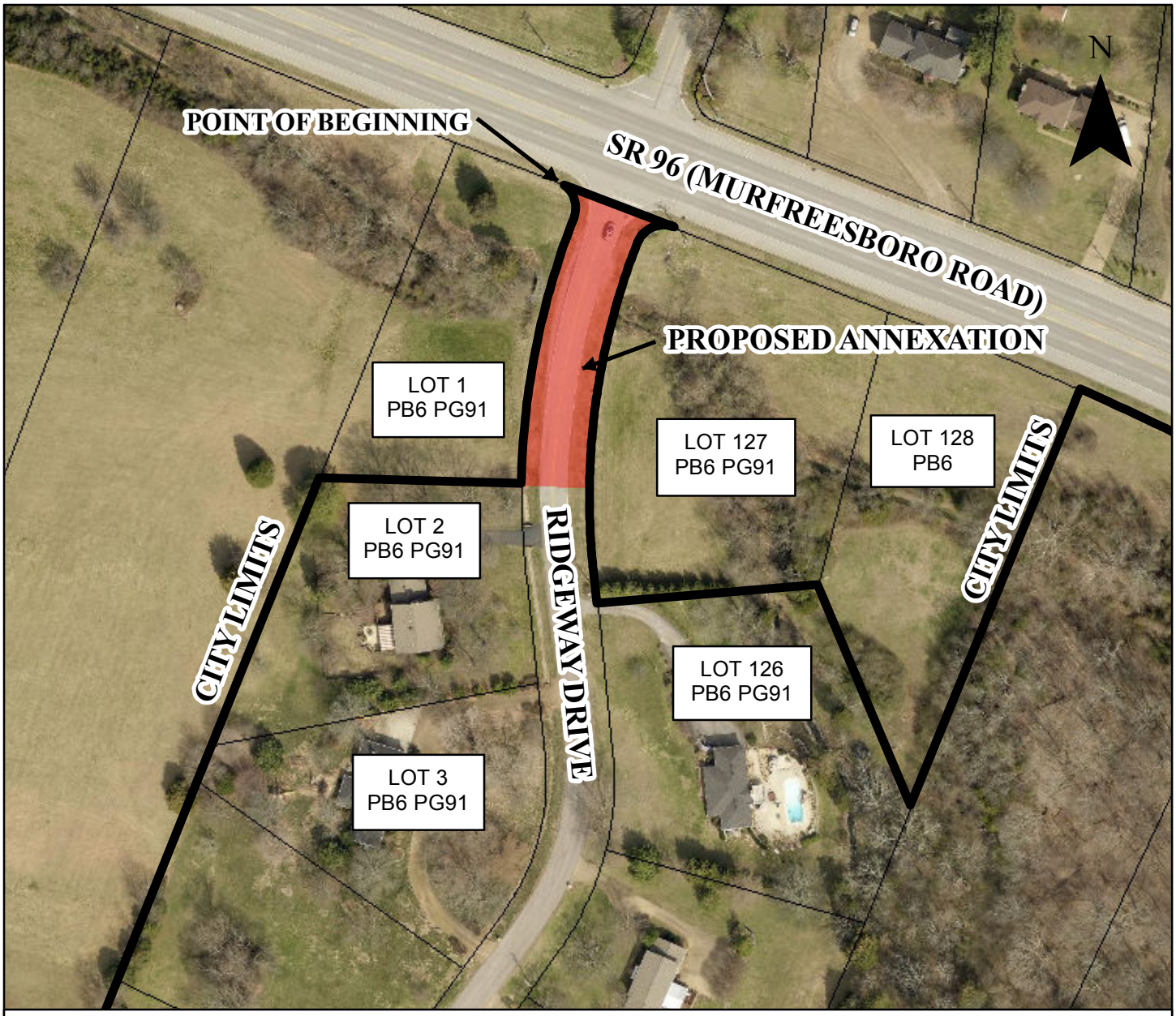

RIDGEWAY DRIVE ANNEXATION (OCTOBER PARK)
RESOLUTION 2017-56
ORDINANCE 2017- 39
PLAN OF SERVICE RESOLUTION 2017-55
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/24/2017
Murfreesboro Rd
Murfreesboro Rd
Site
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0
125
250
500
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2016. All rights reserved.

EXHIBIT A PG 1 OF 1



Annexation Legal Description

Beginning at the southwestern right-of-way line of Murfreesboro Road (S.R. 96) and the northeast property corner of Lot 1, Franklin East Subdivision (Plat Book 6, Page 91);

Thence leaving the southwestern right-of-way line of Murfreesboro Road in a southern direction along the eastern property line of Lot 1, Franklin East Subdivision (Plat Book 6, Page 91) and the western right-of-way of Ridgeway Drive approximately 280.31 feet to a point, said point being the southeast corner of Lot 1 and the northeast corner to Lot 2, Franklin East Subdivision (Plat Book 6, Page 91);

Thence east perpendicular to the right-of-way line of Ridgeway Drive approximately 60 feet to a point, said point being located on the eastern right-of-way line of Ridgeway Drive and western property line of Lot 127, Franklin East Subdivision (Plat Book 6, Page 91);

Thence north along the eastern right-of-way of Ridgeway Drive and the west property line of Lot 127, Franklin East Subdivision (Plat Book 6, Page 91) approximately 257.87 feet to a point located on the southwestern right-of-way line of Murfreesboro Road (S.R.96);

Thence northwest along the existing right-of-way of Murfreesboro Road (S.R. 96) back to the Point of Beginning.

Containing 16,241.72 square feet, more or less.

ENGINEERING DEPARTMENT

Paul Holzen
Director/City Engineer

HISTORIC
FRANKLIN
TENNESSEE

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

January 28, 2017

Mr. Eddie Hood
Highway Superintendent
Williamson County Highway Department
302 Beasley Drive
Franklin, TN 37064

Dear Mr. Hood,

City of Franklin staff is requesting approval to annex a portion of Ridgeway Drive located in the City's Urban Growth Boundary. Attached is an exhibit and legal description for your review. Please provide us with written consent to move forward with this annexation. Final annexation shall be contingent upon approval from the City of Franklin Board of Mayor and Aldermen.

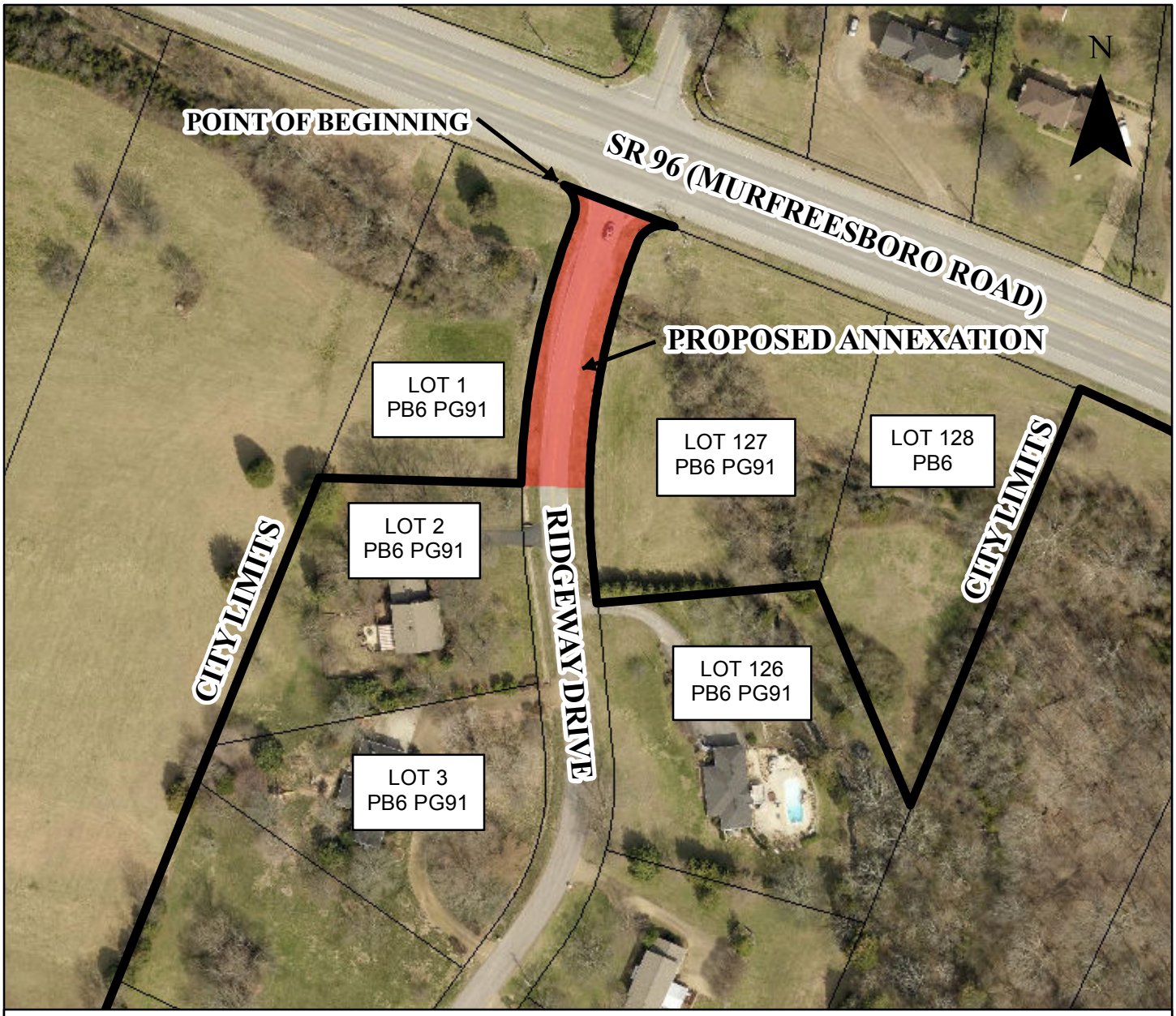
As you know the October Park Development is proposing to install an 8" sanitary sewer main down the centerline of Ridgeway Drive. We would request that the County require the developer to rebuild the entire street as shown on attached Exhibit B. Assuming you are in agreement, the City and County will work together to inspect this section of Ridgeway Drive until the annexation is finalized.

Please call me if you have any questions.

Very sincerely,

Paul Holzen
Director of Engineering
615-550-6679

EXHIBIT A PG 1 OF 1



Annexation Legal Description

Beginning at the southwestern right-of-way line of Murfreesboro Road (S.R. 96) and the northeast property corner of Lot 1, Franklin East Subdivision (Plat Book 6, Page 91);

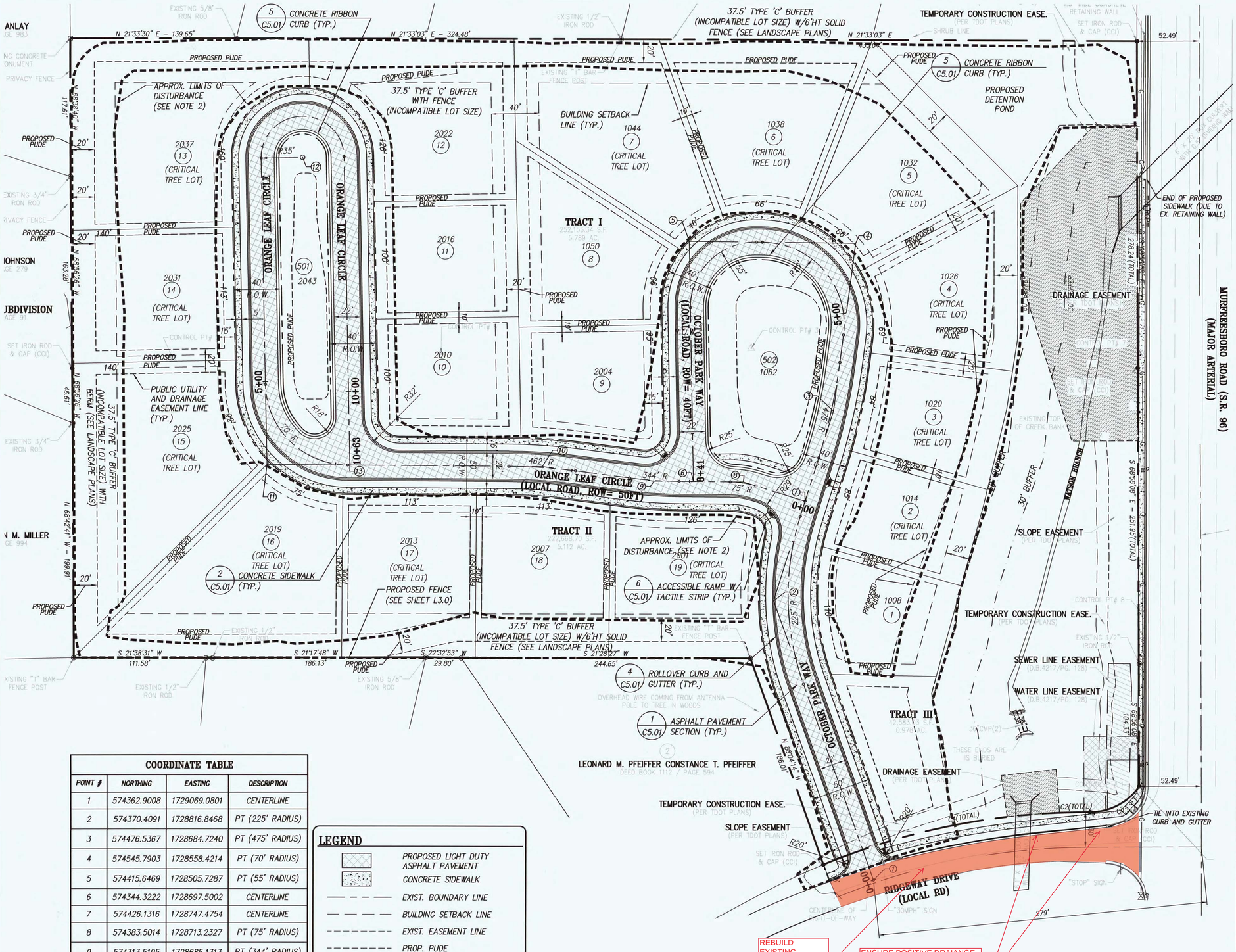
Thence leaving the southwestern right-of-way line of Murfreesboro Road in a southern direction along the eastern property line of Lot 1, Franklin East Subdivision (Plat Book 6, Page 91) and the western right-of-way of Ridgeway Drive approximately 280.31 feet to a point, said point being the southeast corner of Lot 1 and the northeast corner to Lot 2, Franklin East Subdivision (Plat Book 6, Page 91);

Thence east perpendicular to the right-of-way line of Ridgeway Drive approximately 60 feet to a point, said point being located on the eastern right-of-way line of Ridgeway Drive and western property line of Lot 127, Franklin East Subdivision (Plat Book 6, Page 91);

Thence north along the eastern right-of-way of Ridgeway Drive and the west property line of Lot 127, Franklin East Subdivision (Plat Book 6, Page 91) approximately 257.87 feet to a point located on the southwestern right-of-way line of Murfreesboro Road (S.R.96);

Thence northwest along the existing right-of-way of Murfreesboro Road (S.R. 96) back to the Point of Beginning.

Containing 16,241.72 square feet, more or less.



NOTES:

1. THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY PROVIDED BY CANNON & CANNON, INC. DATED APRIL 26, 2014. THE SURVEY WAS SUPPLEMENTED WITH DATA FROM CITY OF FRANKLIN GIS.
2. TOTAL PROPERTY AREA = 11.88± AC
   TOTAL DISTURBED AREA = 5.5± AC
   IMPERVIOUS AREA = 1.3± AC (ROADWAY/SIDEWALK)
   IMPERVIOUS AREA = 2.0± AC (FULL BUILD-OUT OF EACH LOT AT 4500 SF PER LOT)
   TOTAL SITE IMPERVIOUS AREA = 3.3± AC.
3. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF BUILDING AND/OR FACE OF CURB.
4. THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND THE CITY OF FRANKLIN STANDARD SPECIFICATIONS.
5. FOR TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SEE SHEET C1.02
6. ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF FRANKLIN ZONING ORDINANCE.
7. PERIMETER SLOPES SHALL BE LANDSCAPED AND ARE NOT TO EXCEED 2:1 (H:V) UNLESS PROPER STABILIZATION IS PROPOSED BY A GEOTECHNICAL ENGINEER.
8. PROPOSED LANDSCAPE WILL COMPLY WITH THE CITY OF FRANKLIN TREE PROTECTION ORDINANCE.
9. SUBJECT PROPERTY IS OUTSIDE THE 100-YEAR AND 500-YEAR FLOODPLAINS PER FEMA FLOOD INSURANCE RATE MAP #47187C0220F DATED SEPTEMBER 29, 2006.

SITE DATA CHART

PROJECT NAME:	OCTOBER PARK SUBDIVISION
PROJECT #:	COF #5803
SUBDIVISION:	OCTOBER PARK
LOT NUMBER:	LOTS 1-19
ADDRESS:	1100 RIDGEWAY DRIVE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON COUNTY
STATE:	TENNESEE
CIVIL DISTRICT:	14th
EXISTING ZONING AND CHARACTER OVERLAY:	SPECIFIC DEVELOPEMENT – RESIDENTIAL DISTRICT (SD-R 1.6)
CHARACTER AREA OVERLAY:	SWCO-3
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	11.88 ACRES
SQUARE FOOTAGE OF SITE:	517,412 S.F.
MINIMUM REQUIRED SETBACK LINES:	
SECTION 1:	
DETACHED SINGLE FAMILY	
FRONT YARD	15'
CORNER	5'
SIDE YARD	5'
REAR YARD	VARIES WITH BUFFER TREATMENT
OWNER:	R. GLENN ADAMS
ADDRESS:	1100 RIDGEWAY DRIVE FRANKLIN, TN 37067
PHONE NO.:	865.719.8644
E-MAIL ADDRESS:	seamon.scott7@gmail.com
CONTACT NAME:	SCOTT SEAMAN
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2-STORY
LANDSCAPE SURFACE RATIO:	0.84
MINIMUM LANDSCAPE SURFACE RATIO:	0.40
MINIMUM PARKING REQUIRED:	2 PER UNIT
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING:	N/A
PARKING PROVIED:	SINGLE FAMILY DETACHED 2 PER UNIT
RESIDENTIAL DENSITY:	1.60 DU/A (19 UNITS)
EXISTING TREE CANOPY:	1.66 AC
PARKLAND:	0.52 AC
OPEN SPACE:	2.76 AC PROVIDED (23.22%) TOTAL REQUIRED: 1.79 AC (15% OF ACREAGE) TOTAL PROVIDED: 2.76 AC (23.22%) FORMAL: .70 AC (39.1% OF REQUIRED) REQUIRED: .59 AC (33%) PROVIDED: .70 AC (39.1%) INFORMAL PROVIDED: 2.06 AC

COORDINATE TABLE

POINT #	NORTHING	EASTING	DESCRIPTION
1	574362.9008	1729069.0801	CENTERLINE
2	574370.4091	1728816.8468	PT (225' RADIUS)
3	574476.5367	1728684.7240	PT (475' RADIUS)
4	574545.7903	1728558.4214	PT (70' RADIUS)
5	574415.6469	1728505.7287	PT (55' RADIUS)
6	574344.3222	1728697.5002	CENTERLINE
7	574426.1316	1728747.4754	CENTERLINE
8	574383.5014	1728713.2327	PT (75' RADIUS)
9	574313.5195	1728685.1313	PT (344' RADIUS)
10	574230.0253	1728639.0706	PT (462' RADIUS)
11	574014.1946	1728552.4031	PT (70' RADIUS)
12	574137.9242	1728320.1326	CENTER RADIUS
13	574079.1747	1728578.4961	CENTERLINE

LEGEND

- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- EXIST. BOUNDARY LINE
- BUILDING SETBACK LINE
- EXIST. EASEMENT LINE
- PROP. PUDE
- APPROX. LIMITS OF DISTURBANCE
- 4 / C3.01 — DETAIL REFERENCE (DETAIL NO./SHEET NO.)
- 8 — PROPOSED LOT NUMBERS

Exhibit B PG 1 of 3

CITY OF FRANKLIN ENGINEERING DEPT
08/16/16
This sheet is part of the APPROVED Site Plan Set.

CCI PROJECT #01119-0000

CANNON & CANNON INC
CONSULTING ENGINEERS · FIELD SURVEYORS
TEL 615.770.0010 | 1 Vantage Way, Ste C-210 Nashville, TN 37228
WWW.CANNON-CANNON.COM

Revisions:

REV 1	PER COF	4-01-2015
REV 2	PER COF	5-07-2015
REV 3	PER COF	6-26-2015
REV 4	CHART	8-12-2015
REV 5	PUDE	8-21-2015
REV 6	ADDRESS	8-26-2015

Drawing Notes:
COF# 5803

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Date: MARCH 9, 2015

OCTOBER PARK

Parcels 60.07, 60.01 on Map 79 and 1.00 in Group B on Tax Map 79M
Franklin, Williamson County, Tennessee

W. HAROLD CANNON JR. REGISTERED ENGINEER AGRICULTURE No. 17,939 STATE OF TENNESSEE

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

SITE LAYOUT PLAN

C1.01

Gibi Soil Mapping, LLC
John Gibi. LPSS
2103 Donna Kaye Court
Mount Juliet, TN 37122
615-351-4512

April 7, 2015

Mr. Steve Bethel
Vertex DevelopmentTN ,LLC
Sbethel.bethel@gmail.com

Re: Soils report for two bio-pond sites on the October Park PUD Subdivision

Dear Mr. Bethel,

On April 3, 2015, I evaluated the soil in two bio-pond sites for the proposed October Park Subdivision. The area to the back is approximately 2,000 square feet and the area toward Hwy 96 is approximately 5,000 square feet. I marked the boundary of the area tested with orange pin flags.

The geology is the Hermitage formation and the soil type is Stiversville. Stiversville is a loamy soil with depth to a soft weathered rock between 40 and 60 inches. These areas were tested to 48 inches without encountering weathered rock. The soil textures are silt loam, silty clay loam and loam. The soil is friable and has moderate, medium sub angular blocky structure.

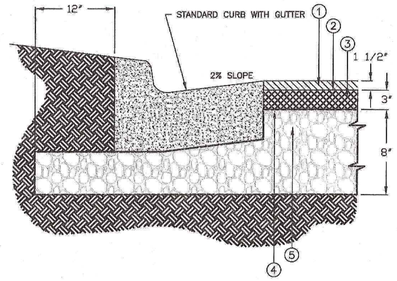
This soil would receive a 45 minute per inch rating if mapped for a conventional septic system.

I did not encounter restrictive clay, rock or a perched water table in these areas.

Sincerely,

John Gibi
Soil consultant

0 / – SOILS REPORT
N.T.S.



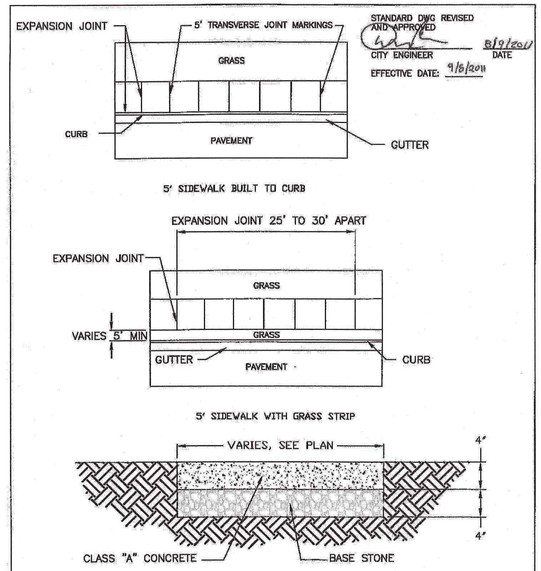
1. 1.5" – BITUMINOUS SURFACE COURSE
   411-01.11 ACS MIX(PG64-22) GRADING E RDWY
2. TACK COAT
   403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.02 GAL/SY
3. 3" – BITUMINOUS AGGREGATE BASE
   307-01.08 ASPHALT CONCRETE MIX (PG64-22)(BPMB-HM) GRADING B-M2
4. PRIME COAT
   402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY
   402-02 AGGREGATE FOR COVER MATERIAL (PC) @8-12LBS/SY
5. 8" MINERAL AGGREGATE BASE 303-01 MINERAL
   303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING"D"

GENERAL NOTES
1. MAXIMUM SIDESLOPE WHETHER IN CUT OR FILL IS TO BE 3:1.
2. ASPHALT THICKNESSES ARE MINIMUMS. THICKNESSES TO BE DETERMINED BY GEOTECHNICAL DESIGN.
3. REFERENCE TDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION

N.T.S

CITY OF FRANKLIN	
LOCAL AND ALLEY PAVEMENT SECTION	DIRECTOR OF ENGINEERING
DWG. NO. SD-18 — DATE: 02/17/2011	

1 / C1.01 ASPHALT PAVEMENT SECTION
N.T.S.



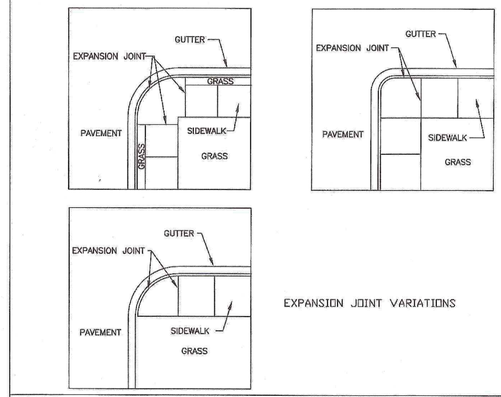
STANDARD DWG REVISED AND APPROVED
CITY ENGINEER 8/19/2011 DATE
EFFECTIVE DATE: 9/6/2011

GENERAL NOTES
1. CLASS "A" CONCRETE, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI WITH SYNTHETIC FIBER REINFORCEMENT.
2. ALSO SEE EXPANSION JOINT DETAIL.
3. ROOT BARRIERS REQUIRED ON BOTH SIDES OF GRASS STRIP AROUND TREES.

N.T.S

CITY OF FRANKLIN	
TYPICAL SIDEWALK	DIRECTOR OF ENGINEERING
DWG. NO. SD-11A — DATE: 07/21/2011	

2 / C1.01 TYPICAL SIDEWALK
N.T.S.

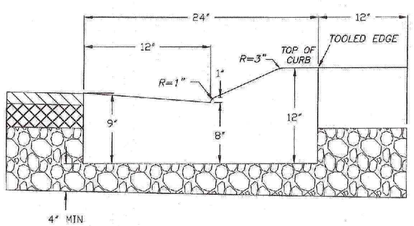


GENERAL NOTES
1. ALSO SEE SIDEWALK DETAILS
2. 1" JOINTS TO BE PLACED WHERE THE SIDEWALK IS IN CONTACT WITH CIRCULAR CURB, BUILDINGS AND RETAINING WALLS. 1/2" JOINTS TO BE USED AT OTHER LOCATIONS.
3. ONE LONGITUDINAL JOINT MARKING REQUIRED ON SIDEWALK OVER 5' IN WIDTH TO LESS THAN 8'. TWO LONGITUDINAL JOINTS FOR SIDEWALK 10' TO 12'.

N.T.S

CITY OF FRANKLIN	
TYPICAL SIDEWALK EXPANSION JOINT	DIRECTOR OF ENGINEERING
DWG. NO. SD-11B — DATE: 02/17/2011	

3 / C1.01 TYPICAL SIDEWALK EXPANSION JOINT
N.T.S.



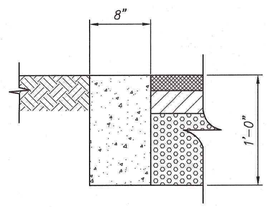
CROSS SECTIONAL VIEW

GENERAL NOTES
1. USE OF ROLLOVER CURB & GUTTER SHALL BE USED WITH A NENA R-3501-TR, R-3501-TL OR APPROVED EQUAL. TYPE "L" GRATE WITH ENVIRONOTICE PLATES R-3000C SURFACE MOUNT.
2. CONCRETE TO BE 3000 PSI (MIN).

N.T.S

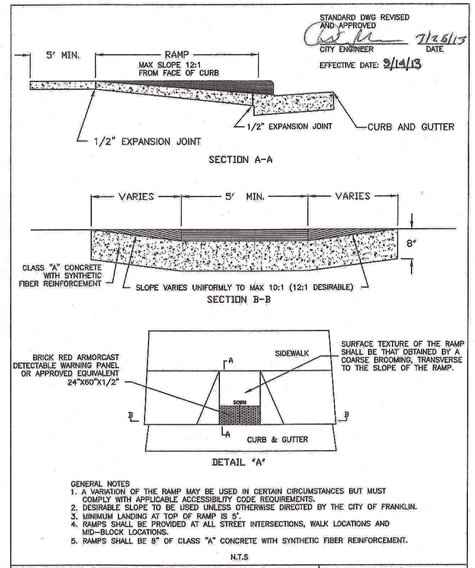
CITY OF FRANKLIN	
ROLLOVER CURB & GUTTER (LOCAL STREETS ONLY)	CITY ENGINEER — DATE
DWG. NO. RP-3 — EFFECTIVE DATE: 01/08/2015	DIRECTOR OF ENGINEERING — DATE 12/8/14

4 / C1.01 ROLLOVER CURB AND GUTTER
N.T.S.



NOTES:
1. PREFORMED 1/2" EXPANSION JOINTS SHALL BE EQUALLY SPACED AT 30' MAX. CENTERS, WITH 1/4" CONTRACTION JOINTS. EQUALLY SPACED AT 10' MAX. CENTERS BETWEEN EXPANSION JOINTS.
2. EXPANSION JOINT MATERIAL REQUIRED FOR GRASS MEDIANS.
3. EXACT CURB DIMENSIONS MAY BE ALTERED SLIGHTLY TO FIT STANDARD EXTRUDED CURB MACHINES, BUT SUCH VARIANCES MUST BE APPROVED BY THE ENGINEER.

5 / – CONCRETE RIBBON CURB
N.T.S.



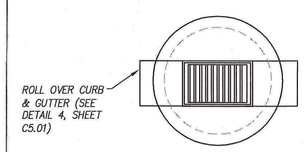
STANDARD DWG REVISED AND APPROVED
CITY ENGINEER 7/25/13 DATE
EFFECTIVE DATE: 8/14/13

GENERAL NOTES
1. A VARIATION OF THE RAMP MAY BE USED IN CERTAIN CIRCUMSTANCES BUT MUST COMPLY WITH APPLICABLE ACCESSIBILITY CODE REQUIREMENTS.
2. DESIRABLE SLOPE TO BE USED UNLESS OTHERWISE DIRECTED BY THE CITY OF FRANKLIN.
3. MINIMUM LANDING AT TOP OF RAMP IS 5'.
4. RAMPS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS, WALK LOCATIONS AND MID-BLOCK LOCATIONS.
5. RAMPS SHALL BE 8" OF CLASS "A" CONCRETE WITH SYNTHETIC FIBER REINFORCEMENT.

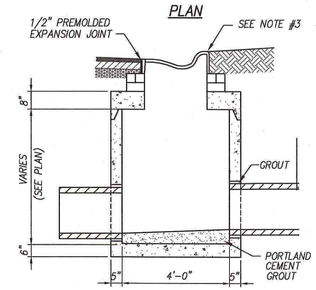
N.T.S

CITY OF FRANKLIN	
HANDICAP RAMP AND DETECTABLE WARNING	DIRECTOR OF ENGINEERING
DWG. NO. SD-12A — DATE: 07/21/2011	

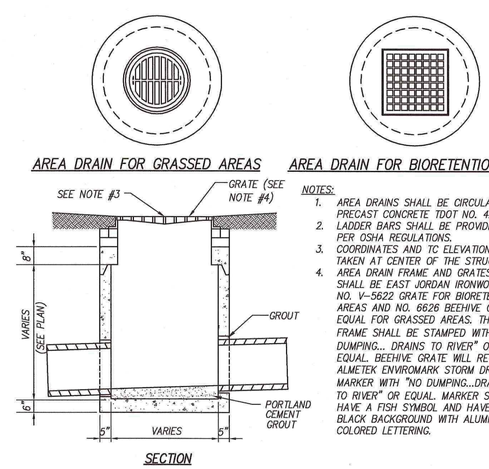
6 / C1.01 ACCESSIBLE RAMP
N.T.S.



PLAN



SECTION



NOTES:
1. AREA DRAINS SHALL BE CIRCULAR PRECAST CONCRETE TDOT NO. 42.
2. LADDER BARS SHALL BE PROVIDED PER OSHA REGULATIONS.
3. COORDINATES AND TC ELEVATIONS TAKEN AT CENTER OF THE STRUCTURE.
4. AREA DRAIN FRAME AND GRATES SHALL BE EAST JORDAN IRONWORKS, NO. V-5622 GRATE FOR BIORETENTION AREAS AND NO. 6626 BEEHIVE OR EQUAL FOR GRASSED AREAS. THE FRAME SHALL BE STAMPED WITH "NO DUMPING... DRAINS TO RIVER" OR EQUAL. BEEHIVE GRATE WILL REQUIRE ALMETEK ENVIROMARK STORM DRAIN MARKER WITH "NO DUMPING...DRAINS TO RIVER" OR EQUAL. MARKER SHALL HAVE A FISH SYMBOL AND HAVE A BLACK BACKGROUND WITH ALUMINUM COLORED LETTERING.

NOTES:
1. CATCH BASINS SHALL BE CIRCULAR PRECAST CONCRETE TDOT NO. 12.
2. LADDER BARS SHALL BE PROVIDED PER OSHA REGULATIONS.
3. COORDINATES AND TC ELEVATIONS TAKEN ALONG CENTERLINE OF STRUCTURE AT BACK OF CURB..
4. CATCH BASIN FRAME AND GRATE SHALL BE NEENAH R-3501-TR, R-3501-TL OR APPROVED EQUAL.
5. TYPE "L" GRATE WITH ENVIRNOTICE PLATES R-3000C SURFACE MOUNT.

7 / C3.02 SINGLE CATCH BASIN
N.T.S.

8 / 3.02 AREA DRAIN
N.T.S.

CITY OF FRANKLIN ENGINEERING DEPT
08/16/16
HISTORIC FRANKLIN TENNESSEE
This sheet is part of the APPROVED Site Plan Set.

Exhibit B PG 2 of 3

CCI PROJECT #01119-0000
CANNON & CANNON INC
CONSULTING ENGINEERS · FIELD SURVEYORS
TEL 615.770.0010 | 1 Vantage Way, Ste C-210
WWW.CANNON-CANNON.COM | Nashville, TN 37228

Revisions:
REV 1 PER COF 5-07-2015
REV 2 PER COF 6-26-2015

Drawing Notes:
COF# 5803

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Date: MARCH 9, 2015

OCTOBER PARK
Parcels 60.07, 60.01 on Map 79 and 1.00 in Group B on Tax Map 79M
Franklin, Williamson County, Tennessee

JASON R. HUNT REGISTERED ENGINEER AGRICULTURE COMMERCE NO. 112487 STATE OF TENNESSEE 6/16/16

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

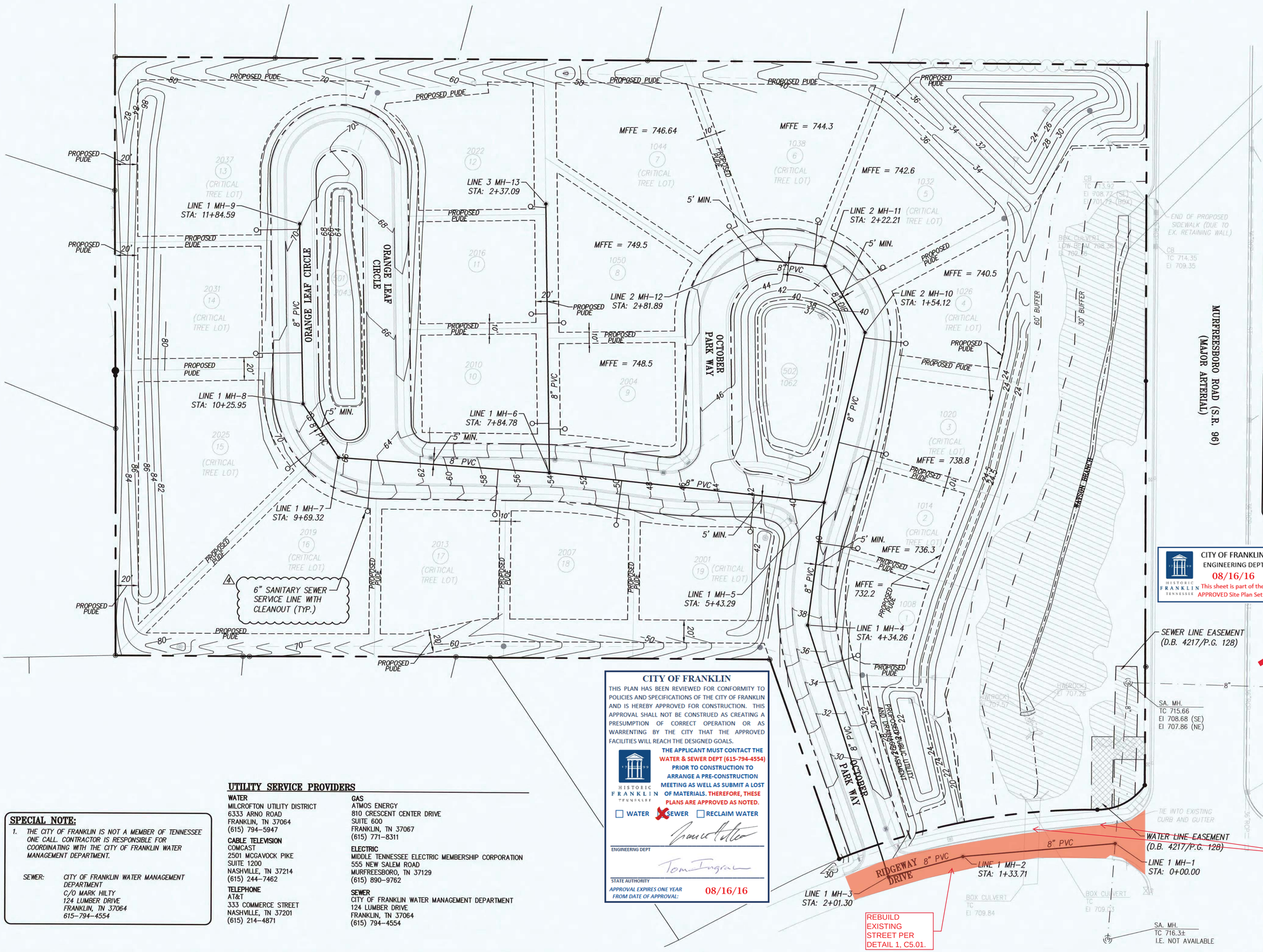
SITE DETAILS

C5.01

Exhibit B PG 3 of 3

TN STATE PLANE
ZONE 5301, FIPZONE 4100
(NAD 83 DATUM)

0 40 80
SCALE: 1" = 40'
COORDINATES HAVE BEEN DATUM ADJUSTED BY A FACTOR OF 1.00006



GENERAL UTILITIES NOTES:

1. THE ANTICIPATED IMPACT TO WATER AND SEWER IS 19 SFU THROUGH 19 SINGLE FAMILY TAPS, OR APPROXIMATELY 6,650 GPD. NO IMPACT TO RECLAIMED WATER IS ANTICIPATED.
2. FIRE HYDRANT PRESSURES PER MILCROFTON UTILITY. TESTING PERFORMED OCTOBER 15, 2014 AT 4076 MURFREESBORO PIKE.
   STATIC PRESSURE = 99± PSI
   RESIDUAL PRESSURE = 75± PSI
3. THE LOCATIONS OF THE EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE. THE EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD BY CONTACTING THE APPROPRIATE UTILITY COMPANIES INVOLVED.
4. PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD THE EXISTING UTILITIES FROM DAMAGE DURING THE CONSTRUCTION OF THIS PROJECT. FURNISH ANY SPECIAL EQUIPMENT REQUIRED TO WORK OVER AND AROUND THE UTILITIES.
5. TRENCH DESIGN AND SAFETY FOR PIPELINE CONSTRUCTION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM WITH ALL APPLICABLE LOCAL, STATE, AND OSHA REGULATIONS.
6. THE STONE BEDDING AND BACKFILL SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE PIPE MANUFACTURER'S RECOMMENDATIONS.
7. ALL SANITARY SEWER LINES AND APPURTENANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROPRIATE UTILITIES BOARD STANDARD SPECIFICATIONS FOR WASTEWATER CONSTRUCTION.
8. ALL CONNECTIONS TO EXISTING SANITARY SEWER MAN HOLES SHALL BE CORE-N-SEAL.
9. SEWER SERVICES ARE REQUIRED TO HAVE A BACKFLOW PREVENTER WHERE THE FINISH FLOOR ELEVATION IS LOWER THAN THE TOP OF CASTING OF THE UPSTREAM MANHOLE.
10. EVERY HOUSE SHALL BE SERVED BY GRAVITY SEWER

LEGEND

—— 8" PVC ——	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY SEWER SERVICE LINE
	PROPOSED SANITARY SEWER MANHOLE
MFFE	MINIMUM FINISH FLOOR ELEV FOR SANITARY SERVICE CONNECTION (SEE SPECIAL NOTE #4, U1.01)

CITY OF FRANKLIN
ENGINEERING DEPT
08/16/16
This sheet is part of the APPROVED Site Plan Set.

THIS PLAN HAS BEEN REVIEWED FOR CONFORMITY TO POLICIES AND SPECIFICATIONS OF THE CITY OF FRANKLIN AND IS HEREBY APPROVED FOR CONSTRUCTION. THIS APPROVAL SHALL NOT BE CONSTRUED AS CREATING A PRESUMPTION OF CORRECT OPERATION OR AS WARRENTING BY THE CITY OF FRANKLIN THAT THE APPROVED FACILITIES WILL REACH THE DESIGNED GOALS. IN ADDITION, THE APPLICANT MUST CONTACT THE WATER AND SEWER DEPT (615-794-4554) PRIOR TO CONSTRUCTION TO ARRANGE A PRE-CONSTRUCTION MEETING AS WELL AS SUBMIT A LIST OF MATERIALS.
THEREFORE, THESE PLANS ARE APPROVED AS NOTED
☐ WATER ☒ SEWER ☐ RECLAIMED WATER
BY: _____ ENGINEERING DEPT.
BY: _____ CITY ENGINEER
DATE: 08/28/15
APPROVAL EXPIRES ONE YEAR AFTER DATE OF APPROVAL

CITY OF FRANKLIN

THIS PLAN HAS BEEN REVIEWED FOR CONFORMITY TO POLICIES AND SPECIFICATIONS OF THE CITY OF FRANKLIN AND IS HEREBY APPROVED FOR CONSTRUCTION. THIS APPROVAL SHALL NOT BE CONSTRUED AS CREATING A PRESUMPTION OF CORRECT OPERATION OR AS WARRENTING BY THE CITY THAT THE APPROVED FACILITIES WILL REACH THE DESIGNED GOALS.

THE APPLICANT MUST CONTACT THE WATER & SEWER DEPT (615-794-4554) PRIOR TO CONSTRUCTION TO ARRANGE A PRE-CONSTRUCTION MEETING AS WELL AS SUBMIT A LOST OF MATERIALS. THEREFORE, THESE PLANS ARE APPROVED AS NOTED.

☐ WATER ☒ SEWER ☐ RECLAIM WATER

ENGINEERING DEPT

STATE AUTHORITY

APPROVAL EXPIRES ONE YEAR FROM DATE OF APPROVAL: 08/16/16

SPECIAL NOTE:

1. THE CITY OF FRANKLIN IS NOT A MEMBER OF TENNESSEE ONE CALL. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT.

SEWER: CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT
C/O MARK HILTY
124 LUMBER DRIVE
FRANKLIN, TN 37064
615-794-4554

UTILITY SERVICE PROVIDERS

WATER
MILCROFTON UTILITY DISTRICT
6333 ARNO ROAD
FRANKLIN, TN 37064
(615) 794-5947

CABLE TELEVISION
COMCAST
2501 MCGAVOCK PIKE
SUITE 1200
NASHVILLE, TN 37214
(615) 244-7462

TELEPHONE
AT&T
333 COMMERCE STREET
NASHVILLE, TN 37201
(615) 214-4871

GAS
ATMOS ENERGY
810 CRESCENT CENTER DRIVE
SUITE 600
FRANKLIN, TN 37067
(615) 771-8311

ELECTRIC
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION
555 NEW SALEM ROAD
MURFREESBORO, TN 37129
(615) 890-9762

SEWER
CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT
124 LUMBER DRIVE
FRANKLIN, TN 37064
(615) 794-4554

CCI PROJECT #01119-0000

CANNON & CANNON INC
CONSULTING ENGINEERS · FIELD SURVEYORS
TEL 615.770.0010 WWW.CANNON-CANNON.COM
1 Vantage Way, Ste C-210
Nashville, TN 37228

Revisions:

REV 1	PER COF	4-01-2015
REV 2	PER COF	5-07-2015
REV 3	PER COF	6-26-2015
REV 4	PER COF	8-04-2015
REV 5	ADDRESS	8-26-2015

Drawing Notes:
COF# 5803

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Date: MARCH 9, 2015

OCTOBER PARK

Parcels 60.07, 60.01 on Map 79 and 1.00 in Group B on Tax Map 79M
Franklin, Williamson County, Tennessee

W. HAROLD CANNON, JR. REGISTERED ENGINEER AGRICULTURE No. 17,339 STATE OF TENNESSEE

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

SANITARY SEWER PLAN

U1.02

RESOLUTION 2017-56
ORDINANCE 2017-39

TO BE ENTITLED: "A RESOLUTION AND ORDINANCE TO ANNEX 0.37 ACRES OF RIDGEWAY DRIVE, PROPERTY LOCATED SOUTH OF MURFREESBORO ROAD AND EAST OF CAROTHERS PARKWAY AND ADJOINING THE CITY LIMITS WITHIN THE EASTERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB)."

WHEREAS, a portion of Ridgeway Drive, located South of Murfreesboro Road ("Property") adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

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

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

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

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
079M--- 00100/079M-02800	0.37
Total	0.37

Beginning at the southwestern right-of-way line of Murfreesboro Road (S.R. 96) and the northeast property corner of Lot 1, Franklin East Subdivision (Plat Book 6, Page 91);
Thence leaving the southwestern right-of-way line of Murfreesboro Road in a southern direction along the eastern property line of Lot 1, Franklin East Subdivision (Plat Book 6, Page 91) and the western right-of-way of Ridgeway Drive approximately 280.31 feet to a point, said point being the southeast corner of Lot 1 and the northeast corner to Lot 2, Franklin East Subdivision (Plat Book 6, Page 91);
Thence east perpendicular to the right-of-way line of Ridgeway Drive approximately 60 feet to a point, said point being located on the eastern right-of-way line of Ridgeway Drive and western property line of Lot 127, Franklin East Subdivision (Plat Book 6, Page 91);
Thence north along the eastern right-of-way of Ridgeway Drive and the west property line of Lot 127, Franklin East Subdivision (Plat Book 6, Page 91) approximately 257.87 feet to a point located on the southwestern right-of-way line of Murfreesboro Road (S.R.96);
Thence northwest along the existing right-of-way of Murfreesboro Road (S.R. 96) back to the Point of Beginning.

Containing 16,241.72 square feet, more or less.

Law Dept. approved 07.18.17

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

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

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

ATTEST:

By: _____
Eric Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____

Legend

Ridgeway Drive ROW

Existing City Limits

0 125 250 500 750 1,000

Feet

N

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 2017. All rights reserved.

RESOLUTION 2017-56
ORDINANCE 2017-39

TO BE ENTITLED, "A RESOLUTION AND ORDINANCE TO ANNEX 0.37 ACRES OF RIDGEWAY DRIVE, PROPERTY LOCATED SOUTH OF MURFREESBORO ROAD AND EAST OF CAROTHERS PARKWAY AND ADJOINING THE CITY LIMITS WITHIN THE EASTERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB)."

WHEREAS, a portion of Ridgeway Drive, located South of Murfreesboro Road ("Property") adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

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

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

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

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
	0.37
Total	0.37

Beginning at the southwestern right-of-way line of Murfreesboro Road (S.R. 96) and the northeast property corner of Lot 1, Franklin East Subdivision (Plat Book 6, Page 91);
Thence leaving the southwestern right-of-way line of Murfreesboro Road in a southern direction along the eastern property line of Lot 1, Franklin East Subdivision (Plat Book 6, Page 91) and the western right-of-way of Ridgeway Drive approximately 280.31 feet to a point, said point being the southeast corner of Lot 1 and the northeast corner to Lot 2, Franklin East Subdivision (Plat Book 6, Page 91);
Thence east perpendicular to the right-of-way line of Ridgeway Drive approximately 60 feet to a point, said point being located on the eastern right-of-way line of Ridgeway Drive and western property line of Lot 127, Franklin East Subdivision (Plat Book 6, Page 91);
Thence north along the eastern right-of-way of Ridgeway Drive and the west property line of Lot 127, Franklin East Subdivision (Plat Book 6, Page 91) approximately 257.87 feet to a point located on the southwestern right-of-way line of Murfreesboro Road (S.R.96);
Thence northwest along the existing right-of-way of Murfreesboro Road (S.R. 96) back to the Point of Beginning.

Containing 16,241.72 square feet, more or less.

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

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

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

ATTEST:

By: _____
Eric Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

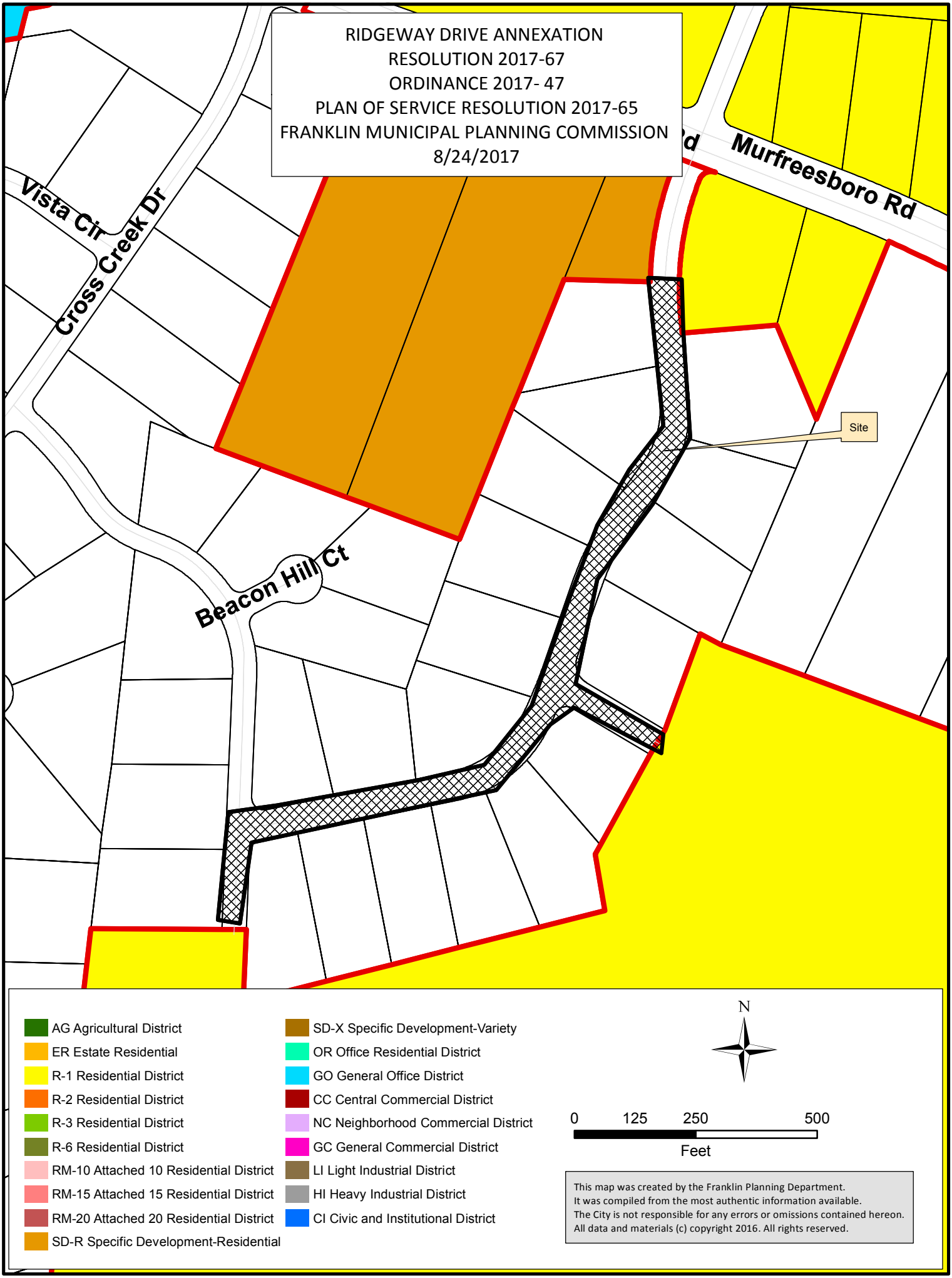
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____


RIDGEWAY DRIVE ANNEXATION
RESOLUTION 2017-67
ORDINANCE 2017- 47
PLAN OF SERVICE RESOLUTION 2017-65
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/24/2017
Murfreesboro Rd
Vista Cir
Cross Creek Dr
Beacon Hill Ct
Site
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 125 250 500
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2016. All rights reserved.

PROPOSED ANNEXATION
N
SR 96
POB
CITY LIMITS
RIDGEWAY DRIVE
STANFORD DR
BEACON HILL DR
Lot 1 PB6 PG 91
Lot 2 PB6 PG 91
Lot 3 PB6 PG 91
Lot 4 PB6 PG 91
Lot 5 PB6 PG 91
Lot 6 PB6 PG 91
Lot 7 PB6 PG 91
Lot 8 PB6 PG 91
Lot 9 PB6 PG 91
Lot 16 PB6 PG 91
Lot 17 PB6 PG 91
Lot 127 PB6 PG 91
Lot 126 PB6 PG 91
Lot 125 PB6 PG 91
Lot 124 PB6 PG 91
Lot 123 PB6 PG 91
Lot 131 PB6 PG 91
Lot 132 PB6 PG 91
Lot 133 PB6 PG 91
Lot 134 PB6 PG 91
Lot 135 PB6 PG 91
Lot 136 PB6 PG 91
City of Franklin TN GIS Dept.

RESOLUTION 2017-65

TO BE ENTITLED: "A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF THE REMAINDER OF RIDGEWAY DRIVE, ALL OF STANFORD DRIVE, AND A PORTION OF BEACON HILL DRIVE RIGHT-OF-WAY, BY THE CITY OF FRANKLIN, TENNESSEE"

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

WHEREAS, a portion of unannexed Ridgeway Drive, a portion of Beacon Hill Drive, and all of Stanford Drive are located South of Murfreesboro Road ("Property") adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and (BOMA) of the City of Franklin, Tennessee ("City"), to annex 2.72 acres adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the Property is located South of Murfreesboro Road and East of Carothers Parkway, as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
	2.72
Total	2.72

Beginning at a point (POB) located in the western right-of-way line of Ridgeway Drive, said point being the southeast corner of Lot 1 as shown in Franklin East Subdivision (Plat Book 6, Page 91);
Thence following the right-of-way line of Ridgeway Drive in a southwesterly direction approximately 1583.04± feet to a point, said point being the located on the western property line of Lot 9 as shown in Franklin East Subdivision (Plat Book 6, Page 91), said point also being located on the east right-of-way line of Beacon Hill Drive;
Thence crossing Beacon Hill Drive approximately 50± feet in a westerly direction to a point, said point being located on the eastern property line of Lot 16 as shown in Franklin East Subdivision (Plat Book 6, Page 91), said point also being located on the western right-of-way line of Beacon Hill Drive;
Thence following the right-of-way line of Beacon Hill Drive in a southern direction approximately 270.86± feet to a point, said point being the southeast property corner of Lot 17 as shown in Franklin East Subdivision (Plat Book 6, Page 91);
Thence crossing Beacon Hill Drive approximately 50± feet in a easterly direction to a point, said point being located on the western property line of Lot 136 as shown in Franklin East Subdivision (Plat Book 6, Page 91);
Thence following the right-of-way line of Beacon Hill Drive in a northerly direction approximately 165.92± feet to a point, said point being the located on the western property line of Lot 136 as shown in Franklin East Subdivision (Plat Book 6, Page 91), said point being located on the right-of-way line of Ridgeway Drive;
Thence following the right-of-way line of Ridgeway Drive in an easterly direction approximately 720.37± feet to a point, said point being located on the northwestern property line of Lot 131 as shown in Franklin East Subdivision (Plat Book 6, Page 91), said point also being located on the right-of-way line of Stanford Drive;
Thence following the right-of-way line of Stanford Drive in a southeasterly direction approximately 229.25± feet to a point, said point being the northeast property corner of Lot 131 as shown in Franklin East Subdivision (Plat Book 6, Page 91);
Thence following the right-of-way line of Stanford Drive in a northeasterly direction approximately 50± feet to a point, said point the south property corner of Lot 123 as shown in Franklin East Subdivision (Plat Book 6, Page 91);

Thence following the right-of-way line of Stanford Drive in a northwesterly direction approximately 236.31± feet to a point, said point being the located on the western property line of Lot 123 as shown in Franklin East Subdivision (Plat Book 6, Page 91), said point also being located on the east right-of-way line of Ridgeway Drive;
Thence following the right-of-way line of Ridgeway Drive in a northeasterly direction approximately 832.27± feet to a point, said point being located on the western property line of Lot 127 as shown in Franklin East Subdivision (Plat Book 6, Page 91);
Thence crossing the right-of-way line of Ridgeway Drive in a western direction approximately 60± feet to the Point of Beginning (POB).

Containing 118,630.39 square feet, more or less.

The Property adjoins the City limits within the Franklin Urban Growth Boundary (UGB) and comprises a total of 2.72 acres of Ridgeway Drive, a portion of Beacon Hill Drive, and all of Stanford Drive Right-Of-Way.

WHEREAS, this resolution shall bind the Owners and subsequent Owners of the Property; and

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

WHEREAS, a public hearing was held following public notice as required by *T.C.A.* § 6-51-102, as amended; and

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

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

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

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

PLAN OF SERVICE

A. Water
   1. The Property is located within the Watson Branch service area.
   2. The area to be annexed is Right-of-Way and will not require additional capacity or service connections.

B. Reclaimed Water
   1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
   2. The area to be annexed is Right-of-Way and will not require additional capacity or service connections.

C. Wastewater

1. The Property lies within the Watson Branch Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The area to be annexed is Right-of-Way and will not require additional capacity or service connections.

D. Stormwater

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

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to the Property shall be provided from Murfreesboro Road and the annexed portions of Ridgeway Drive.

F. Traffic Control

1. Traffic signals, traffic signs, street markings, and other traffic control devices shall be installed as the need is established by appropriate study and traffic standards. No needs have been identified for the area at this time.

G. Street Lighting

1. No off-site street lighting is proposed at this time.

H. Street Name Signs

1. No additional street name signs in the area have been deemed necessary.

I. Fire Protection

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

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. The property to be annexed is Right-of-Way and does not require zoning.

K. Parks and Recreation

1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities and resources.
2.

L. Police Protection

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

M. Building and Code Inspection Services

1. Building permitting and inspection services, property maintenance, and zoning enforcement will begin in the annexed area on and after the effective date of the annexation.

N. Garbage and Recycling Pickup and Environmental

1. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

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

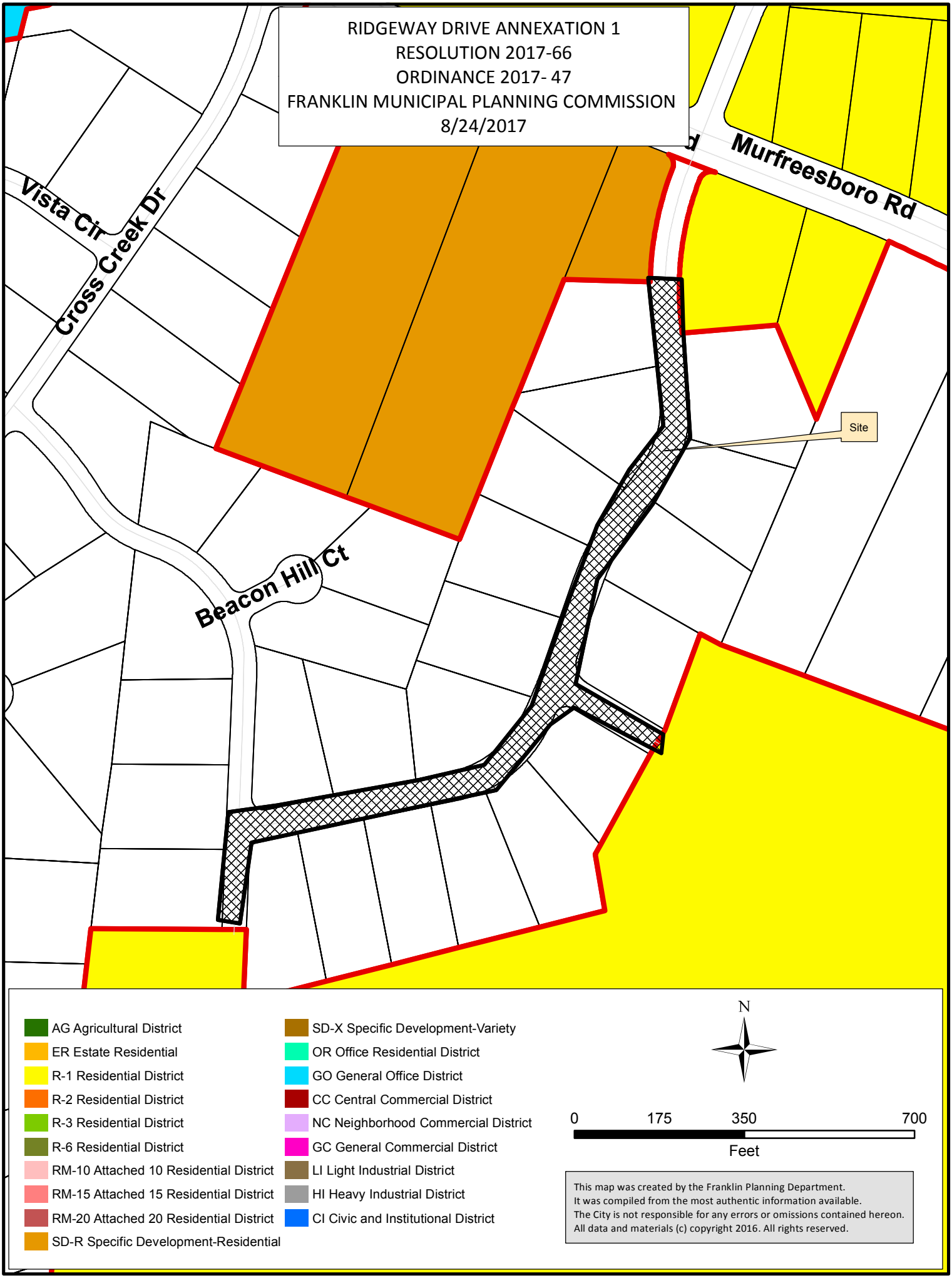
ADOPTED THIS _____.

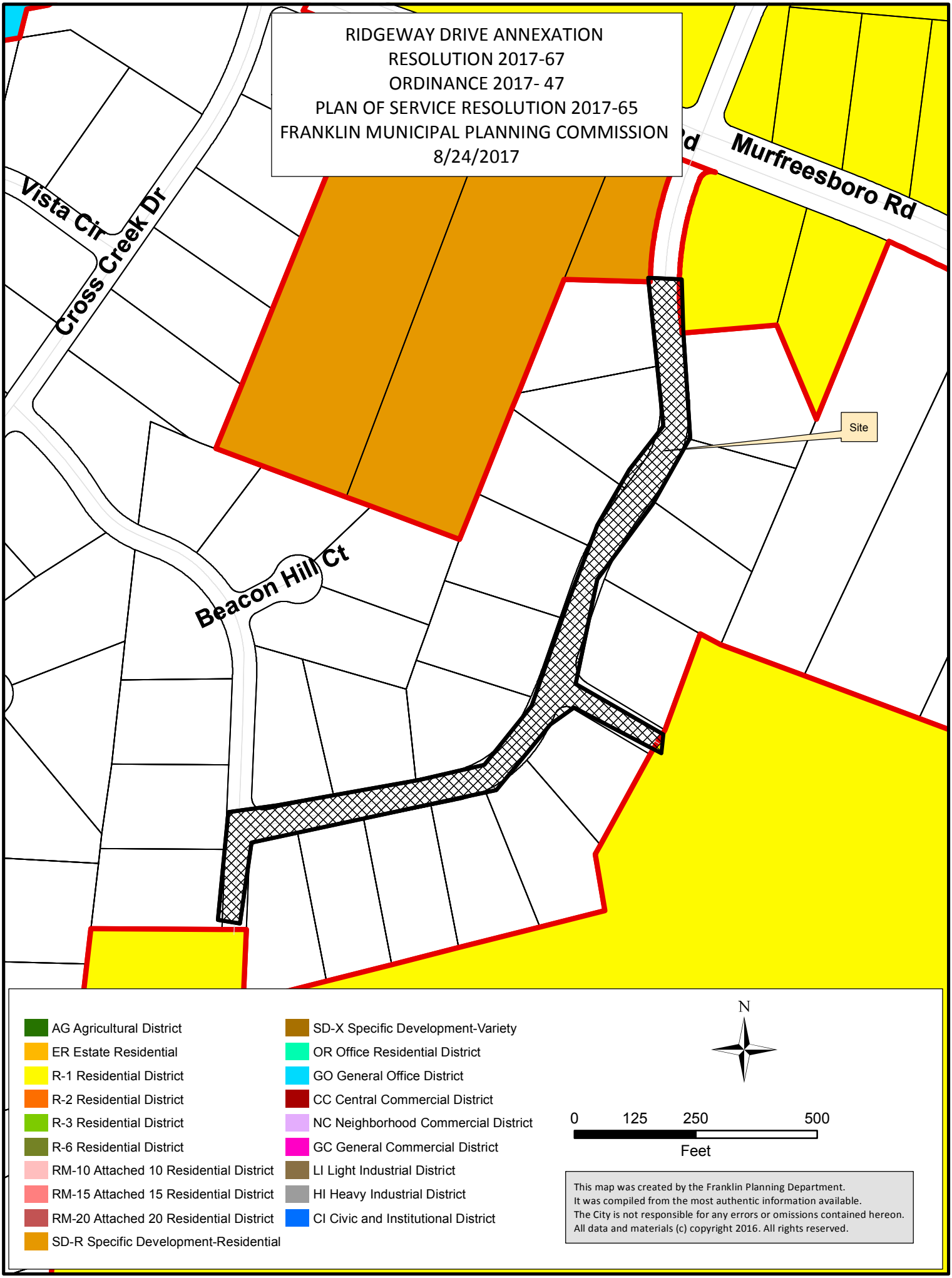
_____
ERIC S. STUCKEY
City Administrator

_____
DR. KEN MOORE
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney


RIDGEWAY DRIVE ANNEXATION 1
RESOLUTION 2017-66
ORDINANCE 2017- 47
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/24/2017
Murfreesboro Rd
Vista Cir
Cross Creek Dr
Beacon Hill Ct
Site
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0
175
350
700
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 2016. All rights reserved.


RIDGEWAY DRIVE ANNEXATION
RESOLUTION 2017-67
ORDINANCE 2017- 47
PLAN OF SERVICE RESOLUTION 2017-65
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/24/2017
Murfreesboro Rd
Vista Cir
Cross Creek Dr
Beacon Hill Ct
Site
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 125 250 500
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2016. All rights reserved.

PROPOSED ANNEXATION
N
SR 96
POB
CITY LIMITS
RIDGEWAY DRIVE
STANFORD DR
BEACON HILL DR
Lot 1 PB6 PG 91
Lot 2 PB6 PG 91
Lot 3 PB6 PG 91
Lot 4 PB6 PG 91
Lot 5 PB6 PG 91
Lot 6 PB6 PG 91
Lot 7 PB6 PG 91
Lot 8 PB6 PG 91
Lot 9 PB6 PG 91
Lot 16 PB6 PG 91
Lot 17 PB6 PG 91
Lot 127 PB6 PG 91
Lot 126 PB6 PG 91
Lot 125 PB6 PG 91
Lot 124 PB6 PG 91
Lot 123 PB6 PG 91
Lot 131 PB6 PG 91
Lot 132 PB6 PG 91
Lot 133 PB6 PG 91
Lot 134 PB6 PG 91
Lot 135 PB6 PG 91
Lot 136 PB6 PG 91
City of Franklin TN GIS Dept.

RESOLUTION 2017-67
ORDINANCE 2017-47

TO BE ENTITLED: "A RESOLUTION AND ORDINANCE TO ANNEX 2.72 ACRES OF A PORTION OF RIDGEWAY DRIVE, ALL OF STANFORD DRIVE, AND A PORTION OF BEACON HILL DRIVE, PROPERTY LOCATED SOUTH OF MURFREESBORO ROAD AND EAST OF CAROTHERS PARKWAY AND ADJOINING THE CITY LIMITS WITHIN THE EASTERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB)."

WHEREAS, a portion of Ridgeway Drive, all of Stanford Drive, and a portion of Beacon Hill Drive, are located South of Murfreesboro Road ("Property") adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

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

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

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

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
	2.72
Total	2.72

Beginning at a point (POB) located in the western right-of-way line of Ridgeway Drive, said point being the southeast corner of Lot 1 as shown in Franklin East Subdivision (Plat Book 6, Page 91);
Thence following the right-of-way line of Ridgeway Drive in a southwesterly direction approximately 1583.04± feet to a point, said point being the located on the western property line of Lot 9 as shown in Franklin East Subdivision (Plat Book 6, Page 91), said point also being located on the east right-of-way line of Beacon Hill Drive;
Thence crossing Beacon Hill Drive approximately 50± feet in a westerly direction to a point, said point being located on the eastern property line of Lot 16 as shown in Franklin East Subdivision (Plat Book 6, Page 91), said point also being located on the western right-of-way line of Beacon Hill Drive;
Thence following the right-of-way line of Beacon Hill Drive in a southern direction approximately 270.86± feet to a point, said point being the southeast property corner of Lot 17 as shown in Franklin East Subdivision (Plat Book 6, Page 91);
Thence crossing Beacon Hill Drive approximately 50± feet in a easterly direction to a point, said point being located on the western property line of Lot 136 as shown in Franklin East Subdivision (Plat Book 6, Page 91);

Thence following the right-of-way line of Beacon Hill Drive in a northerly direction approximately 165.92± feet to a point, said point being the located on the western property line of Lot 136 as shown in Franklin East Subdivision (Plat Book 6, Page 91), said point being located on the right-of-way line of Ridgeway Drive;
Thence following the right-of-way line of Ridgeway Drive in an easterly direction approximately 720.37± feet to a point, said point being located on the northwestern property line of Lot 131 as shown in Franklin East Subdivision (Plat Book 6, Page 91), said point also being located on the right-of-way line of Stanford Drive;
Thence following the right-of-way line of Stanford Drive in a southeasterly direction approximately 229.25± feet to a point, said point being the northeast property corner of Lot 131 as shown in Franklin East Subdivision (Plat Book 6, Page 91);
Thence following the right-of-way line of Stanford Drive in a northeasterly direction approximately 50± feet to a point, said point the south property corner of Lot 123 as shown in Franklin East Subdivision (Plat Book 6, Page 91);
Thence following the right-of-way line of Stanford Drive in a northwesterly direction approximately 236.31± feet to a point, said point being the located on the western property line of Lot 123 as shown in Franklin East Subdivision (Plat Book 6, Page 91), said point also being located on the east right-of-way line of Ridgeway Drive;
Thence following the right-of-way line of Ridgeway Drive in a northeasterly direction approximately 832.27± feet to a point, said point being located on the western property line of Lot 127 as shown in Franklin East Subdivision (Plat Book 6, Page 91);
Thence crossing the right-of-way line of Ridgeway Drive in a western direction approximately 60± feet to the Point of Beginning (POB).

Containing 118,630.39 square feet, more or less.

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

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

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

ATTEST:

By: _____
Eric Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____

PROPOSED ANNEXATION
N
SR 96
POB
CITY LIMITS
RIDGEWAY DRIVE
STANFORD DR
BEACON HILL DR
Lot 1 PB6 PG 91
Lot 2 PB6 PG 91
Lot 3 PB6 PG 91
Lot 4 PB6 PG 91
Lot 5 PB6 PG 91
Lot 6 PB6 PG 91
Lot 7 PB6 PG 91
Lot 8 PB6 PG 91
Lot 9 PB6 PG 91
Lot 16 PB6 PG 91
Lot 17 PB6 PG 91
Lot 127 PB6 PG 91
Lot 126 PB6 PG 91
Lot 125 PB6 PG 91
Lot 124 PB6 PG 91
Lot 123 PB6 PG 91
Lot 131 PB6 PG 91
Lot 132 PB6 PG 91
Lot 133 PB6 PG 91
Lot 134 PB6 PG 91
Lot 135 PB6 PG 91
Lot 136 PB6 PG 91
City of Franklin TN GIS Dept.

PROPOSED ANNEXATION
N
SR 96
POB
CITY LIMITS
RIDGEWAY DRIVE
STANFORD DR
BEACON HILL DR
Lot 1 PB6 PG 91
Lot 2 PB6 PG 91
Lot 3 PB6 PG 91
Lot 4 PB6 PG 91
Lot 5 PB6 PG 91
Lot 6 PB6 PG 91
Lot 7 PB6 PG 91
Lot 8 PB6 PG 91
Lot 9 PB6 PG 91
Lot 16 PB6 PG 91
Lot 17 PB6 PG 91
Lot 127 PB6 PG 91
Lot 126 PB6 PG 91
Lot 125 PB6 PG 91
Lot 124 PB6 PG 91
Lot 123 PB6 PG 91
Lot 131 PB6 PG 91
Lot 132 PB6 PG 91
Lot 133 PB6 PG 91
Lot 134 PB6 PG 91
Lot 135 PB6 PG 91
Lot 136 PB6 PG 91
City of Franklin TN GIS Dept.

Annexation Legal Description

Beginning at a point (POB) located in the western right-of-way line of Ridgeway Drive, said point being the southeast corner of Lot 1 as shown in Franklin East Subdivision (Plat Book 6, Page 91);

Thence following the right-of-way line of Ridgeway Drive in a southwesterly direction approximately 1583.04± feet to a point, said point being the located on the western property line of Lot 9 as shown in Franklin East Subdivision (Plat Book 6, Page 91), said point also being located on the east right-of-way line of Beacon Hill Drive;

Thence crossing Beacon Hill Drive approximately 50± feet in a westerly direction to a point, said point being located on the eastern property line of Lot 16 as shown in Franklin East Subdivision (Plat Book 6, Page 91), said point also being located on the western right-of-way line of Beacon Hill Dirve;

Thence following the right-of-way line of Beacon Hill Drive in a southern direction approximately 270.86± feet to a point, said point being the southeast property corner of Lot 17 as shown in Franklin East Subdivision (Plat Book 6, Page 91);

Thence crossing Beacon Hill Drive approximately 50± feet in a easterly direction to a point, said point being located on the western property line of Lot 136 as shown in Franklin East Subdivision (Plat Book 6, Page 91);

Thence following the right-of-way line of Beacon Hill Drive in a northerly direction approximately 165.92± feet to a point, said point being the located on the western property line of Lot 136 as shown in Franklin East Subdivision (Plat Book 6, Page 91), said point being located on the right-of-way line of Ridgeway Drive;

Thence following the right-of-way line of Ridgeway Drive in an easterly direction approximately 720.37± feet to a point, said point being located on the northwestern property line of Lot 131 as shown in Franklin East Subdivision (Plat Book 6, Page 91), said point also being located on the right-of-way line of Stanford Drive;

Thence following the right-of-way line of Stanford Drive in a southeasterly direction approximately 229.25± feet to a point, said point being the northeast property corner of Lot 131 as shown in Franklin East Subdivision (Plat Book 6, Page 91);

Thence following the right-of-way line of Stanford Drive in a northeasterly direction approximately 50± feet to a point, said point the south property corner of Lot 123 as shown in Franklin East Subdivision (Plat Book 6, Page 91);

Thence following the right-of-way line of Stanford Drive in a northwesterly direction approximately 236.31± feet to a point, said point being the located on the western property line of Lot 123 as shown in Franklin East Subdivision (Plat Book 6, Page 91), said point also being located on the east right-of-way line of Ridgeway Drive;

Thence following the right-of-way line of Ridgeway Drive in a northeasterly direction approximately 832.27± feet to a point, said point being located on the western property line of Lot 127 as shown in Franklin East Subdivision (Plat Book 6, Page 91);

Thence crossing the right-of-way line of Ridgeway Drive in a western direction approximately 60± feet to the Point of Beginning (POB).

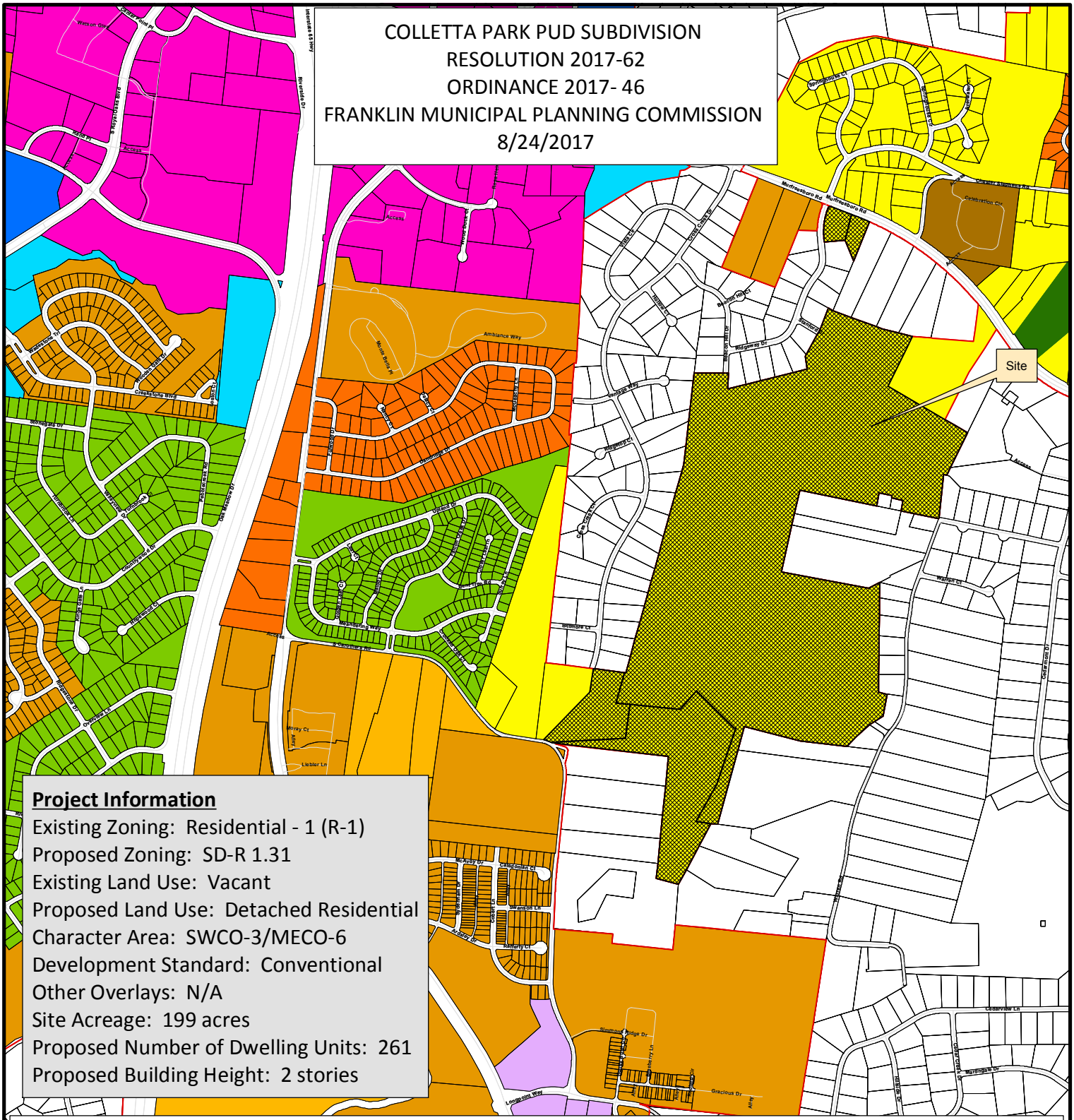
Containing 118,630.39 square feet, more or less.

September 22	Pre-application Plan Submittal
Week of October 2	Pre-application Meeting Initial Comments to revised Development Plan
October 9	Initial and Formal Submittal of Development Plan for review by our entire Departmental Review Team
October 26	Joint FMPC/BOMA Conceptual Workshop
Oct 30 or Nov 1	Neighborhood Meeting – City Hall
Nov 2	Re-Submittal of Final Development Plan
Nov 16	Planning Commission Meeting – Recommendation of Development Plan
Nov 28	BOMA Worksession
December 12	BOMA Public Hearing of Colletta Park Development Plan – One Reading Only

HISTORIC FRANKLIN TENNESSEE

Colletta Park Timeline

COLLETTA PARK PUD SUBDIVISION
RESOLUTION 2017-62
ORDINANCE 2017- 46
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/24/2017



Project Information

Existing Zoning: Residential - 1 (R-1)
Proposed Zoning: SD-R 1.31
Existing Land Use: Vacant
Proposed Land Use: Detached Residential
Character Area: SWCO-3/MECO-6
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 199 acres
Proposed Number of Dwelling Units: 261
Proposed Building Height: 2 stories

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

N

0 750 1,500 3,000
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 2016. All rights reserved.

ORDINANCE 2017-46

TO BE ENTITLED: "AN ORDINANCE TO REZONE 199 ACRES FROM RESIDENTIAL -1 (R-1) DISTRICT TO SPECIFIC DEVELOPMENT RESIDENTIAL 1.31 (SD-R 1.31) DISTRICT FOR THE PROPERTY LOCATED SOUTH OF MURFREESBORO ROAD AND EAST OF CAROTHERS PARKWAY, (COLLETTA PARK PUD SUBDIVISION)."

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

WHEREAS, the SD-R 1.31 district provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2017-62, approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of **Residential-1** District to Specific Development Residential – 1.31 District:

Map-Parcel	Acres
079M---B02800	1.5
079M-B02900	1.2
089---05500	167.2
089---04304	22.5
089---04303	6.6
Total	199

Legal Description for Parcels 079M-B02800 and 079M-B02900. Land lying in the Fourteenth Civil District of Williamson County, being lots 127 and 128 on the Final Plat for Section 1 of Franklin East, of record in Plat Book 6, Page 91, Register's Office of Williamson County, Tennessee, and containing 2.7 acres more or less.

And

The following legal description is for land in the Fourteenth Civil District of Williamson County, located on the lands of James E. Adams, Jr., of record in Deed Book 2008, Page 702, R.O.W.C., TN, Patti Sue Watkins, of record in Deed Book 6074, Page 249, R.O.W.C., TN, and George V. Durnin, of record in Deed Book 1607, Page 1006, R.O.W.C., TN, and more particularly described in as follow:

Beginning at a Point in the north margin of South Carothers Road, approximately 1650 feet southeast of the intersection of Falcon Creek Drive and said South Carothers Road; Thence, leaving the north margin of said South Carothers Road, North 44 Degrees 04 Minutes 29 Seconds East, a distance of 621.82 feet to a point; Thence North 08 Degrees 24 Minutes 25 Seconds East, a distance of 222.13 feet to a point; Thence South 82 Degrees 57 Minutes 01 Seconds East, a distance of 297.62 feet to a point; Thence South 81 Degrees 57 Minutes 51 Seconds East, a distance of 10.49 feet to a point; Thence North 15 Degrees 32 Minutes 59 Seconds East, a distance of 2,025.58 feet to a point; Thence North 06 Degrees 33 Minutes 34 Seconds East, a distance of 861.42 feet to a point; Thence South 89 Degrees 39 Minutes 10 Seconds East, a distance of 319.84 feet to a point; Thence South 02 Degrees 23 Minutes 32 Seconds West, a distance of 149.73 feet to a point; Thence North 75 Degrees 48 Minutes 17 Seconds East, a distance of 768.48 feet to a point; Thence North 09 Degrees 39 Minutes 11 Seconds West, a distance of 117.87 feet to a point; Thence North 29 Degrees 14 Minutes 05 Seconds East, a distance of 293.60 feet to a point; Thence North 20 Degrees 05 Minutes 58 Seconds East, a distance of 210.10 feet to a point; Thence South 62 Degrees 38 Minutes 15 Seconds East, a distance of 48.00 feet to a point; Thence South 69 Degrees 38 Minutes 11 Seconds East, a distance of 509.70 feet to a point; Thence South 76 Degrees 09 Minutes 25 Seconds East, a distance of 277.18 feet to a point; Thence South 26 Degrees 11 Minutes 34 Seconds West, a distance of 520.34 feet to a point; Thence South 59 Degrees 49 Minutes 41 Seconds East, a distance of 862.61 feet to a point; Thence South 26 Degrees 16 Minutes 06 Seconds West, a distance of 444.04 feet to a point; Thence North 70 Degrees 59 Minutes 36 Seconds West, a distance of 28.01 feet to a point; Thence South 06 Degrees 10 Minutes 51 Seconds West, a distance of 403.96 feet to a point; Thence South 20 Degrees 12 Minutes 18 Seconds West, a distance of 14.56 feet to a point; Thence North 78 Degrees 25 Minutes 28 Seconds West, a distance of 356.81 feet to a point; Thence North 09 Degrees 56 Minutes 19 Seconds East, a distance of 100.04 feet to a point; Thence North 78 Degrees 25 Minutes 28 Seconds West, a distance of 110.05 feet to a point; Thence North 09 Degrees 56 Minutes 27 Seconds East, a distance of 25.01 feet to a point; Thence North 78 Degrees 25 Minutes 30 Seconds West, a distance of 125.05 feet to a point; Thence South 09 Degrees 56 Minutes 17 Seconds West, a distance of 125.05 feet to a point; Thence North 78 Degrees 25 Minutes 29 Seconds West, a distance of 734.65 feet to a point; Thence South 12 Degrees 44 Minutes 58 Seconds West, a distance of 784.89 feet to a point; Thence South 79 Degrees 24 Minutes 14 Seconds East, a distance of 830.08 feet to a point; Thence North 62 Degrees 28 Minutes 37 Seconds East, a distance of 119.56 feet to a point; Thence South 00 Degrees 37 Minutes 45 Seconds West, a distance of 1,031.05 feet to a point; Thence South 76 Degrees 31 Minutes 22 Seconds East, a distance of 81.00 feet to a point; Thence South 09 Degrees 52 Minutes 41 Seconds West, a distance of 206.49 feet to a point;

Thence South 57 Degrees 04 Minutes 46 Seconds West, a distance of 151.05 feet to a point; Thence South 49 Degrees 16 Minutes 17 Seconds West, a distance of 170.39 feet to a point; Thence South 41 Degrees 39 Minutes 12 Seconds West, a distance of 123.05 feet to a point; Thence North 83 Degrees 17 Minutes 12 Seconds West, a distance of 441.91 feet to a point; Thence North 75 Degrees 19 Minutes 30 Seconds

West, a distance of 540.96 feet to a point; Thence South 15 Degrees 23 Minutes 08 Seconds West, a distance of 951.14 feet to a point; Thence North 82 Degrees 39 Minutes 38 Seconds West, a distance of 60.79 feet to a point; Thence South 28 Degrees 07 Minutes 56 Seconds West, a distance of 646.53 feet to a point; Thence North 75 Degrees 15 Minutes 25 Seconds West, a distance of 215.00 feet to a point; Thence North 05 Degrees 42 Minutes 26 Seconds East, a distance of 1,148.85 feet to a point; Thence North 83 Degrees 26 Minutes 21 Seconds West, a distance of 1,067.76 feet to a point, said point being in the north margin of said South Carothers Road; Thence, with the north margin of said South Carothers Road, North 71 Degrees 12 Minutes 54 Seconds West, a distance of 37.65 feet to a point; Thence North 73 Degrees 31 Minutes 47Seconds West, a distance of 77.67 feet to the point of beginning, and containing 8,552,236.49 square feet or 196.33 acres more or less.

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

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

ATTEST:

By: _____
Eric Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED: _____

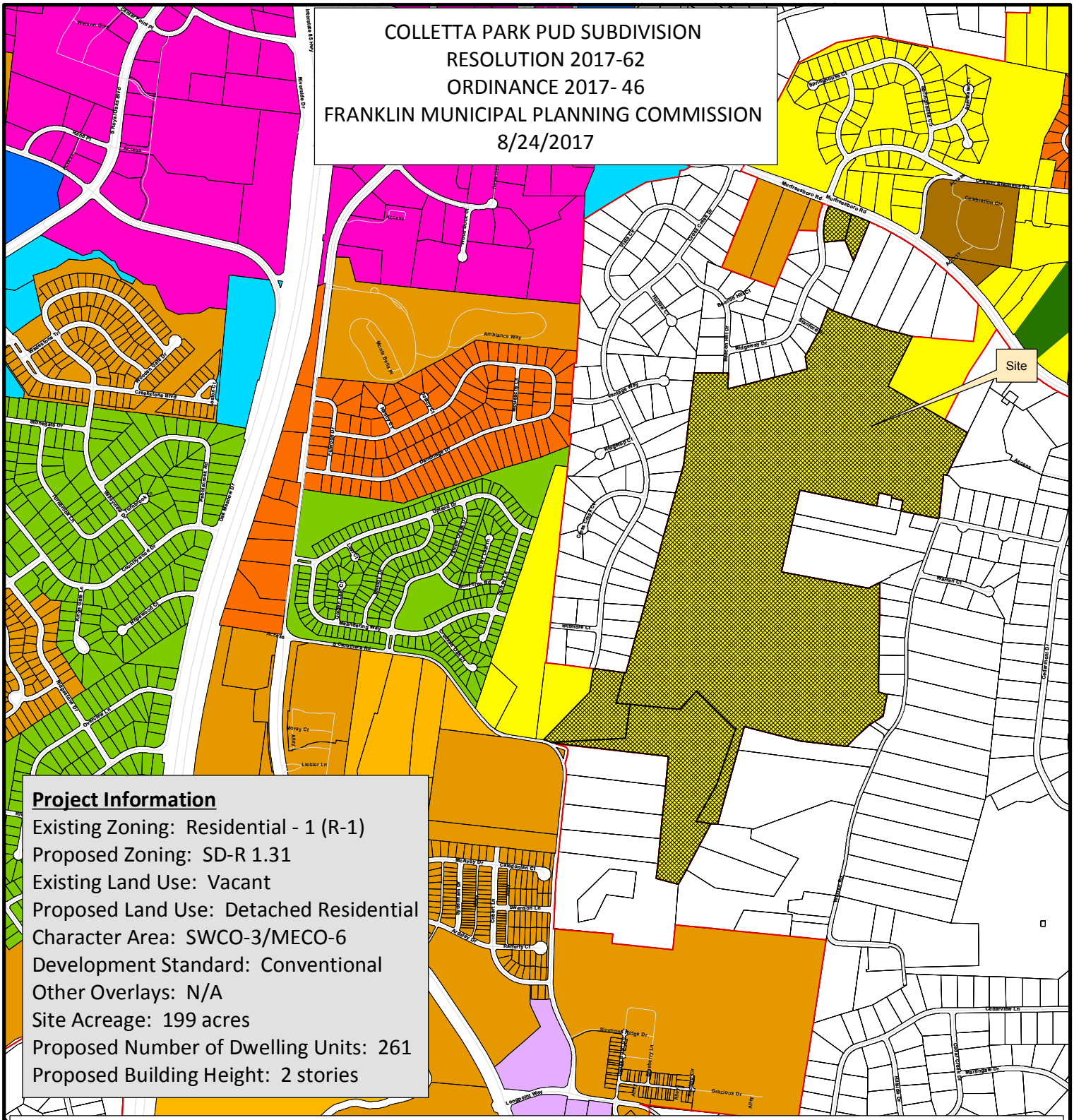
PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____

COLLETTA PARK PUD SUBDIVISION
RESOLUTION 2017-62
ORDINANCE 2017- 46
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/24/2017



Project Information

Existing Zoning: Residential - 1 (R-1)
Proposed Zoning: SD-R 1.31
Existing Land Use: Vacant
Proposed Land Use: Detached Residential
Character Area: SWCO-3/MECO-6
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 199 acres
Proposed Number of Dwelling Units: 261
Proposed Building Height: 2 stories

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

N

0 750 1,500 3,000
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 2016. All rights reserved.

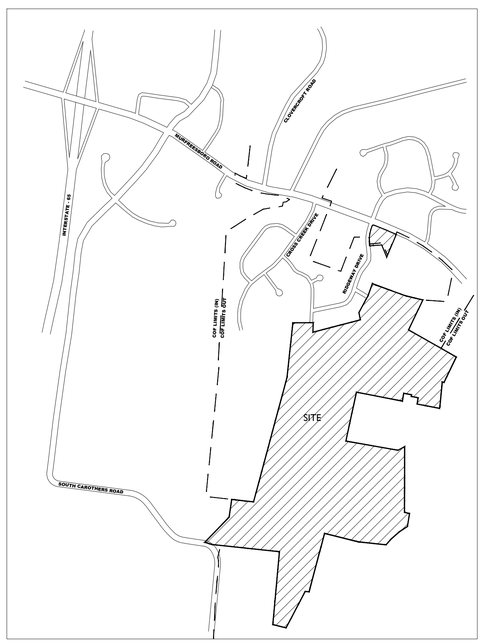
REZONING REQUEST

COLLETTA PARK PUD SUBDIVISION

COF 6490
MAP 89, PARCEL 55.00
MAP 79M B, PARCEL 28.00
MAP 79M B, PARCEL 29.00
MAP 089, PARCEL 43.03
MAP 089, PARCEL 43.04
FRANKLIN, TENNESSEE
CIVIL DISTRICT 14

SHEET INDEX

C 0.0 COVER SHEET
C 1.0 NEIGHBORHOOD CONTEXT PLAN
C 1.1 NEIGHBORHOOD CONTEXT PLAN
C 1.2 OVERALL EXISTING CONDITIONS PLAN
C 1.3 OVERALL EXISTING CONDITIONS PLAN
C 2.0 DEVELOPMENT DEVELOPMENT PLAN
C 2.1 DEVELOPMENT DEVELOPMENT PLAN
C 2.3 TYPICAL ARCHITECTURE
C 3.0 NORTH GRADING AND DRAINAGE PLAN
C 3.1 SOUTH GRADING AND DRAINAGE PLAN
C 4.0 NORTH ROW AND ACCESS PLAN
C 4.1 SOUTH ROW AND ACCESS PLAN
C 4.2 NORTH AUTOTURN PLAN
C 4.3 SOUTH AUTOTURN PLAN
C 5.0 NORTH UTILITY PLAN
C 5.1 SOUTH UTILITY PLAN



GRAPHIC SCALE: 1"=1000 FT
0 1000

MODIFICATION OF DESIGN STANDARDS REQUEST

THE APPLICANT REQUESTS A REDUCED CONNECTIVITY INDEX AS A RESULT OF THE ENVIRONMENTAL AND TOPOGRAPHICAL CONSTRAINTS OF THE NEIGHBORING PROPERTIES, AS WELL AS A LACK OF CONNECTION LOCATIONS TO EXISTING NEIGHBORHOODS ON THE REMAINING NEIGHBORING PROPERTIES.

REQUESTED MODIFICATIONS OF STANDARDS
COLLETTA PUD SUBDIVISION

MOS 1

#1. Modification of Standards Request for Zoning Ordinance Section 3.5.10(2)(d)(iii) SWCO-3 Standards
The applicant requests a Modification of Standards as it relates to the following item for the Seward Hall, Special Area 3: "new development shall be restricted to detached residential dwellings on lots with a minimum lot area of one to five acres." While this design criteria is appropriate for a portion of the proposed Colletta Park, it would not allow the development to appropriately transition to the high density development of the Carothers Parkway corridor. Approval of this MOS would allow the develop pattern in the proposed Colletta Park to transition between the two divergent, existing development patterns.
The proposed Colletta Park PUD Development Plan is comprised of parcels in both the Seward Hall Special Area 3 Character Area and the McEwen Special Area 6 Character Area. These two character areas support very different development patterns. The SWCO-3 contains several existing county subdivisions and has a suburban character. The MECO-6 area encompasses neighborhoods such as Lockwood Glen and promotes higher density development and the construction of both detached and attached homes. The previous Land Use Plan, in conjunction with this section of the Zoning Ordinance, attempted to define the neighborhood character and provide direction for future development. While language between these two documents was similar, it was not always exactly the same. For example, the previous Land Use Plan did not contain reference to the one acre minimum lot size item which is the subject of this MOS. The current Envision Franklin Design Concepts Map shows the portion of Colletta Park in the SWCO-3 as *Single-Family Residential* and the portion in MECO-6 as *Mixed Residential*. Both of these Design Concepts support the transition of lot size and development pattern between existing and proposed development. The design for the Colletta Park neighborhood relies heavily on providing transitions to existing, adjacent developments. Additionally, this same section of the ZO states that smaller lots "may be allowed if an applicant can demonstrate that a sufficient buffer will be provided between the two developments, or another method of mitigating potential conflicts will be provided." The northern portion of the development (furthest from MECO-6 boundary) is comprised of lots that are one acre or greater in size. And it should be noted that the density of the entire SWCO-3 portion of Colletta Park was held to 1 DUA. However, in order to meet the intent of the ZO requirement that "new development shall reflect lot area, setbacks, and scale of the surrounding developments," a transition zone was needed. As the development pattern extends south towards the MECO-6 area, the lot sizes also transition to smaller lots and a road network that more closely resembles a grid network. Large landscape buffers are provided on the perimeter of the new development as it transitions to lots less than one acre in size.

MOS 2

#2. Modification of Standards Request for Zoning Ordinance Section 5.10.4(2)(a) External Street Connectivity
The applicant requests a Modification of Standards in order to exclude a roadway connection to Beacon Hill Drive, a County road that stubs to the proposed Colletta Park on a northern boundary. Approval of this MOS will allow the Colletta Park plan to be approved as designed: providing a cul-de-sac and open space adjacent to this stub road. If, at a time in the future, this roadway connection is desired, the road could be extended from the proposed cul-de-sac to the Beacon Hill Drive stub.
During previous development proposals for the subject property, adjacent neighbors expressed concerns regarding connections to County roads.

OWNER: 089 05500
ESTATE OF MARY ETTA ADAMS
32 COLONEL WINSTEAD DRIVE
BRENTWOOD, TN 37027
JOHN E. ADAMS, JR EXECUTOR
(615) 377-3219

OWNER: 079 MB 02800
GLENN R. ADAMS
PO BOX 680098
FRANKLIN, TN 37067

OWNER: 079 MB 02900
ROB G. ADAMS
PO BOX 680098
FRANKLIN, TN 37067

OWNER: 089 04303
WATKINS PATTIE SUE
4344 S CAROTHERS RD
FRANKLIN, TN 37064

OWNER: 089 04304
DURNIN GEORGE V
4350 S CAROTHERS RD
FRANKLIN, TN 37064

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

ENGINEER:
LAND SOLUTIONS COMPANY, LLC
2925 BERRY HILL DRIVE
NASHVILLE, TN 37204
615.300.8496
kevin@landsolutionsco.net
KEVIN ESTES

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

LANDSCAPE ARCHITECT/PLANNER
GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY SUITE 200
FRANKLIN TN 37064
GREG GAMBLE, RLA (615) 975-5765
EMAIL ADDRESS: greggamble209@gmail.com

GDC
GAMBLE
DESIGN COLLABORATIVE

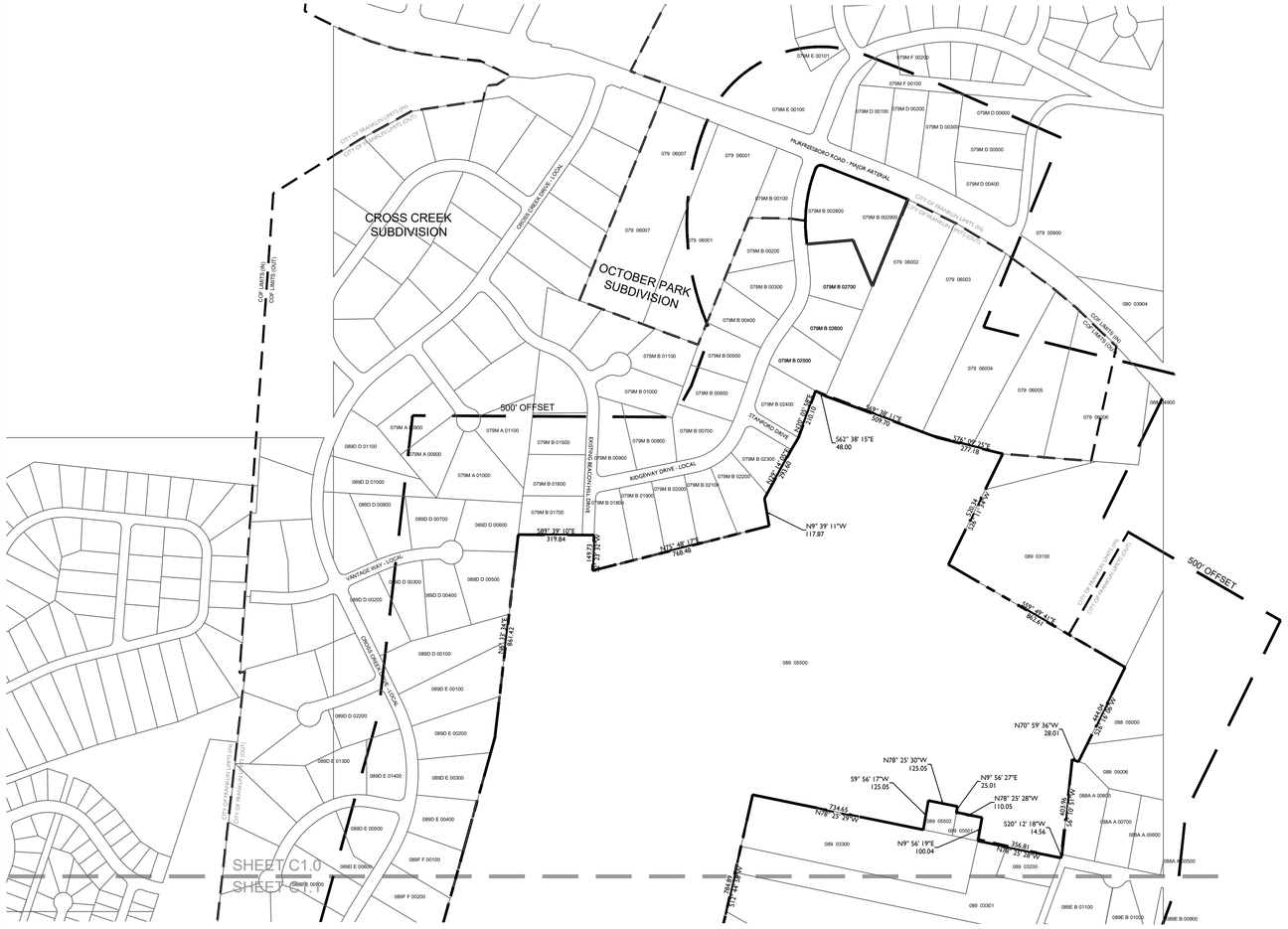
REZONING REQUEST
COLLETTA PARK PUD SUBDIVISION

COF # 6490
FRANKLIN, TENNESSEE

SITE DATA:

PROJECT NAME:	COLLETTA PARK PUD SUBDIVISON
PROJECT NUMBER:	6490
SUBDIVISION:	NA
LOT NUMBER:	
ADDRESS:	1101 RIDGEWAY DRIVE, MURFREESBORO ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	079 MB 002800 079 MB 002900 089 05500 089 04303 089 04304
EXISTING ZONING:	R-1
PROPOSED ZONING:	SD-R (1.31)
CHARACTER AREA OVERLAY:	MECO-6, SWCO-3
OTHER APPLICABLE OVERLAYS	NONE
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
PARCELS 28.00 AND 29.00 ACREAGE:	2.7 AC
PARCELS 55.00, 43.03, AND 43.04 ACREAGE:	196.3 AC
TOTAL ACREAGE:	199 AC
TOTAL SQUARE FOOTAGE:	8,670,225

PRE-APPLICATION SUBMITTAL	JUNE 2, 2017
INITIAL SUBMITTAL	JULY 10, 2017
RESUBMITTAL	AUGUST 3, 2017
RESUBMITTAL	
REVISION	-



GRAPHIC SCALE 1"=300'

300 0 300 600 900

500' NEIGHBORS LIST:

	PARCEL ID	OWNER ADDRESS	OWNER	CITY	STATE	ZIP	ZONE	CHARACTER AREA	LAND-USE	DEV STANDARD
1	089---05500	MURFREESBORO RD	ADAMS JAMES E JR	Brentwood	TN	37027	MGA-1	SWCO-3	Vacant	Conventional
2	079---06003	MURFREESBORO RD	FRENZEL G CHARLES	Franklin	TN	37067	MGA-1	SWCO-3	Vacant	Conventional
3	079---06004	4091 MURFREESBORO RD	FRENZEL GERALD CHARLES JR	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
4	079---06005	4095 MURFREESBORO RD	DODD WALTER EARLE SR	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
5	079M-A00900	109 HOLLOW CT	HALBROOKS TRESA L	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
6	079M-A01000	113 HOLLOW CT	KEENAN COLM	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
7	079M-A01100	115 HOLLOW CT	LUNA JONES W	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
8	079M-B00200	1104 RIDGEWAY DR	PFEIFFER LEONARD M	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
9	079M-B00300	1108 RIDGEWAY DR	BRADSHAW ANTHONY	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
10	079M-B00500	1112 RIDGEWAY DR	FERGUSON MATTHEW ALLEN	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
11	079M-B00600	1114 RIDGEWAY DR	LAMBERT OLIVER J	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
12	079M-B00700	1200 RIDGEWAY DR	O'CONNELL PHILLIP	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
13	079M-B00800	1206 RIDGEWAY DR	RHEA KATHRYN L	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
14	079M-B00900	1210 RIDGEWAY DR	HANNIGAN PAUL D	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
15	079M-B01500	2001 BEACON HILL DR	WILLIS WADE A	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
16	079M-B01600	1995 BEACON HILL DR	PRUITT JAY R	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
17	079M-B01700	1991 BEACON HILL DR	CAPLEN BRIAN GEORGE	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
18	079M-B01800	1211 RIDGEWAY DR	SLINGERLAND RUTH	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
19	079M-B01900	1209 RIDGEWAY DR	BRITTAIN THOMAS DAVID	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
20	079M-B02000	1207 RIDGEWAY DR	SHOEMAKE JULIUS S	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
21	079M-B02100	1205 RIDGEWAY DR	PACKARD DONALD A	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
22	079M-B02200	1203 RIDGEWAY DR	OWENS MICHAEL A	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
23	079M-B02300	1101 STANFORD DR	BURNS WILLIAM C JR	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
24	079M-B02400	1115 RIDGEWAY DR	MOEHLE MARK A	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
25	079M-B02500	1111 RIDGEWAY DR	RICH DALE	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
26	079M-B02600	1109 RIDGEWAY DR	BUSELMEIER NORMAN T III	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
27	079M-B02700	1105 RIDGEWAY DR	GOERZEN LAURIE	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
28	088---04900	4115 MURFREESBORO RD	WRIGHT GLEN EFFERSON	Franklin	TN	37067	MGA-1	SWCO-2	Residential	Either
29	088---05000	1980 CEDARMONT DR	MIZELL TROY A	Thompson Station	TN	37179	MGA-1	SWCO-3	Est. Residential	Conventional
30	088---05001	4119 MURFREESBORO RD	CHURCH ST DUNSTANS EPISCOPAL	Franklin	TN	37213	MGA-1	SWCO-2	Residential	Either
31	088---05002	1972 CEDARMONT DR	MIZELL TROY A	Franklin	TN	37067	MGA-1	SWCO-2	Residential	Either
32	088---05006	1982 CEDARMONT DR	SLAUGHTER JAMES C	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
33	088---05007	MURFREESBORO RD	CEMETERY HOLY CROSS-MARSHALL	Franklin	TN	37067	MGA-1	SWCO-3	Civic	Conventional
34	088---05008	MURFREESBORO RD	CEMETERY MARSHALL	Franklin	TN	37067	MGA-1	SWCO-3	Civic	Conventional
35	088A-A00500	4209 WARREN RD	POMEROY DAVE GLENN JR	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
36	088A-A00600	4211 WARREN RD	DOSUMMU BASIL OLUWAJIDE	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
37	088A-A00700	4213 WARREN RD	PORTER JERRI L	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
38	088A-A00800	4215 WARREN RD	ROBERTS HAL M	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
39	089---03000	4340 S CAROTHERS RD	GLASS JEAN MARIE GILES	Franklin	TN	37067	R-1 (COF)	MECO-6	Agriculture	Conventional
40	089---03001	4338 S CAROTHERS RD	GLASS HARRY GREGORY	Franklin	TN	37067	R-1 (COF)	MECO-6	Residential	Conventional
41	089---03100	4113 MURFREESBORO RD	MIZELL TROY A	Thompson Station	TN	37179	MGA-1	SWCO-3	Est. Residential	Conventional
42	089---03200	4217 WARREN RD	HICKERSON LOU WILLIE	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
43	089---03300	4221 WARREN RD	HICKERSON ROBERT JR	Franklin	TN	37064	MGA-1	SWCO-3	Est. Residential	Conventional
44	089---03301	4223 WARREN RD	HICKERSON LOU WILLIE	Franklin	TN	37067	MGA-1	SWCO-3	Vacant	Conventional
45	089---03500	4269 WARREN RD	KING WILLIAM ROBERT	Franklin	TN	37067	MGA-1	SWCO-3	Agriculture	Conventional
46	089---03501	4240 WARREN RD	HUMPHREY ROALD	Franklin	TN	37067	MGA-1	SWCO-3	Est. Residential	Conventional
47	089---03502	4244 WARREN RD	OFMAN LEE	Franklin	TN	37067	MGA-1	SWCO-3	Est. Residential	Conventional
48	089---03503	4248 WARREN RD	LASTER KELLY D	Franklin	TN	37067	MGA-1	SWCO-3	Est. Residential	Conventional
49	089---03504	4252 WARREN RD	SKAGGS FRANK P IV	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
50	089---03505	4256 WARREN RD	KANDEL MARY E REVOCABLE TRUST	Franklin	TN	37067	MGA-1	SWCO-3	Est. Residential	Conventional
51	089---03506	4260 WARREN RD	DESANTIS DEREK T	Franklin	TN	37067	MGA-1	SWCO-3	Est. Residential	Conventional
52	089---03507	4264 WARREN RD	HOOD JONATHAN S	Franklin	TN	37067	MGA-1	SWCO-3	Est. Residential	Conventional
53	089---03508	4268 WARREN RD	MCGRATH ROBERT PAUL	Franklin	TN	37067	MGA-1	SWCO-3	Est. Residential	Conventional
54	089---03509	4272 WARREN RD	GREGUS JOSEPH A	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
55	089---03600	4279 WARREN RD	HOOD JAMES ROBERT	Franklin	TN	37067	MGA-1	SWCO-3	Agriculture	Conventional
56	089---03602	4261 WARREN RD	PEREZ ANDRES	Franklin	TN	37067	MGA-1	SWCO-3	Est. Residential	Conventional
57	089---03607	4287 WARREN RD	HOOD JAMES ROBERT JR	Franklin	TN	37067	MGA-1	SWCO-3	Est. Residential	Conventional
58	089---03608	4283 WARREN RD	MOORE JERRY ADDISON JR	Franklin	TN	37067	MGA-1	SWCO-3	Est. Residential	Conventional
59	089---03700	4408 S CAROTHERS RD	SIMMONS RIDGE JOINT VENTURE	Franklin	TN	37067	R-2 (COF)	MECO-6	Agriculture	Conventional
60	089---03800	4378 S CAROTHERS RD	SMITH STERLING C	Franklin	TN	37067	MGA-1	SWCO-3	Open Space	Conventional
61	089---03801	S CAROTHERS RD	SMITH STERLING C	Franklin	TN	37064	MGA-1	SWCO-3	Vacant	Conventional
62	089---03900	4372 S CAROTHERS RD	RIEDEL BERNHARD	Franklin	TN	37064	MGA-1	SWCO-3	Residential	Conventional
63	089---04000	4364 S CAROTHERS RD	HEITHCOCK JAMES G	Franklin	TN	37064	MGA-1	SWCO-3	Mixed-Use	Conventional
64	089---04200	4352 S CAROTHERS RD	ANDERSON WILMA JUNE TRUST	Franklin	TN	37064	MGA-1	SWCO-3	Est. Residential	Conventional
65	089---04301	S CAROTHERS RD	LOCKWOOD DEXTER	Franklin	TN	37067	R-2 (COF)	MECO-6	Agriculture	Conventional
66	089---04302	4348 S CAROTHERS RD	PEDEN RALPH H JR	Franklin	TN	37064	MGA-1	SWCO-3	Est. Residential	Conventional
67	089---04303	4344 S CAROTHERS RD	WATKINS PATTI SUE	Franklin	TN	37064	MGA-1	SWCO-3	Est. Residential	Conventional
68	089---04304	4350 S CAROTHERS RD	DURNIN GEORGE V	Franklin	TN	37064	MGA-1	SWCO-3	Agriculture	Conventional
69	089---04400	4341 S CAROTHERS RD	RUSSELL ROBERT	Franklin	TN	37067	ER	MECO-6	Agriculture	Conventional
70	089---05501	WARREN RD	MILCROFTON UTILITY DIST	Franklin	TN	37064	MGA-1	SWCO-3	Utilities	Conventional
71	089---05502	MURFREESBORO RD	MILCROFTON UTILITY DIST	Franklin	TN	37064	MGA-1	SWCO-3	Utilities	Conventional

CONTINUED ON PAGE C1.1

LEGAL DESCRIPTION FOR PARCELS 079M-B02800 AND 079M-B02900

LAND LYING IN THE FOURTEENTH CIVIL DISTRICT OF WILLIAMSON COUNTY, BEING LOTS 127 AND 128 ON THE FINAL PLAT FOR SECTION 1 OF FRANKLIN EAST, OF RECORD IN PLAT BOOK 6, PAGE 91, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, AND CONTAINING 2.7 ACRES MORE OR LESS.

LEGAL DESCRIPTION FOR PARCELS 089-04303, 089-04304, & 089-05500

THE FOLLOWING LEGAL DESCRIPTION IS FOR LAND IN THE FOURTEENTH CIVIL DISTRICT OF WILLIAMSON COUNTY, LOCATED ON THE LANDS OF JAMES E. ADAMS, JR., OF RECORD IN DEED BOOK 2008, PAGE 702, R.O.W.C., TN, PATTI SUE WATKINS, OF RECORD IN DEED BOOK 6074, PAGE 249, R.O.W.C., TN, AND GEORGE V. DURNIN, OF RECORD IN DEED BOOK 1607, PAGE 1006, R.O.W.C., TN, AND MORE PARTICULARLY DESCRIBED IN AS FOLLOW:

BEGINNING AT A POINT IN THE NORTH MARGIN OF SOUTH CAROTHERS ROAD, APPROXIMATELY 1650 FEET SOUTHEAST OF THE INTERSECTION OF FALCON CREEK DRIVE AND SAID SOUTH CAROTHERS ROAD;

THENCE, LEAVING THE NORTH MARGIN OF SAID SOUTH CAROTHERS ROAD, NORTH 44 DEGREES 04 MINUTES 29 SECONDS EAST, A DISTANCE OF 621.82 FEET TO A POINT;

THENCE NORTH 08 DEGREES 24 MINUTES 25 SECONDS EAST, A DISTANCE OF 222.13 FEET TO A POINT;

THENCE SOUTH 82 DEGREES 57 MINUTES 01 SECONDS EAST, A DISTANCE OF 297.62 FEET TO A POINT;

THENCE SOUTH 81 DEGREES 57 MINUTES 51 SECONDS EAST, A DISTANCE OF 10.49 FEET TO A POINT;

THENCE NORTH 15 DEGREES 32 MINUTES 59 SECONDS EAST, A DISTANCE OF 2,035.58 FEET TO A POINT;

THENCE NORTH 06 DEGREES 33 MINUTES 34 SECONDS EAST, A DISTANCE OF 861.42 FEET TO A POINT;

THENCE SOUTH 89 DEGREES 39 MINUTES 10 SECONDS EAST, A DISTANCE OF 319.84 FEET TO A POINT;

THENCE SOUTH 02 DEGREES 23 MINUTES 32 SECONDS WEST, A DISTANCE OF 149.73 FEET TO A POINT;

THENCE NORTH 75 DEGREES 48 MINUTES 17 SECONDS EAST, A DISTANCE OF 768.48 FEET TO A POINT;

THENCE NORTH 09 DEGREES 39 MINUTES 11 SECONDS WEST, A DISTANCE OF 117.87 FEET TO A POINT;

THENCE NORTH 29 DEGREES 14 MINUTES 05 SECONDS EAST, A DISTANCE OF 293.60 FEET TO A POINT;

THENCE NORTH 20 DEGREES 05 MINUTES 58 SECONDS EAST, A DISTANCE OF 210.10 FEET TO A POINT;

THENCE SOUTH 62 DEGREES 38 MINUTES 15 SECONDS EAST, A DISTANCE OF 48.00 FEET TO A POINT;

THENCE SOUTH 69 DEGREES 38 MINUTES 11 SECONDS EAST, A DISTANCE OF 509.70 FEET TO A POINT;

THENCE SOUTH 76 DEGREES 09 MINUTES 25 SECONDS EAST, A DISTANCE OF 277.18 FEET TO A POINT;

THENCE SOUTH 26 DEGREES 11 MINUTES 34 SECONDS WEST, A DISTANCE OF 520.34 FEET TO A POINT;

THENCE SOUTH 59 DEGREES 49 MINUTES 41 SECONDS EAST, A DISTANCE OF 862.61 FEET TO A POINT;

THENCE SOUTH 26 DEGREES 16 MINUTES 06 SECONDS WEST, A DISTANCE OF 444.04 FEET TO A POINT;

THENCE NORTH 70 DEGREES 59 MINUTES 36 SECONDS WEST, A DISTANCE OF 28.01 FEET TO A POINT;

THENCE SOUTH 06 DEGREES 10 MINUTES 51 SECONDS WEST, A DISTANCE OF 403.96 FEET TO A POINT;

THENCE SOUTH 20 DEGREES 12 MINUTES 18 SECONDS WEST, A DISTANCE OF 14.56 FEET TO A POINT;

THENCE NORTH 78 DEGREES 25 MINUTES 28 SECONDS WEST, A DISTANCE OF 356.81 FEET TO A POINT;

THENCE NORTH 09 DEGREES 56 MINUTES 19 SECONDS EAST, A DISTANCE OF 100.04 FEET TO A POINT;

THENCE NORTH 78 DEGREES 25 MINUTES 28 SECONDS WEST, A DISTANCE OF 110.05 FEET TO A POINT;

THENCE NORTH 09 DEGREES 56 MINUTES 27 SECONDS EAST, A DISTANCE OF 25.01 FEET TO A POINT;

THENCE NORTH 78 DEGREES 25 MINUTES 30 SECONDS WEST, A DISTANCE OF 125.05 FEET TO A POINT;

THENCE SOUTH 09 DEGREES 56 MINUTES 17 SECONDS WEST, A DISTANCE OF 125.05 FEET TO A POINT;

THENCE NORTH 78 DEGREES 25 MINUTES 29 SECONDS WEST, A DISTANCE OF 734.65 FEET TO A POINT;

THENCE SOUTH 12 DEGREES 44 MINUTES 58 SECONDS WEST, A DISTANCE OF 784.89 FEET TO A POINT;

THENCE SOUTH 79 DEGREES 24 MINUTES 14 SECONDS EAST, A DISTANCE OF 830.08 FEET TO A POINT;

THENCE NORTH 62 DEGREES 28 MINUTES 37 SECONDS EAST, A DISTANCE OF 119.56 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 37 MINUTES 45 SECONDS WEST, A DISTANCE OF 1,031.05 FEET TO A POINT;

THENCE SOUTH 76 DEGREES 31 MINUTES 22 SECONDS EAST, A DISTANCE OF 81.00 FEET TO A POINT;

THENCE SOUTH 09 DEGREES 52 MINUTES 41 SECONDS WEST, A DISTANCE OF 206.49 FEET TO A POINT;

THENCE SOUTH 57 DEGREES 04 MINUTES 46 SECONDS WEST, A DISTANCE OF 151.05 FEET TO A POINT;

THENCE SOUTH 49 DEGREES 16 MINUTES 17 SECONDS WEST, A DISTANCE OF 170.39 FEET TO A POINT;

THENCE SOUTH 41 DEGREES 39 MINUTES 12 SECONDS WEST, A DISTANCE OF 123.05 FEET TO A POINT;

THENCE NORTH 83 DEGREES 17 MINUTES 12 SECONDS WEST, A DISTANCE OF 441.91 FEET TO A POINT;

THENCE NORTH 75 DEGREES 19 MINUTES 30 SECONDS WEST, A DISTANCE OF 540.96 FEET TO A POINT;

THENCE SOUTH 15 DEGREES 23 MINUTES 08 SECONDS WEST, A DISTANCE OF 951.14 FEET TO A POINT;

THENCE NORTH 82 DEGREES 39 MINUTES 38 SECONDS WEST, A DISTANCE OF 60.79 FEET TO A POINT;

THENCE SOUTH 28 DEGREES 07 MINUTES 56 SECONDS WEST, A DISTANCE OF 646.53 FEET TO A POINT;

THENCE NORTH 75 DEGREES 15 MINUTES 25 SECONDS WEST, A DISTANCE OF 215.00 FEET TO A POINT;

THENCE NORTH 05 DEGREES 42 MINUTES 26 SECONDS EAST, A DISTANCE OF 1,148.85 FEET TO A POINT;

THENCE NORTH 83 DEGREES 26 MINUTES 21 SECONDS WEST, A DISTANCE OF 1,067.76 FEET TO A POINT, SAID POINT BEING IN THE NORTH MARGIN OF SAID SOUTH CAROTHERS ROAD;

THENCE, WITH THE NORTH MARGIN OF SAID SOUTH CAROTHERS ROAD, NORTH 71 DEGREES 12 MINUTES 54 SECONDS WEST, A DISTANCE OF 37.65 FEET TO A POINT;

THENCE NORTH 73 DEGREES 31 MINUTES 47SECONDS WEST, A DISTANCE OF 77.67 FEET TO THE POINT OF BEGINNING, AND CONTAINING 8,552,236.49 SQUARE FEET OR 196.33 ACRES MORE OR LESS.

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

COLLETTA PARK PUD SUBDIVISION REZONING REQUEST

Franklin, Williamson County, Tennessee

Revision	Date
1	08.03.2017
2	
3	
4	

NEIGHBORHOOD CONTEXT PLAN

C1.0

COF 6490

NOTES:
1. PARCEL LINES PROVIDED BY CITY OF FRANKLIN G.I.S.
2. SITE BOUNDARY PROVIDED BY LAND SOLUTIONS COMPANY

72	089D-D00100	1149 CROSS CREEK DR	CRANSTON WALTER KEITH	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
73	089D-D00200	213 VANTAGE WAY	CHRISTOFFERSEN B MICHON	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
74	089D-D00300	209 VANTAGE WAY	MURPHY JOHN L	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
75	089D-D00400	205 VANTAGE WAY	WEIL MICHAEL P	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
76	089D-D00500	201 VANTAGE WAY	RAMOS TIFFANY A	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
77	089D-D00600	200 VANTAGE WAY	JORDAN MARGARET	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
78	089D-D00700	204 VANTAGE WAY	JOHNSON VAIL	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
79	089D-D00800	208 VANTAGE WAY	BEASLEY EVERETT L JR	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
80	089D-D01000	1137 CROSS CREEK DR	HASSLER MICHAEL C	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
81	089D-D01100	1133 CROSS CREEK DR	OKERSON C ALBERT	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
82	089D-D02200	301 RIDGETOP CT	HILL SARAH	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
83	089D-E00100	1153 CROSS CREEK DR	BRASEL MIKE T	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
84	089D-E00200	1157 CROSS CREEK DR	GLEASON ALAN R	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
85	089D-E00300	1159 CROSS CREEK DR	YOUNG CLAYTON S	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
86	089D-E00400	1163 CROSS CREEK DR	MINCHEW ALAN B	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
87	089D-E00500	1162 CROSS CREEK DR	PRUITT TIMOTHY A	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
88	089D-E00600	405 CROSS CREEK CT	CASE STEVEN H	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
89	089D-E00700	409 CROSS CREEK CT	EVANS MICHAEL D	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
90	089D-E00800	1174 CROSS CREEK DR	WOOD CHARLES A JR	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
91	089D-E01300	404 CROSS CREEK CT	JOHNSON DAVID E	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
92	089D-E01400	400 CROSS CREEK CT	DONAHOE JOHN JR	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
93	089E-A00100	4229 WARREN RD	HENSON HEATHER	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
94	089E-A00200	4233 WARREN RD	REINFRIED DANA	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
95	089E-A00300	4237 WARREN RD	GILMORE JOE H	Franklin	TN	37068	MGA-1	SWCO-3	Residential	Conventional
96	089E-A00400	4241 WARREN RD	EBB DANIEL KENT	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
97	089E-A00500	4245 WARREN RD	KUEKER MICHAEL	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
98	089E-A00600	4249 WARREN RD	ALLINSON JOHN E	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
99	089E-A00700	4253 WARREN RD	THOMPSON TIMOTHY W	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
100	089E-A00800	4257 WARREN RD	ROMEO CLAUDIO	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
101	089E-A00900	WARREN RD	VALLEY VIEW DEV INC	Franklin	TN	37064	MGA-1	SWCO-3	Vacant	Conventional
102	089E-A01000	4259 WARREN RD	COGHLAN PATRICK W	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
103	089E-B00100	4201 WARREN CT	KRENGEL NORMAN K	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
104	089E-B00600	4210 WARREN CT	EDGE SAMUEL S	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
105	089E-B00700	4206 WARREN CT	BROWN ROGER LEE	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
106	089E-B00800	4202 WARREN CT	REEVES TOMMY L	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
107	089E-B00900	4220 WARREN RD	CARLAND ROBERT MORGAN	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
108	089E-B01000	4218 WARREN RD	CAMERON JAMES	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
109	089E-B01100	4216 WARREN RD	NEWMAN ANDREW J	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
110	089F-F00100	1176 CROSS CREEK DR	SYBERT JAMES G	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
111	089F-F00200	1178 CROSS CREEK DR	MONTEATH DAVID B	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
112	089F-F00300	1182 CROSS CREEK DR	HELTON MICHAEL GLENN	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
113	089F-F00400	504 BILTMORE CT	DEBOLT SHARON L	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
114	089F-F00500	505 BILTMORE CT	HORECKA DANIEL P	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
115	089F-F00600	501 BILTMORE CT	JOSLIN REBECCA P	Franklin	TN	37064	NC	SWCO-3	Residential	Conventional
116	089F-F00700	1190 CROSS CREEK DR	JAMESON ZACHARY	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
117	089F-F00800	1191 CROSS CREEK DR	SYLVIS LAWRENCE G	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
118	089F-F00900	1187 CROSS CREEK DR	BYRNE DANIEL W	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
119	089F-F01000	1183 CROSS CREEK DR	BARNES PHILIP H JR	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
120	089F-F01100	1181 CROSS CREEK DR	WARDEN MARK ALAN	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
121	089F-F01200	1177 CROSS CREEK DR	DARNELL JUDY M	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
122	089F-F01300	1175 CROSS CREEK DR	HODGES D BROOKS III	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
123	089F-F01400	1173 CROSS CREEK DR	COOTS EDWARD B	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
124	089F-F01500	1169 CROSS CREEK DR	LARIMORE CAROL S TR	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
125	089F-F01600	1167 CROSS CREEK DR	CAUDILL MAX T	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
126	089F-F01700	1165 CROSS CREEK DR	MCGRAW DEREK S	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
127	079---06002	MURFREESBORO RD	KRANTZ ANNE J FREEMAN	Franklin	TN	37067	MGA-1	SWCO-3	Vacant	Conventional
128	089---04100	4356 S CAROTHERS RD	PIGG BILLY H TR	Franklin	TN	37064	MGA-1	SWCO-3	Est. Residential	Conventional
129	079M-B00400	1110 RIDGEWAY DR	PINK SKYE ENTERTAINMENT LLC	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
130	089---03400	4225 WARREN RD	CAROTHERS DANIEL T JR	Franklin	TN	37067	MGA-1	SWCO-3	Est. Residential	Conventional
131	079M-B00100	1100 RIDGEWAY DR	OCTOBER PARK PARTNERS LLC	Franklin	TN	37067	SD-R	SWCO-3	Residential	Conventional
132	079---06001	MURFREESBORO RD	OCTOBER PARK PARTNERS LLC	Franklin	TN	37067	SD-R	SWCO-3	Residential	Conventional
133	079---06007	MURFREESBORO RD	OCTOBER PARK PARTNERS LLC	Franklin	TN	37067	SD-R	SWCO-3	Residential	Conventional
134	079---05900	4100 MURFREESBORO RD	FOUNTAINS OF FRANKLIN LLC	Franklin	TN	37064	SD-X	SWCO-3	Multi-Family	Conventional
135	079M-D00100	4068 MURFREESBORO RD	BETTS CHRISTOPHER E	Franklin	TN	37067	R-1 (COF)	SWCO-3	Residential	Either
136	079M-D00200	4072 MURFREESBORO RD	SALAZAR MARY ELLEN	Franklin	TN	37067	R-1 (COF)	SWCO-3	Residential	Either
137	079M-D00300	4076 MURFREESBORO RD	BOZEMAN H ANDREW	Franklin	TN	37067	R-1 (COF)	SWCO-3	Residential	Either
138	079M-D00400	107 CHESTER STEPHENS CT	CAVENDER DAVID O	Franklin	TN	37067	R-1 (COF)	SWCO-3	Residential	Either
139	079M-D00500	111 CHESTER STEPHENS CT	MCGUIRE W GARY AND JANE M REV TRUST	Franklin	TN	37067	R-1 (COF)	SWCO-3	Residential	Either
140	079M-D00600	115 CHESTER STEPHENS CT	TAYLOR ROBERT P AND JAN J TAYLOR REV	Franklin	TN	37067	R-1 (COF)	SWCO-3	Residential	Either
141	079M-E00101	209 SPRINGHOUSE CIR	AWAD GEORGE	Franklin	TN	37067	R-1 (COF)	SWCO-3	Residential	Either
142	079M-E00100	CHESTER STEPHENS RD	CALDWELL EST HOMEOWNERS ASSOC INC	Nashville	TN	37202	R-1 (COF)	SWCO-3	Open Space	Either
143	079M-F00200	102 CHESTER STEPHENS RD	BERREY THOMAS	Franklin	TN	37067	R-1 (COF)	SWCO-2	Residential	Either
144	079M-F00100	CHESTER STEPHENS RD	CALDWELL EST HOMEOWNERS ASSOC INC	Nashville	TN	37067	R-1 (COF)	SWCO-2	Open Space	Either

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Date: MAY, 2017

COLLETTA PARK PUD SUBDIVISION REZONING REQUEST

Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE ... LANDSCAPE ARCHITECT
Aug 3, 2017

Revision Date
1 08.03.2017

NEIGHBORHOOD CONTEXT PLAN

C1.1

COF 6490

NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAP 47187C0220F & 47187C0214F.

3. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.

4. SITE BOUNDARY CALLS PROVIDED BY LAND SOLUTIONS COMPANY.

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

EXISTING TREE CANOPY

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY 138 ACRES WHICH IS 69.4% OF THE TOTAL SITE

TREE CANOPY DATA

TREE AREA	EXISTING
TREE A	20,501 SF
TREE B	184,595 SF
TREE C	5,661,025 SF
TREE D	152,235 SF
TOTAL SF	6,018,356 SF

EXISTING TREE CANOPY: 6,018,356 SF
6,018,356 SF/ 8,670,225 SF = .694 (69.4%) OF TOTAL SITE

REQUIRED CANOPY PRESERVATION =
36% OF TOTAL CANOPY
6,018,356 SF * 36% = 2,166,608 SF

LEGEND

SLOPES 14%-20%

SLOPES >20%

EXISTING TREE CANOPY

STREAM BUFFER

EXISTING STORMWATER MANAGEMENT SUMMARY

TOTAL PROPERTY AREA = 199 ACRES
TOTAL PROPOSED DISTURBED AREA = 143.51 ACRES

SOIL TYPES: 54.6% TYPE A SOIL
25.8% TYPE B SOIL
17.2% TYPE C SOIL
0.0% TYPE D SOIL
2.4% NON-SOIL AREAS

STORMWATER NARRATIVES

BASIN A:
STORMWATER IS CURRENTLY ROUTED BY WAY OF WET WEATHER CONVEYANCES TO THE NORTHEAST CORNER OF THE SITE, WHERE IT FLOWS INTO A BLUE-LINE STREAM OFFSITE.
BASIN AREA: 53.2 AC.
OUTFALL ELEVATION: 737'

BASIN B:
STORMWATER IS CURRENTLY COLLECTED IN A POND ON THE WEST SIDE OF THE SITE WHERE IT IS CARRIED OFF SITE BY A BLUE-LINE STREAM.
BASIN AREA: 32.7 AC.
OUTFALL ELEVATION: 740'

BASIN C:
STORMWATER IS CURRENTLY ROUTED BY WAY OF A BLUE-LINE STREAM TO THE FAR WEST PROPERTY LINE. THIS BASIN IS AN EXTENSION OF THE PREVIOUS, BASIN B.
BASIN AREA: 80.8 AC.
OUTFALL ELEVATION: 694'

BASIN D:
STORMWATER IS CURRENTLY ROUTED BY WAY OF WET WEATHER CONVEYANCES TO THE SOUTH OF THE SITE ALONG S CAROTHERS ROAD, WHERE IT EVENTUALLY FLOWS INTO THE SAME STREAM AS THE FOLLOWING, BASIN E.
BASIN AREA: 15.2 AC.
OUTFALL ELEVATION: 726'

BASIN E:
STORMWATER IS CURRENTLY ROUTED BY WAY OF WET WEATHER CONVEYANCES TO THE SOUTH SIDE OF THE SITE AND EVENTUALLY FLOWS INTO THE SAME STREAM AS THE PREVIOUS, BASIN D. A BLUE-LINE STREAM COMES ONTO THIS BASIN FROM THE NORTHEAST BUT ENDS IN AN EXISTING SINKHOLE AND DRY POND, WHICH LIES TO THE NORTHEAST OF WHERE LOTS ARE TO BE DEVELOPED.
BASIN AREA: 167.0 AC.
OUTFALL ELEVATION: 673'

STATEMENT OF IMPACTS:

WATER:
WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT.
261 X 350 GPD = 91,350 GPD

SEWER:
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. FOR THE PORTION OF THE SITE IN THE MAYS CREEK BASIN, CONNECTION TO THE SEWER MAIN WILL BE MADE IN SIMMONS RIDGE TO THE SOUTH. FOR THE POTION OF THE SITE IN THE WATKINS CREEK BASIN, CONNECTION WILL BE MADE TO THE NORTH TO THE SEWER MAIN IN OCTOBER PARK ON RIDGEWAY DRIVE.

REPURIFIED (REUSE) WATER FACILITIES:
NOT AVAILABLE

STREET NETWORK:
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN - SEE SHEET C 4.0 OVERALL ROW AND ACCESS PLAN INCLUDING CONNECTIVITY ELEMENTS.

THE SITE IS LOCATED SOUTH OF HIGHWAY 96 EAST WHICH IS CLASSIFIED AS A MAJOR ARTERIAL. ACCESS TO THE NORTHERN PORTION OF COLLETTA PARK IS PROVIDED BY LOCAL STREETS VIA RIDGEWAY DRIVE AND STANFORD ROAD.

THE SOUTHERN PORTION OF COLLETTA PARK WILL HAVE CONNECTIONS TO SOUTH CAROTHERS ROAD.

FUTURE ROAD CONNECTIONS ARE PROVIDED. A FULL TRAFFIC IMPACT STUDY PREPARED BY FISCHBACH TRAFFIC GROUP, LLC AND REVIEWED BY A THIRD PARTY, VOLKERT ENGINEERING, PROVIDES GREATER DETAIL OF THE OVERALL IMPACT OF THE DEVELOPMENT ON THE EXISTING ROAD NETWORK.

DRAINAGE FACILITIES:
THE PROPERTY HAS THREE PRIMARY DRAINAGE BASINS. ONE DRAINS NORTH TO WATKINS CREEK. ONE DRAINS WEST THROUGH CROSS CREEK SUBDIVISION AND ONE DRAINS SOUTH TOWARDS SOUTH CAROTHERS ROAD.

POLICE AND FIRE DEPT:
FRANKLIN FIRE DEPT STATION #2 - 2.1 MILES DRIVING DISTANCE
COLUMBIA AVE. POLICE STATION - 2.7 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES:
LIBERTY PARK - 3.0 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION:
261 HOMES X .64 STUDENTS = 168 PROJECTED STUDENTS

REFUSE COLLECTION:
PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

RESTRICTIVE COVENANTS:
A HOME OWNER'S ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOA WILL REGULATE ARCHITECTURAL STANDARDS AND THE MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATIONAL AREAS.

NOTE: AS ACCESS POINTS AND IMPACTS TO THE STREET NETWORK ARE DETERMINED, THE STATEMENT OF IMPACTS MAY NEED TO BE REVISED

Map Unit Symbol	Map Unit Name
ArB	Armour silt loam, 2 to 5 percent slopes
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded
ArC	Armour silt loam, 5 to 12 percent slopes
ArC2	Armour silt loam, 5 to 12 percent slopes, eroded
BrB2	Braxton cherty silt loam, 2 to 5 percent slopes, eroded
BrC2	Braxton cherty silt loam, 5 to 12 percent slopes, eroded
BsC3	Braxton cherty silty clay loam, 5 to 12 percent slopes, severely eroded
BsD3	Braxton cherty silty clay loam, 12 to 20 percent slopes, severely eroded
CkC	Culleoka silt loam, 5 to 12 percent slopes
CkD	Culleoka silt loam, 12 to 20 percent slopes
CkD3	Culleoka silt loam, 12 to 20 percent slopes, severely eroded
CkE	Culleoka silt loam, 20 to 35 percent slopes
CkE3	Culleoka silt loam, 20 to 35 percent slopes, severely eroded
Eg	Egam silt loam, phosphatic
Gu	Gullied land
HcC3	Hampshire silty clay loam, 5 to 12 percent slopes, severely eroded
HeB2	Hampshire-colbert silt loams, 2 to 5 percent slopes, eroded
HeC2	Hampshire-colbert silt loams, 5 to 12 percent slopes, eroded
HhC3	Hampshire-colbert silty clay loams, 5 to 12 percent slopes, severely eroded
Hu	Huntington silt loam, phosphatic
InD3	Inman silty clay loam, 12 to 20 percent slopes, severely eroded
Lp	Lindell silt loam, 0 to 2 percent slopes, occasionally flooded
MbC2	Maury silt loam, 5 to 12 percent slopes, eroded
MnE	Mimosa-Rock outcrop complex, 20 to 40 percent slopes
MoD	Ashwood-Mimosa-Rock outcrop complex, 5 to 15 percent slopes
Rc	Rockland
SrC3	Stiversville clay loam, 5 to 12 percent slopes, severely eroded
SrD3	Stiversville clay loam, 12 to 20 percent slopes, severely eroded
StB2	Stiversville silt loam, 2 to 5 percent slopes, eroded
StC2	Stiversville silt loam, 5 to 12 percent slopes, eroded
StD2	Stiversville silt loam, 12 to 20 percent slopes, eroded
TvD	Talbott very rocky soils, 2 to 15 percent slopes

N
200 0 200 400 600

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

COLLETTA PARK PUD SUBDIVISION REZONING REQUEST

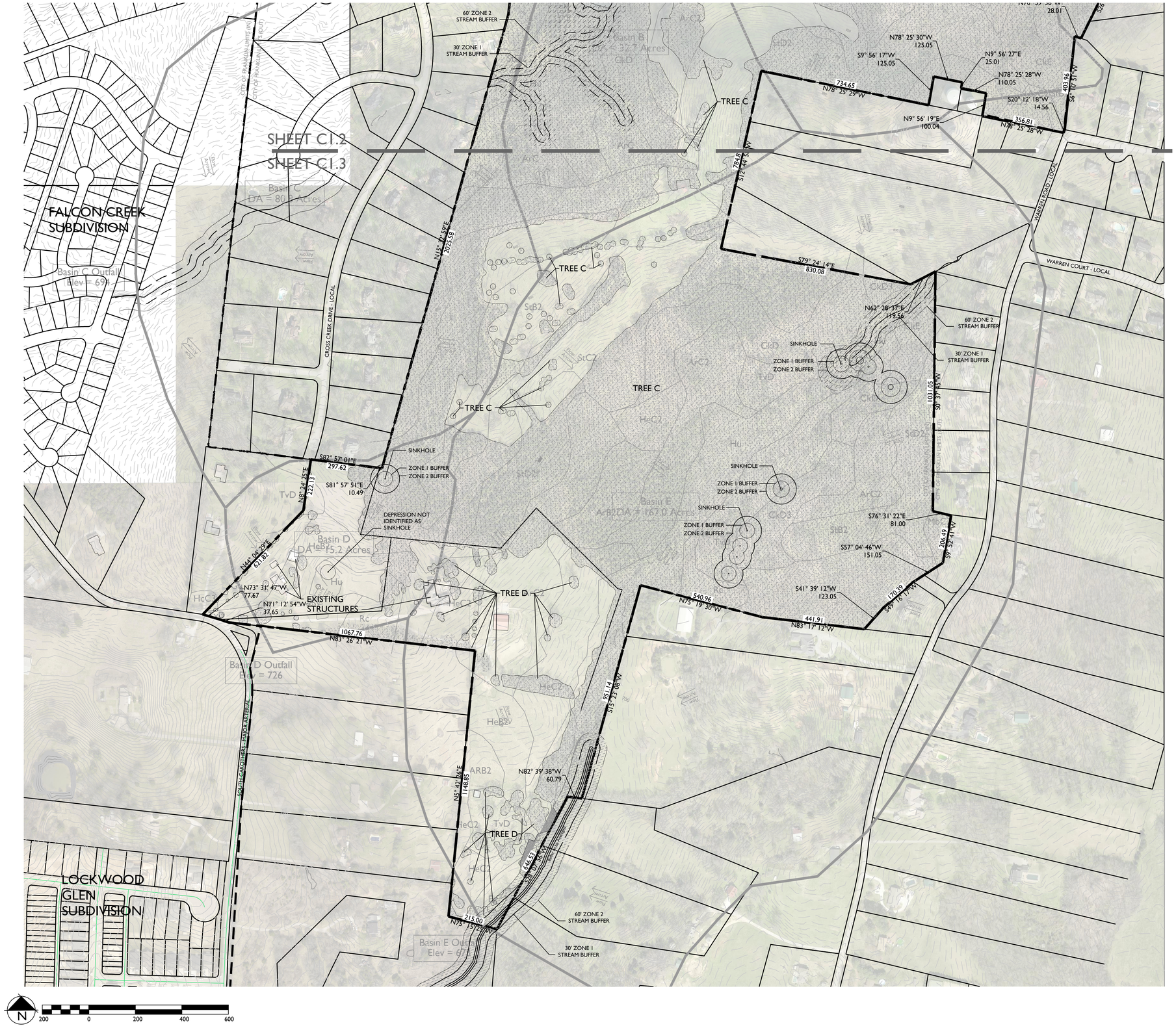
Franklin, Williamson County, Tennessee

Revision	Date
1	08.03.2017

OVERALL EXISTING CONDITIONS

C1.2

COF 6490



NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAP 47187C0220F & 47187C0214F.

3. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.

4. SITE BOUNDARY CALLS PROVIDED BY LAND SOLUTIONS COMPANY.

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

EXISTING TREE CANOPY

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY 138 ACRES WHICH IS 69.4% OF THE TOTAL SITE

TREE CANOPY DATA

TREE AREA	EXISTING
TREE A	20,501 SF
TREE B	184,595 SF
TREE C	5,661,025 SF
TREE D	152,235 SF
TOTAL SF	6,018,356 SF

EXISTING TREE CANOPY: 6,018,356 SF
6,018,356 SF/ 8,670,225 SF = .694 (69.4%) OF TOTAL SITE

REQUIRED CANOPY PRESERVATION =
36% OF TOTAL CANOPY
6,018,356 SF * 36% = 2,166,608 SF

LEGEND

SLOPES 14%-20%

SLOPES >20%

EXISTING TREE CANOPY

STREAM BUFFER

Map Unit Symbol	Map Unit Name
ArB	Armour silt loam, 2 to 5 percent slopes
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded
ArC	Armour silt loam, 5 to 12 percent slopes
ArC2	Armour silt loam, 5 to 12 percent slopes, eroded
BrB2	Braxton cherty silt loam, 2 to 5 percent slopes, eroded
BrC2	Braxton cherty silt loam, 5 to 12 percent slopes, eroded
BsC3	Braxton cherty silty clay loam, 5 to 12 percent slopes, severely eroded
BsD3	Braxton cherty silty clay loam, 12 to 20 percent slopes, severely eroded
CkC	Culleoka silt loam, 5 to 12 percent slopes
CkD	Culleoka silt loam, 12 to 20 percent slopes
CkD3	Culleoka silt loam, 12 to 20 percent slopes, severely eroded
CkE	Culleoka silt loam, 20 to 35 percent slopes
CkE3	Culleoka silt loam, 20 to 35 percent slopes, severely eroded
Eg	Egam silt loam, phosphatic
Gu	Gullied land
HcC3	Hampshire silty clay loam, 5 to 12 percent slopes, severely eroded
HeB2	Hampshire-colbert silt loams, 2 to 5 percent slopes, eroded
HeC2	Hampshire-colbert silt loams, 5 to 12 percent lopes, eroded
HhC3	Hampshire-colbert silty clay loams, 5 to 12 percent slopes, severely eroded
Hu	Huntington silt loam, phosphatic
InD3	Inman silty clay loam, 12 to 20 percent slopes, severely eroded
Lp	Lindell silt loam, 0 to 2 percent slopes, occasionally flooded
MbC2	Maury silt loam, 5 to 12 percent slopes, eroded
MnE	Mimosa-Rock outcrop complex, 20 to 40 percent slopes
MoD	Ashwood-Mimosa-Rock outcrop complex, 5 to 15 percent slopes
Rc	Rockland
SrC3	Stiversville clay loam, 5 to 12 percent slopes, severely eroded
SrD3	Stiversville clay loam, 12 to 20 percent slopes, severely eroded
StB2	Stiversville silt loam, 2 to 5 percent slopes, eroded
StC2	Stiversville silt loam, 5 to 12 percent slopes, eroded
StD2	Stiversville silt loam, 12 to 20 percent slopes, eroded
TvD	Talbott very rocky soils, 2 to 15 percent slopes

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

COLLETTA PARK PUD SUBDIVISION REZONING REQUEST

Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
TENNESSEE
08.03.2017
LANDSCAPE ARCHITECT

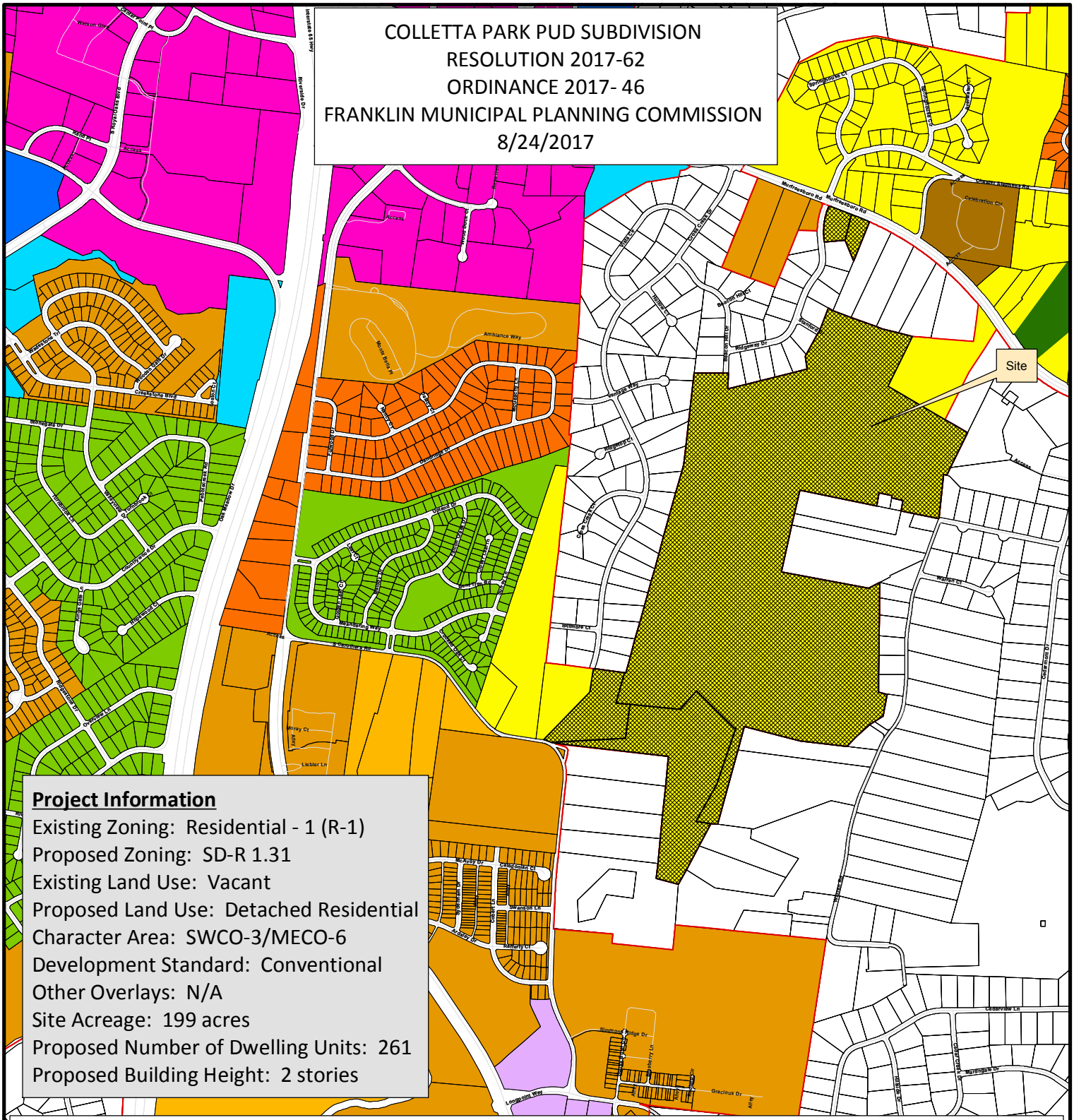
Revision	Date
1	08.03.2017
2	
3	
4	

OVERALL EXISTING CONDITIONS

C1.3

COF 6490

COLLETTA PARK PUD SUBDIVISION
RESOLUTION 2017-62
ORDINANCE 2017- 46
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/24/2017



Project Information

Existing Zoning: Residential - 1 (R-1)
Proposed Zoning: SD-R 1.31
Existing Land Use: Vacant
Proposed Land Use: Detached Residential
Character Area: SWCO-3/MECO-6
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 199 acres
Proposed Number of Dwelling Units: 261
Proposed Building Height: 2 stories

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

N

0 750 1,500 3,000
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 2016. All rights reserved.

RESOLUTION 2017-62

TO BE ENTITLED: "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR COLLETTA PARK PUD SUBDIVISION WITH 2 MODIFICATIONS OF DEVELOPMENT STANDARDS (LOTS LESS THAN ONE ACRE, EXTERNAL STREET CONNECTIVITY), FOR THE PROPERTY LOCATED SOUTH OF MURFREESBORO ROAD AND EAST OF CAROTHERS PARKWAY."

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2017-46; and

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

(a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;

(b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;

(c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;

(d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and

(e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

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

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

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
079M---B02800	1.5
079M---B02900	1.2
089---05500	167.2
089---04304	22.5
089---04303	6.6

Total	199

Legal Description for Parcels 079M-B02800 and 079M-B02900. Land lying in the Fourteenth Civil District of Williamson County, being lots 127 and 128 on the Final Plat for Section 1 of Franklin East, of record in Plat Book 6, Page 91, Register's Office of Williamson County, Tennessee, and containing 2.7 acres more or less.

And

Legal Description for Parcels 089-04303, 089-04304, & 089-05500. The following legal description is for land in the Fourteenth Civil District of Williamson County, located on the lands of James E. Adams, Jr., of record in Deed Book 2008, Page 702, R.O.W.C., TN, Patti Sue Watkins, of record in Deed Book 6074, Page 249, R.O.W.C., TN, and George V. Durnin, of record in Deed Book 1607, Page 1006, R.O.W.C., TN, and more particularly described in as follow:

Beginning at a Point in the north margin of South Carothers Road, approximately 1650 feet southeast of the intersection of Falcon Creek Drive and said South Carothers Road; Thence, leaving the north margin of said South Carothers Road, North 44 Degrees 04 Minutes 29 Seconds East, a distance of 621.82 feet to a point;
Thence North 08 Degrees 24 Minutes 25 Seconds East, a distance of 222.13 feet to a point; Thence South 82 Degrees 57 Minutes 01 Seconds East, a distance of 297.62 feet to a point; Thence South 81 Degrees 57 Minutes 51 Seconds East, a distance of 10.49 feet to a point; Thence North 15 Degrees 32 Minutes 59 Seconds East, a distance of 2,025.58 feet to a point; Thence North 06 Degrees 33 Minutes 34 Seconds East, a distance of 861.42 feet to a point; Thence South 89 Degrees 39 Minutes 10 Seconds East, a distance of 319.84 feet to a point; Thence South 02 Degrees 23 Minutes 32 Seconds West, a distance of 149.73 feet to a point; Thence North 75 Degrees 48 Minutes 17 Seconds East, a distance of 768.48 feet to a point; Thence North 09 Degrees 39 Minutes 11 Seconds West, a distance of 117.87 feet to a point; Thence North 29 Degrees 14 Minutes 05 Seconds East, a distance of 293.60 feet to a point; Thence North 20 Degrees 05 Minutes 58 Seconds East, a distance of 210.10 feet to a point; Thence South 62 Degrees 38 Minutes 15 Seconds East, a distance of 48.00 feet to a point; Thence South 69 Degrees 38 Minutes 11 Seconds East, a distance of 509.70 feet to a point; Thence South 76 Degrees 09 Minutes 25 Seconds East, a distance of 277.18 feet to a point; Thence South 26 Degrees 11 Minutes 34 Seconds West, a distance of 520.34 feet to a point; Thence South 59 Degrees 49 Minutes 41 Seconds East, a distance of 862.61 feet to a point; Thence South 26 Degrees 16 Minutes 06 Seconds West, a distance of 444.04 feet to a point; Thence North 70 Degrees 59 Minutes 36 Seconds West, a distance of 28.01 feet to a point; Thence South 06 Degrees 10 Minutes 51 Seconds West, a distance of 403.96 feet to a point; Thence South 20 Degrees 12 Minutes 18 Seconds West, a distance of 14.56 feet to a point; Thence North 78 Degrees 25 Minutes 28 Seconds West, a distance of 356.81 feet to a point; Thence North 09 Degrees 56 Minutes 19 Seconds East, a distance of 100.04 feet to a point; Thence North 78 Degrees 25 Minutes 28 Seconds West, a distance of 110.05 feet to a point; Thence North 09 Degrees 56 Minutes 27 Seconds East, a distance of 25.01 feet to a point; Thence North 78 Degrees 25 Minutes 30 Seconds West, a distance of 125.05 feet to a point; Thence South 09 Degrees 56

Minutes 17 Seconds West, a distance of 125.05 feet to a point; Thence North 78 Degrees 25 Minutes 29 Seconds West, a distance of 734.65 feet to a point; Thence South 12 Degrees 44 Minutes 58 Seconds West, a distance of 784.89 feet to a point; Thence South 79 Degrees 24 Minutes 14 Seconds East, a distance of 830.08 feet to a point; Thence North 62 Degrees 28 Minutes 37 Seconds East, a distance of 119.56 feet to a point; Thence South 00 Degrees 37 Minutes 45 Seconds West, a distance of 1,031.05 feet to a point; Thence South 76 Degrees 31 Minutes 22 Seconds East, a distance of 81.00 feet to a point; Thence South 09 Degrees 52 Minutes 41 Seconds West, a distance of 206.49 feet to a point; Thence South 57 Degrees 04 Minutes 46 Seconds West, a distance of 151.05 feet to a point; Thence South 49 Degrees 16 Minutes 17 Seconds West, a distance of 170.39 feet to a point; Thence South 41 Degrees 39 Minutes 12 Seconds West, a distance of 123.05 feet to a point; Thence North 83 Degrees 17 Minutes 12 Seconds West, a distance of 441.91 feet to a point; Thence North 75 Degrees 19 Minutes 30 Seconds West, a distance of 540.96 feet to a point; Thence South 15 Degrees 23 Minutes 08 Seconds West, a distance of 951.14 feet to a point; Thence North 82 Degrees 39 Minutes 38 Seconds West, a distance of 60.79 feet to a point; Thence South 28 Degrees 07 Minutes 56 Seconds West, a distance of 646.53 feet to a point; Thence North 75 Degrees 15 Minutes 25 Seconds West, a distance of 215.00 feet to a point; Thence North 05 Degrees 42 Minutes 26 Seconds East, a distance of 1,148.85 feet to a point; Thence North 83 Degrees 26 Minutes 21 Seconds West, a distance of 1,067.76 feet to a point, said point being in the north margin of said South Carothers Road; Thence, with the north margin of said South Carothers Road, North 71 Degrees 12 Minutes 54 Seconds West, a distance of 37.65 feet to a point; Thence North 73 Degrees 31 Minutes 47Seconds West, a distance of 77.67 feet to the point of beginning, and containing 8,552,236.49 square feet or 196.33 acres more or less.

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

SECTION III. That the overall entitlements for the Colletta Park are as follows:

Entitlements	Colletta Park PUD Subdivision
Base Zone District	Specific Development Residential – 1.31 (SD-R 1.31)
Character Area Overlay	SWCO-3/MECO-6
Other Zoning Overlays	N/A
Development Standard	Conventional
Number of Dwelling Units	261
Connectivity Index	1.31
Open Space Requirements	65.44 acres
Number of Phases in Development	7

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

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

MOS 1: Lots less than 1 Acre Approved: _____ Denied: _____	Lots required to be between one to five acres. Section 3.5.10(2)(d)(iii) *Staff recommended _Approval_____.*
MOS 2: External Street Connectivity- Approved: _____ Denied: _____	Not connect Beacon Hill Drive at the property line. Section 5.10.4(2)(b). *Staff recommended ___Denial___.*

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2017-46, on third and final reading, the health, safety, and welfare of the citizens requiring it.

_____
Eric S. Stuckey
City Administrator

_____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE: ____6/14/2017_____

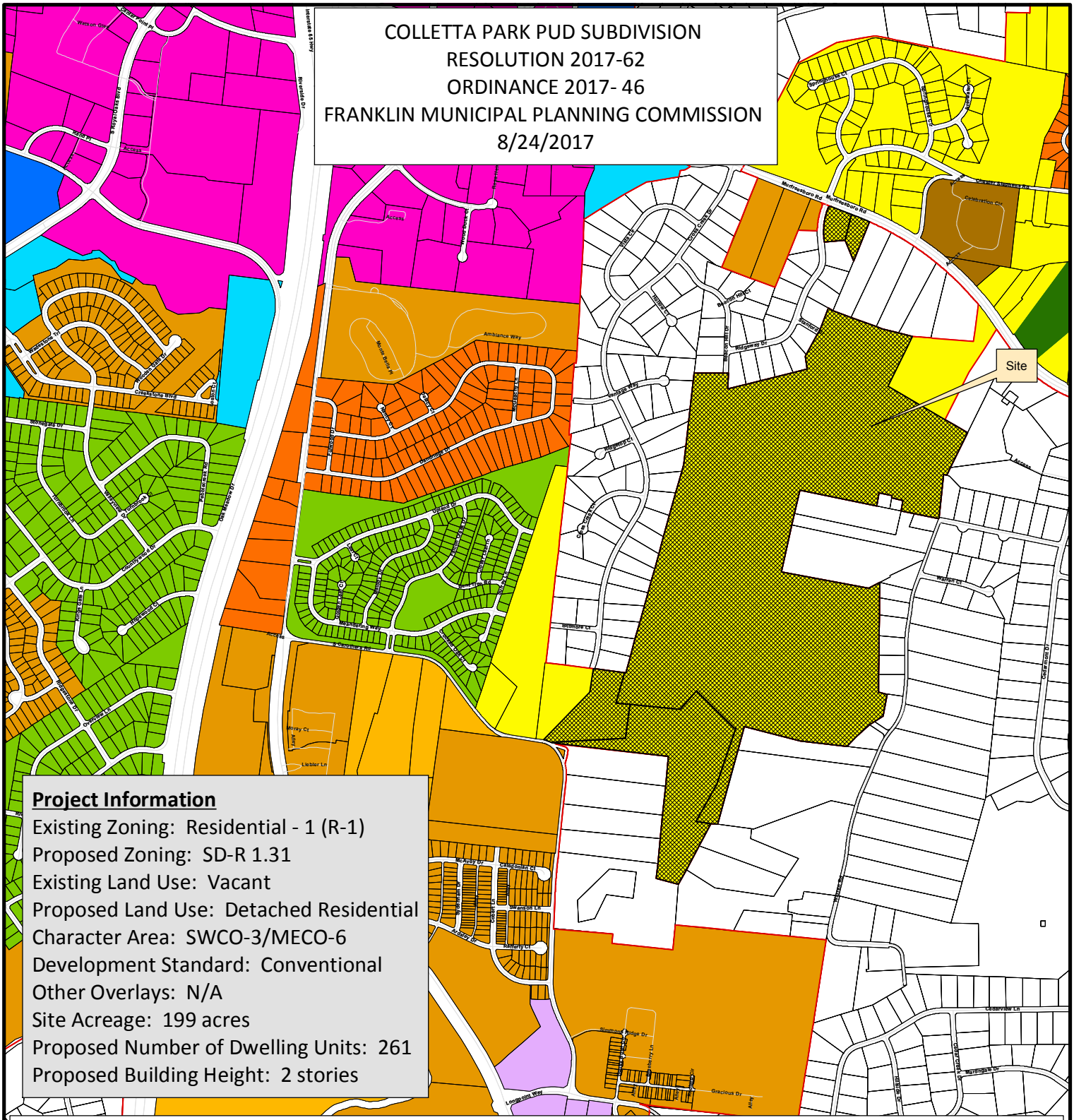
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: ____6/22/2017_____

NEIGHBORHOOD MEETING: ____6/21/2017_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____

COLLETTA PARK PUD SUBDIVISION
RESOLUTION 2017-62
ORDINANCE 2017- 46
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/24/2017



Project Information

Existing Zoning: Residential - 1 (R-1)
Proposed Zoning: SD-R 1.31
Existing Land Use: Vacant
Proposed Land Use: Detached Residential
Character Area: SWCO-3/MECO-6
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 199 acres
Proposed Number of Dwelling Units: 261
Proposed Building Height: 2 stories

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

N

0 750 1,500 3,000
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 2016. All rights reserved.

COF no: 6491

CONDITIONS OF APPROVAL:

Open Issues: 18 These issues are currently being filtered

Engineering - PUD Plan Checklist

General Issues

3. F. Development Plan

kevin.long@franklintn.gov Applicant shall design cul-de-sacs to meet minimum standards as set forth by City of Franklin street standards, specifically (but not limited to) standard drawing SD-1. Cul-de-sacs shall not exceed 5% slope in any direction.

7. F. Development Plan

jimmy.wiseman@franklintn.gov *The applicant shall be required to make improvements along South Carothers Road as recommended by the traffic impact analysis and as deemed necessary to bring South Carothers Road up to the necessary standards for public safety, including but not limited to the addition of curb and gutter along with a multi-use trail. The required improvements are to be identified on the development plan, with full design to be addressed at the site plan stage.*

The applicant may apply for a Roadway Impact Fee Offset Agreement for improvements to South Carothers Road that improve the capacty of the roadway. Any agreement must be approved by the Board of Mayor and Alderman prior to the approval of the site plan. Additional discussions with the applicant on specific roadway improvements shall occur based on the Board of Mayor and Alderman's decision on the connectivity to Highway 96.
[Edited By Jimmy Wiseman]

10. F. Development Plan

kevin.long@franklintn.gov The comment to remain open as a reminder to staff but ***DOES NOT HINDER APPROVAL OF THIS PUD.***

COF comment: "Without roadway profiles and more detailed grading it's difficult to ascertain exactly how the road network will be built, however, be aware that due to the existing and proposed topography several of the roads will be at or beyond the maximum vertical grades allowed by the street standards. Also be aware the standards for fire access are more restrictive than street standards and limit maximum grade to 10%."

Applicant response: "All alleys restricted to maximum centerline grade of 8% and all local roads restricted to maximum centerline grade of 10%."

TABLE 3.3B STREET STANDARDS – TECHNICAL DESIGN CRITERIA[a,b]

Design Element		Arterial		Collector		Local			Alley
		Major	Minor	Major	Minor	High Volume	Intermediate Volume	Low Volume	
Overall Design Parameters									
Design Speed/Posted Speed		50 / 40-45	45 / 35-40	40 / 30-35	35 / 25-30	30 / 25	25 / 25	20 / 20	15 / 15
Stopping Sight Distance		425	360	305	250	200	155	115	80
Passing Sight Distance		1,835	1,625	1,470	1,280	n/a	n/a	n/a	n/a
Horizontal Alignment[e]									
Minimum centerline radius: with no super-elevation		1,039	1,039	762	510	300	150	70[f]	55
with 0.02 super-elevation		794	794	593	n/a	n/a	n/a	n/a	n/a
with 0.04 super-elevation		711	711	533	n/a	n/a	n/a	n/a	n/a
Maximum super-elevation		0.04 ft/ft	0.04 ft/ft	0.04 ft/ft	n/a	n/a	n/a	n/a	n/a
Minimum tangent between curves or at intersections		200	150	150	100	100	0	0	0
Vertical Alignment									
Maximum Centerline Grade %		6	7	8[c]	10	8	14[d]	14[d]	8
Minimum Gutter Flow-line Grade %		0.5	0.5	0.5	0.5	0.5	0.5-1.0	0.5-1.0	1.0
Minimum K-values for Vertical Curves	Crest	84	61	44	29	19	12	7	7
	Sag	96	79	64	49	37	26	17	17
Intersection Design									

58. D. Statement of Impacts

carlb@franklintn.gov Per the TIA and 3rd party review as uploaded, off-site improvements are recommended as follows:

1. At South Carothers Pkwy & South Carothers Road, add an NBR lane. (Signalization of this intersection is to be a City of Franklin project based on overall development in this area of Franklin.)
2. On South Carothers Road west of and through the curve at the Colletta Park access, construct a 3-lane section as a safety improvement through this restricted sight distance area.
3. At Ridgeway Drive & SR96, add an EBR lane and widen Ridgeway Drive to provide separate NBL and NBR lanes.

For the first two improvements, the applicant may apply for a roadway impact fee offset, to be approved by BOMA prior to the approval of the site plan. Bonds for all improvements will be established at site plan stage. All off-site improvement plans are to be prepared and approved prior to the issuance of the first grading permit; all off-site construction of the improvements is to be completed and accepted prior to the issuance of the first certificate of occupancy.

be completed and accepted prior to the issuance of the first certificate of occupancy.

On-site improvements on Ridgeway Drive consist of Speed Limit revision, adding speed humps, adding street lighting, and adding striping for lane width modifications. Bonds for all improvements will be established at site plan stage; all on-site construction of the improvements is to be completed and accepted prior to the issuance of the first certificate of occupancy. Applicant shall hold up on striping the proposed pedestrian crossing across Ridgeway Drive at Stanford Drive until demonstrating that vehicle and pedestrian criteria for striping are satisfied based on field data.

This issue will remain open as a reminder to staff, but will not hinder development plan approval.

[Edited By Carl Baughman]

59. Work in Gas Easement

joe.marlo@franklintn.gov *The following is an Advisory Warning and* ***does not hinder the approval of the Development Plan.***

Prior to Site Plan Approval, the Applicant shall provide documentation from the gas company indicating that they have no exceptions to the work proposed in the gas easement. The Applicant shall be aware that, in the event that the gas company will not allow the work shown in their easement, the resulting change to the street network and external connectivity is a trigger that will require resubmittal of the Development Plan.
[Edited By Lance Fittro]

61. B. General Information

kevin.long@franklintn.gov The comment to remain open as a reminder to staff but ***DOES NOT HINDER APPROVAL OF THIS PUD.***

At resubmittal, please include a CAD file (DWG, DGN, or DXF) showing

- any proposed public or private streets (include sidewalks/trails if possible)
- the outermost boundary of the proposed development (property limits)

The City of Franklin Engineering Department maintains a GIS layer of future public roadway improvements. The provided CAD file will assist Engineering staff in preparing these functional layouts and help ensure that street connections for proposed developments are accommodated.
[Edited By Kevin Long]

64. B. General Information

lance.fittro@franklintn.gov Due to the potential of the requested Modifications of Standards to have significant impacts to the layout of the development if not granted by the BOMA, applicant shall provide City staff with any resulting revisions to the Development Plan in advance of submitting for One Stop to allow sufficient time for review.

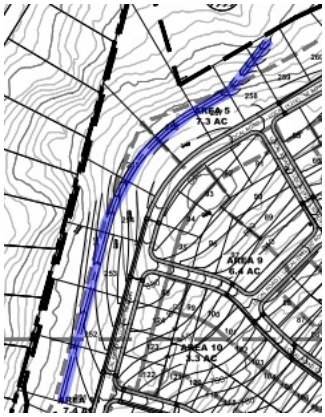
66. F. Development Plan

jimmy.wiseman@franklintn.gov Applicant shall ensure the right of way for Highway 96 is 52.5' minimum from the centerline of the roadway per the approved TDOT typical section. Additional dedication may be required along site frontage.
[Edited By Jimmy Wiseman]

70. G. Grading Plan

joe.marlo@franklintn.gov *The following is a newcomment based on newinformation on the drawings.*

Applicant shall designate the drainage area highlighted below as in a Drainage Easement.



74. Steep Slopes

joe.marlo@franklintn.gov *This following is a newcomment.*

Applicant to indicate slopes 14%-19% and 20% and greater on the Existing Conditions Plans C1.2 and C1.3. Lots in steep slopes (exceeding 14%) are to be designated as Critical Lots on the Development Plan.

With the building permit submittal, these lots will require submittal of a Critical Lot Site Plan. The Critical Lot Site Plan is to be sealed, signed and dated by a professionally licensed engineer in the State of Tennessee in accordance with state law and City of Franklin requirements. All information listed on the Critical Lot Site Plan Checklist shall be included on the plan sheet(s). The checklist and additional required documentation for the Critical Lot Site Plan submittal can be found on the Engineering Development Services website at:

http://www.franklin-gov.com/government/engineering/development

75. Steep Slopes

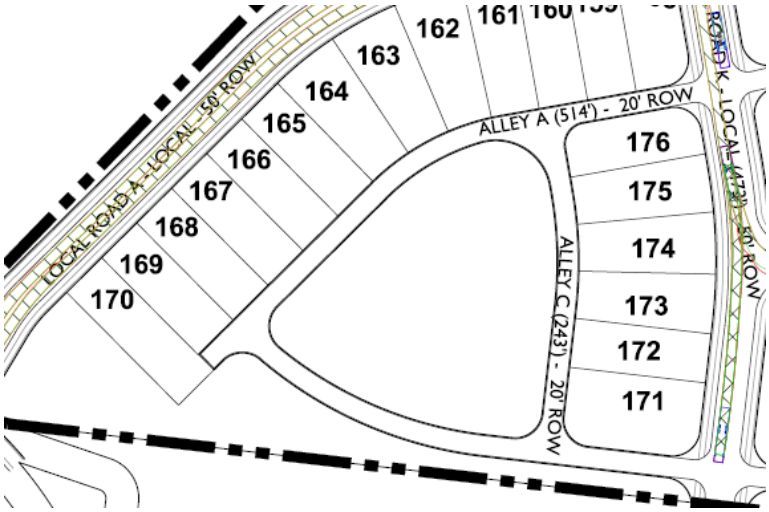
joe.marlo@franklintn.gov *The following is an Advisory Warning and* ***does not hinder the approval of the Development Plan.***

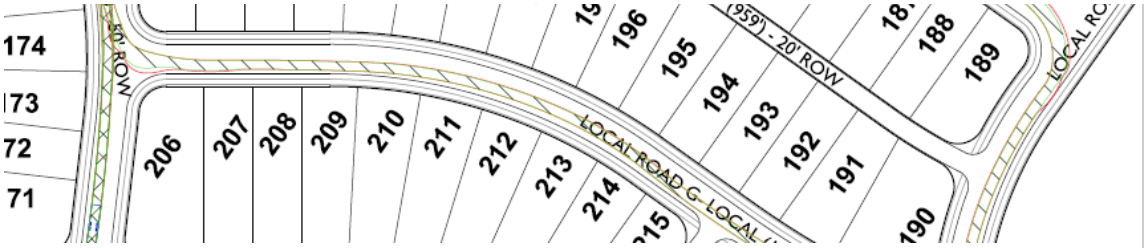
The field-run topographical survey required at Site Plan stage will better define existing site grades, however based on the GIS data indicated on the Develoment Plan, there appear to be several lots that will likely have steep slopes exceeding 14%. The Applicant is to be aware that in the review of Critical Lot plans, the City of Franklin will not waive any City requirements for construction proposed on steep slope lots, including requirements limiting maximum driveway grades to 8%, maximum site slopes to 3H:1V, maximum retaining wall heights to 6 feet, etc.

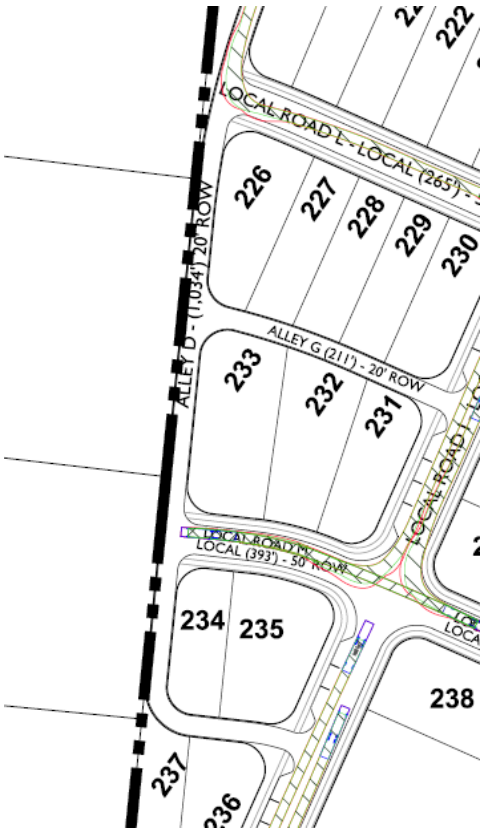
76. F. Development Plan

lance.fittro@franklintn.gov This is a new comment due to the provided autoturn exhibit not addressing turning movements in the tee-alleys.

Wherever tee-alley intersections are proposed, applicant shall provide a layout that satisfactorily accommodates fire apparatus and/or sanitation vehicle turning movements. Provide autoturn exhibit demonstrating maneuverability for fire, sanitation, or any other service vehicles expected to utilize the alleys, including the full out-to-out vehicle-swept path in addition to the wheel tracks.





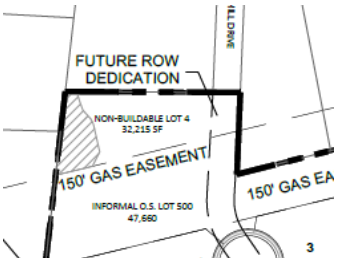


[Edited By Lance Fittro]

77. B. General Information

lance.fittro@franklintn.gov This is a new comment that was overlooked on the previous submittal:

Remove the word "Future" from the ROW dedication note for the connection to Beacon Hill Drive.



Fire-Planning

General Issues

71. Fire Protection

geoffw@franklintn.gov The applicant shall continue working with Milcrofton Utility and City Staff to provide water modeling and applicable details for off-site and on-site water system improvements no later than site plan review.

At present, full information is not available to determine future fire protection (water supply) needs.

Parks

General Issues

69. Parkland information

kevinl@franklintn.gov Parks-The parkland dedication information does not match from the last submittal.

Density at 269 units
35u x 1200sf=42,000sf
234u x 600sf=140,400sf
42,000sf + 140,400sf=182,400sf

Please correct to show correct info for Parkland information.

[Edited By Kevin Lindsey]

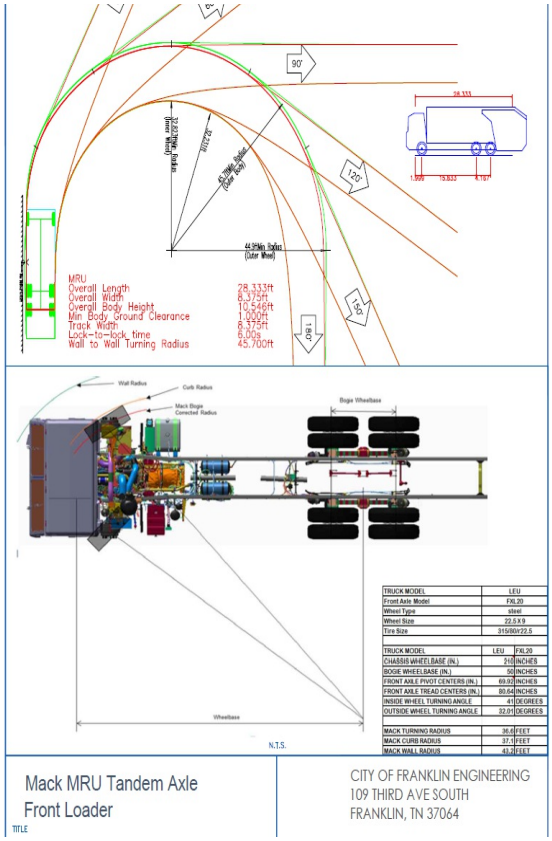
Sanitation and Environmental Services

Colletta Park Development Plan Resubmittal Set 8.3.2017.pdf

67. Solid Waste Service

bryan.brown@franklintn.gov Please provide a side-loader auto-turn to service the refuse collection points in the plan. The collection points are most likely going to be in the alleys. The refuse truck will need to be shown entering and exiting all alleys.

Below are the standard specifications for this type collection truck.



Stormwater

General Issues

72. Stream Buffer

jeff.willoughby@franklintn.gov Include approved buffer management plan with next submittal

Water/Sewer

General Issues

60. Sanitary sewer

jimmy.wiseman@franklintn.gov *This is an advisory comment and does not hinder Development Plan approval.*

The sewer routing is schematically shown. The final design and layout is subject to change based on field run survey information. The applicant shall work with Staff at Site Plan to establish the most efficient path in order to serve the basin and reduce the need for parallel infrastructure.

REQUESTED MODIFICATIONS OF STANDARDS
COLLETTA PUD SUBDIVISION

MOS 1

#1. Modification of Standards Request for Zoning Ordinance Section 3.5.10(2)(d)(iii) SWCO-3 Standards

The applicant requests a Modification of Standards as it relates to the following item for the Seward Hall, Special Area 3: "new development shall be restricted to detached residential dwellings on lots with a minimum lot area of one to five acres." While this design criteria is appropriate for a portion of the proposed Colletta Park, it would not allow the development to appropriately transition to the high density development of the Carothers Parkway corridor. Approval of this MOS would allow the develop pattern in the proposed Colletta Park to transition between the two divergent, existing development patterns.

The proposed Colletta Park PUD Development Plan is comprised of parcels in both the Seward Hall Special Area 3 Character Area and the McEwen Special Area 6 Character Area. These two character areas support very different development patterns. The SWCO-3 contains several existing county subdivisions and has a suburban character. The MECO-6 area encompasses neighborhoods such as Lockwood Glen and promotes higher density development and the construction of both detached and attached homes. The previous Land Use Plan, in conjunction with this section of the Zoning Ordinance, attempted to define the neighborhood character and provide direction for future development. While language between these two documents was similar, it was not always exactly the same. For example, the previous Land Use Plan did not contain reference to the one acre minimum lot size item which is the subject of this MOS. The current Envision Franklin Design Concepts Map shows the portion of Colletta Park in the SWCO-3 as *Single-Family Residential* and the portion in MECO-6 as *Mixed Residential*. Both of these Design Concepts support the transition of lot size and development pattern between existing and proposed development. The design for the Colletta Park neighborhood relies heavily on providing transitions to existing, adjacent developments. Additionally, this same section of the ZO states that smaller lots "may be allowed if an applicant can demonstrate that a sufficient buffer will be provided between the two developments, or another method of mitigating potential conflicts will be provided." The northern portion of the development (furthest from MECO-6 boundary) is comprised of lots that are one acre or greater in size. And it should be noted that the density of the entire SWCO-3 portion of Colletta Park was held to 1 DUA. However, in order to meet the intent of the ZO requirement that "new development shall reflect lot area, setbacks, and scale of the surrounding developments," a transition zone was needed. As the development pattern extends south towards the MECO-6 area, the lot sizes also transition to smaller lots and a road network that more closely resembles a grid network. Large landscape buffers are provided on the perimeter of the new development as it transitions to lots less than one acre in size.

MOS 2

#2. Modification of Standards Request for Zoning Ordinance Section 5.10.4(2)(a) External Street Connectivity

The applicant requests a Modification of Standards in order to exclude a roadway connection to Beacon Hill Drive, a County road that stubs to the proposed Colletta Park on a northern boundary. Approval of this MOS will allow the Colletta Park plan to be approved as designed: providing a cul-de-sac and open space adjacent to this stub road. If, at a time in the future, this roadway connection is desired, the road could be extended from the proposed cul-de-sac to the Beacon Hill Drive stub.

During previous development proposals for the subject property, adjacent neighbors expressed concerns regarding connections to County roads.

OPEN SPACE REQUIREMENT CHART:

MINIMUM OPEN SPACE REQUIREMENT: 15%
SITE AREA: 199 AC
OPEN SPACE ACREAGE REQUIRED: 29.85 AC
FORMAL OPEN SPACE REQUIRED: 34% (10.15 AC)
INFORMAL OPEN SPACE REQUIRED: 66% (19.70 AC)

OPEN SPACE PROVIDED:

KEY	CLASSIFICATION	TYPE	AREA OF OPEN SPACE
500	INFORMAL	GREEN BELT	47,660 SF (1.09 AC)
501	INFORMAL	GREEN BELT	193,924 SF (4.45 AC)
502	INFORMAL	GREEN BELT	101,543 SF (2.33 AC)
503	INFORMAL	GREEN BELT	593,134 SF (13.62 AC)
504	INFORMAL	GREEN BELT	1,213,037 SF (27.85 AC)
505	INFORMAL	GREEN BELT	41,619 SF (0.96 AC)
506	INFORMAL	GREEN BELT	7,668 SF (0.18 AC)
507	INFORMAL	GREEN BELT	14,801 SF (0.34 AC)
508	INFORMAL	GREEN BELT	57,175 SF (1.31 AC)
509	INFORMAL	GREEN BELT	81,580 SF (1.87 AC)
601	FORMAL	PARK	117,867 SF (2.71 AC)
602	FORMAL	PARK	27,049 SF (0.62 AC)
603	FORMAL	PARK	30,406 SF (0.70 AC)
604	FORMAL	AMENITY	117,082 SF (2.69 AC)
605	FORMAL	PARK	48,935 SF (1.12 AC)
606	FORMAL	PARK	33,676 SF (0.69 AC)
607	FORMAL	PARK	5,594 SF (0.77 AC)
608	FORMAL	PARK	76,941 SF (1.77 AC)

NON-BUILDABLE LOTS:

KEY	AREA
1	42,564 SF (0.98 AC)
2	46,074 SF (1.06 AC)
3	96,115 SF (2.21 AC)
4	32,215 SF (0.74 AC)

TOTAL NON-BUILDABLE LOT AREA: 4.99 AC

TOTAL FORMAL OPEN SPACE PROVIDED: 11.07 AC

TOTAL INFORMAL OPEN SPACE PROVIDED: 54.00 AC

TOTAL OPEN SPACE PROVIDED: 65.07 AC (32.6%)

LOCAL COMPATIBILITY:

COLLETTA PARK IS LOCATED IN THE SINGLE FAMILY CHARACTER AREA OF ENVISION FRANKLIN. THE CHARACTER OF THE SURROUNDING AREA IS ALSO SINGLE FAMILY HOMES.

CHARACTER AREA: SINGLE FAMILY

APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL

1. THE EXISTING USES ADJACENT TO THE PROPOSED NEIGHBORHOOD IN FRANKLIN EAST, CROSS CREEK, AND ON WARREN ROAD ARE SINGLE FAMILY DETACHED HOMES ON LARGE LOTS. THE EXISTING NEIGHBORHOODS ARE LOCATED OUTSIDE OF THE CITY OF FRANKLIN AND WERE DEVELOPED PRIOR TO PUBLIC SEWER BEING AVAILABLE. LOTS OF EQUAL SIZE ARE PROPOSED ADJACENT TO THESE SUBDIVISIONS.

2. THE LAND USE PLAN FOR THIS SPECIAL AREA STATES THAT THERE ARE "MANY AREAS THAT ARE ENVIRONMENTALLY SENSITIVE". THE PROPOSED DEVELOPMENT PLAN PRESERVES SIGNIFICANT QUANTITIES OF OPEN SPACE BOTH AS A BUFFER TO ADJOINING USES AS WELL AS TO PROTECT ENVIRONMENTALLY SENSITIVE AREAS.

3. THE LAND USE PLAN STATES THAT NEW GROWTH SHALL BE ENCOURAGED ONLY IN AREAS WHERE ADEQUATE PUBLIC WATER, SEWER AND STREETS ARE PLANNED. THE APPLICANT HAS PROPOSED EXTENDING THE PUBLIC SEWER TO THE SOUTH WHERE A MAIN INTERCEPTOR IS LOCATED IN THE CAROTHERS ROAD CORRIDOR, AND TO THE NORTH WERE A MAIN INTERCEPTOR IS LOCATED ADJACENT TO OCTOBER PARK SUBDIVISION.

4. THE LAND USE PLAN STIPULATES THAT SMALLER LOTS SHOULD NOT BE LOCATED ON THE EXTERIOR OF A PROPOSED DEVELOPMENT ADJACENT TO OR ACROSS THE STREET FROM LARGER LOTS OF AN EXISTING DEVELOPMENT. THE PROPOSED PLAN PROVIDES SINGLE FAMILY HOME LOTS ON LOTS COMPARABLE IN SIZE TO ADJOINING USES AND ARE SEPARATED FROM THEM BY OPEN SPACE BUFFERS. THE PROPOSED DEVELOPMENT TRANSITIONS SOUTH TO SMALLER LOTS IN PROXIMITY TO THE CAROTHERS ROAD COORDIOR.

5. THE PROPOSED DEVELOPMENT INCORPORATES A NUMBER OF OPEN SPACES THAT ARE PROPOSED TO BE DEVELOPED INTO ACTIVE USE SPACES AND WILL QUALIFY AS FORMAL OPEN SPACES.

6. PRESERVED AREAS AT THE PERIMETER OF THE SITE WILL BE DEVELOPED WITH WALKING TRAILS OF VARYING DEGREES OF DIFFICULTY FOR USE BY THE RESIDENTS.

7. THIS PLAN REFLECTS THE CONTEMPORARY DEVELOPMENT PATTERNS OF THE CITY OF FRANKLIN AND IS CONSISTENT WITH MANY SIMILAR NEIGHBORHOODS THAT HAVE OCCURRED IN PROXIMITY TO COUNTY SUBDIVISIONS BUILT PRIOR TO PUBLIC SEWER AVAILABILITY AS THE CITY HAS ANNEXED NEW AREAS FOR GROWTH.

LANDUSE PLAN COMPLANCE/ DESIGN CONCEPTS AND STANDARDS:

COLLETTA PARK IS A SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION WHICH OFFERS A VARIETY OF LOT SIZES AND HOUSING OPTIONS. ACCESSED IS PROPOSED FROM STANFORD DRIVE AT THE NORTH AND CAROTHERS ROAD AT THE SOUTH.

THE DESIGN STANDARDS PERMIT CONVENTIONAL DEVELOPMENT FORMS WITH TRANSITIONAL FEATURES TO MINIMIZE IMPACT ON THE EXISTING DEVELOPED PROPERTY. ENVISION FRANKLIN DESCRIBES THIS CHARACTER AREA AS SINGLE FAMILY. WITHIN THIS CHARACTER AREA, NEW LOTS ADJACENT TO EXISTING LOTS MUST BE OF EQUAL SIZE.

THE PROPOSED PLAN INCLUDES TRAFFIC CALMING SOLUTIONS ON STANFORD DRIVE AND RIDGEWAY DRIVE. THESE TRAFFIC CALMING CONCEPTS REQUIRE APPROVAL BY WILLIAMSON COUNTY. THESE INCLUDE REDUCING TRAFFIC SPEED, NARROWING THE TRAVEL LANES, PROVIDING PEDESTRIAN PATHS, AND INSTALLING SPEED HUMPS.

SMALLER LOTS ARE PLANNED TO THE SOUTH AS THE NEIGHBORHOOD APPROACHES CAROTHERS ROAD. THE LOTS ARE IN KEEPING WITH THE SIZE AND DENSITIES OF LOCKWOOD GLEN.

SITE DATA:

PROJECT NAME:	COLLETTA PARK PUD SUBDIVISON
PROJECT NUMBER:	6491
SUBDIVISION:	N/A
LOT NUMBER:	
ADDRESS:	1101 RIDGEWAY DRIVE, MURFREESBORO ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	079 MB 02800 079 MB 02900 089 05500 089 04303 089 04304
EXISTING ZONING:	R-1
PROPOSED ZONING:	SD-R (1.31)
CHARACTER AREA OVERLAY:	MECO-6, SWCO-3
OTHER APPLICABLE OVERLAYS	NONE
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACREAGE:	199 AC
TOTAL SQUARE FOOTAGE:	8,670,225 SF
MINIMUM REQUIRED SETBACKS:	SEE LOT DIAGRAMS - SHEET C2.3
FRONT YARD:	MINIMUM SETBACKS
REAR YARD:	ARE ESTABLISHED
SIDE YARD:	AS PART OF THE P.U.D.
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS	144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064
OFFICE PHONE	615.975.5765
EMAIL ADDRESS	greggamble209@gmail.com
CONTACT	GREG GAMBLE
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2 STORY
LANDSCAPE SURFACE RATIO:	0.40
MINIMUM LANDSCAPE SURFACE RATIO:	0.30
MINIMUM PARKING REQUIREMENT:	2 SPACES PER SINGLE FAMILY HOME
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING:	N/A
RESIDENTIAL DENSITY:	1.31 DUA
TREE CANOPY:	138.1 AC, 69.4 % OF EXISTING SITE
PARKLAND DEDICATION:	FEE IN LIEU (179,400 SF) 35 @ 1200 SF/HOME = 42,000 SF 226 @ 600 SF/HOME = 135,600 SF
OPEN SPACE:	29.85 AC (15%) TOTAL REQUIRED 10.15 AC FORMAL REQ. 19.70 AC INFORMAL REQ.
OVERALL DENSITY:	1.31 UNITS/AC
NET DENSITY (MINUS ROW):	1.49 UNITS/AC
NET DENSITY (MINUS ROW AND STREAM BUFFERS):	1.59 UNITS/AC
NUMBER OF RESIDENTIAL UNITS BY USE TYPE:	261 SINGLE FAMILY HOMES 40' LOTS: 81 50' LOTS: 23 60'-70' LOTS: 66 90' LOTS: 32 ESTATE: 55
NONRESIDENTIAL SQUARE FOOTAGE:	93.05 AC
TOTAL ACREAGE BY USE, ENTIRE SITE:	105.95 AC RESIDENTIAL 65.07 AC OPEN SPACE 4.99 AC NON-BUILDABLE LOTS
TOTAL ACREAGE BY USE, PER SECTION:	SECTION 1 33.7 AC RESIDENTIAL (25 UNITS) 9.9 AC OPEN SPACE SECTION 2 14.75 AC RESIDENTIAL (15 UNITS) 9.9 AC OPEN SPACE SECTION 3 9.9 AC RESIDENTIAL (25 UNITS) 35.3 AC OPEN SPACE SECTION 4 18.98 AC RESIDENTIAL (55 UNITS) 3.3 AC OPEN SPACE SECTION 5 12.63 AC RESIDENTIAL (49 UNITS) 0.95 AC OPEN SPACE SECTION 6 9.81 AC RESIDENTIAL (59 UNITS) 4.35 AC OPEN SPACE SECTION 7 6.18 AC RESIDENTIAL (33 UNITS) 3.55 AC OPEN SPACE

TREE CANOPY RETENTION:

TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	20,501 SF	0 SF	20,501 SF
TREE B	184,595 SF	126,759 SF	57,836 SF
TREE C	5,661,025 SF	3,591,124 SF	2,069,901 SF
TREE D	152,235 SF	115,430 SF	36,805 SF
TOTAL	6,018,356 SF	3,833,313 SF	2,185,043 SF

TREE CANOPY DATA

EXISTING TREE CANOPY: 6,018,356 SF
6,018,356 SF / 8,670,225 SF = .694 (69.4%) OF TOTAL SITE

REQUIRED CANOPY PRESERVATION =
36% OF TOTAL CANOPY
6,018,356 SF * 36% = 2,166,608 SF

PROVIDED CANOPY PRESERVED =
2,185,043 SF (36.3%) OF TOTAL EXISTING CANOPY

TREE PRESERVATION AREA

STREAM BUFFER

60' STREAM BUFFER

STATEMENT OF IMPACTS:

WATER:
WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT.
261 X 350 GPD = 91,350 GPD

SEWER:
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. FOR THE PORTION OF THE SITE IN THE MAYS CREEK BASIN, CONNECTION TO THE SEWER MAIN WILL BE MADE IN SIMMONS RIDGE TO THE SOUTH. FOR THE POTION OF THE SITE IN THE WATKINS CREEK BASIN, CONNECTION WILL BE MADE TO THE NORTH TO THE SEWER MAIN IN OCTOBER PARK ON RIDGEWAY DRIVE.

REPURIFIED (REUSE) WATER FACILITIES:
NOT AVAILABLE

STREET NETWORK:
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN - SEE SHEET C 4.0 OVERALL ROW AND ACCESS PLAN INCLUDING CONNECTIVITY ELEMENTS.

THE SITE IS LOCATED SOUTH OF HIGHWAY 96 EAST WHICH IS CLASSIFIED AS A MAJOR ARTERIAL. ACCESS TO THE NORTHERN PORTION OF COLLETTA PARK IS PROVIDED BY LOCAL STREETS VIA RIDGEWAY DRIVE AND STANFORD ROAD.

THE SOUTHERN PORTION OF COLLETTA PARK WILL HAVE CONNECTIONS TO SOUTH CAROTHERS ROAD.

FUTURE ROAD CONNECTIONS ARE PROVIDED. A FULL TRAFFIC IMPACT STUDY PREPARED BY FISCHBACH TRAFFIC GROUP, LLC AND REVIEWED BY A THIRD PARTY, VOLKERT ENGINEERING. PROVIDES GREATER DETAIL OF THE OVERALL IMPACT OF THE DEVELOPMENT ON THE EXISTING ROAD NETWORK.

DRAINAGE FACILITIES:
THE PROPERTY HAS THREE PRIMARY DRAINAGE BASINS. ONE DRAINS NORTH TO WATKINS CREEK. ONE DRAINS WEST THROUGH CROSS CREEK SUBDIVISION AND ONE DRAINS SOUTH TOWARDS SOUTH CAROTHERS ROAD.

POLICE AND FIRE DEPT:
FRANKLIN FIRE DEPT STATION #2 - 2.1 MILES DRIVING DISTANCE
COLUMBIA AVE. POLICE STATION - 2.7 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES:
LIBERTY PARK - 3.0 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION:
261 HOMES X .64 STUDENTS = 168 PROJECTED STUDENTS

REFUSE COLLECTION:
PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

RESTRICTIVE COVENANTS:
A HOME OWNER'S ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOA WILL REGULATE ARCHITECTURAL STANDARDS AND THE MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATIONAL AREAS.

NOTE: AS ACCESS POINTS AND IMPACTS TO THE STREET NETWORK ARE DETERMINED, THE STATEMENT OF IMPACTS MAY NEED TO BE REVISED

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

Revision	Date
1	08.03.2017
2	
3	
4	

DEVELOPMENT PLAN

C2.0

COF 6491

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

COLLETTA PARK PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

Revision Date
1 08.03.2017

DEVELOPMENT PLAN

C2.1

COF 6491

A

TYPICAL HOME ELEVATION 'A'

1. HOME STYLE WITH GARAGE LOCATED AT THE REAR OF THE LOT THAT IS ACCESSED FROM AN ALLEY, OR FROM THE FRONT STREET WITH AN EXTENDED DRIVEWAY.

2. ONE TO TWO STORIES IN HEIGHT.

3. MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.

4. THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE CODES DIRECTOR OR THE PLANNING COMMISSION.

5. ELEVATIONS SHOWN ARE TYPICAL FOR THIS DEVELOPMENT. FINAL DESIGN PLANS SHALL BE SUBMITTED WITH THE REQUEST FOR BUILDING PERMITS AND SHALL INDICATE COMPLIANCE WITH THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS; SPECIFICALLY THE REQUIREMENT FOR EXPOSED FOUNDATIONS OR WATER TABLES/ELEVATED FINISHED FLOORS AND GARAGE DOOR SEPARATION/MAXIMUM WIDTHS.

6. BUILDINGS WITH SIDE ELEVATIONS FACING A PUBLIC RIGHT-OF-WAY SHALL HAVE WINDOWS AND ARCHITECTURAL FEATURES SIMILAR TO THE FRONT ELEVATION.

7. SINGLE FAMILY HOME SQUARE FOOTAGE RANGE: 1500 SF TO 2200 SF

8. THE FINISHED FLOOR ELEVATION OF THE FRONT FACADE TO BE A MINIMUM OF 18 INCHES ABOVE THE FINISHED GRADE.

C

TYPICAL HOME ELEVATION 'C'

1. HOME STYLE WITH GARAGE ACCESSED FROM THE FRONT FACING STREET. GARAGE IS RECESSED A MINIMUM OF 10 FEET FROM THE FRONT ELEVATION AND DRIVEWAYS ARE A MINIMUM OF 22' FROM THE SIDEWALK.

2. ONE TO TWO STORIES IN HEIGHT.

3. MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.

4. THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE CODES DIRECTOR OR THE PLANNING COMMISSION.

5. ELEVATIONS SHOWN ARE TYPICAL FOR THIS DEVELOPMENT. FINAL DESIGN PLANS SHALL BE SUBMITTED WITH THE REQUEST FOR BUILDING PERMITS AND SHALL INDICATE COMPLIANCE WITH THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS; SPECIFICALLY THE REQUIREMENT FOR EXPOSED FOUNDATIONS OR WATER TABLES/ELEVATED FINISHED FLOORS AND GARAGE DOOR SEPARATION/MAXIMUM WIDTHS.

6. BUILDINGS WITH SIDE ELEVATIONS FACING A PUBLIC RIGHT-OF-WAY SHALL HAVE WINDOWS AND ARCHITECTURAL FEATURES SIMILAR TO THE FRONT ELEVATION.

7. SINGLE FAMILY HOME SQUARE FOOTAGE RANGE: 2200 SF TO 4500 SF

8. THE FINISHED FLOOR ELEVATION OF THE FRONT FACADE TO BE A MINIMUM OF 18 INCHES ABOVE THE FINISHED GRADE.

9. FRONT FACING GARAGES ARE REQUIRED TO HAVE GARAGE DOORS NO LARGER THAN 9' IN WIDTH WITH A 2' SEPARATION BETWEEN THE DOORS.

B

TYPICAL HOME ELEVATION 'B'

1. HOME STYLE WITH GARAGE LOCATED AT THE REAR OF THE LOT THAT IS ACCESSED FROM AN ALLEY, OR FROM THE FRONT STREET WITH AN EXTENDED DRIVEWAY.

2. ONE TO TWO STORIES IN HEIGHT.

3. MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.

4. THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE CODES DIRECTOR OR THE PLANNING COMMISSION.

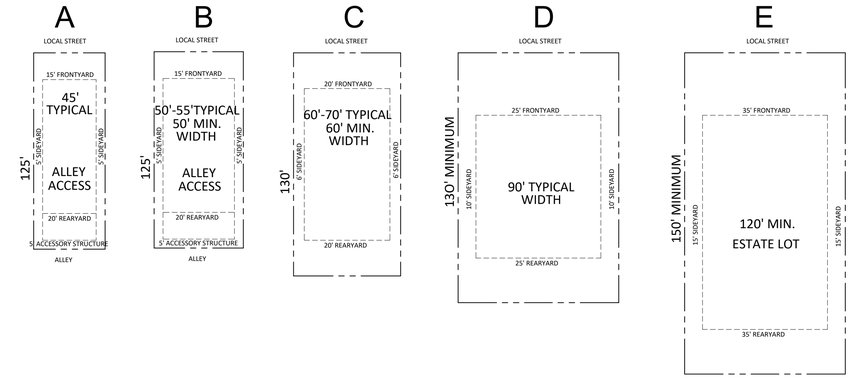
5. ELEVATIONS SHOWN ARE TYPICAL FOR THIS DEVELOPMENT. FINAL DESIGN PLANS SHALL BE SUBMITTED WITH THE REQUEST FOR BUILDING PERMITS AND SHALL INDICATE COMPLIANCE WITH THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS; SPECIFICALLY THE REQUIREMENT FOR EXPOSED FOUNDATIONS OR WATER TABLES/ELEVATED FINISHED FLOORS AND GARAGE DOOR SEPARATION/MAXIMUM WIDTHS.

6. BUILDINGS WITH SIDE ELEVATIONS FACING A PUBLIC RIGHT-OF-WAY SHALL HAVE WINDOWS AND ARCHITECTURAL FEATURES SIMILAR TO THE FRONT ELEVATION.

7. SINGLE FAMILY HOME SQUARE FOOTAGE RANGE: 1700 SF TO 3600 SF

8. THE FINISHED FLOOR ELEVATION OF THE FRONT FACADE TO BE A MINIMUM OF 18 INCHES ABOVE THE FINISHED GRADE.

TYPICAL LOT DIAGRAMS AND SETBACKS



	A	B	C	D	E
FRONT:	15'	15'	20'	25'	35'
SIDE:	5'	5'	5'	10'	15'
REAR:	20'	20'	20'	25	35
CORNER:	10'	10'	15'	20'	25'

D

TYPICAL HOME ELEVATION 'D'

1. HOME STYLE FOR LOTS WITH GARAGE ACCESSED FROM THE STREET WITH SIDE LOADED GARAGE.

2. ONE TO TWO STORIES IN HEIGHT.

3. MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.

4. GARAGE IS SETBACK 10 FEET FROM THE FRONT FACADE.

5. DRIVEWAY IS A MINIMUM OF 22' FROM THE SIDEWALK TO THE GARAGE DOORS.

6. ALL TWO CAR GARAGES SHALL HAVE TWO GARAGE DOORS WITH A MAXIMUM WIDTH OF 9' WIDE WITH A 2 FOOT MINIMUM SEPARATION BETWEEN.

7. THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE CODES DIRECTOR OR THE PLANNING COMMISSION.

8. ELEVATIONS SHOWN ARE TYPICAL FOR THIS DEVELOPMENT. FINAL DESIGN PLANS SHALL BE SUBMITTED WITH THE REQUEST FOR BUILDING PERMITS AND SHALL INDICATE COMPLIANCE WITH THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS; SPECIFICALLY THE REQUIREMENT FOR EXPOSED FOUNDATIONS OR WATER TABLES/ELEVATED FINISHED FLOORS AND GARAGE DOOR SEPARATION/MAXIMUM WIDTHS.

9. BUILDINGS WITH SIDE ELEVATIONS FACING A PUBLIC RIGHT-OF-WAY SHAL HAVE WINDOWS AND ARCHITECTURAL FEATURES SIMILAR TO THE FRONT ELEVATION.

10. SINGLE FAMILY HOME SQUARE FOOTAGE RANGE: 2800 SF TO 5000 SF

11. THE FINISHED FLOOR ELEVATION OF THE FRONT FACADE TO BE A MINIMUM OF 18 INCHES ABOVE THE FINISHED GRADE.

The home elevations shown here are representative of the homes planned for Colletta Park. They are the basis for design review by the City of Franklin at the time of Site Plan Submittal. Based on my professional experience, the plans presented meet or exceed the design standards set forth by the City of Franklin.

Greg Gamble, Registered Landscape Architect.

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

Revision	Date
1	08.03.2017
2	
3	
4	

TYPICAL ARCHITECTURE

C2.2

COF 6491

DEVELOPMENT PLAN

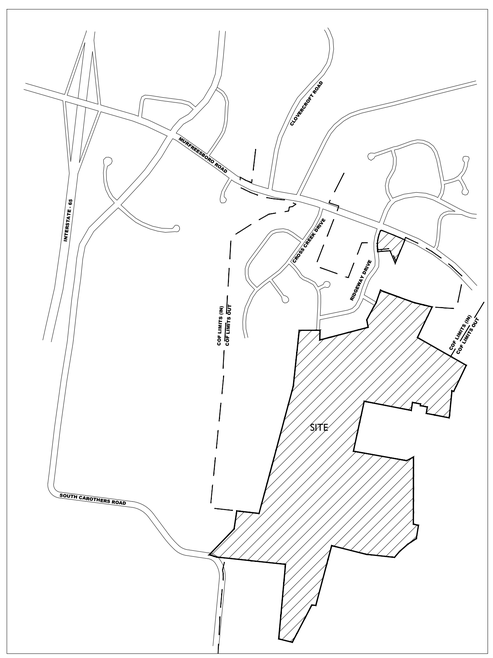
COLLETTA PARK PUD SUBDIVISION

COF 6491

MAP 89, PARCEL 55.00
MAP 79M B, PARCEL 28.00
MAP 79M B, PARCEL 29.00
MAP 089, PARCEL 43.03
MAP 089, PARCEL 43.04
FRANKLIN, TENNESSEE
CIVIL DISTRICT 14

SHEET INDEX

C 0.0 COVER SHEET
C 1.0 NEIGHBORHOOD CONTEXT PLAN
C 1.1 NEIGHBORHOOD CONTEXT PLAN
C 1.2 OVERALL EXISTING CONDITIONS PLAN
C 1.3 OVERALL EXISTING CONDITIONS PLAN
C 2.0 DEVELOPMENT DEVELOPMENT PLAN
C 2.1 DEVELOPMENT DEVELOPMENT PLAN
C 2.3 TYPICAL ARCHITECTURE
C 3.0 NORTH GRADING AND DRAINAGE PLAN
C 3.1 SOUTH GRADING AND DRAINAGE PLAN
C 4.0 NORTH ROW AND ACCESS PLAN
C 4.1 SOUTH ROW AND ACCESS PLAN
C 4.2 NORTH AUTOTURN PLAN
C 4.3 SOUTH AUTOTURN PLAN
C 5.0 NORTH UTILITY PLAN
C 5.1 SOUTH UTILITY PLAN



GRAPHIC SCALE: 1"=1000 FT
0 1000

MODIFICATION OF DESIGN STANDARDS REQUEST

THE APPLICANT REQUESTS A REDUCED CONNECTIVITY INDEX AS A RESULT OF THE ENVIRONMENTAL AND TOPOGRAPHICAL CONSTRAINTS OF THE NEIGHBORING PROPERTIES, AS WELL AS A LACK OF CONNECTION LOCATIONS TO EXISTING NEIGHBORHOODS ON THE REMAINING NEIGHBORING PROPERTIES.

REQUESTED MODIFICATIONS OF STANDARDS
COLLETTA PUD SUBDIVISION

MOS 1

#1. Modification of Standards Request for Zoning Ordinance Section 3.5.10(2)(d)(iii) SWCO-3 Standards

The applicant requests a Modification of Standards as it relates to the following item for the Seward Hall, Special Area 3: "new development shall be restricted to detached residential dwellings on lots with a minimum lot area of one to five acres." While this design criteria is appropriate for a portion of the proposed Colletta Park, it would not allow the development to appropriately transition to the high density development of the Carothers Parkway corridor. Approval of this MOS would allow the develop pattern in the proposed Colletta Park to transition between the two divergent, existing development patterns.

The proposed Colletta Park PUD Development Plan is comprised of parcels in both the Seward Hall Special Area 3 Character Area and the McEwen Special Area 6 Character Area. These two character areas support very different development patterns. The SWCO-3 contains several existing county subdivisions and has a suburban character. The MECO-6 area encompasses neighborhoods such as Lockwood Glen and promotes higher density development and the construction of both detached and attached homes. The previous Land Use Plan, in conjunction with this section of the Zoning Ordinance, attempted to define the neighborhood character and provide direction for future development. While language between these two documents was similar, it was not always exactly the same. For example, the previous Land Use Plan did not contain reference to the one acre minimum lot size item which is the subject of this MOS. The current Envision Franklin Design Concepts Map shows the portion of Colletta Park in the SWCO-3 as *Single-Family Residential* and the portion in MECO-6 as *Mixed Residential*. Both of these Design Concepts support the transition of lot size and development pattern between existing and proposed development.

The design for the Colletta Park neighborhood relies heavily on providing transitions to existing, adjacent developments. Additionally, this same section of the ZO states that smaller lots "may be allowed if an applicant can demonstrate that a sufficient buffer will be provided between the two developments, or another method of mitigating potential conflicts will be provided." The northern portion of the development (furthest from MECO-6 boundary) is comprised of lots that are one acre or greater in size. And it should be noted that the density of the entire SWCO-3 portion of Colletta Park was held to 1 DUA. However, in order to meet the intent of the ZO requirement that "new development shall reflect lot area, setbacks, and scale of the surrounding developments," a transition zone was needed. As the development pattern extends south towards the MECO-6 area, the lot sizes also transition to smaller lots and a road network that more closely resembles a grid network. Large landscape buffers are provided on the perimeter of the new development as it transitions to lots less than one acre in size.

MOS 2

#2. Modification of Standards Request for Zoning Ordinance Section 5.10.4(2)(a) External Street Connectivity

The applicant requests a Modification of Standards in order to exclude a roadway connection to Beacon Hill Drive, a County road that stubs to the proposed Colletta Park on a northern boundary. Approval of this MOS will allow the Colletta Park plan to be approved as designed: providing a cul-de-sac and open space adjacent to this stub road. If, at a time in the future, this roadway connection is desired, the road could be extended from the proposed cul-de-sac to the Beacon Hill Drive stub.

During previous development proposals for the subject property, adjacent neighbors expressed concerns regarding connections to County roads.

OWNER: 089 05500
ESTATE OF MARY ETTA ADAMS
32 COLONEL WINSTEAD DRIVE
BRENTWOOD, TN 37027
JOHN E. ADAMS, JR EXECUTOR
(615) 377-3219

OWNER: 079 MB 02800
GLENN R. ADAMS
PO BOX 680098
FRANKLIN, TN 37067

OWNER: 079 MB 02900
ROB G. ADAMS
PO BOX 680098
FRANKLIN, TN 37067

OWNER: 089 04303
WATKINS PATTIE SUE
4344 S CAROTHERS RD
FRANKLIN, TN 37064

OWNER: 089 04304
DURNIN GEORGE V
4350 S CAROTHERS RD
FRANKLIN, TN 37064

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

ENGINEER:
LAND SOLUTIONS COMPANY, LLC
2925 BERRY HILL DRIVE
NASHVILLE, TN 37204
615.300.8496
kevin@landsolutionsco.net
KEVIN ESTES

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

LANDSCAPE ARCHITECT/PLANNER
GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY SUITE 200
FRANKLIN TN 37064
GREG GAMBLE, RLA (615) 975-5765
EMAIL ADDRESS: greggamble209@gmail.com

GDC GAMBLE DESIGN COLLABORATIVE

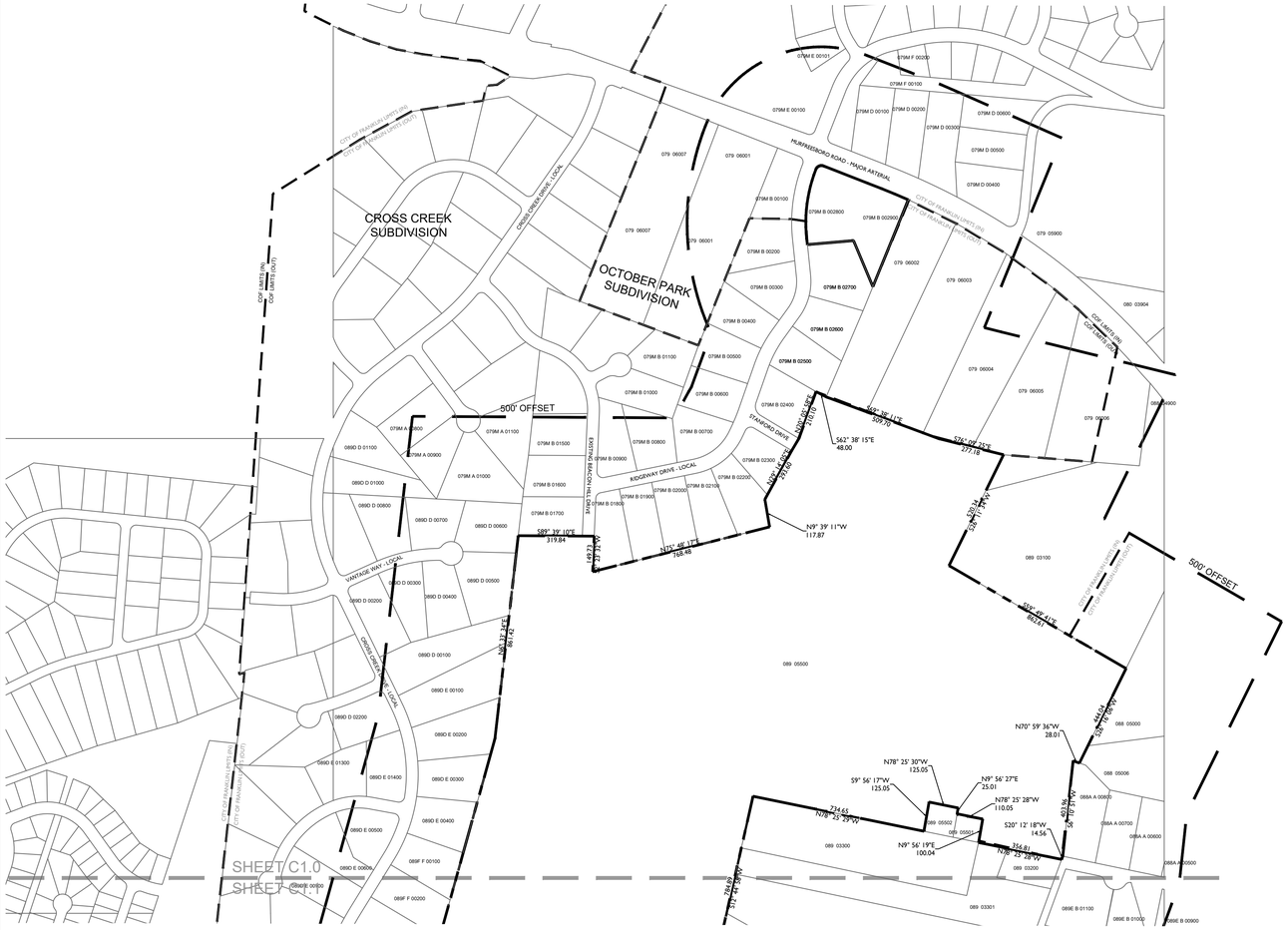
DEVELOPMENT PLAN
COLLETTA PARK PUD SUBDIVISION

COF # 6491
FRANKLIN, TENNESSEE

SITE DATA:

PROJECT NAME:	COLLETTA PARK PUD SUBDIVISON
PROJECT NUMBER:	6491
SUBDIVISION:	NA
LOT NUMBER:	
ADDRESS:	1101 RIDGEWAY DRIVE, MURFREESBORO ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	079 MB 002800 079 MB 002900 089 05500 089 04303 089 04304
EXISTING ZONING:	R-1
PROPOSED ZONING:	SD-R (1.31)
CHARACTER AREA OVERLAY:	MECO-6, SWCO-3
OTHER APPLICABLE OVERLAYS	NONE
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACREAGE:	199 AC
TOTAL SQUARE FOOTAGE:	8,670,225

PRE-APPLICATION SUBMITTAL	JUNE 2, 2017
INITIAL SUBMITTAL	JULY 10, 2017
RESUBMITTAL	AUGUST 3, 2017
RESUBMITTAL	
REVISION	-



GRAPHIC SCALE 1"=300'

300 0 300 600 900

500' NEIGHBORS LIST:

	PARCEL ID	OWNER ADDRESS	OWNER	CITY	STATE	ZIP	ZONE	CHARACTER AREA	LAND-USE	DEV. STANDARD
1	089---05500	MURFREESBORO RD	ADAMS JAMES E JR	Brentwood	TN	37027	MG-A-1	SWCO-3	Vacant	Conventional
2	079---06003	MURFREESBORO RD	FRENZEL G CHARLES	Franklin	TN	37067	MG-A-1	SWCO-3	Vacant	Conventional
3	079---06004	4091 MURFREESBORO RD	FRENZEL GERALD CHARLES JR	Franklin	TN	37067	MG-A-1	SWCO-3	Residential	Conventional
4	079---06005	4095 MURFREESBORO RD	DODD WALTER EARLE SR	Franklin	TN	37067	MG-A-1	SWCO-3	Residential	Conventional
5	079M-A-00900	109 HOLLOW CT	HALBROOKS TRESA L	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
6	079M-A-01000	113 HOLLOW CT	KEENAN COLM	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
7	079M-A-01100	115 HOLLOW CT	LUNA JONES W	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
8	079M-B-00200	1104 RIDGEWAY DR	PFEIFFER LEONARD M	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
9	079M-B-00300	1108 RIDGEWAY DR	BRADSHAW ANTHONY	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
10	079M-B-00500	1112 RIDGEWAY DR	FERGUSON MATTHEW ALLEN	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
11	079M-B-00600	1114 RIDGEWAY DR	LAMBERT OLIVER J	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
12	079M-B-00700	1200 RIDGEWAY DR	O'CONNELL PHILLIP	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
13	079M-B-00800	1206 RIDGEWAY DR	RHEA KATHRYN L	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
14	079M-B-00900	1210 RIDGEWAY DR	HANNIGAN PAUL D	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
15	079M-B-01500	2001 BEACON HILL DR	WILLIS WADE A	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
16	079M-B-01600	1995 BEACON HILL DR	PRUITT JAY R	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
17	079M-B-01700	1991 BEACON HILL DR	CAPLEN BRIAN GEORGE	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
18	079M-B-01800	1211 RIDGEWAY DR	SLINGERLAND RUTH	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
19	079M-B-01900	1209 RIDGEWAY DR	BRITTAIN THOMAS DAVID	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
20	079M-B-02000	1207 RIDGEWAY DR	SHOEMAKE JULIUS S	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
21	079M-B-02100	1205 RIDGEWAY DR	PACKARD DONALD A	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
22	079M-B-02200	1203 RIDGEWAY DR	OWENS MICHAEL A	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
23	079M-B-02300	1101 STANFORD DR	BURNS WILLIAM C JR	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
24	079M-B-02400	1115 RIDGEWAY DR	MOEHLE MARK A	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
25	079M-B-02500	1111 RIDGEWAY DR	RICH DALE	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
26	079M-B-02600	1109 RIDGEWAY DR	BUSELMEIER NORMAN T III	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
27	079M-B-02700	1105 RIDGEWAY DR	GOERZEN LAURIE	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
28	088---04900	4115 MURFREESBORO RD	WRIGHT GLEN EFFERSON	Franklin	TN	37067	MG-A-1	SWCO-2	Residential	Either
29	088---05000	1980 CEDARMONT DR	MIZELL TROY A	Thompson Station	TN	37179	MG-A-1	SWCO-3	Est. Residential	Conventional
30	088---05001	4119 MURFREESBORO RD	CHURCH ST DUNSTANS EPISCOPAL	Franklin	TN	37213	MG-A-1	SWCO-2	Residential	Either
31	088---05002	1972 CEDARMONT DR	MIZELL TROY A	Franklin	TN	37067	MG-A-1	SWCO-2	Residential	Either
32	088---05006	1982 CEDARMONT DR	SLAUGHTER JAMES C	Franklin	TN	37067	MG-A-1	SWCO-3	Residential	Conventional
33	088---05007	MURFREESBORO RD	CEMETERY HOLY CROSS-MARSHALL	Franklin	TN	37067	MG-A-1	SWCO-3	Civic	Conventional
34	088---05008	MURFREESBORO RD	CEMETERY MARSHALL	Franklin	TN	37067	MG-A-1	SWCO-3	Civic	Conventional
35	088A-A-00500	4209 WARREN RD	POMEROY DAVE GLENN JR	Franklin	TN	37067	MG-A-1	SWCO-3	Residential	Conventional
36	088A-A-00600	4211 WARREN RD	DOSUMMU BASIL OLUWAJIDE	Franklin	TN	37067	MG-A-1	SWCO-3	Residential	Conventional
37	088A-A-00700	4213 WARREN RD	PORTER JERRI L	Franklin	TN	37067	MG-A-1	SWCO-3	Residential	Conventional
38	088A-A-00800	4215 WARREN RD	ROBERTS HAL M	Franklin	TN	37067	MG-A-1	SWCO-3	Residential	Conventional
39	089---03000	4340 S CAROTHER'S RD	GLASS JEAN MARIE GILES	Franklin	TN	37067	R-1 (COF)	MECO-6	Agriculture	Conventional
40	089---03001	4338 S CAROTHER'S RD	GLASS HARRY GREGORY	Franklin	TN	37067	R-1 (COF)	MECO-6	Residential	Conventional
41	089---03100	4113 MURFREESBORO RD	MIZELL TROY A	Thompson Station	TN	37179	MG-A-1	SWCO-3	Est. Residential	Conventional
42	089---03200	4217 WARREN RD	HICKERSON LOU WILLIE	Franklin	TN	37067	MG-A-1	SWCO-3	Residential	Conventional
43	089---03300	4221 WARREN RD	HICKERSON ROBERT JR	Franklin	TN	37064	MG-A-1	SWCO-3	Est. Residential	Conventional
44	089---03301	4223 WARREN RD	HICKERSON LOU WILLIE	Franklin	TN	37067	MG-A-1	SWCO-3	Vacant	Conventional
45	089---03500	4269 WARREN RD	KING WILLIAM ROBERT	Franklin	TN	37067	MG-A-1	SWCO-3	Agriculture	Conventional
46	089---03501	4240 WARREN RD	HUMPHREY ROALD	Franklin	TN	37067	MG-A-1	SWCO-3	Est. Residential	Conventional
47	089---03502	4344 WARREN RD	OFMAN LEE	Franklin	TN	37067	MG-A-1	SWCO-3	Est. Residential	Conventional
48	089---03503	4248 WARREN RD	LASTER KELLY D	Franklin	TN	37067	MG-A-1	SWCO-3	Est. Residential	Conventional
49	089---03504	4252 WARREN RD	SKAGGS FRANK P IV	Franklin	TN	37067	MG-A-1	SWCO-3	Residential	Conventional
50	089---03505	4256 WARREN RD	KANDEL MARY E REVOCABLE TRUST	Franklin	TN	37067	MG-A-1	SWCO-3	Est. Residential	Conventional
51	089---03506	4260 WARREN RD	DESANTIS DENNIS T	Franklin	TN	37067	MG-A-1	SWCO-3	Est. Residential	Conventional
52	089---03507	4264 WARREN RD	HOOD JONATHAN S	Franklin	TN	37067	MG-A-1	SWCO-3	Est. Residential	Conventional
53	089---03508	4268 WARREN RD	MCGRATH ROBERT PAUL	Franklin	TN	37067	MG-A-1	SWCO-3	Est. Residential	Conventional
54	089---03509	4272 WARREN RD	GREGUS JOSEPH A	Franklin	TN	37067	MG-A-1	SWCO-3	Residential	Conventional
55	089---03600	4279 WARREN RD	HOOD JAMES ROBERT	Franklin	TN	37067	MG-A-1	SWCO-3	Agriculture	Conventional
56	089---03602	4261 WARREN RD	PEREZ ANDRES	Franklin	TN	37067	MG-A-1	SWCO-3	Est. Residential	Conventional
57	089---03607	4287 WARREN RD	HOOD JAMES ROBERT JR	Franklin	TN	37067	MG-A-1	SWCO-3	Est. Residential	Conventional
58	089---03608	4283 WARREN RD	MOORE JERRY ADDISON JR	Franklin	TN	37067	MG-A-1	SWCO-3	Est. Residential	Conventional
59	089---03700	4408 S CAROTHER'S RD	SIMMONS RIDGE JOINT VENTURE	Franklin	TN	37067	R-2 (COF)	MECO-6	Agriculture	Conventional
60	089---03800	4378 S CAROTHER'S RD	SMITH STERLING C	Franklin	TN	37067	MG-A-1	SWCO-3	Open Space	Conventional
61	089---03801	S CAROTHERS RD	SMITH STERLING C	Franklin	TN	37064	MG-A-1	SWCO-3	Vacant	Conventional
62	089---03900	4372 S CAROTHER'S RD	RIEDEL BERNHARD	Franklin	TN	37064	MG-A-1	SWCO-3	Residential	Conventional
63	089---04000	4364 S CAROTHER'S RD	HEITHCOCK JAMES G	Franklin	TN	37064	MG-A-1	SWCO-3	Mixed-Use	Conventional
64	089---04200	4352 S CAROTHER'S RD	ANDERSON WILMA JUNE TRUST	Franklin	TN	37064	MG-A-1	SWCO-3	Est. Residential	Conventional
65	089---04301	S CAROTHER'S RD	LOCKWOOD DEXTER	Franklin	TN	37067	R-2 (COF)	MECO-6	Agriculture	Conventional
66	089---04302	4348 S CAROTHER'S RD	PEDEN RALPH H JR	Franklin	TN	37064	MG-A-1	SWCO-3	Est. Residential	Conventional
67	089---04303	4344 S CAROTHER'S RD	WATKINS PATTI SUE	Franklin	TN	37064	MG-A-1	SWCO-3	Est. Residential	Conventional
68	089---04304	4350 S CAROTHER'S RD	DURNIN GEORGE V	Franklin	TN	37064	MG-A-1	SWCO-3	Agriculture	Conventional
69	089---04400	4341 S CAROTHER'S RD	RUSSELL ROBERT	Franklin	TN	37067	ER	MECO-6	Agriculture	Conventional
70	089---05501	WARREN RD	MILCROFTON UTILITY DIST	Franklin	TN	37064	MG-A-1	SWCO-3	Utilities	Conventional
71	089---05502	MURFREESBORO RD	MILCROFTON UTILITY DIST	Franklin	TN	37064	MG-A-1	SWCO-3	Utilities	Conventional

LEGAL DESCRIPTION FOR PARCELS 079M-B02800 AND 079M-B02900

LAND LYING IN THE FOURTEENTH CIVIL DISTRICT OF WILLIAMSON COUNTY, BEING LOTS 127 AND 128 ON THE FINAL PLAT FOR SECTION 1 OF FRANKLIN EAST, OF RECORD IN PLAT BOOK 6, PAGE 91, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, AND CONTAINING 2.7 ACRES MORE OR LESS.

LEGAL DESCRIPTION FOR PARCELS 089-04303, 089-04304, & 089-05500

THE FOLLOWING LEGAL DESCRIPTION IS FOR LAND IN THE FOURTEENTH CIVIL DISTRICT OF WILLIAMSON COUNTY, LOCATED ON THE LANDS OF JAMES E. ADAMS, JR., OF RECORD IN DEED BOOK 2008, PAGE 702, R.O.W.C., TN, PATTI SUE WATKINS, OF RECORD IN DEED BOOK 6074, PAGE 249, R.O.W.C., TN, AND GEORGE V. DURNIN, OF RECORD IN DEED BOOK 1607, PAGE 1006, R.O.W.C., TN, AND MORE PARTICULARLY DESCRIBED IN AS FOLLOW:

BEGINNING AT A POINT IN THE NORTH MARGIN OF SOUTH CAROTHERS ROAD, APPROXIMATELY 1650 FEET SOUTHEAST OF THE INTERSECTION OF FALCON CREEK DRIVE AND SAID SOUTH CAROTHERS ROAD;

THENCE, LEAVING THE NORTH MARGIN OF SAID SOUTH CAROTHERS ROAD, NORTH 44 DEGREES 04 MINUTES 29 SECONDS EAST, A DISTANCE OF 621.82 FEET TO A POINT;

THENCE NORTH 08 DEGREES 24 MINUTES 25 SECONDS EAST, A DISTANCE OF 222.13 FEET TO A POINT;

THENCE SOUTH 82 DEGREES 57 MINUTES 01 SECONDS EAST, A DISTANCE OF 297.62 FEET TO A POINT;

THENCE SOUTH 81 DEGREES 57 MINUTES 51 SECONDS EAST, A DISTANCE OF 10.49 FEET TO A POINT;

THENCE NORTH 15 DEGREES 32 MINUTES 59 SECONDS EAST, A DISTANCE OF 2,025.58 FEET TO A POINT;

THENCE NORTH 06 DEGREES 33 MINUTES 34 SECONDS EAST, A DISTANCE OF 861.42 FEET TO A POINT;

THENCE SOUTH 89 DEGREES 39 MINUTES 10 SECONDS EAST, A DISTANCE OF 319.84 FEET TO A POINT;

THENCE SOUTH 02 DEGREES 23 MINUTES 32 SECONDS WEST, A DISTANCE OF 149.73 FEET TO A POINT;

THENCE NORTH 75 DEGREES 48 MINUTES 17 SECONDS EAST, A DISTANCE OF 768.48 FEET TO A POINT;

THENCE NORTH 09 DEGREES 39 MINUTES 11 SECONDS WEST, A DISTANCE OF 117.87 FEET TO A POINT;

THENCE NORTH 29 DEGREES 14 MINUTES 05 SECONDS EAST, A DISTANCE OF 293.60 FEET TO A POINT;

THENCE NORTH 20 DEGREES 05 MINUTES 58 SECONDS EAST, A DISTANCE OF 210.10 FEET TO A POINT;

THENCE SOUTH 62 DEGREES 38 MINUTES 15 SECONDS EAST, A DISTANCE OF 48.00 FEET TO A POINT;

THENCE SOUTH 69 DEGREES 38 MINUTES 11 SECONDS EAST, A DISTANCE OF 509.70 FEET TO A POINT;

THENCE SOUTH 76 DEGREES 09 MINUTES 25 SECONDS EAST, A DISTANCE OF 277.18 FEET TO A POINT;

THENCE SOUTH 26 DEGREES 11 MINUTES 34 SECONDS WEST, A DISTANCE OF 520.34 FEET TO A POINT;

THENCE SOUTH 59 DEGREES 49 MINUTES 41 SECONDS EAST, A DISTANCE OF 862.61 FEET TO A POINT;

THENCE SOUTH 26 DEGREES 16 MINUTES 06 SECONDS WEST, A DISTANCE OF 444.04 FEET TO A POINT;

THENCE NORTH 70 DEGREES 59 MINUTES 36 SECONDS WEST, A DISTANCE OF 28.01 FEET TO A POINT;

THENCE SOUTH 06 DEGREES 10 MINUTES 51 SECONDS WEST, A DISTANCE OF 403.96 FEET TO A POINT;

THENCE SOUTH 20 DEGREES 12 MINUTES 18 SECONDS WEST, A DISTANCE OF 14.56 FEET TO A POINT;

THENCE NORTH 78 DEGREES 25 MINUTES 28 SECONDS WEST, A DISTANCE OF 356.81 FEET TO A POINT;

THENCE NORTH 09 DEGREES 56 MINUTES 19 SECONDS EAST, A DISTANCE OF 100.04 FEET TO A POINT;

THENCE NORTH 78 DEGREES 25 MINUTES 28 SECONDS WEST, A DISTANCE OF 110.05 FEET TO A POINT;

THENCE NORTH 09 DEGREES 56 MINUTES 27 SECONDS EAST, A DISTANCE OF 25.01 FEET TO A POINT;

THENCE NORTH 78 DEGREES 25 MINUTES 30 SECONDS WEST, A DISTANCE OF 125.05 FEET TO A POINT;

THENCE SOUTH 09 DEGREES 56 MINUTES 17 SECONDS WEST, A DISTANCE OF 125.05 FEET TO A POINT;

THENCE NORTH 78 DEGREES 25 MINUTES 29 SECONDS WEST, A DISTANCE OF 734.65 FEET TO A POINT;

THENCE SOUTH 12 DEGREES 44 MINUTES 58 SECONDS WEST, A DISTANCE OF 784.89 FEET TO A POINT;

THENCE SOUTH 79 DEGREES 24 MINUTES 14 SECONDS EAST, A DISTANCE OF 830.08 FEET TO A POINT;

THENCE NORTH 62 DEGREES 28 MINUTES 37 SECONDS EAST, A DISTANCE OF 119.56 FEET TO A POINT;

THENCE SOUTH 00 DEGREES 37 MINUTES 45 SECONDS WEST, A DISTANCE OF 1,031.05 FEET TO A POINT;

THENCE SOUTH 76 DEGREES 31 MINUTES 22 SECONDS EAST, A DISTANCE OF 81.00 FEET TO A POINT;

THENCE SOUTH 09 DEGREES 52 MINUTES 41 SECONDS WEST, A DISTANCE OF 206.49 FEET TO A POINT;

THENCE SOUTH 57 DEGREES 04 MINUTES 46 SECONDS WEST, A DISTANCE OF 151.05 FEET TO A POINT;

THENCE SOUTH 49 DEGREES 16 MINUTES 17 SECONDS WEST, A DISTANCE OF 170.39 FEET TO A POINT;

THENCE SOUTH 41 DEGREES 39 MINUTES 12 SECONDS WEST, A DISTANCE OF 123.05 FEET TO A POINT;

THENCE NORTH 83 DEGREES 17 MINUTES 12 SECONDS WEST, A DISTANCE OF 441.91 FEET TO A POINT;

THENCE NORTH 75 DEGREES 19 MINUTES 30 SECONDS WEST, A DISTANCE OF 540.96 FEET TO A POINT;

THENCE SOUTH 15 DEGREES 23 MINUTES 08 SECONDS WEST, A DISTANCE OF 951.14 FEET TO A POINT;

THENCE NORTH 82 DEGREES 39 MINUTES 38 SECONDS WEST, A DISTANCE OF 60.79 FEET TO A POINT;

THENCE SOUTH 28 DEGREES 07 MINUTES 56 SECONDS WEST, A DISTANCE OF 646.53 FEET TO A POINT;

THENCE NORTH 75 DEGREES 15 MINUTES 25 SECONDS WEST, A DISTANCE OF 215.00 FEET TO A POINT;

THENCE NORTH 05 DEGREES 42 MINUTES 26 SECONDS EAST, A DISTANCE OF 1,148.85 FEET TO A POINT;

THENCE NORTH 83 DEGREES 26 MINUTES 21 SECONDS WEST, A DISTANCE OF 1,067.76 FEET TO A POINT, SAID POINT BEING IN THE NORTH MARGIN OF SAID SOUTH CAROTHERS ROAD;

THENCE, WITH THE NORTH MARGIN OF SAID SOUTH CAROTHERS ROAD, NORTH 71 DEGREES 12 MINUTES 54 SECONDS WEST, A DISTANCE OF 37.65 FEET TO A POINT;

THENCE NORTH 73 DEGREES 31 MINUTES 47SECONDS WEST, A DISTANCE OF 77.67 FEET TO THE POINT OF BEGINNING, AND CONTAINING 8,552,236.49 SQUARE FEET OR 196.33 ACRES MORE OR LESS.

CONTINUED ON PAGE C1.1

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

COLLETTA PARK PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

Revision	Date
1	08.03.2017
△	
△	
△	

NEIGHBORHOOD CONTEXT PLAN

C1.0

COF 6491

NOTES:
1. PARCEL LINES PROVIDED BY CITY OF FRANKLIN G.I.S.
2. SITE BOUNDARY PROVIDED BY LAND SOLUTIONS COMPANY

72	089D-D00100	1149 CROSS CREEK DR	CRANSTON WALTER KEITH	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
73	089D-D00200	213 VANTAGE WAY	CHRISTOFFERSEN B MICHON	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
74	089D-D00300	209 VANTAGE WAY	MURPHY JOHN L	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
75	089D-D00400	205 VANTAGE WAY	WEIL MICHAEL P	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
76	089D-D00500	201 VANTAGE WAY	RAMOS TIFFANY A	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
77	089D-D00600	200 VANTAGE WAY	JORDAN MARGARET	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
78	089D-D00700	204 VANTAGE WAY	JOHNSON NAIL	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
79	089D-D00800	208 VANTAGE WAY	BEASLEY EVERETT L JR	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
80	089D-D01000	1137 CROSS CREEK DR	HASSLER MICHAEL C	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
81	089D-D01100	1133 CROSS CREEK DR	OKERSON C ALBERT	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
82	089D-D00200	301 RIDGETOP CT	HILL SARAH	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
83	089D-E00100	1153 CROSS CREEK DR	BRASEL MIKE T	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
84	089D-E00200	1157 CROSS CREEK DR	GLEASON ALAN R	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
85	089D-E00300	1159 CROSS CREEK DR	YOUNG CLAYTON S	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
86	089D-E00400	1163 CROSS CREEK DR	MINCREW ALAN B	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
87	089D-E00500	1162 CROSS CREEK DR	PRUITT TIMOTHY A	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
88	089D-E00600	405 CROSS CREEK CT	CASE STEVEN H	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
89	089D-E00700	409 CROSS CREEK CT	EVANS MICHAEL D	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
90	089D-E00800	1174 CROSS CREEK DR	WOOD CHARLES A JR	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
91	089D-E01300	404 CROSS CREEK CT	JOHNSON DAVID E	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
92	089D-E01400	400 CROSS CREEK CT	DONAHOE JOHN JR	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
93	089E-A00100	4229 WARREN RD	HENSON HEATHER	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
94	089E-A00200	4233 WARREN RD	REINFRIED DANA	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
95	089E-A00300	4237 WARREN RD	GILMORE JOE H	Franklin	TN	37068	MGA-1	SWCO-3	Residential	Conventional
96	089E-A00400	4241 WARREN RD	EBB DANIEL KENT	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
97	089E-A00500	4245 WARREN RD	KUEKER MICHAEL	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
98	089E-A00600	4249 WARREN RD	ALLINSON JOHN E	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
99	089E-A00700	4253 WARREN RD	THOMPSON TIMOTHY W	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
100	089E-A00800	4257 WARREN RD	ROMEO CLAUDIO	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
101	089E-A00900	WARREN RD	VALLEY VIEW DEV INC	Franklin	TN	37064	MGA-1	SWCO-3	Vacant	Conventional
102	089E-A01000	4259 WARREN RD	COGHLAN PATRICK W	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
103	089E-B00100	4201 WARREN CT	KRENGEL NORMAN K	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
104	089E-B00600	4210 WARREN CT	EDGE SAMUEL S	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
105	089E-B00700	4206 WARREN CT	BROWN ROGER LEE	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
106	089E-B00800	4202 WARREN CT	REEVES TOMMY L	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
107	089E-B00900	4220 WARREN RD	CARLAND ROBERT MORGAN	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
108	089E-B01000	4218 WARREN RD	CAMERON JAMES	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
109	089E-B01100	4216 WARREN RD	NEWMAN ANDREW J	Franklin	TN	37067	MGA-1	SWCO-3	Residential	Conventional
110	089F-F00100	1176 CROSS CREEK DR	SYBERT JAMES G	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
111	089F-F00200	1178 CROSS CREEK DR	MONTEATH DAVID B	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
112	089F-F00300	1182 CROSS CREEK DR	HELTON MICHAEL GLENN	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
113	089F-F00400	504 BILTMORE CT	DEBOLT SHARON L	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
114	089F-F00500	505 BILTMORE CT	HOREOKA DANIEL P	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
115	089F-F00600	501 BILTMORE CT	JOSLIN REBECCA P	Franklin	TN	37064	NC	SWCO-3	Residential	Conventional
116	089F-F00700	1190 CROSS CREEK DR	JAMESON ZACHARY	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
117	089F-F00800	1191 CROSS CREEK DR	SYLVIS LAWRENCE G	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
118	089F-F00900	1187 CROSS CREEK DR	BYRNE DANIEL W	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
119	089F-F01000	1183 CROSS CREEK DR	BARNES PHILIP H JR	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
120	089F-F01100	1181 CROSS CREEK DR	WARDEN MARK ALAN	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
121	089F-F01200	1177 CROSS CREEK DR	DARNELL JODY M	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
122	089F-F01300	1175 CROSS CREEK DR	HODGES D BROOKS III	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
123	089F-F01400	1173 CROSS CREEK DR	COOTS EDWARD B	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
124	089F-F01500	1169 CROSS CREEK DR	LARIMORE CAROL S TR	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
125	089F-F01600	1167 CROSS CREEK DR	CALDILL MAX T	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
126	089F-F01700	1165 CROSS CREEK DR	MCGRAW DEREK S	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
127	079---06002	MURFREESBORO RD	KRANTZ ANNE J FREEMAN	Franklin	TN	37067	MGA-1	SWCO-3	Vacant	Conventional
128	089---04100	4356 S CAROTHERS RD	PIGG BILLY H TR	Franklin	TN	37064	MGA-1	SWCO-3	Est. Residential	Conventional
129	079M-E00400	1110 RIDGEWAY DR	PINK SKYE ENTERTAINMENT LLC	Franklin	TN	37067	NC	SWCO-3	Residential	Conventional
130	089---03400	4225 WARREN RD	CAROTHERS DANIEL T JR	Franklin	TN	37067	MGA-1	SWCO-3	Est. Residential	Conventional
131	079M-B00100	1100 RIDGEWAY DR	OCTOBER PARK PARTNERS LLC	Franklin	TN	37067	SD-R	SWCO-3	Residential	Conventional
132	079---06001	MURFREESBORO RD	OCTOBER PARK PARTNERS LLC	Franklin	TN	37067	SD-R	SWCO-3	Residential	Conventional
133	079---06007	MURFREESBORO RD	OCTOBER PARK PARTNERS LLC	Franklin	TN	37067	SD-R	SWCO-3	Residential	Conventional
134	079---05900	4100 MURFREESBORO RD	FOUNTAINS OF FRANKLIN LLC	Franklin	TN	37064	SD-X	SWCO-3	Multi-Family	Conventional
135	079M-D00100	4068 MURFREESBORO RD	BETTS CHRISTOPHER E	Franklin	TN	37067	R-1 (COF)	SWCO-3	Residential	Either
136	079M-D00200	4072 MURFREESBORO RD	SALAZAR MARY ELLEN	Franklin	TN	37067	R-1 (COF)	SWCO-3	Residential	Either
137	079M-D00300	4076 MURFREESBORO RD	BOZEMAN H ANDREW	Franklin	TN	37067	R-1 (COF)	SWCO-3	Residential	Either
138	079M-D00400	107 CHESTER STEPHENS CT	CAVENDER DAVID O	Franklin	TN	37067	R-1 (COF)	SWCO-3	Residential	Either
139	079M-D00500	111 CHESTER STEPHENS CT	MCGUIRE W GARY AND JANE M REV TRUST	Franklin	TN	37067	R-1 (COF)	SWCO-3	Residential	Either
140	079M-D00600	115 CHESTER STEPHENS CT	TAYLOR ROBERT P AND JAN J TAYLOR REV	Franklin	TN	37067	R-1 (COF)	SWCO-3	Residential	Either
141	079M-E00101	209 SPRINGHOUSE CIR	AWAD GEORGE	Franklin	TN	37067	R-1 (COF)	SWCO-3	Residential	Either
142	079M-E00100	CHESTER STEPHENS RD	CALDWELL EST HOMEOWNERS ASSOC INC	Nashville	TN	37202	R-1 (COF)	SWCO-2	Open Space	Either
143	079M-F00200	102 CHESTER STEPHENS RD	BERREY THOMAS	Franklin	TN	37067	R-1 (COF)	SWCO-2	Residential	Either
144	079M-F00100	CHESTER STEPHENS RD	CALDWELL EST HOMEOWNERS ASSOC INC	Nashville	TN	37067	R-1 (COF)	SWCO-2	Open Space	Either

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

Date: MAY, 2017

COLLETTA PARK PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

Revision	Date
1	08.03.2017
2	
3	
4	

NEIGHBORHOOD CONTEXT PLAN

C1.1

COF 6491

NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAP 47187C0220F & 47187C0214F.

3. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.

4. SITE BOUNDARY CALLS PROVIDED BY LAND SOLUTIONS COMPANY.

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

EXISTING TREE CANOPY

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY 138 ACRES WHICH IS 69.4% OF THE TOTAL SITE

TREE CANOPY DATA

TREE AREA	EXISTING
TREE A	20,501 SF
TREE B	184,595 SF
TREE C	5,661,025 SF
TREE D	152,235 SF
TOTAL SF	6,018,356 SF

EXISTING TREE CANOPY: 6,018,356 SF
6,018,356 SF/ 8,670,225 SF = .694 (69.4%) OF TOTAL SITE

REQUIRED CANOPY PRESERVATION =
36% OF TOTAL CANOPY
6,018,356 SF * 36% = 2,166,608 SF

LEGEND

SLOPES 14%-20%

SLOPES >20%

EXISTING TREE CANOPY

STREAM BUFFER

EXISTING STORMWATER MANAGEMENT SUMMARY

TOTAL PROPERTY AREA = 199 ACRES
TOTAL PROPOSED DISTURBED AREA = 143.51 ACRES

SOIL TYPES: 54.6% TYPE A SOIL
25.8% TYPE B SOIL
17.2% TYPE C SOIL
0.0% TYPE D SOIL
2.4% NON-SOIL AREAS

STORMWATER NARRATIVES

BASIN A:
STORMWATER IS CURRENTLY ROUTED BY WAY OF WET WEATHER CONVEYANCES TO THE NORTHEAST CORNER OF THE SITE, WHERE IT FLOWS INTO A BLUE-LINE STREAM OFFSITE.
BASIN AREA: 53.2 AC.
OUTFALL ELEVATION: 737'

BASIN B:
STORMWATER IS CURRENTLY COLLECTED IN A POND ON THE WEST SIDE OF THE SITE WHERE IT IS CARRIED OFF SITE BY A BLUE-LINE STREAM.
BASIN AREA: 32.7 AC.
OUTFALL ELEVATION: 740'

BASIN C:
STORMWATER IS CURRENTLY ROUTED BY WAY OF A BLUE-LINE STREAM TO THE FAR WEST PROPERTY LINE. THIS BASIN IS AN EXTENSION OF THE PREVIOUS, BASIN B.
BASIN AREA: 80.8 AC.
OUTFALL ELEVATION: 694'

BASIN D:
STORMWATER IS CURRENTLY ROUTED BY WAY OF WET WEATHER CONVEYANCES TO THE SOUTH OF THE SITE ALONG S CAROTHERS ROAD, WHERE IT EVENTUALLY FLOWS INTO THE SAME STREAM AS THE FOLLOWING, BASIN E.
BASIN AREA: 15.2 AC.
OUTFALL ELEVATION: 726'

BASIN E:
STORMWATER IS CURRENTLY ROUTED BY WAY OF WET WEATHER CONVEYANCES TO THE SOUTH SIDE OF THE SITE AND EVENTUALLY FLOWS INTO THE SAME STREAM AS THE PREVIOUS, BASIN D. A BLUE-LINE STREAM COMES ONTO THIS BASIN FROM THE NORTHEAST BUT ENDS IN AN EXISTING SINKHOLE AND DRY POND, WHICH LIES TO THE NORTHEAST OF WHERE LOTS ARE TO BE DEVELOPED.
BASIN AREA: 167.0 AC.
OUTFALL ELEVATION: 673'

Map Unit Symbol	Map Unit Name
ArB	Armour silt loam, 2 to 5 percent slopes
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded
ArC	Armour silt loam, 5 to 12 percent slopes
ArC2	Armour silt loam, 5 to 12 percent slopes, eroded
BrB2	Braxton cherty silt loam, 2 to 5 percent slopes, eroded
BrC2	Braxton cherty silt loam, 5 to 12 percent slopes, eroded
BsC3	Braxton cherty silty clay loam, 5 to 12 percent slopes, severely eroded
BsD3	Braxton cherty silty clay loam, 12 to 20 percent slopes, severely eroded
CkC	Culleoka silt loam, 5 to 12 percent slopes
CkD	Culleoka silt loam, 12 to 20 percent slopes
CkD3	Culleoka silt loam, 12 to 20 percent slopes, severely eroded
CkE	Culleoka silt loam, 20 to 35 percent slopes
CkE3	Culleoka silt loam, 20 to 35 percent slopes, severely eroded
Eg	Egam silt loam, phosphatic
Gu	Gullied land
HcC3	Hampshire silty clay loam, 5 to 12 percent slopes, severely eroded
HeB2	Hampshire-colbert silt loams, 2 to 5 percent slopes, eroded
HeC2	Hampshire-colbert silt loams, 5 to 12 percent lopes, eroded
HhC3	Hampshire-colbert silty clay loams, 5 to 12 percent slopes, severely eroded
Hu	Huntington silt loam, phosphatic
InD3	Inman silty clay loam, 12 to 20 percent slopes, severely eroded
Lp	Lindell silt loam, 0 to 2 percent slopes, occasionally flooded
MbC2	Maury silt loam, 5 to 12 percent slopes, eroded
MnE	Mimosa-Rock outcrop complex, 20 to 40 percent slopes
MoD	Ashwood-Mimosa-Rock outcrop complex, 5 to 15 percent slopes
Rc	Rockland
SrC3	Stiversville clay loam, 5 to 12 percent slopes, severely eroded
SrD3	Stiversville clay loam, 12 to 20 percent slopes, severely eroded
StB2	Stiversville silt loam, 2 to 5 percent slopes, eroded
StC2	Stiversville silt loam, 5 to 12 percent slopes, eroded
StD2	Stiversville silt loam, 12 to 20 percent slopes, eroded
TvD	Talbott very rocky soils, 2 to 15 percent slopes

N 200 0 200 400 600

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

COLLETTA PARK PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

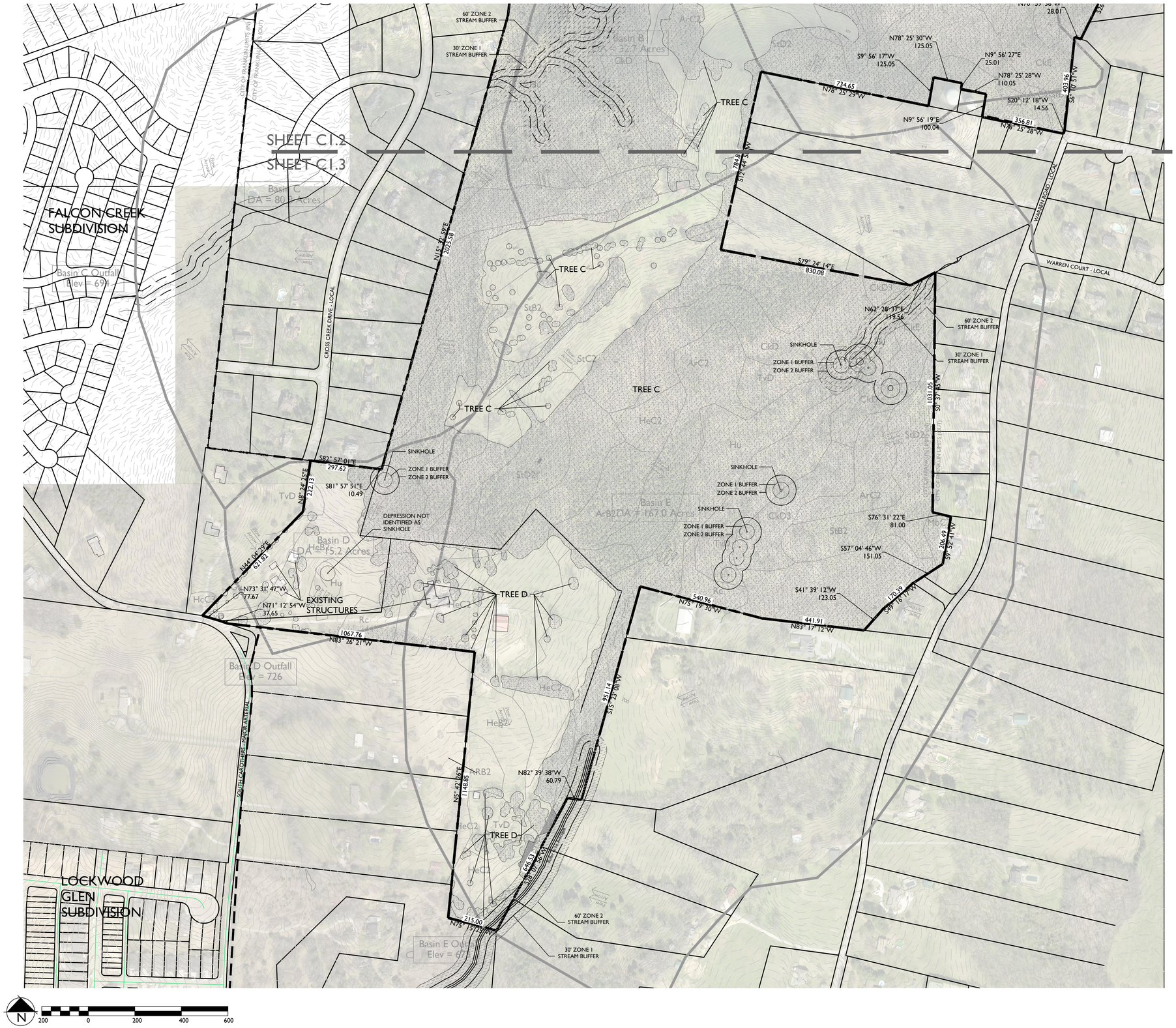
GREGORY C. GAMBLE
TENNESSEE
LANDSCAPE ARCHITECT
08.03.2017

Revision	Date
1	08.03.2017
2	
3	
4	

OVERALL EXISTING CONDITIONS

C1.2

COF 6491



NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAP 47187C0220F & 47187C0214F.

3. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.

4. SITE BOUNDARY CALLS PROVIDED BY LAND SOLUTIONS COMPANY.

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

EXISTING TREE CANOPY

BASED ON AERIAL PHOTOGRAPHS OF THE PROPERTY THE EXISTING TREE CANOPY IS APPROXIMATELY 138 ACRES WHICH IS 69.4% OF THE TOTAL SITE

TREE CANOPY DATA

TREE AREA	EXISTING
TREE A	20,501 SF
TREE B	184,595 SF
TREE C	5,661,025 SF
TREE D	152,235 SF
TOTAL SF	6,018,356 SF

EXISTING TREE CANOPY: 6,018,356 SF
6,018,356 SF/ 8,670,225 SF = .694 (69.4%) OF TOTAL SITE

REQUIRED CANOPY PRESERVATION =
36% OF TOTAL CANOPY
6,018,356 SF * 36% = 2,166,608 SF

LEGEND

SLOPES 14%-20%

SLOPES >20%

EXISTING TREE CANOPY

STREAM BUFFER

Map Unit Symbol	Map Unit Name
ArB	Armour silt loam, 2 to 5 percent slopes
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded
ArC	Armour silt loam, 5 to 12 percent slopes
ArC2	Armour silt loam, 5 to 12 percent slopes, eroded
BrB2	Braxton cherty silt loam, 2 to 5 percent slopes, eroded
BrC2	Braxton cherty silt loam, 5 to 12 percent slopes, eroded
BsC3	Braxton cherty silty clay loam, 5 to 12 percent slopes, severely eroded
BsD3	Braxton cherty silty clay loam, 12 to 20 percent slopes, severely eroded
CkC	Culleoka silt loam, 5 to 12 percent slopes
CkD	Culleoka silt loam, 12 to 20 percent slopes
CkD3	Culleoka silt loam, 12 to 20 percent slopes, severely eroded
CkE	Culleoka silt loam, 20 to 35 percent slopes
CkE3	Culleoka silt loam, 20 to 35 percent slopes, severely eroded
Eg	Egam silt loam, phosphatic
Gu	Gullied land
HeC3	Hampshire silty clay loam, 5 to 12 percent slopes, severely eroded
HeB2	Hampshire-colbert silt loams, 2 to 5 percent slopes, eroded
HeC2	Hampshire-colbert silt loams, 5 to 12 percent lopes, eroded
HhC3	Hampshire-colbert silty clay loams, 5 to 12 percent slopes, severely eroded
Hu	Huntington silt loam, phosphatic
InD3	Inman silty clay loam, 12 to 20 percent slopes, severely eroded
Lp	Lindell silt loam, 0 to 2 percent slopes, occasionally flooded
MbC2	Maury silt loam, 5 to 12 percent slopes, eroded
MnE	Mimosa-Rock outcrop complex, 20 to 40 percent slopes
MoD	Ashwood-Mimosa-Rock outcrop complex, 5 to 15 percent slopes
Rc	Rockland
SrC3	Stiversville clay loam, 5 to 12 percent slopes, severely eroded
SrD3	Stiversville clay loam, 12 to 20 percent slopes, severely eroded
StB2	Stiversville silt loam, 2 to 5 percent slopes, eroded
StC2	Stiversville silt loam, 5 to 12 percent slopes, eroded
StD2	Stiversville silt loam, 12 to 20 percent slopes, eroded
TvD	Talbott very rocky soils, 2 to 15 percent slopes

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

COLLETTA PARK PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

Revision	Date
1	08.03.2017
2	
3	
4	

OVERALL EXISTING CONDITIONS

C1.3

COF 6491

REQUESTED MODIFICATIONS OF STANDARDS
COLLETTA PUD SUBDIVISION

MOS 1

#1. Modification of Standards Request for Zoning Ordinance Section 3.5.10(2)(d)(iii) SWCO-3 Standards

The applicant requests a Modification of Standards as it relates to the following item for the Seward Hall, Special Area 3: "new development shall be restricted to detached residential dwellings on lots with a minimum lot area of one to five acres." While this design criteria is appropriate for a portion of the proposed Colletta Park, it would not allow the development to appropriately transition to the high density development of the Carothers Parkway corridor. Approval of this MOS would allow the develop pattern in the proposed Colletta Park to transition between the two divergent, existing development patterns.

The proposed Colletta Park PUD Development Plan is comprised of parcels in both the Seward Hall Special Area 3 Character Area and the McEwen Special Area 6 Character Area. These two character areas support very different development patterns. The SWCO-3 contains several existing county subdivisions and has a suburban character. The MECO-6 area encompasses neighborhoods such as Lockwood Glen and promotes higher density development and the construction of both detached and attached homes. The previous Land Use Plan, in conjunction with this section of the Zoning Ordinance, attempted to define the neighborhood character and provide direction for future development. While language between these two documents was similar, it was not always exactly the same. For example, the previous Land Use Plan did not contain reference to the one acre minimum lot size item which is the subject of this MOS. The current Envision Franklin Design Concepts Map shows the portion of Colletta Park in the SWCO-3 as *Single-Family Residential* and the portion in MECO-6 as *Mixed Residential*. Both of these Design Concepts support the transition of lot size and development pattern between existing and proposed development. The design for the Colletta Park neighborhood relies heavily on providing transitions to existing, adjacent developments. Additionally, this same section of the ZO states that smaller lots "may be allowed if an applicant can demonstrate that a sufficient buffer will be provided between the two developments, or another method of mitigating potential conflicts will be provided." The northern portion of the development (furthest from MECO-6 boundary) is comprised of lots that are one acre or greater in size. And it should be noted that the density of the entire SWCO-3 portion of Colletta Park was held to 1 DUA. However, in order to meet the intent of the ZO requirement that "new development shall reflect lot area, setbacks, and scale of the surrounding developments," a transition zone was needed. As the development pattern extends south towards the MECO-6 area, the lot sizes also transition to smaller lots and a road network that more closely resembles a grid network. Large landscape buffers are provided on the perimeter of the new development as it transitions to lots less than one acre in size.

MOS 2

#2. Modification of Standards Request for Zoning Ordinance Section 5.10.4(2)(a) External Street Connectivity

The applicant requests a Modification of Standards in order to exclude a roadway connection to Beacon Hill Drive, a County road that stubs to the proposed Colletta Park on a northern boundary. Approval of this MOS will allow the Colletta Park plan to be approved as designed: providing a cul-de-sac and open space adjacent to this stub road. If, at a time in the future, this roadway connection is desired, the road could be extended from the proposed cul-de-sac to the Beacon Hill Drive stub.

During previous development proposals for the subject property, adjacent neighbors expressed concerns regarding connections to County roads.

OPEN SPACE REQUIREMENT CHART:

MINIMUM OPEN SPACE REQUIREMENT: 15%
SITE AREA: 199 AC
OPEN SPACE ACREAGE REQUIRED: 29.85 AC
FORMAL OPEN SPACE REQUIRED: 34% (10.15 AC)
INFORMAL OPEN SPACE REQUIRED: 66% (19.70 AC)

OPEN SPACE PROVIDED:

KEY	CLASSIFICATION	TYPE	AREA OF OPEN SPACE
500	INFORMAL	GREEN BELT	47,660 SF (1.09 AC)
501	INFORMAL	GREEN BELT	193,924 SF (4.45 AC)
502	INFORMAL	GREEN BELT	101,543 SF (2.33 AC)
503	INFORMAL	GREEN BELT	593,134 SF (13.62 AC)
504	INFORMAL	GREEN BELT	1,213,037 SF (27.85 AC)
505	INFORMAL	GREEN BELT	41,619 SF (0.96 AC)
506	INFORMAL	GREEN BELT	7,668 SF (0.18 AC)
507	INFORMAL	GREEN BELT	14,801 SF (0.34 AC)
508	INFORMAL	GREEN BELT	57,175 SF (1.31 AC)
509	INFORMAL	GREEN BELT	81,580 SF (1.87 AC)
601	FORMAL	PARK	117,867 SF (2.71 AC)
602	FORMAL	PARK	27,049 SF (0.62 AC)
603	FORMAL	PARK	30,406 SF (0.70 AC)
604	FORMAL	AMENITY	117,082 SF (2.69 AC)
605	FORMAL	PARK	48,935 SF (1.12 AC)
606	FORMAL	PARK	33,676 SF (0.69 AC)
607	FORMAL	PARK	5,594 SF (0.77 AC)
608	FORMAL	PARK	76,941 SF (1.77 AC)

NON-BUILDABLE LOTS:

KEY	AREA
1	42,564 SF (0.98 AC)
2	46,074 SF (1.06 AC)
3	96,115 SF (2.21 AC)
4	32,215 SF (0.74 AC)

TOTAL NON-BUILDABLE LOT AREA: 4.99 AC

TOTAL FORMAL OPEN SPACE PROVIDED: 11.07 AC

TOTAL INFORMAL OPEN SPACE PROVIDED: 54.00 AC

TOTAL OPEN SPACE PROVIDED: 65.07 AC (32.6%)

LOCAL COMPATIBILITY:

COLLETTA PARK IS LOCATED IN THE SINGLE FAMILY CHARACTER AREA OF ENVISION FRANKLIN. THE CHARACTER OF THE SURROUNDING AREA IS ALSO SINGLE FAMILY HOMES.

CHARACTER AREA: SINGLE FAMILY

APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL

1. THE EXISTING USES ADJACENT TO THE PROPOSED NEIGHBORHOOD IN FRANKLIN EAST, CROSS CREEK, AND ON WARREN ROAD ARE SINGLE FAMILY DETACHED HOMES ON LARGE LOTS. THE EXISTING NEIGHBORHOODS ARE LOCATED OUTSIDE OF THE CITY OF FRANKLIN AND WERE DEVELOPED PRIOR TO PUBLIC SEWER BEING AVAILABLE. LOTS OF EQUAL SIZE ARE PROPOSED ADJACENT TO THESE SUBDIVISIONS.

2. THE LAND USE PLAN FOR THIS SPECIAL AREA STATES THAT THERE ARE "MANY AREAS THAT ARE ENVIRONMENTALLY SENSITIVE". THE PROPOSED DEVELOPMENT PLAN PRESERVES SIGNIFICANT QUANTITIES OF OPEN SPACE BOTH AS A BUFFER TO ADJOINING USES AS WELL AS TO PROTECT ENVIRONMENTALLY SENSITIVE AREAS.

3. THE LAND USE PLAN STATES THAT NEW GROWTH SHALL BE ENCOURAGED ONLY IN AREAS WHERE ADEQUATE PUBLIC WATER, SEWER AND STREETS ARE PLANNED. THE APPLICANT HAS PROPOSED EXTENDING THE PUBLIC SEWER TO THE SOUTH WHERE A MAIN INTERCEPTOR IS LOCATED IN THE CAROTHERS ROAD CORRIDOR, AND TO THE NORTH WERE A MAIN INTERCEPTOR IS LOCATED ADJACENT TO OCTOBER PARK SUBDIVISION.

4. THE LAND USE PLAN STIPULATES THAT SMALLER LOTS SHOULD NOT BE LOCATED ON THE EXTERIOR OF A PROPOSED DEVELOPMENT ADJACENT TO OR ACROSS THE STREET FROM LARGER LOTS OF AN EXISTING DEVELOPMENT. THE PROPOSED PLAN PROVIDES SINGLE FAMILY HOME LOTS ON LOTS COMPARABLE IN SIZE TO ADJOINING USES AND ARE SEPARATED FROM THEM BY OPEN SPACE BUFFERS. THE PROPOSED DEVELOPMENT TRANSITIONS SOUTH TO SMALLER LOTS IN PROXIMITY TO THE CAROTHERS ROAD COORDIOR.

5. THE PROPOSED DEVELOPMENT INCORPORATES A NUMBER OF OPEN SPACES THAT ARE PROPOSED TO BE DEVELOPED INTO ACTIVE USE SPACES AND WILL QUALIFY AS FORMAL OPEN SPACES.

6. PRESERVED AREAS AT THE PERIMETER OF THE SITE WILL BE DEVELOPED WITH WALKING TRAILS OF VARYING DEGREES OF DIFFICULTY FOR USE BY THE RESIDENTS.

7. THIS PLAN REFLECTS THE CONTEMPORARY DEVELOPMENT PATTERNS OF THE CITY OF FRANKLIN AND IS CONSISTENT WITH MANY SIMILAR NEIGHBORHOODS THAT HAVE OCCURRED IN PROXIMITY TO COUNTY SUBDIVISIONS BUILT PRIOR TO PUBLIC SEWER AVAILABILITY AS THE CITY HAS ANNEXED NEW AREAS FOR GROWTH.

LANDUSE PLAN COMPLANCE/ DESIGN CONCEPTS AND STANDARDS:

COLLETTA PARK IS A SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION WHICH OFFERS A VARIETY OF LOT SIZES AND HOUSING OPTIONS. ACCESSED IS PROPOSED FROM STANFORD DRIVE AT THE NORTH AND CAROTHERS ROAD AT THE SOUTH.

THE DESIGN STANDARDS PERMIT CONVENTIONAL DEVELOPMENT FORMS WITH TRANSITIONAL FEATURES TO MINIMIZE IMPACT ON THE EXISTING DEVELOPED PROPERTY. ENVISION FRANKLIN DESCRIBES THIS CHARACTER AREA AS SINGLE FAMILY. WITHIN THIS CHARACTER AREA, NEW LOTS ADJACENT TO EXISTING LOTS MUST BE OF EQUAL SIZE.

THE PROPOSED PLAN INCLUDES TRAFFIC CALMING SOLUTIONS ON STANFORD DRIVE AND RIDGEWAY DRIVE. THESE TRAFFIC CALMING CONCEPTS REQUIRE APPROVAL BY WILLIAMSON COUNTY. THESE INCLUDE REDUCING TRAFFIC SPEED, NARROWING THE TRAVEL LANES, PROVIDING PEDESTRIAN PATHS, AND INSTALLING SPEED HUMPS.

SMALLER LOTS ARE PLANNED TO THE SOUTH AS THE NEIGHBORHOOD APPROACHES CAROTHERS ROAD. THE LOTS ARE IN KEEPING WITH THE SIZE AND DENSITIES OF LOCKWOOD GLEN.

SITE DATA:

PROJECT NAME:	COLLETTA PARK PUD SUBDIVISON
PROJECT NUMBER:	6491
SUBDIVISION:	N/A
LOT NUMBER:	
ADDRESS:	1101 RIDGEWAY DRIVE, MURFREESBORO ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	079 MB 02800 079 MB 02900 089 05500 089 04303 089 04304
EXISTING ZONING:	R-1
PROPOSED ZONING:	SD-R (1.31)
CHARACTER AREA OVERLAY:	MECO-6, SWCO-3
OTHER APPLICABLE OVERLAYS	NONE
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACREAGE:	199 AC
TOTAL SQUARE FOOTAGE:	8,670,225 SF
MINIMUM REQUIRED SETBACKS:	SEE LOT DIAGRAMS - SHEET C2.3
FRONT YARD:	MINIMUM SETBACKS
REAR YARD:	ARE ESTABLISHED
SIDE YARD:	AS PART OF THE P.U.D.
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS	144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064
OFFICE PHONE	615.975.5765
EMAIL ADDRESS	greggamble209@gmail.com
CONTACT	GREG GAMBLE
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2 STORY
LANDSCAPE SURFACE RATIO:	0.40
MINIMUM LANDSCAPE SURFACE RATIO:	0.30
MINIMUM PARKING REQUIREMENT:	2 SPACES PER SINGLE FAMILY HOME
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING:	N/A
RESIDENTIAL DENSITY:	1.31 DUA
TREE CANOPY:	138.1 AC, 69.4 % OF EXISTING SITE
PARKLAND DEDICATION:	FEE IN LIEU (179,400 SF) 35 @ 1200 SF/HOME = 42,000 SF 226 @ 600 SF/HOME = 135,600 SF
OPEN SPACE:	29.85 AC (15%) TOTAL REQUIRED 10.15 AC FORMAL REQ. 19.70 AC INFORMAL REQ.
OVERALL DENSITY:	1.31 UNITS/AC
NET DENSITY (MINUS ROW):	1.49 UNITS/AC
NET DENSITY (MINUS ROW AND STREAM BUFFERS):	1.59 UNITS/AC
NUMBER OF RESIDENTIAL UNITS BY USE TYPE:	261 SINGLE FAMILY HOMES 40' LOTS: 81 50' LOTS: 23 60'-70' LOTS: 66 90' LOTS: 32 ESTATE: 55
NONRESIDENTIAL SQUARE FOOTAGE:	93.05 AC
TOTAL ACREAGE BY USE, ENTIRE SITE:	105.95 AC RESIDENTIAL 65.07 AC OPEN SPACE 4.99 AC NON-BUILDABLE LOTS
TOTAL ACREAGE BY USE, PER SECTION:	SECTION 1 33.7 AC RESIDENTIAL (25 UNITS) 9.9 AC OPEN SPACE SECTION 2 14.75 AC RESIDENTIAL (15 UNITS) 9.9 AC OPEN SPACE SECTION 3 9.9 AC RESIDENTIAL (25 UNITS) 35.3 AC OPEN SPACE SECTION 4 18.98 AC RESIDENTIAL (55 UNITS) 3.3 AC OPEN SPACE SECTION 5 12.63 AC RESIDENTIAL (49 UNITS) 0.95 AC OPEN SPACE SECTION 6 9.81 AC RESIDENTIAL (59 UNITS) 4.35 AC OPEN SPACE SECTION 7 6.18 AC RESIDENTIAL (33 UNITS) 3.55 AC OPEN SPACE

TREE CANOPY RETENTION:

TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	20,501 SF	0 SF	20,501 SF
TREE B	184,595 SF	126,759 SF	57,836 SF
TREE C	5,661,025 SF	3,591,124 SF	2,069,901 SF
TREE D	152,235 SF	115,430 SF	36,805 SF
TOTAL	6,018,356 SF	3,833,313 SF	2,185,043 SF

TREE CANOPY DATA

EXISTING TREE CANOPY: 6,018,356 SF
6,018,356 SF / 8,670,225 SF = .694 (69.4%) OF TOTAL SITE

REQUIRED CANOPY PRESERVATION =
36% OF TOTAL CANOPY
6,018,356 SF * 36% = 2,166,608 SF

PROVIDED CANOPY PRESERVED =
2,185,043 SF (36.3%) OF TOTAL EXISTING CANOPY

TREE PRESERVATION AREA

STREAM BUFFER

60' STREAM BUFFER

STATEMENT OF IMPACTS:

WATER:
WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT.
261 X 350 GPD = 91,350 GPD

SEWER:
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. FOR THE PORTION OF THE SITE IN THE MAYS CREEK BASIN, CONNECTION TO THE SEWER MAIN WILL BE MADE IN SIMMONS RIDGE TO THE SOUTH. FOR THE POTION OF THE SITE IN THE WATKINS CREEK BASIN, CONNECTION WILL BE MADE TO THE NORTH TO THE SEWER MAIN IN OCTOBER PARK ON RIDGEWAY DRIVE.

REPURIFIED (REUSE) WATER FACILITIES:
NOT AVAILABLE

STREET NETWORK:
AS SHOWN ON THE MAJOR THOROUGHFARE PLAN - SEE SHEET C 4.0 OVERALL ROW AND ACCESS PLAN INCLUDING CONNECTIVITY ELEMENTS.

THE SITE IS LOCATED SOUTH OF HIGHWAY 96 EAST WHICH IS CLASSIFIED AS A MAJOR ARTERIAL. ACCESS TO THE NORTHERN PORTION OF COLLETTA PARK IS PROVIDED BY LOCAL STREETS VIA RIDGEWAY DRIVE AND STANFORD ROAD.

THE SOUTHERN PORTION OF COLLETTA PARK WILL HAVE CONNECTIONS TO SOUTH CAROTHERS ROAD.

FUTURE ROAD CONNECTIONS ARE PROVIDED. A FULL TRAFFIC IMPACT STUDY PREPARED BY FISCHBACH TRAFFIC GROUP, LLC AND REVIEWED BY A THIRD PARTY, VOLKERT ENGINEERING. PROVIDES GREATER DETAIL OF THE OVERALL IMPACT OF THE DEVELOPMENT ON THE EXISTING ROAD NETWORK.

DRAINAGE FACILITIES:
THE PROPERTY HAS THREE PRIMARY DRAINAGE BASINS. ONE DRAINS NORTH TO WATKINS CREEK. ONE DRAINS WEST THROUGH CROSS CREEK SUBDIVISION AND ONE DRAINS SOUTH TOWARDS SOUTH CAROTHERS ROAD.

POLICE AND FIRE DEPT:
FRANKLIN FIRE DEPT STATION #2 - 2.1 MILES DRIVING DISTANCE
COLUMBIA AVE. POLICE STATION - 2.7 MILES DRIVING DISTANCE

RECREATIONAL FACILITIES:
LIBERTY PARK - 3.0 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION:
261 HOMES X .64 STUDENTS = 168 PROJECTED STUDENTS

REFUSE COLLECTION:
PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE.

RESTRICTIVE COVENANTS:
A HOME OWNER'S ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOA WILL REGULATE ARCHITECTURAL STANDARDS AND THE MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATIONAL AREAS.

NOTE: AS ACCESS POINTS AND IMPACTS TO THE STREET NETWORK ARE DETERMINED, THE STATEMENT OF IMPACTS MAY NEED TO BE REVISED

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

Revision	Date
1	08.03.2017
2	
3	
4	

DEVELOPMENT PLAN

C2.0

COF 6491

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

COLLETTA PARK PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

Revision Date
1 08.03.2017

DEVELOPMENT PLAN

C2.1

COF 6491

A

TYPICAL HOME ELEVATION 'A'

1. HOME STYLE WITH GARAGE LOCATED AT THE REAR OF THE LOT THAT IS ACCESSED FROM AN ALLEY, OR FROM THE FRONT STREET WITH AN EXTENDED DRIVEWAY.

2. ONE TO TWO STORIES IN HEIGHT.

3. MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.

4. THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE CODES DIRECTOR OR THE PLANNING COMMISSION.

5. ELEVATIONS SHOWN ARE TYPICAL FOR THIS DEVELOPMENT. FINAL DESIGN PLANS SHALL BE SUBMITTED WITH THE REQUEST FOR BUILDING PERMITS AND SHALL INDICATE COMPLIANCE WITH THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS; SPECIFICALLY THE REQUIREMENT FOR EXPOSED FOUNDATIONS OR WATER TABLES/ELEVATED FINISHED FLOORS AND GARAGE DOOR SEPARATION/MAXIMUM WIDTHS.

6. BUILDINGS WITH SIDE ELEVATIONS FACING A PUBLIC RIGHT-OF-WAY SHALL HAVE WINDOWS AND ARCHITECTURAL FEATURES SIMILAR TO THE FRONT ELEVATION.

7. SINGLE FAMILY HOME SQUARE FOOTAGE RANGE: 1500 SF TO 2200 SF

8. THE FINISHED FLOOR ELEVATION OF THE FRONT FACADE TO BE A MINIMUM OF 18 INCHES ABOVE THE FINISHED GRADE.

C

TYPICAL HOME ELEVATION 'C'

1. HOME STYLE WITH GARAGE ACCESSED FROM THE FRONT FACING STREET. GARAGE IS RECESSED A MINIMUM OF 10 FEET FROM THE FRONT ELEVATION AND DRIVEWAYS ARE A MINIMUM OF 22' FROM THE SIDEWALK.

2. ONE TO TWO STORIES IN HEIGHT.

3. MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.

4. THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE CODES DIRECTOR OR THE PLANNING COMMISSION.

5. ELEVATIONS SHOWN ARE TYPICAL FOR THIS DEVELOPMENT. FINAL DESIGN PLANS SHALL BE SUBMITTED WITH THE REQUEST FOR BUILDING PERMITS AND SHALL INDICATE COMPLIANCE WITH THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS; SPECIFICALLY THE REQUIREMENT FOR EXPOSED FOUNDATIONS OR WATER TABLES/ELEVATED FINISHED FLOORS AND GARAGE DOOR SEPARATION/MAXIMUM WIDTHS.

6. BUILDINGS WITH SIDE ELEVATIONS FACING A PUBLIC RIGHT-OF-WAY SHALL HAVE WINDOWS AND ARCHITECTURAL FEATURES SIMILAR TO THE FRONT ELEVATION.

7. SINGLE FAMILY HOME SQUARE FOOTAGE RANGE: 2200 SF TO 4500 SF

8. THE FINISHED FLOOR ELEVATION OF THE FRONT FACADE TO BE A MINIMUM OF 18 INCHES ABOVE THE FINISHED GRADE.

9. FRONT FACING GARAGES ARE REQUIRED TO HAVE GARAGE DOORS NO LARGER THAN 9' IN WIDTH WITH A 2' SEPARATION BETWEEN THE DOORS.

B

TYPICAL HOME ELEVATION 'B'

1. HOME STYLE WITH GARAGE LOCATED AT THE REAR OF THE LOT THAT IS ACCESSED FROM AN ALLEY, OR FROM THE FRONT STREET WITH AN EXTENDED DRIVEWAY.

2. ONE TO TWO STORIES IN HEIGHT.

3. MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.

4. THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE CODES DIRECTOR OR THE PLANNING COMMISSION.

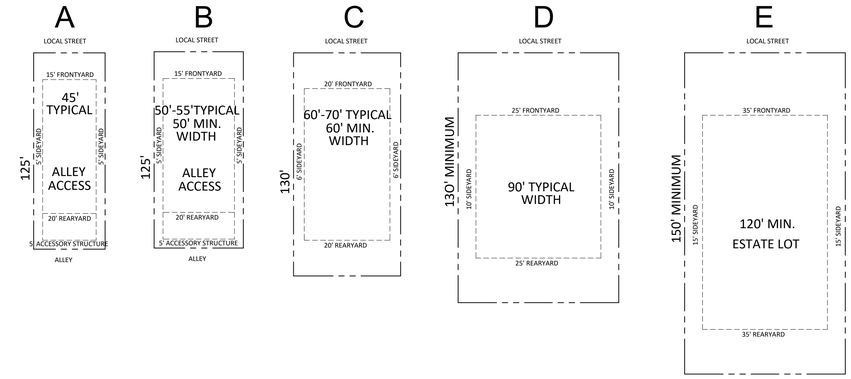
5. ELEVATIONS SHOWN ARE TYPICAL FOR THIS DEVELOPMENT. FINAL DESIGN PLANS SHALL BE SUBMITTED WITH THE REQUEST FOR BUILDING PERMITS AND SHALL INDICATE COMPLIANCE WITH THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS; SPECIFICALLY THE REQUIREMENT FOR EXPOSED FOUNDATIONS OR WATER TABLES/ELEVATED FINISHED FLOORS AND GARAGE DOOR SEPARATION/MAXIMUM WIDTHS.

6. BUILDINGS WITH SIDE ELEVATIONS FACING A PUBLIC RIGHT-OF-WAY SHALL HAVE WINDOWS AND ARCHITECTURAL FEATURES SIMILAR TO THE FRONT ELEVATION.

7. SINGLE FAMILY HOME SQUARE FOOTAGE RANGE: 1700 SF TO 3600 SF

8. THE FINISHED FLOOR ELEVATION OF THE FRONT FACADE TO BE A MINIMUM OF 18 INCHES ABOVE THE FINISHED GRADE.

TYPICAL LOT DIAGRAMS AND SETBACKS



	A	B	C	D	E
FRONT:	15'	15'	20'	25'	35'
SIDE:	5'	5'	5'	10'	15'
REAR:	20'	20'	20'	25	35
CORNER:	10'	10'	15'	20'	25'

D

TYPICAL HOME ELEVATION 'D'

1. HOME STYLE FOR LOTS WITH GARAGE ACCESSED FROM THE STREET WITH SIDE LOADED GARAGE.

2. ONE TO TWO STORIES IN HEIGHT.

3. MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.

4. GARAGE IS SETBACK 10 FEET FROM THE FRONT FACADE.

5. DRIVEWAY IS A MINIMUM OF 22' FROM THE SIDEWALK TO THE GARAGE DOORS.

6. ALL TWO CAR GARAGES SHALL HAVE TWO GARAGE DOORS WITH A MAXIMUM WIDTH OF 9' WIDE WITH A 2 FOOT MINIMUM SEPARATION BETWEEN.

7. THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE CODES DIRECTOR OR THE PLANNING COMMISSION.

8. ELEVATIONS SHOWN ARE TYPICAL FOR THIS DEVELOPMENT. FINAL DESIGN PLANS SHALL BE SUBMITTED WITH THE REQUEST FOR BUILDING PERMITS AND SHALL INDICATE COMPLIANCE WITH THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS; SPECIFICALLY THE REQUIREMENT FOR EXPOSED FOUNDATIONS OR WATER TABLES/ELEVATED FINISHED FLOORS AND GARAGE DOOR SEPARATION/MAXIMUM WIDTHS.

9. BUILDINGS WITH SIDE ELEVATIONS FACING A PUBLIC RIGHT-OF-WAY SHAL HAVE WINDOWS AND ARCHITECTURAL FEATURES SIMILAR TO THE FRONT ELEVATION.

10. SINGLE FAMILY HOME SQUARE FOOTAGE RANGE: 2800 SF TO 5000 SF

11. THE FINISHED FLOOR ELEVATION OF THE FRONT FACADE TO BE A MINIMUM OF 18 INCHES ABOVE THE FINISHED GRADE.

The home elevations shown here are representative of the homes planned for Colletta Park. They are the basis for design review by the City of Franklin at the time of Site Plan Submittal. Based on my professional experience, the plans presented meet or exceed the design standards set forth by the City of Franklin.

Greg Gamble, Registered Landscape Architect.

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

COLLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

Revision	Date
1	08.03.2017
2	
3	
4	

TYPICAL ARCHITECTURE

C2.2

COF 6491

PRELIMINARY STORMWATER MANAGEMENT SUMMARY

Total Property Area = 196.33 Acres
Total Disturbed Area = 135.80 Acres

Soil Types: 54.6% Type A Soil
25.8% Type B Soil
17.2% Type C Soil
0.0% Type D Soil
0.4% Non-Soil Areas

AREA NO.	TOTAL (AC)	EST. IMP. (AC)	TREATMENT TYPE	PRELIM. SF	DETENTION
1	7.6	0.0	BYPASS	---	BYPASS
2	13.6	2.0	BIO 2	14,000	POND 1
3	26.2	2.0	BIO 3	8,500	POND 1
4	12.6	1.9	BIO 4	8,500	BYPASS
5	7.3	1.5	BIO 5	5,600	BYPASS
6	10.7	1.7	BIO 6	7,500	BYPASS

Grading & Drainage General Notes

1. Grading Permit is required for any project disturbing more than 10,000 sf, adding more than 5,000 sf of impervious surface or for any site grading requiring stockpiling of material.

2. The Developer shall provide the necessary labor and supervision required to support field testing by the independent testing firm and inspections by City officials at no cost to the City. Test reports of field testing if applicable shall be submitted directly to the Street Department. Defects disclosed by tests shall be rectified.

3. An authorized representative of the City shall make a final inspection of the project after completion to determine acceptability of the work and for release of performance bonds if required. Before this final inspection can be made, the Engineer responsible for the project shall certify in writing to the City Engineer that the work has been completed in accordance with approved plans and specifications.

4. Drainage facilities including, but not limited to, culverts, detention basins and ditches, as well as the roadway sub-grade, base stone and binder & surface coarse shall be inspected, tested and given approval at each stage of installation prior to proceeding to the next stage of construction. Final construction inspection for approval and acceptance of streets and drainage systems will not be granted until all work has been completed in accordance with the approved plans.

5. Locating and coordination for the relocation of existing utilities is the responsibility of the contractor. Tennessee's One-Call and the City of Franklin utility location service shall be utilized in addition to coordination with local utility owners. The contractor shall at all times protect existing utilities and will be responsible for costs due to damage caused to any utility lines.

Post-Treatment Stormwater Narrative
Stormwater to be treated via a combination of Bioretention, and Detention Ponds and then released into a Stream or Wet Weather Conveyance.

Statement of Impact
Post-Construction Stormwater will have no additional impact on the surrounding drainage basins. Stormwater BMPs will be used to maintain or decrease existing stormwater flows.

Stream Buffer Note:
There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation except as permitted by the City Engineer, or his designee.

Grading & Drainage Data Chart
Site Area: 196.33 Ac.
Impervious Area: 43.11 Ac.
Disturbed Area: 135.80 Ac.

Impervious Area Calculations:
The impervious area assumed for each lot type includes building, patio, & driveway.

90' Lot Type: 55 units x 5000 sq.ft. = 6.31 Ac.
70' Lot Type: 120 units x 3800 sq.ft. = 10.47 Ac.
40' Lot Type: 86 units x 2400 sq.ft. = 4.74 Ac.

ROW Area (includes road & sidewalks) = 21.59 Ac.

Tennessee State Plane Coordinate System
Zone 5301, Fipzone 4100; NAD 83 Datum

GRAPHIC SCALE 1"=200'
200 0 200 400 600

COF XXXX

Revisions:

Drawing Notes:

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Date: JUNE 2, 2017

COLETTA PARK PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

STATE OF TENNESSEE

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

NORTH GRADING & DRAINAGE PLAN

C 3.0

PRELIMINARY STORMWATER MANAGEMENT SUMMARY

Total Property Area = 196.33 Acres
Total Disturbed Area = 135.80 Acres

Soil Types: 54.6% Type A Soil
25.8% Type B Soil
17.2% Type C Soil
0.0% Type D Soil
0.4% Non-Soil Areas

AREA NO.	TOTAL (AC)	EST. IMP. (AC)	TREATMENT TYPE	PRELIM. SF	DETENTION
7	7.1	1.9	BIO 7	6,000	POND 2
8	5.4	1.1	BIO 8	5,500	POND 2
9	6.4	1.7	BIO 9	6,000	POND 2
10	3.3	0.8	BIO 10	2,000	POND 2
11	6.5	1.8	BIO 11	5,500	POND 2
12	4.9	1.9	BIO 12	4,500	POND 2
13	7.4	1.9	BIO 7	6,500	BYPASS
14	6.3	2.3	BIO 8	6,000	POND 3
15	6.1	2.3	BIO 9	6,000	POND 3
16	6.5	2.5	BIO 10	6,000	POND 3
17	6.1	1.9	BIO 11	6,000	POND 3

Grading & Drainage General Notes

1. Grading Permit is required for any project disturbing more than 10,000 sf, adding more than 5,000 sf of impervious surface or for any site grading requiring stockpiling of material.

2. The Developer shall provide the necessary labor and supervision required to support field testing by the independent testing firm and inspections by City officials at no cost to the City. Test reports of field testing if applicable shall be submitted directly to the Street Department. Defects disclosed by tests shall be rectified.

3. An authorized representative of the City shall make a final inspection of the project after completion to determine acceptability of the work and for release of performance bonds if required. Before this final inspection can be made, the Engineer responsible for the project shall certify in writing to the City Engineer that the work has been completed in accordance with approved plans and specifications.

4. Drainage facilities including, but not limited to, culverts, detention basins and ditches, as well as the roadway sub-grade, base stone and binder & surface coarse shall be inspected, tested and given approval at each stage of installation prior to proceeding to the next stage of construction. Final construction inspection for approval and acceptance of streets and drainage systems will not be granted until all work has been completed in accordance with the approved plans.

5. Locating and coordination for the relocation of existing utilities is the responsibility of the contractor. Tennessee's One-Call and the City of Franklin utility location service shall be utilized in addition to coordination with local utility owners. The contractor shall at all times protect existing utilities and will be responsible for costs due to damage caused to any utility lines.

Post-Treatment Stormwater Narrative
Stormwater to be treated via a combination of Bioretention, and Detention Ponds and then released into a Stream or Wet Weather Conveyance.

Statement of Impact
Post-Construction Stormwater will have no additional impact on the surrounding drainage basins. Stormwater BMPs will be used to maintain or decrease existing stormwater flows.

Stream Buffer Note:
There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation except as permitted by the City Engineer, or his designee.

Grading & Drainage Data Chart
Site Area: 196.33 Ac.
Impervious Area: 43.11 Ac.
Disturbed Area: 135.80 Ac.

Impervious Area Calculations:
The impervious area assumed for each lot type includes building, patio, & driveway.

90' Lot Type: 55 units x 5000 sq.ft. = 6.31 Ac.
70' Lot Type: 120 units x 3800 sq.ft. = 10.47 Ac.
40' Lot Type: 86 units x 2400 sq.ft. = 4.74 Ac.

ROW Area (includes road & sidewalks) = 21.59 Ac.

Tennessee State Plane Coordinate System
Zone 5301, Fipzone 4100; NAD 83 Datum

N
GRAPHIC SCALE 1"=200'
200 0 200 400 600

COF XXXX

Revisions:

Drawing Notes:

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Date: JUNE 2, 2017

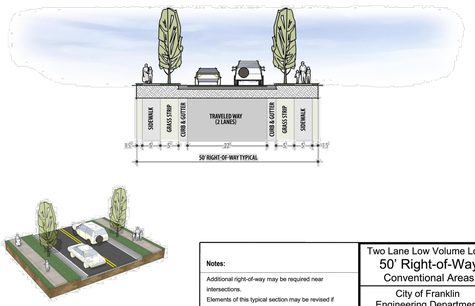
COLETTA PARK PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

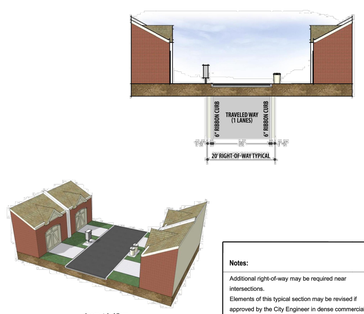
GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

SOUTH GRADING & DRAINAGE PLAN

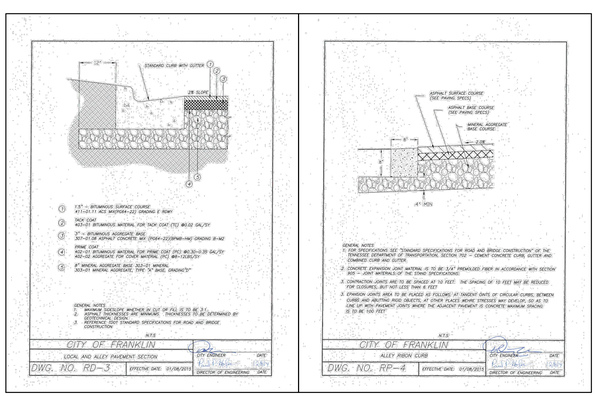
C 3.1



Notes:	Two Lane Low Volume Local 50' Right-of-Way Conventional Areas
Additional right-of-way may be required near intersections. Elements of this typical section may be revised if approved by the City Engineer in dense commercial areas.	City of Franklin Engineering Department
	Date: 5/27/11 NTS — Std Dwg No: TS-13



Notes:	Alley 20' Right-of-Way Conventional Areas
Additional right-of-way may be required near intersections. Elements of this typical section may be revised if approved by the City Engineer in dense commercial areas.	City of Franklin Engineering Department
	Date: 5/27/11 NTS — Std Dwg No: TS-14



Statement of Impacts
The proposed Colletta Park development is located between Major Arterial Murfreesboro Road and Minor Collector S Carothers Road. The northern portion of the site consists of 40 homes and will connect to Murfreesboro Road via Local Roads Stanford Drive and Ridgeway Drive. The southern portion of the site consists of 229 homes and will connect directly to the S Carothers Road existing 90 degree curve.

Impact on Local Streets
XXXXXXXXXXX

R.O.W & Access General Notes

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

Stream Buffer Note:
There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation except as permitted by the City Engineer, or his designee.

*R.O.W. & Access Data Chart:
Daily Trip Generation: 1, 233 veh per day
Peak Hour Trip Generation: 163 veh per hour
Traffic Impact Study Required: Yes
Circulation Plan Required:

*Traffic study currently being revised my Fischbach Transportation Group, LLC, chart to be updated.

Connectivity Index: 1.62
Links (●): 37
Nodes (✳): 23
37/24 = 1.61

MODIFICATION OF DESIGN STANDARDS REQUEST
THE APPLICANT REQUESTS A REDUCED CONNECTIVITY INDEX AS A RESULT OF THE ENVIRONMENTAL AND TOPOGRAPHICAL CONSTRAINTS OF THE NEIGHBORING PROPERTIES, AS WELL AS A LACK OF CONNECTION LOCATIONS TO EXISTING NEIGHBORHOODS ON THE REMAINING NEIGHBORING PROPERTIES.

Tennessee State Plane Coordinate System
Zone 5301, Fipzone 4100; NAD 83 Datum

N — GRAPHIC SCALE 1"=200' — 200 0 200 400 600

COF XXXX

Revisions:

Drawing Notes:

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Date: JUNE 2, 2017

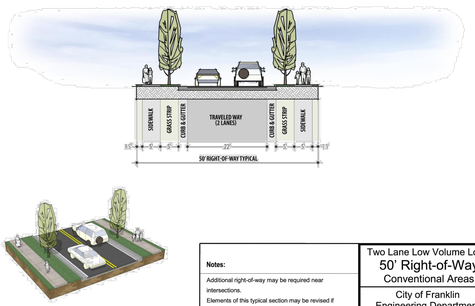
COLETTA PARK PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

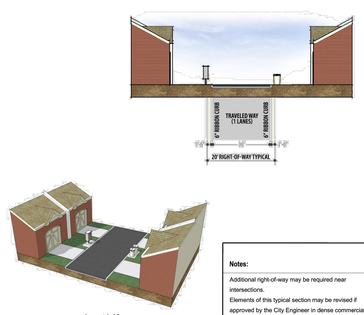
GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambldc09@gmail.com
615.975.5765

NORTH ROW & ACCESS PLAN

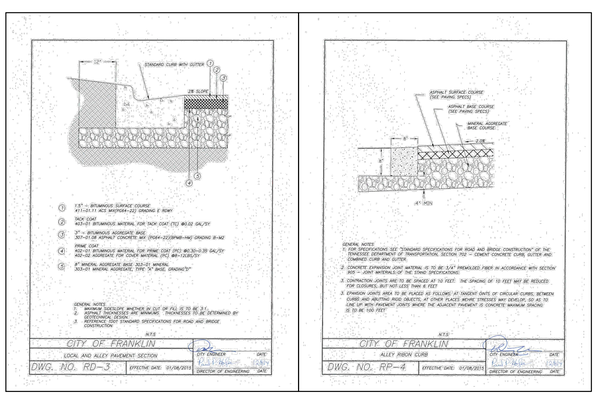
C 4.0



Notes:	Two Lane Low Volume Local 50' Right-of-Way Conventional Areas
Additional right-of-way may be required near intersections. Elements of this typical section may be revised if approved by the City Engineer in dense commercial areas.	City of Franklin Engineering Department
	Date: 5/27/11 NTS — Std Dwg No: TS-13



Notes:	Alley 20' Right-of-Way Conventional Areas
Additional right-of-way may be required near intersections. Elements of this typical section may be revised if approved by the City Engineer in dense commercial areas.	City of Franklin Engineering Department
	Date: 5/27/11 NTS — Std Dwg No: TS-14



Statement of Impacts
The proposed Colletta Park development is located between Major Arterial Murfreesboro Road and Minor Collector S Carothers Road. The northern portion of the site consists of 40 homes and will connect to Murfreesboro Road via Local Roads Stanford Drive and Ridgeway Drive. The southern portion of the site consists of 229 homes and will connect directly to the S Carothers Road existing 90 degree curve.

Impact on Local Streets
XXXXXXXXXXX

R.O.W & Access General Notes

1. Prior to beginning any construction, the Developer and/or Contractor, shall obtain all necessary permits as required by law. Such permits may include, but are not limited to, those required by State of Tennessee, Williamson County and other City of Franklin agencies.

2. All off-site work within the public right-of-way shall require an approved traffic control plan which complies with the MUTCD. No off-site excavation may be undertaken in any street, road, alley or right-of-way of any utility or temporary construction easement of the City of Franklin by any entity unless 72-hour notice has been given to the City of Franklin Traffic Operations Center. The contractor shall have an approved traffic control plan onsite during construction.

3. Construction materials shall be fully tested in accordance with the designations and requirements within the referenced "TDOT Standard Specifications" sections, unless otherwise noted within the "Standard Specifications" section of the City of Franklin Transportation & Street Technical Standards.

4. An authorized representative of the City shall make a final inspection of the project after completion to determine acceptability of the work and for release of performance bonds if required. Before this final inspection can be made, the Engineer responsible for the project shall certify in writing to the City Engineer that the work has been completed in accordance with approved plans and specifications.

5. Locating and coordination for the relocation of existing utilities is the responsibility of the contractor. Tennessee's One-Call and the City of Franklin utility location service shall be utilized in addition to coordination with local utility owners. The contractor shall at all times protect existing utilities and will be responsible for costs due to damage caused to any utility lines.

6. All temporary striping shall conform to "Standard Specifications for Road and Bridge Construction," published by TDOT, the latest revision except as herein amended. When approved, temporary striping shall be required prior to the opening of a street for travel where pavement and/or permanent striping cannot be completed due to weather and/or time constraints.

7. Thermoplastic pavement markings should be used on all public and private City street projects. Thermoplastic traffic striping and pavement markings shall conform to Section 716.03 "Thermoplastic Pavement Markings", of the Tennessee Department of Transportation Specifications (TDOT), and to the City of Franklin Transportation & Street Technical Standards.

Stream Buffer Note:
There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation except as permitted by the City Engineer, or his designee.

*R.O.W. & Access Data Chart:
Daily Trip Generation: 1, 233 veh per day
Peak Hour Trip Generation: 163 veh per hour
Traffic Impact Study Required: Yes
Circulation Plan Required:

*Traffic study currently being revised my Fischbach Transportation Group, LLC, chart to be updated.

Connectivity Index: 1.62
Links (●): 37
Nodes (✳): 23
37/24 = 1.61

MODIFICATION OF DESIGN STANDARDS REQUEST
THE APPLICANT REQUESTS A REDUCED CONNECTIVITY INDEX AS A RESULT OF THE ENVIRONMENTAL AND TOPOGRAPHICAL CONSTRAINTS OF THE NEIGHBORING PROPERTIES, AS WELL AS A LACK OF CONNECTION LOCATIONS TO EXISTING NEIGHBORHOODS ON THE REMAINING NEIGHBORING PROPERTIES.

Tennessee State Plane Coordinate System
Zone 5301, Fipzone 4100; NAD 83 Datum

N
GRAPHIC SCALE 1"=200'
200 0 200 400 600

COF XXXX

Revisions:

Drawing Notes:

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Date: JUNE 2, 2017

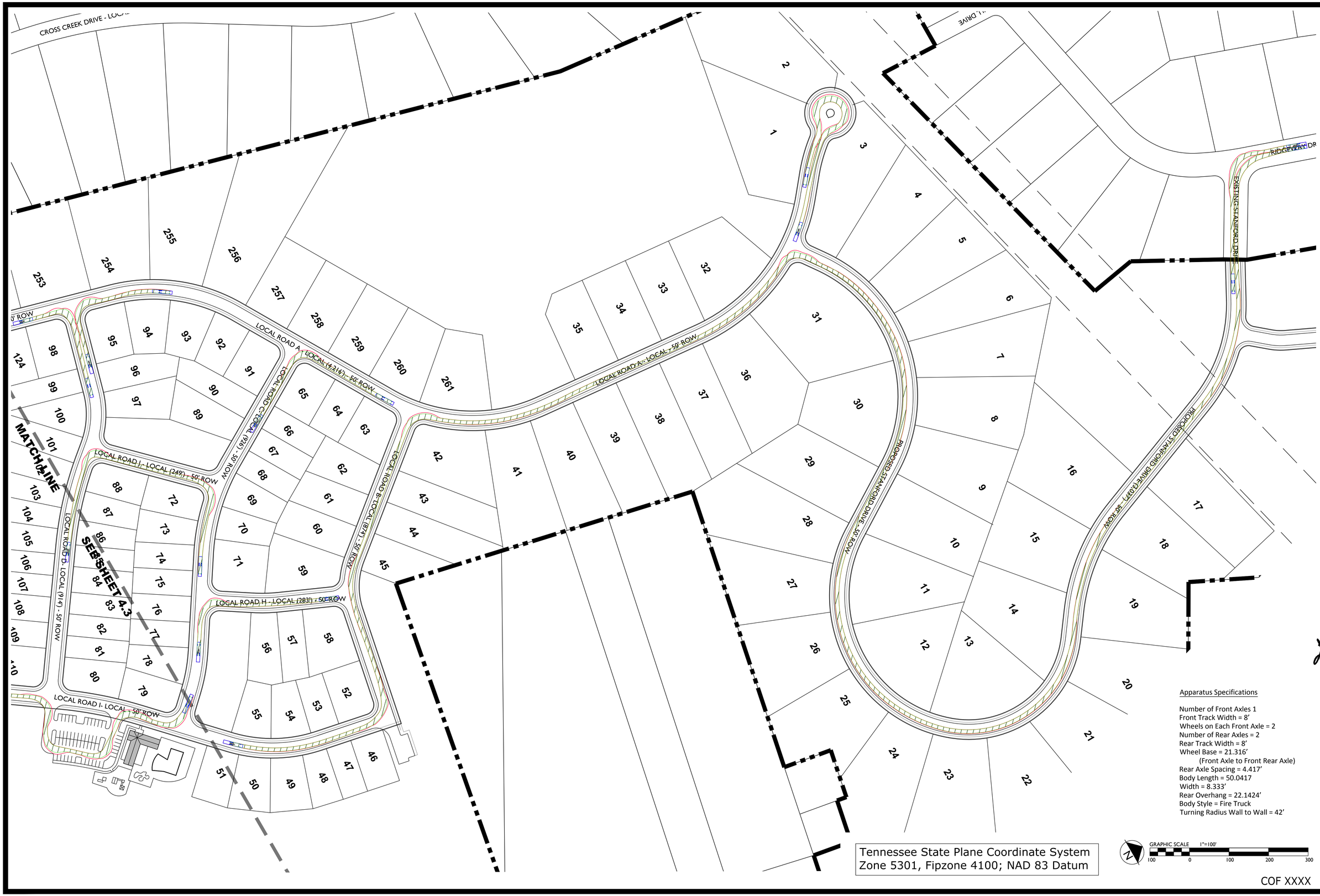
COLETTA PARK PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

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

SOUTH ROW & ACCESS PLAN

C 4.1



Apparatus Specifications

Number of Front Axles 1
Front Track Width = 8'
Wheels on Each Front Axle = 2
Number of Rear Axles = 2
Rear Track Width = 8'
Wheel Base = 21.316'
(Front Axle to Front Rear Axle)
Rear Axle Spacing = 4.417'
Body Length = 50.0417
Width = 8.333'
Rear Overhang = 22.1424'
Body Style = Fire Truck
Turning Radius Wall to Wall = 42'

Revisions:

Drawing Notes:

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Date: JUNE 2, 2017

COLETTA PARK PUD SUBDIVISION DEVELOPMENT PLAN

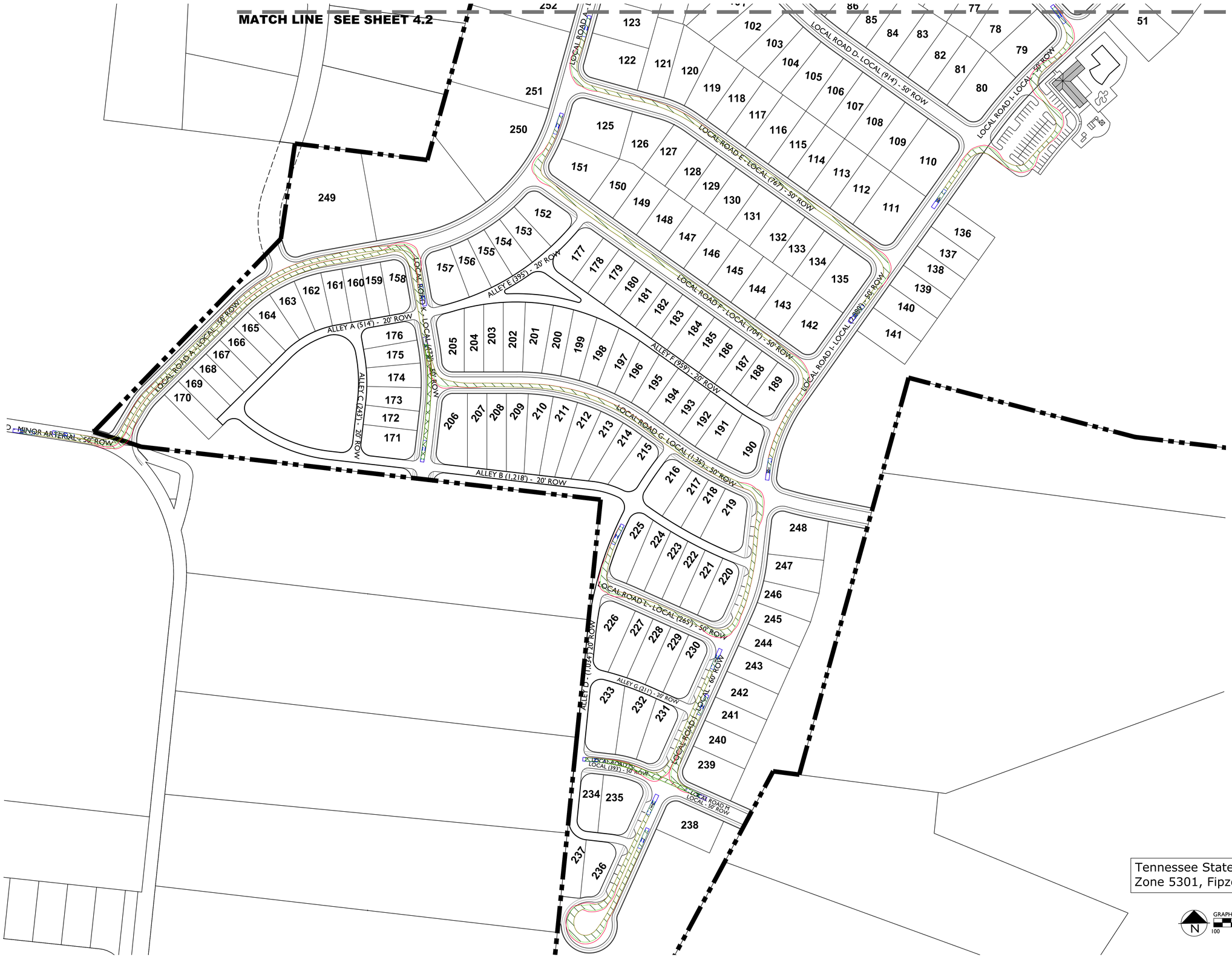
Franklin, Williamson County, Tennessee

STATE OF TENNESSEE
REGISTERED ENGINEER
AGRICULTURE
COMMERCE & INSURANCE
NUMBER 100
12-13-2017

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

NORTH
TRAVEL
PATH

C 4.2



Tennessee State Plane Coordinate System
Zone 5301, Fipzone 4100; NAD 83 Datum

GRAPHIC SCALE 1"=100'
100 0 100 200 300

COF XXXX

Revisions:

Drawing Notes:

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Date: JUNE 2, 2017

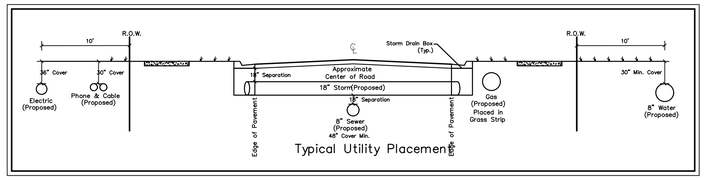
COLETTA PARK PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

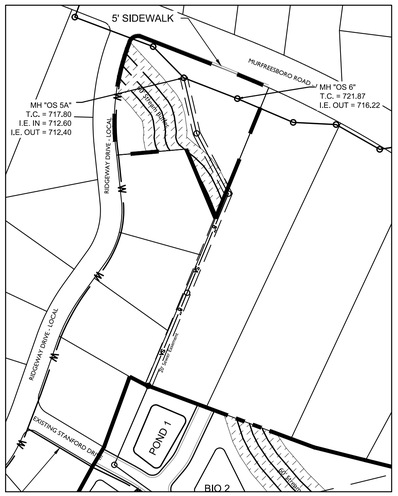
GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

SOUTH TRAVEL PATH

C 4.3



Typical Utility Placement



Sewer Connection at Murphreesboro Road
SCALE - 1:200

Water & Sewer General Notes

1. All persons who undertake the construction of water, sewer and/or reclaimed water lines located in, or affecting services provided by the City of Franklin shall comply with the requirements and regulations set forth in the "General Requirements & Technical Specifications, Water Management Department, City of Franklin, Tennessee" latest edition, along with any amendments, additions, or alteration that may thereafter be adopted by the board of mayor and aldermen by resolution.

2. Contractor shall obtain Water & Sewer Infrastructure Installation Permit prior to scheduling required Pre-Construction Site Meeting. Contractor shall complete the Pre-Construction Site Meeting prior to commencing with construction.

3. Contractor shall obtain and keep all of the following items on the jobsite at all times during construction:
a. Approved, Stamped and Signed Water and/or Sewer Plans
b. Water & Sewer Infrastructure Installation Permit, with all steps completed and signed by appropriate City employees.
c. Copy of approved availability request response letter.
d. A copy of all approved Cut Sheets.

4. Acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure shall become the responsibility of the City of Franklin, TN following approval from the City of Franklin Inspectors and acceptance by the Franklin Municipal Planning Commission. The Acceptance date shall be based on the day maintenance sureties are established by the Franklin Municipal Planning Commission.

5. Prior to the acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructureand/or reclaimed water infrastructure the contractor shall be required to submit as-built drawings to the Water Management Department.

6. All off-site work within the public right-of-way shall require an approved traffic control plan which complies with the MUTCD. No off-site excavation may be undertaken in any street, road, alley or right-of-way of any utility or temporary construction easement of the City of Franklin by any entity unless 72-hour notice has been given to the City of Franklin Traffic Operations Center. The contractor shall have an approved traffic control plan onsite during construction.

7. Any damages caused to existing utilities during construction shall, at his own expense, be replaced or repaired to original condition and quality, as approved by the owner and representative of the appropriate utility company, by the Contractor.

8. Location of Water Line is approximate. True location of water line, fire hydrants, water valves, etc. to be designed by Milcrofton Utility District during sectional Site Plan phase of development.

9. When required, permanent exclusive easements must be provided with a minimum width of 20 feet. Easement width requirements are as follow:
   1. 0'-12' depth requires 20' easement.
   2. 13'-20' depth requires 30' easement.
   3. Depths greater than 20' requires prior approval.
   A minimum 10-foot wide temporary construction easement on each side of the permanent easement must also be provided. No trees shall be planted within the permanent easements.

Water Service Provided by:
Milcrofton Utility District
633 Arno Road
Franklin, TN 37064
615-794-5947

Sewer Service Provided by:
Water Management
124 Lumber Drive
Franklin, TN 37064
615-794-4554

Water & Sewer Data Chart

Water:	Unit Flow in GPD:	350 GPD per [unit]
	Number of Units:	261
	Total Flow in GPD:	91,350 GPD
Sewer (to October Park)	Unit Flow in GPD:	350 GPD per [unit]
	Number of Units:	40
	Total Flow in GPD:	14,000 GPD
Sewer (Simmons Ridge)	Unit Flow in GPD:	350 GPD per [unit]
	Number of Units:	221
	Total Flow in GPD:	77,350 GPD

Stream Buffer Note:
There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation except as permitted by the City Engineer, or his designee.

Tennessee State Plane Coordinate System
Zone 5301, Fipzone 4100; NAD 83 Datum

N GRAPHIC SCALE 1"=200'
200 0 200 400 600

COF XXXX

Revisions:

Drawing Notes:

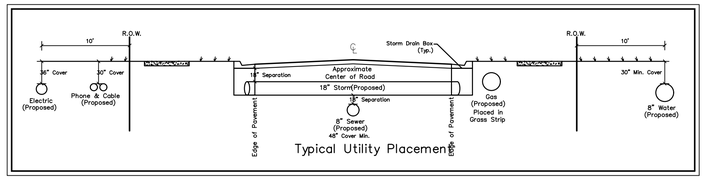
GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Date: JUNE 2, 2017

COLETTA PARK PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

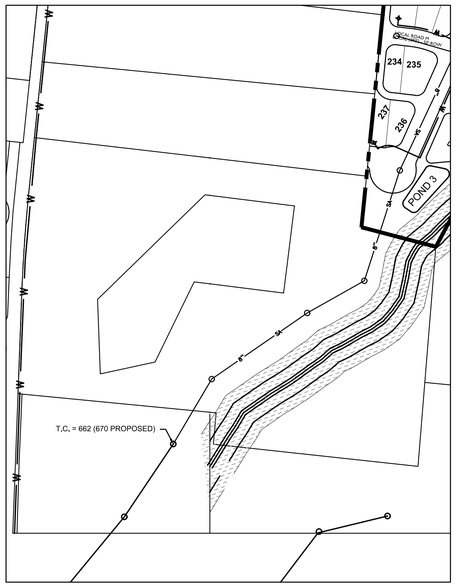
GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble309@gmail.com
615.975.5765

NORTH UTILITY PLAN

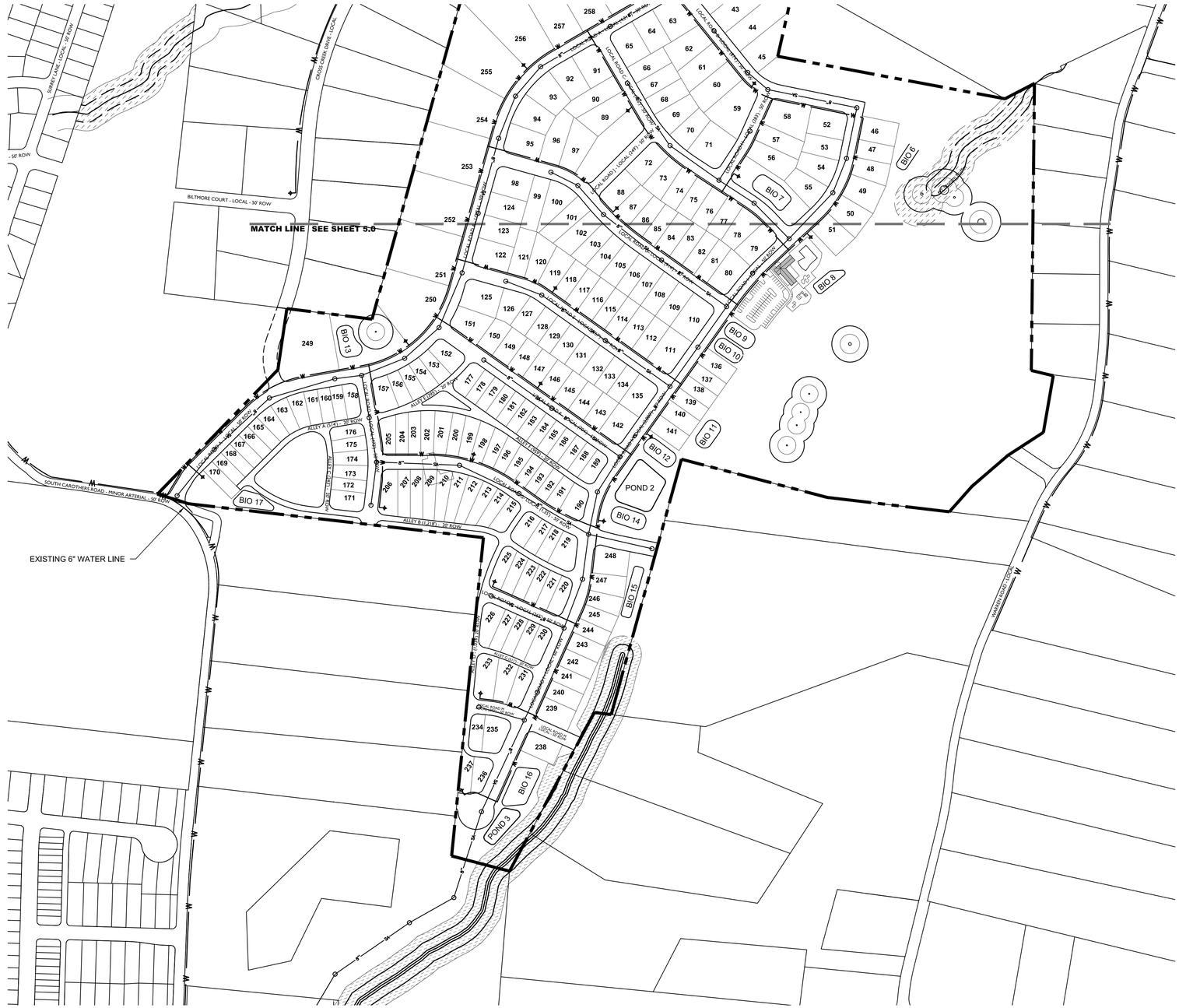
C 5.0



Typical Utility Placement



Sewer Connection at South Carothers Road
SCALE - 1:200



Tennessee State Plane Coordinate System
Zone 5301, Fipzone 4100; NAD 83 Datum

GRAPHIC SCALE 1"=200'
200 0 200 400 600

COF XXXX

Water & Sewer General Notes

1. All persons who undertake the construction of water, sewer and/or reclaimed water lines located in, or affecting services provided by the City of Franklin shall comply with the requirements and regulations set forth in the "General Requirements & Technical Specifications, Water Management Department, City of Franklin, Tennessee" latest edition, along with any amendments, additions, or alteration that may thereafter be adopted by the board of mayor and aldermen by resolution.

2. Contractor shall obtain Water & Sewer Infrastructure Installation Permit prior to scheduling required Pre-Construction Site Meeting. Contractor shall complete the Pre-Construction Site Meeting prior to commencing with construction.

3. Contractor shall obtain and keep all of the following items on the jobsite at all times during construction:
a. Approved, Stamped and Signed Water and/or Sewer Plans
b. Water & Sewer Infrastructure Installation Permit, with all steps completed and signed by appropriate City employees.
c. Copy of approved availability request response letter.
d. A copy of all approved Cut Sheets.

4. Acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure shall become the responsibility of the City of Franklin, TN following approval from the City of Franklin Inspectors and acceptance by the Franklin Municipal Planning Commission. The Acceptance date shall be based on the day maintenance sureties are established by the Franklin Municipal Planning Commission.

5. Prior to the acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructureand/or reclaimed water infrastructure the contractor shall be required to submit as-built drawings to the Water Management Department.

6. All off-site work within the public right-of-way shall require an approved traffic control plan which complies with the MUTCD. No off-site excavation may be undertaken in any street, road, alley or right-of-way of any utility or temporary construction easement of the City of Franklin by any entity unless 72-hour notice has been given to the City of Franklin Traffic Operations Center. The contractor shall have an approved traffic control plan onsite during construction.

7. Any damages caused to existing utilities during construction shall, at his own expense, be replaced or repaired to original condition and quality, as approved by the owner and representative of the appropriate utility company, by the Contractor.

8. Location of Water Line is approximate. True location of water line, fire hydrants, water valves, etc. to be designed by Milcrofton Utility District during sectional Site Plan phase of development.

9. When required, permanent exclusive easements must be provided with a minimum width of 20 feet. Easement width requirements are as follow:
   1. 0'-12' depth requires 20' easement.
   2. 13'-20' depth requires 30' easement.
   3. Depths greater than 20' requires prior approval.
   A minimum 10-foot wide temporary construction easement on each side of the permanent easement must also be provided. No trees shall be planted within the permanent easements.

Water Service Provided by:
Milcrofton Utility District
633 Arno Road
Franklin, TN 37064
615-794-5947

Sewer Service Provided by:
Water Management
124 Lumber Drive
Franklin, TN 37064
615-794-4554

Water & Sewer Data Chart

Water:	Unit Flow in GPD:	350 GPD per [unit]
	Number of Units:	261
	Total Flow in GPD:	91,350 GPD
Sewer (to October Park)	Unit Flow in GPD:	350 GPD per [unit]
	Number of Units:	40
	Total Flow in GPD:	14,000 GPD
Sewer (Simmons Ridge)	Unit Flow in GPD:	350 GPD per [unit]
	Number of Units:	221
	Total Flow in GPD:	77,350 GPD

Stream Buffer Note:
There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation except as permitted by the City Engineer, or his designee.

Revisions:

Drawing Notes:

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
Date: JUNE 2, 2017

COLETTA PARK PUD SUBDIVISION DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

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

SOUTH UTILITY PLAN

C 5.1

Volkert, Inc.

302 Innovation Drive
Suite 100
Franklin, TN 37067

Office 615.656.1845
Fax 615.656.1870

www.volkert.com

August 14, 2017

Mr. Jimmy Wiseman, PE
Assistant Director of Engineering
109 3rd Avenue South
Franklin, Tennessee 37065

RE: **Transportation Impact Analysis Review for Colletta Park**

Dear Mr. Wiseman:

This memorandum provides the findings of the independent review of the Colletta Park Residential Development Traffic Impact Study (TIS). The task completed included review of the traffic projections and the operational analyses; evaluation of the proposed roadway network; review and evaluation of the recommended infrastructure improvements; and identification of any recommended modifications or additions to the recommended infrastructure improvements identified in the TIS.

General Project Information

The Colletta Park Residential Development TIS, dated June 2017, was completed by Fischbach Transportation Group, LLC (FTG, LLC) for Land Solutions Company. The proposed Colletta Park development is located between Highway 96E and S. Carothers Road in Franklin, Tennessee. There are two proposed access locations for the 259 single-family home project site. The projected buildout is 2020. Access to the north of the development is currently proposed via an extension of Stanford Drive and an additional access is proposed to the south at one location on S. Carothers Road. There is no direct access proposed onto Highway 96 E (Murfreesboro Road) from the development.

Traffic Data and Analyses

In May 2017, traffic volume data were collected at the intersections along Highway 96 E (Murfreesboro Road) from Carothers Parkway to Arno Road, Carothers Parkway and S. Carothers Road, and S. Carothers Road in the vicinity of the project site. This data was used in the development of the traffic projections and in the operational analyses for the intersections within the study area.

Trip Generation and Distribution

The historic average annual traffic growth estimated in the study was shown to be 7.03% for TDOT Station 40 and 6.36% for TDOT Station 41 from 2009 to 2015. Consequently, as stated in the study, to calculate the background traffic volumes, a 10% total growth rate was applied to the existing traffic data to estimate the initial background year (2020) traffic volumes. The background traffic volumes should be representative of the traffic volumes for the analysis year equivalent to the projected buildout year of the entire development. Based on the historic traffic data provided in the study, the average annual growth rate utilized to calculate the background traffic growth could have been as high as 6.7% per year if utilizing the 2009-2015 years of data or 4.0% if utilizing the 2011-2015 years of data. Based on the trends in the data from 2009 to 2015, it is reasonable to assume the 2011 to 2015 traffic data is more representative of the continued growth around the study area. Based on this assumption, the

total traffic growth from 2017 to 2020 would have been 12.0%. However, by including the projected peak hour traffic volumes for other development projects (approved and/or under construction) within the study area, utilizing the 10% total growth is acceptable. The peak hour traffic volumes from these developments were added to the study's background traffic volumes to determine the final background traffic volumes.

Future trips generated from the Colletta Park development were calculated using ITE's *Trip Generation*, Ninth Edition based on the future land use. The land use used to determine the project-generated trips was Single-Family Homes (210). The 259 homes are expected to produce 2,466 trips per day with 195 trips in the AM peak hour and 259 trips in the PM peak hour.

	Total Trips Generated
AM Enter	49
AM Exit	146
PM Enter	163
PM Exit	96

Intersection Analyses

The operational analyses for the intersections within the study area were all completed utilizing of Highway Capacity Software version 7 (HCS 2010) and Synchro 9. Each intersection was evaluated for existing, background, and projected conditions along with a revised projected conditions scenario. Based on the capacity analysis for the projected peak hour conditions, all intersections provide an overall acceptable level of service, however, it should be noted that most of the intersections have a few minor turning movements with levels of service E or F.

Traffic Signal Warrant

The *Manual on Uniform Traffic Control Devices* (MUTCD) specifies different warrants for the justification of a traffic control signal at a particular location. As detailed in the MUTCD, reduced (70%) may be used at locations where the major-street speed exceeds 40 miles per hour (mph) or is located in an isolated community with a population of less than 10,000. As noted in the TIS, the posted speed limit for Carothers Parkway and Highway 96E are respectively, 40 mph and 45 mph, therefore, the full traffic signal warrant thresholds were deemed appropriate. Also, the MUTCD provides Guidance for the application of the traffic signal warrant evaluations. This Guidance should be reviewed and, if applicable, utilized in the traffic signal warrant evaluations.

A traffic signal warrant analysis was completed on the intersections of Carothers Parkway and S. Carothers Road and for Highway 96E and Chester Stevens Road / Ridgeway Drive based on the existing traffic conditions. Both of the traffic signal warrant analyses did not yield a traffic signal to be necessary at either intersection based on the existing conditions.

To satisfy the total projected conditions, updated traffic signal warrant analyses were conducted for the intersections of Carothers Parkway and S. Carothers Road, as well as, for the intersection of Highway 96E and Chester Stevens Road / Ridgeway Drive. For the total projected conditions, including the additional approved residential projects in the area, the intersection of Carothers Parkway and S. Carothers Road yields a traffic signal based on Warrant 1 Condition B from the MUTCD. At the intersection of Highway 96E and Chester Stevens Road / Ridgeway Drive, Warrant 1 Condition A and B and Warrant 2 are not satisfied and therefore do not warrant a traffic signal at this intersection in the total projected conditions.

Turn Lane Analysis

The need for the additional turn lanes at the site accesses were evaluated based on Figures 2-5 and 2-6 in the *NCHRP Report 457 – Evaluating Intersection Improvements: An Engineering Study Guide*. Based on the analysis results, a dedicated northbound right turn lane was warranted on Carothers Parkway at S. Carothers Road and a dedicated eastbound right turn lane is warranted on Highway 96E at Ridgeway Drive.

Connectivity

Connectivity is essential to offer multiple routes of access in a community in which congestion continues to be a hindrance to quality of life. The *Franklin Land Use Plan* provides specific guidance for new development within the Seward Hall Special Area 3:

> *12. New subdivisions should provide street connections in all directions and should be planned to connect with adjacent planned or existing roads. Establishing more local street connections helps disperse traffic thereby reducing the volume on major corridors and easing congestion. Additionally, more local street connections increases accessibility and can reduce vehicle miles traveled and average trip length.*

The *Franklin Zoning Ordinance*, through standards in Section 5.10.4, mandate specific requirements that must be satisfied for any development with the City of Franklin.

Connectivity of the Colletta Park development was reviewed according the guidance of the *Land Use Plan* and the requirements of the *Zoning Ordinance*:

Future Connectivity to Carothers Parkway or South Carothers Road

This development will establish a connection between Highway 96 E (Murfreesboro Road) and South Carothers Road/Carothers Parkway. The Colletta Park development proposes connectivity to the existing Franklin East subdivision, but no other existing subdivisions. This does not meet the information contained in #12 above for the Seward Hall Special Area 3. The northern portion of the project will not directly connect to Highway 96 E, however, Stanford Drive off of Ridgeway Drive, will be extended in the Franklin East subdivision. For the southern portion of the project, the major access will involve connecting to S. Carothers at the 90-degree curve just to the east of the intersection of Carothers Parkway and South Carothers.

Recommendations Identified in the TIA

The following are the infrastructure improvements recommended in the study and the reviewer's response to each.

1. At the intersection with Highway 96 E, the northbound approach of Ridgeway Drive should be widened to included two northbound turn lanes. Specifically, the existing northbound lane should be retained as left turn lane, and a separate through/right turn lane with at least 75 feet of storage should be constructed to the east.

   Staff Response: *The design shall be completed according to AASHTO, TDOT, and City of Franklin standards.*

2. At the intersection with Ridgeway Drive, an eastbound right turn lane should be provided on Highway 96 E. This turn lane should include at least 150 feet of storage and should be designed and constructed according to AASHTO standards.

   Staff Response: *To facilitate improved safety and operations at the intersection, an eastbound right turn lane shall be added along Highway 96 E (Murfreesboro Road) at Ridgeway Drive/Chester Stevens Road. The design shall be completed according to AASHTO, TDOT, and City of Franklin standards.*

3. A northbound right turn lane should be provided on Carothers Parkway at the intersection with S. Carothers Road. This turn lane should include at least 100 feet of storage and should be designed and constructed according to AASHTO standards.

   Staff Response: *The design shall be completed according to AASHTO and City of Franklin standards.*

4. A traffic signal will likely be warranted at the intersection of Carothers Parkway and S. Carothers Road as all of the approved residential projects on Carothers Parkway and S. Carothers Road are developed. If constructed, this traffic signal should be designed and constructed to include protected and permissive signal phases for southbound motorists, as well as right turn overlap signal phases for northbound and westbound approaches.

   Staff Response: *As traffic volumes and traffic congestion increase at this intersection, the City shall determine when the traffic signal is warranted for installation.*

5. The analyses conducted for the purposes of this study indicate that all of the critical turning movements at the intersection of S. Carothers Road and the project access will operate acceptably even if dedicated turn lanes are not provided at this location.

   In conjunction with the preparation of final construction documents for the proposed project, sight triangles should be provided to identify the sight distances which will be available, based on the specific location of the project access and its design parameters. These sight triangles should be developed based on guidelines that are included in A Policy on Geometric Design of Highways and Streets, which is published by the American Association of State Highway and Transportation Officials (AASHTO) and commonly known as The Green Book. Specifically, The Green Book indicates that for a speed of 40 mph, the minimum stopping sight distance is 305 feet. This is the distance that motorists on S. Carothers Road will need to come to a stop if a vehicle turning from the project access creates a conflict. Also, based on The Green Book, the minimum intersection sight distance is 445 feet. This is the distance that motorists on the project access will need to safely complete a turn onto S. Carothers Road.

   Staff Response: *At such time as the development plans are prepared, the developer's engineer shall develop intersection design plans according to AASHTO and the City of Franklin standards. The engineer shall show that all approaches to the intersection maintain sufficient stopping sight distance, clear sight triangles for all approaches and satisfy any grade or skew requirements.*

   Based on the NCHRP Report 457 criteria, the projected traffic volumes at this intersection are marginal for warranting an eastbound left turn lane at the project access. However, due to roadway geometrics, vehicle speeds and anticipated additional growth in the surrounding area, it

is recommended an eastbound left turn lane be constructed at this location. This turn lane should include a minimum 75 feet of storage plus taper and should be designed and constructed according to AASHTO and City of Franklin standards.

6. In order to limit the impact of the site-generated traffic on the existing roadways on the south side of Highway 96E, the following modifications have been proposed by the developer of the Colletta Park project:

   - Stripe the existing 25 feet of pavement on Ridgway Drive to include one 10-foot travel lane and a 2.5-foot shoulder in each direction.
   - Provide street lamps on Ridgeway Drive between Highway 96E and Stanford Drive.
   - Consider reducing the speed limit on Ridgeway Drive from 30 mph to 25 mph and providing appropriate signage and painted lettering on the pavement.

   Staff Response: *These recommendations shall be coordinated with the City of Franklin, Williamson County and the specific neighborhood homeowners association. If determined by each to be acceptable, the design shall be completed according to AASHTO the City of Franklin and Williamson County standards.*

Additional Staff Recommendations

Based on the review of the information included in the TIS, the following conclusions and recommendations have been developed in addition to the recommendations outlined in the TIS and discussed in the previous section of this letter.

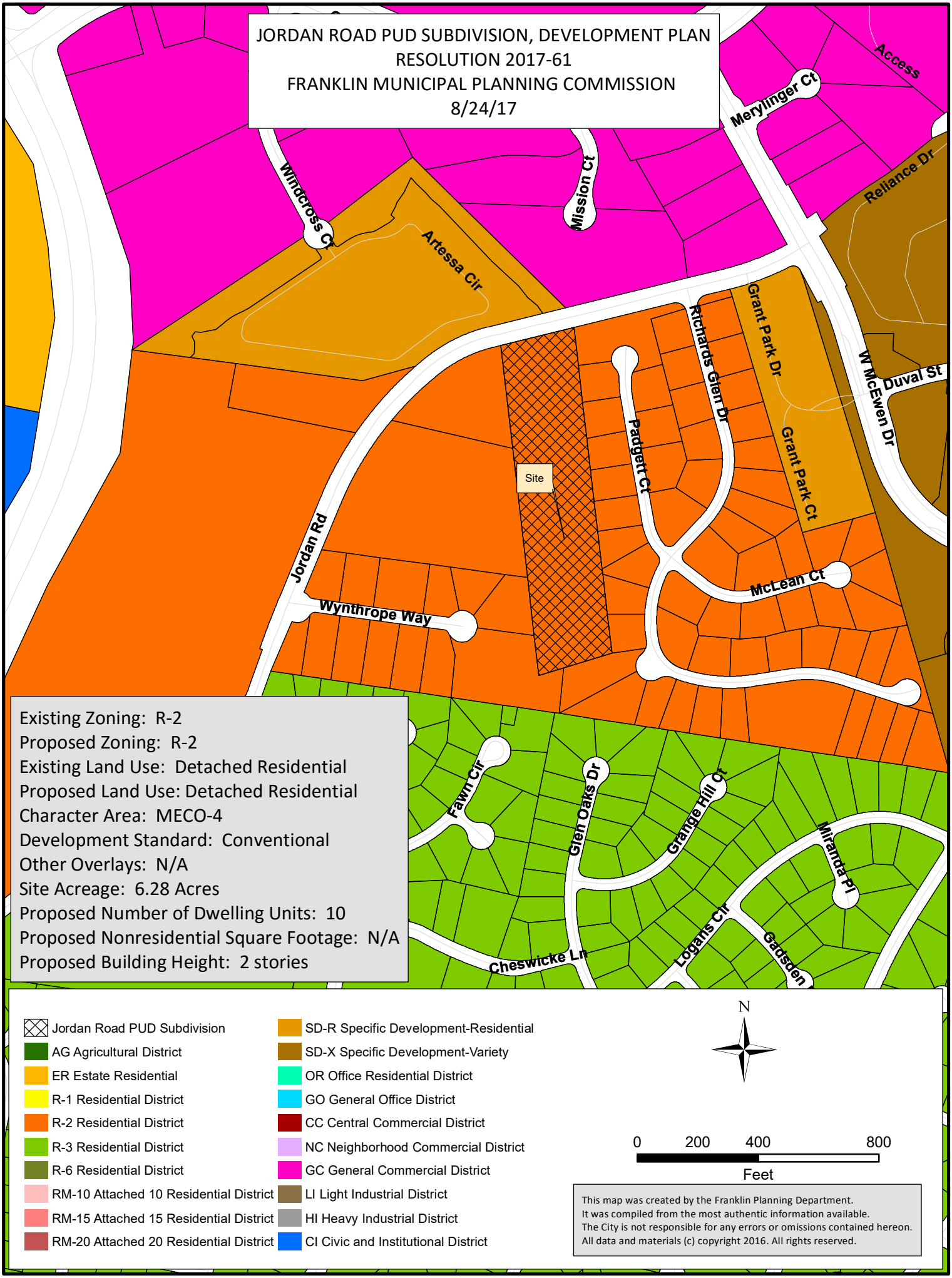
1. The location of the proposed access for the project site on S. Carothers Road shall be coordinated and approved by the City of Franklin Engineering Department prior to development of site layout plans.

Closing

The Colletta Park Residential Development TIS covered the typical required traffic impact study components and identified several feasible and necessary infrastructure improvements. The review of the traffic impact study identified some areas of the Study and Development Plan that need further evaluation and revisions. Also, as noted in the last section of the letter, an additional recommendation was identified to be included in the conditions of approval for the development.

This review was completed by Gerald Bolden, PE, PTOE and Micah Wood, AICP of Volkert, Inc.

JORDAN ROAD PUD SUBDIVISION, DEVELOPMENT PLAN
RESOLUTION 2017-61
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/24/17



Existing Zoning: R-2
Proposed Zoning: R-2
Existing Land Use: Detached Residential
Proposed Land Use: Detached Residential
Character Area: MECO-4
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 6.28 Acres
Proposed Number of Dwelling Units: 10
Proposed Nonresidential Square Footage: N/A
Proposed Building Height: 2 stories

RESOLUTION 2017-61

TO BE ENTITLED: "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR JORDAN ROAD PUD SUBDIVISION WITH 1 MODIFICATION OF STANDARDS FOR CUL-DE-SAC LENGTH GREATER THAN 500', FOR THE PROPERTY LOCATED EAST OF MACK HATCHER PARKWAY AND NORTH OF LIBERTY PIKE 622 JORDAN ROAD."

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

(a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;

(b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;

(c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;

(d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and

(e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

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

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

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
062 02700	6.28
Total	6.28

Land Description of Map 062, Parcel 027.00 of the Turnberry Homes property.

Land in Williamson County, Tennessee, being Tax Map 062, Parcel 027.00, owned by Turnberry Homes, recorded in Deed Book 1101, Pages 534, Register's Office for Williamson County, Tennessee, the same being generally bounded on the north by Jordan Road, on the east by lots 41-49, Map 62J, Group C, of

Richards Glen, Section 2 as referenced in Plat Book 31, page 109, R.O.W.C, on the south by lot 40 of Richards Glen, Section 2 as referenced in Plat Book 31, page 109, R.O.W.C, and lot 7, Map 62J, Group C, Revision Two, Resubdivision of Lot 7 & 13, Final Plat, Wynthorpe Subdivision as referenced in Plat Book 56, Page 55, and on the west by Lot 6, Map 62J, Group C, Revision Two, Resubdivision of Lot 7 & 13, Final Plat, Wynthorpe Subdivision as referenced in Plat Book 40, Page 80, R.O.W.C, Lot 1 and 2 Map 62J, Gant Subdivision as referenced in Plat Book 40, Page 80, R.O.W.C., as recorded in the Register's Office of Williamson County, and being more fully described as follows;

Beginning at a pin (the point of beginning) located along the south right-of-way of Jordan Road, the same being the northeast corner of Map 62, Parcel 29.01, Gant Subdivision, Lot 1, Plat Book 46, page 54, the same also being the northwest corner of the property herein described;

Thence with the south right-of-way Jordan Road the following calls;

N75°22'31"E, a distance of 250.46 feet to pin;

Thence with a line common to Lot 50, Map 62J, Group C, of Richards Glen, Plat Book 31, Page 109, R.O.W.C., and lots 41-49, Map 62J, Group C, of Richards Glen, Section 2 as referenced in Plat Book 31, page 109, R.O.W.C, the same being the southeast property corner herein described.

S06°30'26"E, a distance of 1106.72 feet to a pin;

Thence with a line common to Lot 40, Map 62J, Group B, of Richards Glen, Section 2, Plat Book 31, Page 108, R.O.W.C. the same being the northwest corner of Lot 50, also being the northeast corner of property herein described.

S74°37'17"W, a distance of 168.38 feet to a pin;

Thence continuing with said line, S74°37'17"W, a distance of 79.43 feet to a pin;

Thence with a line common with Lots 6 & 7, Map 62J, Group C, Revision Two, Resubdivision of Lot 7 & 13, Final Plat, Wynthorpe Subdivision as referenced in Plat Book 56, Page 55, the same being the southeast corner of property described, the following;

N06°51'30"W, a distance of 293.79 feet to a pin;

Thence continuing with said line, and common with Lot 1 and 2 Map 62J, Gant Subdivision as referenced in Plat Book 40, Page 80, the following;

N06°36'00"W, a distance of 815.93 feet to a pin. said pin being the (point of beginning);

The portion of land herein described contains 273,643 square feet or 6.28 acres +/- more or less.

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

SECTION III. That the overall entitlements for the Jordan Road PUD Subdivision are as follows:

Entitlements	Jordan Road PUD
Base Zone District	R-2
Character Area Overlay	MECO-4
Other Zoning Overlays	N/A
Development Standard	Conventional
Number of Dwelling Units	10
Number of Nonresidential Square Footage	N/A
Number of Hotel Rooms	N/A
Connectivity Index	1.5
Open Space Requirements	Required – 0.0 Acres Provided – 1.01 Acres
Number of Phases in Development	1

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

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

MOS 1: **Cul-de-sac Length of over 500 feet** Approved: _____ Denied: _____	Request to extend the cul-de-sac longer than 500 feet. Section 5.10.8 (1) (d) *Staff recommended Disapproval.*

Attest:

_____

Eric S. Stuckey
City Administrator

City of Franklin, Tennessee:

_____

Dr. Ken Moore
Mayor

Approved as to form by:

_____

Shauna R. Billingsley
City Attorney

Law Dept. approved 08.14.17

PREAPPLICATION CONFERENCE: _____6/15/2017____

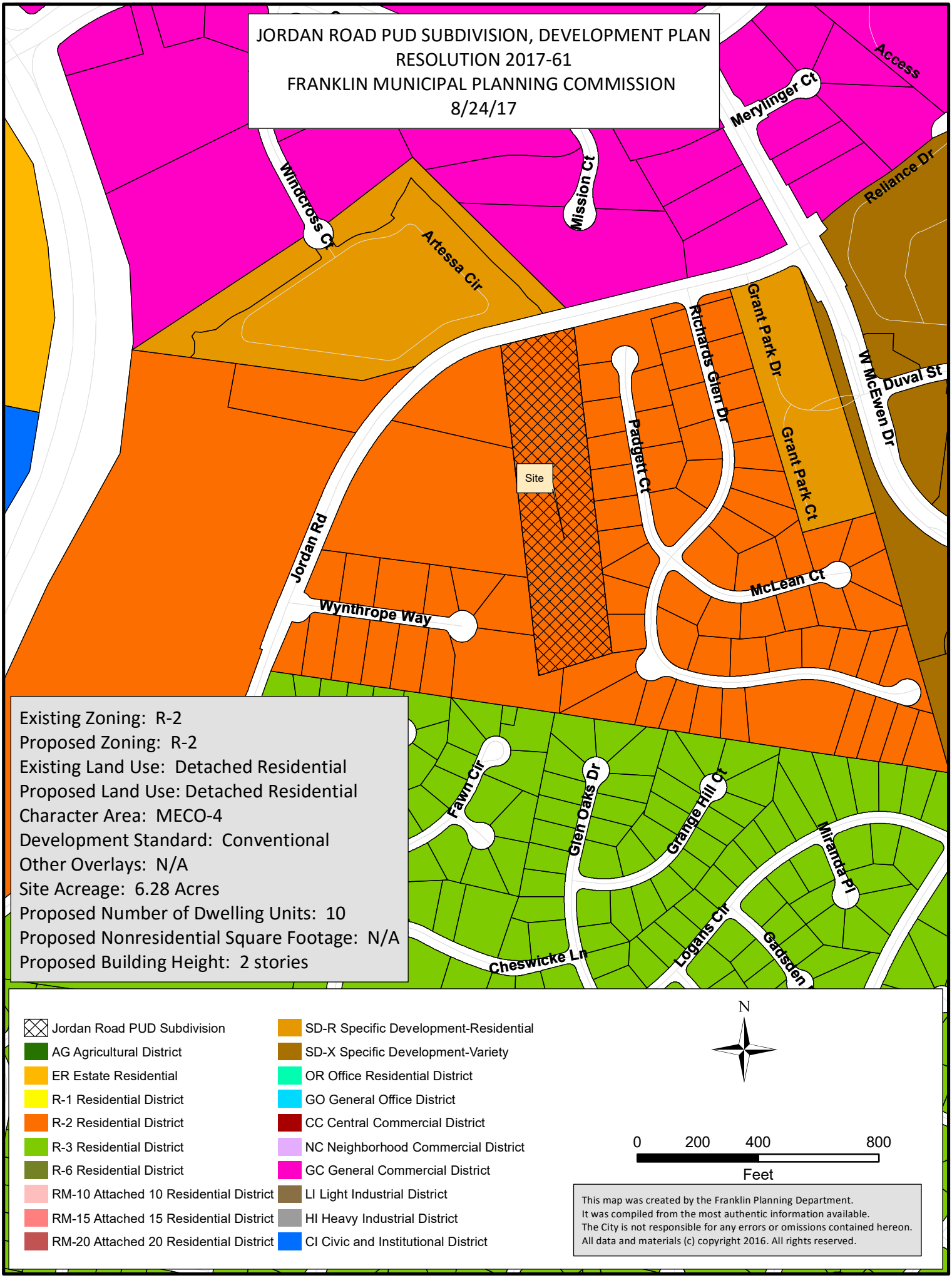
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____6/22/2017____

NEIGHBORHOOD MEETING: _____6/15/2017____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____

JORDAN ROAD PUD SUBDIVISION, DEVELOPMENT PLAN
RESOLUTION 2017-61
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/24/17



Existing Zoning: R-2
Proposed Zoning: R-2
Existing Land Use: Detached Residential
Proposed Land Use: Detached Residential
Character Area: MECO-4
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 6.28 Acres
Proposed Number of Dwelling Units: 10
Proposed Nonresidential Square Footage: N/A
Proposed Building Height: 2 stories

COF no: 6495

CONDITIONS OF APPROVAL:

Open Issues: 6 These issues are currently being filtered

Engineering - PUD Plan Checklist

General Issues

2. H. Stormwater Management Plan

tomi@franklintn.gov

The Previous comment "Applicant shall comply and show all Stormwater BMPs in compliance with the City's Best Management Practices Stormwater Managment Manual. Stormwater BMP's must be located in open space lots. Access and access easements must be provided to Stormwater BMP's." ... was not completely addressed. The stormwater runoff from **all** impervious areas must flow to bioretention. This includes all buildings, patios, sidewalks and driveways. Provide a grading and drainage plan, that show how the drainage from all of the impervious surfaces will flow to the bioretention areas. This can be addressed with the site plan submittal but this comment must remain open until the site plan is approved. The stormwater runoff from this development must not adversely affect any adjoining properties.

30. G. Grading Plan

joe.marlo@franklintn.gov

The following is an Advisory Comment and ***does not hinder approval of the Development Plan.***

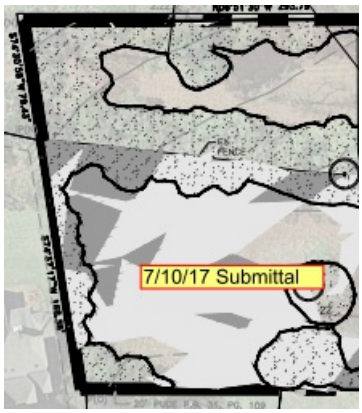
The storm infrastructure added in Jordan Road does not appear to be positioned to accept offsite flow from the ditch section in the northwest corner of the site. When detailed grading is determined at the Site Plan stage, the storm infrastructure shall be designed and located to accept flow from the upstream ditch section. The headwall shown at the outlet shall be located a minimum of 10 feet from the sanitary sewer manhole, and no portion of the infrastructure shall be located in a stream buffer.

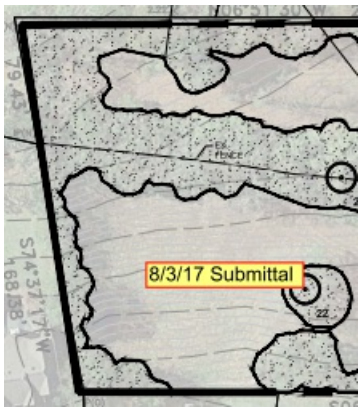
39. E. Existing Conditions Plan

joe.marlo@franklintn.gov

This is a newcomment based on newinformation shown on the drawings.

Applicant to indicate slopes 14%-19% and 20% and greater on the Existing Conditions Plan C1.1. This information was shown on the 7/10/17 submittal, but was removed on the 8/3/17 submittal.





40. Critical Lot

joe.marlo@franklintn.gov *The following is a new comment.*

Lot 9 is to be designated as a critical lot due to the steep slopes (exceeding 14%) across the majority of the lot.

With the building permit submittal, this lot will require submittal of a Critical Lot Site Plan. The Critical Lot Site Plan is to be sealed, signed and dated by a professionally licensed engineer in the State of Tennessee in accordance with state law and City of Franklin requirements. All information listed on the Critical Lot Site Plan Checklist shall be included on the plan sheet(s). The checklist and additional required documentation for the Critical Lot Site Plan submittal can be found on the Engineering Development Services website at:

http://www.franklin-gov.com/government/engineering/development

Planning (Landscape)

General Issues

37. Trees along Property Line

larry.mizell@franklintn.gov The tree along the property line where the street ROW is on the property line shall be preserved.
Either move the ROW back to preserve the tree or gain written approval of the adjacent property owner to remove them.
This shall be accomplished before site plan approval.

Stormwater

General Issues

33. Drainage

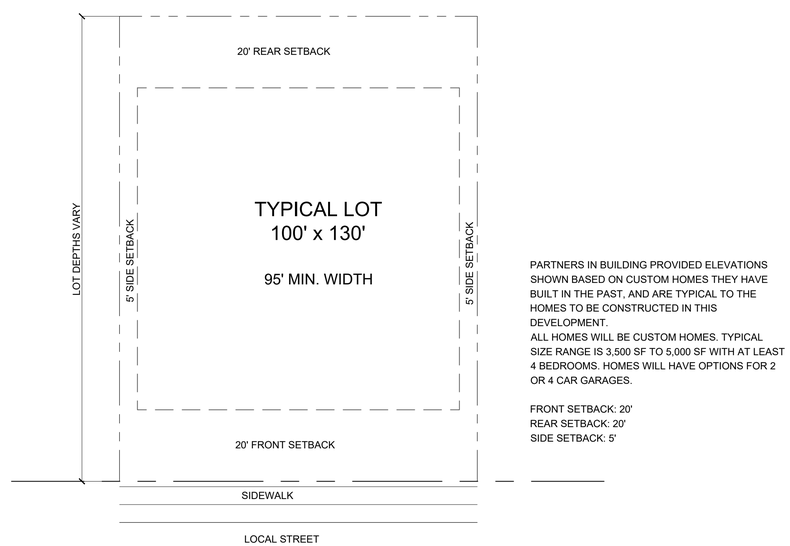
ellen.moore@franklintn.gov *Comment was addressed. Comment to remain open as an advisory comment, but **does not** hinder development plan approval.*

Advisory comment for site plan submittal: Based on the proposed grades shown, it appears that it will be difficult to drain the proposed bioretention area adjacent to Jordan Road. Applicant shall be aware that if bioretention areas are to be utilized as detention areas, the draw down time for bioretention areas is typically between 48 and 72 hours. Be advised that stormwater shall not remain ponded for more than 72 hours in any design storm. Also, if bioretention is to be utilized as detention, the surface area may be increased, but in no case shall the ponding depth be greater than 12 inches.

TYPICAL HOME ELEVATION

TYPICAL HOME ELEVATION

TYPICAL STREETSCAPE



PARTNERS IN BUILDING PROVIDED ELEVATIONS SHOWN BASED ON CUSTOM HOMES THEY HAVE BUILT IN THE PAST, AND ARE TYPICAL TO THE HOMES TO BE CONSTRUCTED IN THIS DEVELOPMENT.
ALL HOMES WILL BE CUSTOM HOMES. TYPICAL SIZE RANGE IS 3,500 SF TO 5,000 SF WITH AT LEAST 4 BEDROOMS. HOMES WILL HAVE OPTIONS FOR 2 OR 4 CAR GARAGES.

FRONT SETBACK: 20'
REAR SETBACK: 20'
SIDE SETBACK: 5'

TYPICAL LOT DIAGRAM

The home elevations shown here are representative of the homes planned for Jordan Road PUD. They are the basis for design review by the City of Franklin at the time of Site Plan Submittal. Based on my professional experience, the plans presented meet or exceed the design standards set forth by the City of Franklin.

Greg Gamble, Registered Landscape Architect.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

JORDAN ROAD PUD SUBDIVISION
DEVELOPMENT PLAN
TAX MAP 062, PARCEL 027.00
FRANKLIN, TENNESSEE

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

ISSUED: July 10, 2017

Revision Date:

SHEET
C2.1
TYPICAL ARCHITECTURE

COF# 6495

EXISTING TREE CANOPY

TOTAL SITE AREA = 6.28 AC / 273,557 SF

TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	7,730 SF	2,087 SF	5,643 SF
TREE B	23,155 SF	23,155 SF	0 SF
TREE C	40,945 SF	25,355 SF	15,590 SF
TREE D	31,202 SF	1,255 SF	29,947 SF
TOTAL SF	103,032 SF	51,851 SF	51,181 SF
TOTAL ACRES	2.37 AC	1.20 AC	1.17 AC

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY: 2.37 AC (38% OF SITE)
REQUIRED CANOPY PRESERVATION: 48%
48% X 2.37 AC TOTAL CANOPY = 1.14 AC / 49,658 SF
PROVIDED TREE CANOPY PRESERVATION: 1.17 AC / 51,181 SF
(49% OF EXISTING CANOPY)

OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: NONE PER ZO 5.5.2 (2)
PROVIDED OPEN SPACE: 43,983 SF / 1.01 AC, 16% OF TOTAL SITE

OPEN SPACE PROVIDED:

KEY	CLASSIFICATION	TYPE	AREA (SF)
100	LOT IN RESERVE	TREE PRESERVATION	10,440
101	INFORMAL	WATER QUALITY & TREE PRESERVATION	33,543

MODIFICATION OF STANDARDS REQUEST

ZO 5.10.8 (1) (d)
The applicant requests a modification of standards to approve a cul-de-sac length of over 500 feet. Proposed Local Road A is shown at 784 linear feet. Residential fire sprinkler systems shall be installed in all homes in accordance with NFPA 13D to comply with 3.3.7(1)(a) of the Franklin Street Standards.

STATEMENT OF IMPACTS

WATER FACILITIES
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT
10 UNITS * 725 GPD = 7,250 GPD

SEWER FACILITIES
SEWERAGE SERVICES PROVIDED BY CITY OF FRANKLIN

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE

STREET NETWORK
WE ARE PROPOSING A SINGLE-PHASED LOW VOLUME LOCAL STREET WITH CUL-DE-SAC WITH A CURB CUT FOR FUTURE DEVELOPMENT.

DRAINAGE FACILITIES
STORMWATER ON ROADS WILL BE COLLECTED AT INLETS AND TRANSFERRED TO THE FRONT OF THE DEVELOPMENT WHERE IT WILL BE TREATED ACCORDING TO SECTION 5, PERMANENT STORMWATER TREATMENT CONTROLS (PTP), AND CITY OF FRANKLIN BMP'S

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.9 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.7 MI (STATION NO. 3)
NEAREST RECREATIONAL FACILITY: 1.9 MI (LIBERTY PARK)

PROJECTED STUDENT POPULATION
10 * 0.62 = 7 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR SINGLE-FAMILY RESIDENTIAL, SERVICE PROVIDER: FRANKLIN SANITATION AND ENVIRONMENTAL SERVICES.

RESTRICTIVE COVENANTS
AN HOA WILL BE FORMED FOR THIS DEVELOPMENT.

LAND USE PLAN COMPLIANCE:

CHARACTER AREA OVERLAY:	MECO-4
ENVISION FRANKLIN:	SINGLE-FAMILY RESIDENTIAL

THIS DEVELOPMENT PLAN IS IN THE SINGLE FAMILY DESIGN CONCEPT AREA AND HAS BEEN DESIGNED WITHIN THESE GUIDELINES. ALL HOMES ARE SINGLE-FAMILY DETACHED HOMES AND WILL BE CUSTOM HOMES WITH ARCHITECTURAL VARIETY AND SIDE/REAR LOADED GARAGES.
LOT SIZES VARY WITHIN A RANGE COMPATIBLE WITH ADJACENT NEIGHBORHOODS. AN EXISTING TREE ROW HAS BEEN PLACED IN OPEN SPACE TO ENSURE PRESERVATION, AND A SIDEWALK WILL BE EXTENDED ALONG THE JORDAN ROAD FRONTAGE TO CONNECT TO AN EXISTING SIDEWALK.

LOCAL COMPATIBILITY

THIS DEVELOPMENT IS ZONED R-2, AND THE APPLICANT IS NOT SEEKING A REZONING. LOTS ARE DESIGNED TO BE SIMILAR IN SIZE TO THE EXISTING SURROUNDING NEIGHBORHOODS. A TREE ROW HAS BEEN PRESERVED BETWEEN THE EXISTING HOMES AND THIS PROPOSED DEVELOPMENT.

DESIGN CONCEPT

THE JORDAN ROAD PUD DEVELOPMENT HAS BEEN DESIGNED TO FIT INTO THE EXISTING SURROUNDING NEIGHBORHOODS. LOT SIZES, HOME SIZES AND SCALE ARE COMPATIBLE WITH THE NEIGHBORHOODS. SPECIAL CARE WAS GIVEN TO PRESERVE THE TREE ROW BETWEEN THIS NEW DEVELOPMENT AND THE EXISTING HOMES ON PADGETT COURT.

SITE DATA:

PROJECT NAME:	JORDAN ROAD PUD SUBDIVISION
PROJECT NUMBER:	6495
SUBDIVISION:	
LOT NUMBER:	N/A
ADDRESS:	622 JORDAN ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
EXISTING ZONING:	R-2
PROPOSED ZONING:	R-2
CHARACTER AREA OVERLAY:	MECO-4
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	6.28 AC TOTAL
MINIMUM REQUIRED SETBACK LINES:	FRONT: 20' SIDE: 5' REAR: 20'
OWNER	STEVEN COLIER
ADDRESS	622 JORDAN ROAD FRANKLIN, TN 37064
APPLICANT	GAMBLE DESIGN COLLABORATIVE
ADDRESS	144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064
CONTACT	GREG GAMBLE
PHONE	615.975.5765
EMAIL ADDRESS	greggamble209@gmail.com
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2 STORIES
LANDSCAPE SURFACE RATIO:	0.4 PROVIDED
MINIMUM LANDSCAPE SURFACE RATIO:	0.4 REQUIRED
MINIMUM PARKING REQUIREMENT:	2 SPACES PER HOME
MAXIMUM PARKING LIMIT:	N/A
PARKING PROVIDED:	N/A
RESIDENTIAL DENSITY:	1.59 DUA
TREE CANOPY:	2.37 AC (38% OF TOTAL SITE)
PARKLAND (IF APPLICABLE):	FEES IN LIEU (10' x 1,200 SF) = 12,000 SF
OPEN SPACE:	
OPEN SPACE ACREAGE REQUIRED:	NONE REQUIRED PER ZO 5.5.2 (2)
OVERALL DENSITY:	1.59 DUA
NET DENSITY (MINUS ROW):	1.94 DUA
NET DENSITY (MINUS ROW AND OVERLAY):	1.94 UNITS/AC
NUMBER OF RESIDENTIAL UNITS BY USE TYPE:	10 HOMES
NONRESIDENTIAL SQUARE FOOTAGE:	N/A
TOTAL ACREAGE BY USE, ENTIRE SITE:	1.01 AC OPEN SPACE/LOT IN RESERVE 1.13 AC ROW 4.03 AC RESIDENTIAL LOTS

SPECIMEN TREES

NO.	TREE	SIZE	HEALTH	STATUS
1	Hackberry	24"	Fair	Removed, in existing utility easement
2	Hackberry	24"	Fair	Removed, in existing utility easement
3	Hackberry	25"	Fair	Removed, in existing utility easement
4	Hackberry	34"	Fair	Removed, in existing utility easement
5	Hackberry	26"	Fair	
6	Hackberry	24"	Fair	
7	Silver Maple	46"	Fair	Removed, invasive species
8	Maple	36"	Fair	
9	Tree	48"	Dead	Removed
10	Oak	36"	Fair	
11	Tulip Poplar	24"	Fair	
12	Silver Maple	42"	Poor	Removed, invasive species
13	Maple	36"	Fair	Removed
14	Maple	48"	Fair	Removed
15	Hackberry	42"	Fair	Removed
16	Hackberry	48"	Fair	
17	Hackberry	30"	Fair	
18	Hackberry	60"	Fair	
19	Hackberry	36"	Fair	Removed
20	Hackberry	24"	Fair	Removed
21	Walnut	24"	Fair	
22	Hackberry	24"	Fair	
23	Hackberry	28"	Fair	

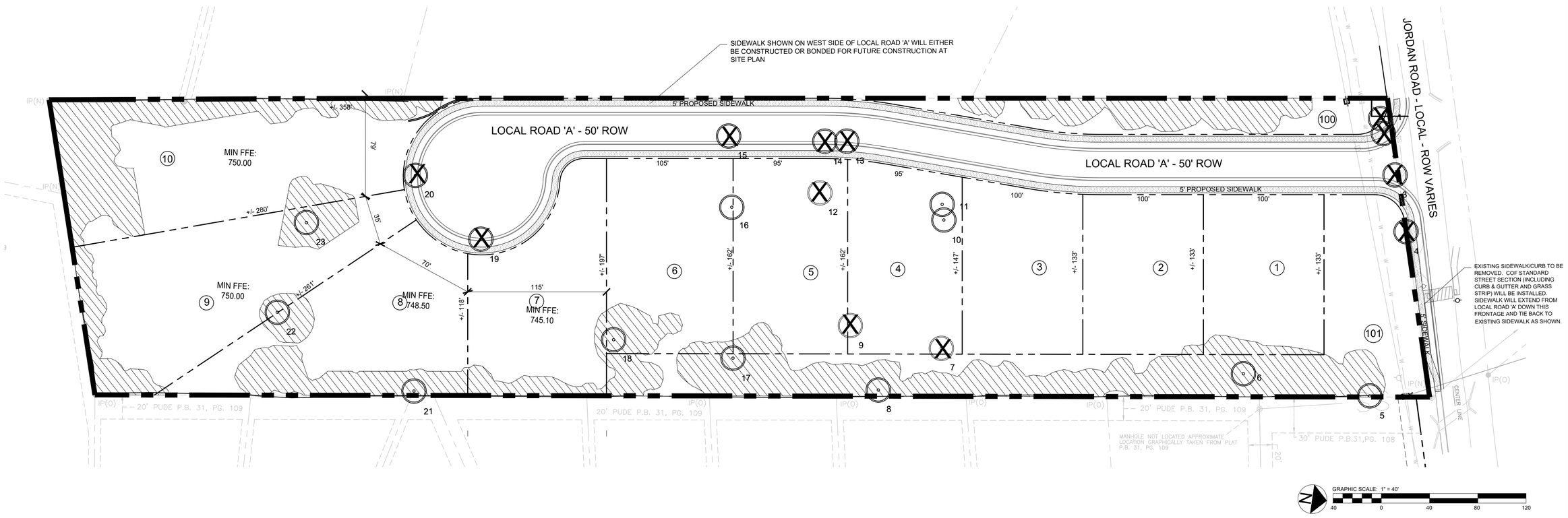
TOTAL SPECIMEN TREES REMOVED: 5
TOTAL HEALTHY SPECIMEN INCHES REMOVED: 186"
REPLACEMENT REQUIRED: 2:1
REPLACEMENT INCHES REQUIRED WITH SITE PLAN: 370"

NOTE: SPECIMEN TREES 10, 11 AND 16 ARE NOT CURRENTLY SHOWN AS REMOVED. HOWEVER, THEY ARE NOT SHOWN IN TREE CANOPY PRESERVATION AREAS. IT IS THE INTENT TO PRESERVE THESE TREES IF POSSIBLE. IF THESE TREES ARE REMOVED, REPLACEMENT AT 2:1 WILL BE PROVIDED.

KEY

PRESERVED TREE CANOPY

X SPECIMEN TREE TO BE REMOVED



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

JORDAN ROAD PUD SUBDIVISION
DEVELOPMENT PLAN
TAX MAP 062, PARCEL 027.00
FRANKLIN, TENNESSEE

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

ISSUED: July 10, 2017

Revision Date:
1 August 3, 2017

SHEET
C2.0
OVERALL DEVELOPMENT PLAN
COF# 6495

JORDAN ROAD PUD SUBDIVISION
DEVELOPMENT PLAN

TAX MAP 062, PARCEL 027.00

OWNER

STEVEN COLIER
622 JORDAN ROAD
FRANKLIN, TN 37067

DEVELOPER

PARTNERS IN BUILDING
17361 VILLAGE GREEN DRIVE
HOUSTON, TX 77040
CONTACT: CREGG MCGAHA
EMAIL:
CREGG.MCGAHA@PARTNERSINBUILDING.COM
PHONE: 832.721.0982

APPLICANT/ LANDSCAPE ARCHITECT

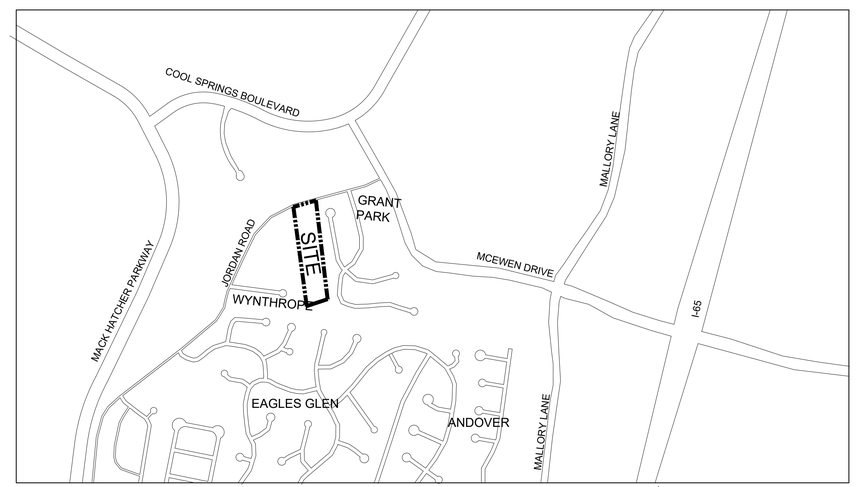
GAMBLE DESIGN COLLABORATIVE, LLC
144 SOUTHEAST PARKWAY, SUITE 200
FRANKLIN, TN 37064
CONTACT: GREG GAMBLE, RLA
EMAIL: greggamble209@gmail.com
PHONE: 615.975.5765

ENGINEER

LOSE & ASSOCIATES, INC.
2809 FOSTER AVENUE
NASHVILLE, TN 37210
CONTACT: JASON MILES, P.E.
PHONE: 615.242.0040

SURVEYOR

HFR DESIGN
214 CENTERVIEW DRIVE, SUITE 300
BRENTWOOD, TN 37027
PHONE: 615.370.8500



VICINITY MAP

N.T.S.

SHEET INDEX

C 0.0	COVER SHEET
C 1.0	OVERALL EXISTING CONDITIONS
C 1.1	EXISTING CONDITIONS
C 2.0	OVERALL DEVELOPMENT PLAN
C 2.1	TYPICAL ARCHITECTURE
C 3.0	OVERALL GRADING & DRAINAGE
C 4.0	OVERALL ROW & ACCESS
C 4.1	OVERALL ROW & ACCESS
C 4.2	OVERALL ROW AND ACCESS
C 5.0	OVERALL UTILITY PLAN

MODIFICATION OF STANDARDS REQUEST

ZO 5.10.8 (1) (d)
The applicant requests a modification of standards to approve a cul-de-sac length of over 500 feet. Proposed Local Road A is shown at 784 linear feet. Residential fire sprinkler systems shall be installed in all homes in accordance with NFPA 13D to comply with 3.3.7(1)(a) of the Franklin Street Standards.

9TH CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

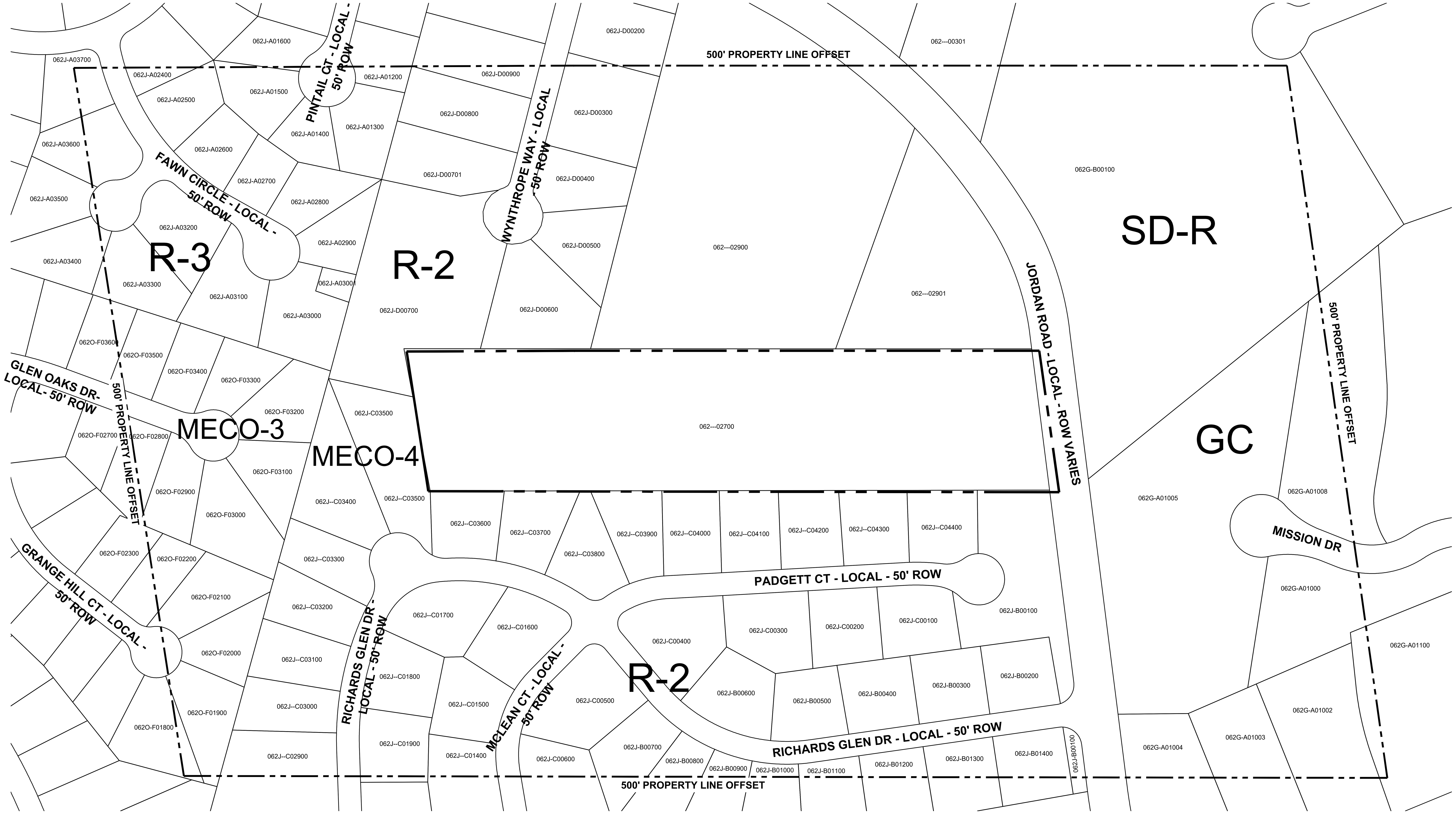
COF# 6495

July 10, 2017

Revisions
1. August 3, 2017

GDC
GAMBLE
DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greggamble209@gmail.com



SITE DATA:

PROJECT NAME:	JORDAN ROAD PUD SUBDIVISION
PROJECT NUMBER:	6495
SUBDIVISION:	
LOT NUMBER:	N/A
ADDRESS:	622 JORDAN ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
EXISTING ZONING:	R-2
PROPOSED ZONING:	R-2
CHARACTER AREA OVERLAY:	MECO-4
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	6.28 AC TOTAL
MINIMUM REQUIRED SETBACK LINES:	FRONT: 20' SIDE: 5' REAR: 20'
OWNER	STEVEN COLIER
ADDRESS	622 JORDAN ROAD FRANKLIN, TN 37064
APPLICANT	GAMBLE DESIGN COLLABORATIVE
ADDRESS	144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064
CONTACT	GREG GAMBLE
PHONE	615.975.5765
EMAIL ADDRESS	greggamble209@gmail.com
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2 STORIES
LANDSCAPE SURFACE RATIO:	0.4 PROVIDED
MINIMUM LANDSCAPE SURFACE RATIO:	0.4 REQUIRED
MINIMUM PARKING REQUIREMENT:	2 SPACES PER HOME
MAXIMUM PARKING LIMIT:	N/A
PARKING PROVIDED:	N/A
RESIDENTIAL DENSITY:	1.59 DUA
TREE CANOPY:	2.37 AC (38% OF TOTAL SITE)
PARKLAND (IF APPLICABLE):	FEES IN LIEU (10 x 1,200 SF) = 12,000 SF
OPEN SPACE:	
OPEN SPACE ACREAGE REQUIRED:	NONE REQUIRED PER ZO 5.5.2 (2)
OVERALL DENSITY:	1.59 DUA
NET DENSITY (MINUS ROW):	1.94 DUA
NET DENSITY (MINUS ROW AND OVERLAY):	1.94 UNITS/AC
NUMBER OF RESIDENTIAL UNITS BY USE TYPE:	10 HOMES
NONRESIDENTIAL SQUARE FOOTAGE:	N/A
TOTAL ACREAGE BY USE, ENTIRE SITE:	1.01 AC OPEN SPACE/ LOT IN RESERVE 1.13 AC ROW 4.03 AC RESIDENTIAL LOTS

BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:
LOSE & ASSOCIATES

500' ADJACENT PROPERTY OWNERS:

PARCEL NUMBER	PROPERTY ADDRESS	OWNER	OWNER STREET	OWNER CITY	OWNER STATE	OWN ZIP	ZONING	CHARACTER AREA	LAND USE	DEV. STANDARD
062J-C01400	237 MCLEAN CT	HOPPER LYNCH C	237 MCLEAN CT	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062---02700	622 JORDAN RD	COLLIER STEVEN A	622 JORDAN RD	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062---02900	580 JORDAN RD	GANT SAMUEL C	580 JORDAN RD	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062---02901	604 JORDAN RD	TULLIS JIMMIE H	604 JORDAN RD	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062G-A01000	100 MISSION CT	100 MISSION COURT LLC	248 HERMITAGE AVE	NASHVILLE	TN	37210	GC	MECO-4	COMMERCIAL	EITHER
062G-A01002	1074 W MCEWEN DR	OSBORN ENTERPRISES INC II	1096 W MCEWEN DR	FRANKLIN	TN	37067	GC	MECO-4	COMMERCIAL	EITHER
062G-A01003	1096 W MCEWEN DR	OSBORN ENTERPRISES INC II	1096 W MCEWEN DR	FRANKLIN	TN	37067	GC	MECO-4	COMMERCIAL	EITHER
062G-A01004	1124 W MCEWEN DR	OSBORN ENTERPRISES INC II	1124 W MCEWEN DR	FRANKLIN	TN	37067	GC	MECO-4	COMMERCIAL	EITHER
062G-A01005	106 MISSION CT #304	LAUFMAN GERALD D	108 PATRICIA LEE CT	FRANKLIN	TN	37069	GC	MECO-4	COMMERCIAL	EITHER
062G-A01008	101 MISSION CT	MY SECOND HOME PET RESORTS OF AMERIC	101 MISSION CT	FRANKLIN	TN	37067	GC	MECO-4	COMMERCIAL	EITHER
062G-B00100	1034 WINDCROSS CT	SP/LLU ARTESSA LLC	701 FIFTH AVE #5700	SEATTLE	WA	98104	SD-X	MECO-4	RESIDENTIAL	EITHER
062G-B00300	WINDCROSS CT	SP/LLU ARTESSA LLC	701 FIFTH AVE #5700	SEATTLE	WA	98104	R-2	MECO-4	RESIDENTIAL	EITHER
062J-A01200	832 PINTAIL CT	LAMB MICHAEL S	832 PINTAIL CT	FRANKLIN	TN	37067	R-3	MECO-3	RESIDENTIAL	CONVENTIONAL
062J-A01300	836 PINTAIL CT	HEBERT GLADU A III	836 PINTAIL CT	FRANKLIN	TN	37067	R-3	MECO-3	RESIDENTIAL	CONVENTIONAL
062J-A01400	840 PINTAIL CT	SCIARETTA MATTHEW J	840 PINTAIL CT	FRANKLIN	TN	37067	R-3	MECO-3	RESIDENTIAL	CONVENTIONAL
062J-A01500	839 PINTAIL CT	MILLER JAMES L	839 PINTAIL CT	FRANKLIN	TN	37067	R-3	MECO-3	RESIDENTIAL	CONVENTIONAL
062J-A02600	712 FAWN CIR	PIPER BILL ROY	712 FAWN CIRCLE	FRANKLIN	TN	37067	R-3	MECO-3	RESIDENTIAL	CONVENTIONAL
062J-A02700	716 FAWN CIR	PHILLIPS W ALAN	716 FAWN CIR	FRANKLIN	TN	37067	R-3	MECO-3	RESIDENTIAL	CONVENTIONAL
062J-A02800	720 FAWN CIR	DICKERSON ROBIN TILTON	720 FAWN CIRCLE	FRANKLIN	TN	37067	R-3	MECO-3	RESIDENTIAL	CONVENTIONAL
062J-A02900	724 FAWN CIR	PUSKAR ERVIN	724 FAWN CIR	FRANKLIN	TN	37067	R-3	MECO-3	RESIDENTIAL	CONVENTIONAL
062J-A03000	721 FAWN CIR	ABRAMSON MICHAEL L	721 FAWN CIR	FRANKLIN	TN	37067	R-3	MECO-3	RESIDENTIAL	CONVENTIONAL
062J-A03001	FAWN CIR	CEMETERY	FAWN CIRCLE	FRANKLIN	TN	37064	R-3	MECO-3	RESIDENTIAL	CONVENTIONAL
062J-A03100	717 FAWN CIR	IGLER FAMILY TRUST	717 FAWN CIR	FRANKIN	TN	37067	R-3	MECO-3	RESIDENTIAL	CONVENTIONAL
062J-A03200	713 FAWN CIR	BRICKEL DON R	P O BOX 680667	FRANKLIN	TN	37068-0667	R-3	MECO-3	RESIDENTIAL	CONVENTIONAL
062J-A03300	908 FAWN CT	KAIKARIS JOSEPH J	908 FAWN COURT	FRANKLIN	TN	37067	R-3	MECO-3	RESIDENTIAL	CONVENTIONAL
062J-B00100	RICHARDS GLEN DR	TURNBERRY HOMES LLC	210 JAMESTOWN PARK DR	BRENTWOOD	TN	37027	R-2	MECO-4	RESIDENTIAL	EITHER
062J-B00200	101 RICHARDS GLEN DR	STEWART CHRISTOPHER JAMES	101 RICHARDS GLEN DR	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062J-B00300	105 RICHARDS GLEN DR	JOHNSON MICHELLE TAYLOR	105 RICHARDS GLEN DR	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062J-B00400	109 RICHARDS GLEN DR	O'NEILL BRIAN P	109 RICHARDS GLEN DR	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062J-B00500	113 RICHARDS GLEN DR	LAMBERT NANCY	113 RICHARDS GLEN DR	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062J-B00600	119 RICHARDS GLEN DR	ROMANIUK ADRIAN	119 RICHARDS GLEN DR	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062J-B00700	122 RICHARDS GLEN DR	POULLARD JAMES	122 RICHARDS GLEN DR	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062J-B00800	120 RICHARDS GLEN DR	MOVER MICHAEL J	120 RICHARDS GLEN DR	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062J-B00900	118 RICHARDS GLEN DR	JOHNSON FELICIA	118 RICHARDS GLEN DR	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062J-B01000	116 RICHARDS GLEN DR	WILLIAMS DERRICK D	116 RICHARDS GLEN DR	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062J-B01100	112 RICHARDS GLEN DR	WILLOUGHBY JOSHUA J TR	112 RICHARDS GLEN DR	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062J-B01200	108 RICHARDS GLEN DR	JOHANNES KURT J	108 RICHARDS GLEN DR	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062J-B01300	104 RICHARDS GLEN DR	GRAVAT CHARLES L	104 RICHARDS GLEN DR	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062J-B01400	100 RICHARDS GLEN DR	BROWN MARK A	100 RICHARDS GLEN DR	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062J-C00100	200 PADGETT CT	COLLARO ANTHONY	200 PADGETT CT	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062J-C00200	206 PADGETT CT	SILVA STEVE R	206 PADGETT CT	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062J-C00300	212 PADGETT CT	PORTILLA LUIS IVAN	212 PADGETT CT	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062J-C00400	222 PADGETT CT	HITCHCOCK WESLEY	222 PADGETT CT	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062J-C00500	228 MCLEAN CT	GHOSH SOUMENDRA	228 MCCLEAN CT	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062J-C00600	234 MCLEAN CT	SPRADLIN GARY J 2014 LIV TR	234 MCLEAN CT	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062---00301	603 JORDAN RD	DAVIS EARL C II	603 JORDON RD	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062J-C01500	233 MCLEAN CT	PEARCE RONALD H	233 MCLEAN CT	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062J-C01600	126 RICHARDS GLEN DR	STUBBLEFIELD MARK JASON	126 RICHARDS GLEN DR	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062J-C01700	136 RICHARDS GLEN DR	YOUNGER RANDY TR	9 MUSIC SQUARE S STE 206	NASHVILLE	TN	37203	R-2	MECO-4	RESIDENTIAL	EITHER
062J-C01800	146 RICHARDS GLEN DR	ISAACS JANIS ELAINE LIV TRUST	146 RICHARDS GLEN DR	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062J-C01900	150 RICHARDS GLEN DR	GAUGHAN DONALD J	150 RICHARDS GLEN DR	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062J-C02900	RICHARDS GLEN DR	TURNBERRY HOMES LLC	210 JAMESTOWN PARK DR	BRENTWOOD	TN	37027	R-2	MECO-4	RESIDENTIAL	EITHER
062J-C03000	149 RICHARDS GLEN DR	ARNOLD THOMAS P	149 RICHARDS GLEN DR	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062J-C03100	147 RICHARDS GLEN DR	SEALS BRADY	147 RICHARDS GLEN DR	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062J-C03200	145 RICHARDS GLEN DR	SCHNEIDER BRYON J	145 RICHARDS GLEN DR	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062J-C03300	143 RICHARDS GLEN DR	PARTRIDGE KEVIN A	143 RICHARDS GLEN DR	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062J-C03400	139 RICHARDS GLEN DR	CHI CHRIS	139 RICHARDS GLEN DR	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062J-C03500	137 RICHARDS GLEN DR	MAXWELL WILLIAM F	137 RICHARDS GLEN DR	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062J-C03600	133 RICHARDS GLEN DR	NORMAN WILLIAM TODD	133 RICHARDS GLEN DR	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062J-C03700	127 RICHARDS GLEN DR	PARLIER KYLE	127 RICHARDS GLEN DR	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062J-C03800	125 RICHARDS GLEN DR	ALBERTSON FRANK B	125 RICHARDS GLEN DR	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062J-C03900	221 PADGETT CT	WARDLOW MICHAEL W	221 PADGETT CT	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062J-C04000	217 PADGETT CT	SELF GERALD	217 PADGETT CT	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062J-C04100	213 PADGETT CT	TOMAYKO ELIZABETH ANN	213 PADGETT CT	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062J-C04200	209 PADGETT CT	ANDERSON WILLIE THOMAS III	209 PADGETT CT	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062J-C04300	205 PADGETT CT	BLOCHER MICHAEL	205 PADGETT CT	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062J-C04400	201 PADGETT CT	KEMP BARRY	201 PADGETT CT	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062J-D00200	108 WYNTHROPE WAY	CRABTREE WILLIAM HARRISON JR	108 WYNTHROPE WAY	FRANKLIN	TN	37067-6290	R-2	MECO-4	RESIDENTIAL	EITHER
062J-D00300	116 WYNTHROPE WAY	COOPER DEAN W	116 WYNTHROPE WAY	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062J-D00400	120 WYNTHROPE WAY	HENDERSON JASON	120 WYNTHROPE WAY	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062J-D00500	124 WYNTHROPE WAY	HOOD PHILLIP	124 WYNTHROPE WAY	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062J-D00600	128 WYNTHROPE WAY	FRIDLEY ELBERT L JR	128 WYNTHROPE WAY	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062J-D00700	127 WYNTHROPE WAY	ROUZE DAVID	127 WYNTHROPE WAY	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062J-D00701	123 WYNTHROPE WAY	COOPER SANDRA H	123 WYNTHROPE WAY	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062J-D00800	117 WYNTHROPE WAY	SEO HYUN SIK	117 WYNTHORPE WAY	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062J-D00900	113 WYNTHROPE WAY	CORBO SERGIO	113 WYNTHROPE WAY	FRANKLIN	TN	37067	R-2	MECO-4	RESIDENTIAL	EITHER
062O-F01900	636 GRANGE HILL CT	WOOLMAN EARL C	636 GRANGE HILL CT	FRANKLIN	TN	37064	R-3	MECO-3	RESIDENTIAL	EITHER
062O-F02000	625 GRANGE HILL CT	SKILES TERRY L	625 GRANGE HILL CT	FRANKLIN	TN	37067	R-3	MECO-3	RESIDENTIAL	EITHER
062O-F02100	621 GRANGE HILL CT	GEORGE PAUL	621 GRANGE HILL CT	FRANKLIN	TN	37067	R-3	MECO-3	RESIDENTIAL	EITHER
062O-F02200	617 GRANGE HILL CT	JAHNIG DAVID MORGAN	617 GRANGE HILL CT	FRANKLIN	TN	37067	R-3	MECO-3	RESIDENTIAL	EITHER
062O-F02300	613 GRANGE HILL CT	KRAUSE RONALD J	613 GRANGE HILL CT	FRANKLIN	TN	37067	R-3	MECO-3	RESIDENTIAL	EITHER
062O-F02800	779 GLEN OAKS DR	MILLS TIMOTHY A	779 GLEN OAKS DR	FRANKLIN	TN	37067	R-3	MECO-3	RESIDENTIAL	EITHER
062O-F02900	781 GLEN OAKS DR	AQUILATO ANTHONY J	781 GLEN OAKS DR	FRANKLIN	TN	37067	R-3	MECO-3	RESIDENTIAL	EITHER
062O-F03000	785 GLEN OAKS DR	SAKMAR JOHN	785 GLEN OAKS DR	FRANKLIN	TN	37067	R-3	MECO-3	RESIDENTIAL	EITHER
062O-F03100	789 GLEN OAKS DR	TORRENCE SCOTT M	789 GLEN OAKS DR	FRANKLIN	TN	37064	R-3	MECO-3	RESIDENTIAL	EITHER
062O-F03200	784 GLEN OAKS DR	HALL JAMES C	784 GLEN OAKS DR	FRANKLIN	TN	37067	R-3	MECO-3	RESIDENTIAL	EITHER
062O-F03300	782 GLEN OAKS DR	ADAMSON ANTHONY P	782 GLEN OAKS DR	FRANKLIN	TN	37067	R-3	MECO-3	RESIDENTIAL	EITHER
062O-F03400	778 GLEN OAKS DR	HERRERO PEDRO I	778 GLEN OAKS DR	FRANKLIN	TN	37067	R-3	MECO-3	RESIDENTIAL	EITHER
062O-F03500	774 GLEN OAKS DR	ERWIN PAUL T	774 GLEN OAKS DR	FRANKLIN	TN	37067	R-3	MECO-3	RESIDENTIAL	EITHER
062O-F03600	770 GLEN OAKS DR	GIROLAMI HEATHER	770 GLEN OAKS DR	FRANKLIN	TN	37067	R-3	MECO-3	RESIDENTIAL	EITHER
062O-F01800	632 GRANGE HILL CT	BOQUET ANTHONY F	632 GRANGE HILL CT	FRANKLIN	TN	37067	R-3	MECO-3	RESIDENTIAL	EITHER
062O-F02700	773 GLEN OAKS DR	WILCOX ALBERT	773 GLEN OAKS DR	FRANKLIN	TN	37067	R-3	MECO-3	RESIDENTIAL	EITHER
062J-A03400	910 FAWN CT	SHIELDS MISTY	910 FAWN CT	FRANKLIN	TN	37067	R-3	MECO-3	RESIDENTIAL	EITHER
062J-A03500	909 FAWN CT	BALDWIN DONALD	909 FAWN CT	FRANKLIN	TN	37067	R-3	MECO-3	RESIDENTIAL	EITHER
062J-A03600	905 FAWN CT	GREGORY GARY	905 FAWN CT	FRANKLIN	TN	37067	R-3	MECO-3	RESIDENTIAL	EITHER
062J-A03700	705 FAWN CIR	O'DONNELL TOM	705 FAWN CIR	FRANKLIN	TN	37067	R-3	MECO-3	RESIDENTIAL	EITHER
062J-A02400	612 GLENEAGLE LN	MENDOZA ALVARO	612 GLENEAGLE LAN	FRANKLIN	TN	37067	R-3	MECO-3	RESIDENTIAL	EITHER
062J-A02500	708 FAWN CIR	ENOCH DAVID	708 FAWN CIR	FRANKLIN	TN	37067	R-3	MECO-3	RESIDENTIAL	EITHER
062J-A01600	835 PINTAIL CT	LAUTERBACH WESLEY	835 PINTAIL CT	FRANKLIN	TN	37067	R-3	MECO-3	RESIDENTIAL	EITHER
062G-A01100	244 COOL SPRINGS BLVD	GRAHAM PARTNERS	244 COOL SPRINGS BLVD	FRANKLIN	TN	37067	GC	MECO-4	COMMERCIAL	EITHER

Tennessee State Plane Coordinate System Zone 5301, Fipszone 4100; NAD 83 Datum

GRAPHIC SCALE: 1" = 100'
100 0 100 200 300

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

JORDAN ROAD PUD SUBDIVISION
DEVELOPMENT PLAN
TAX MAP 062, PARCEL 027.00
FRANKLIN, TENNESSEE

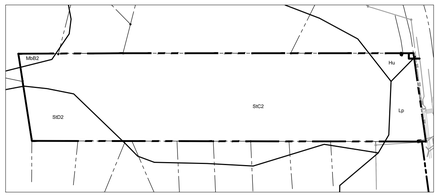
GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

ISSUED: July 10, 2017

Revision Date:
1 August 3, 2017

SHEET
C1.0
OVERALL EXISTING CONDITIONS
COF# 6495

SOILS:



SOIL KEY:
Hu: HUNTINGTON SILT LOAM, PHOSPHATIC
Lp: LINDISDE SILTLOAM, PHASPHATIC
MbB2: MAURY SILT LOAM, 2-5 PERCENT SLOPES, ERODED
SlC2: STIVERSVILLE SILT LOAM, 5-12 PERCENT SLOPES, ERODED
SlD2: STIVERSVILLE SILT LOAM, 12-20 PERCENT SLOPES, ERODED

NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAP 47187C0220F & 47187C0214F.

3. PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.

4. SITE BOUNDARY CALLS PROVIDED BY LOSE & ASSOCIATES.

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

EXISTING TREE CANOPY

TOTAL SITE AREA = 6.28 AC / 273,557 SF

TREE AREA	EXISTING
TREE A	7,730 SF
TREE B	23,155 SF
TREE C	40,945 SF
TREE D	31,202 SF
TOTAL SF	103,032 SF
TOTAL ACRES	2.37 AC

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY: 2.37 AC (38% OF SITE)
REQUIRED CANOPY PRESERVATION: 46%
46% X 2.37 AC TOTAL CANOPY = 1.14 AC / 49,658 SF

SPECIMEN TREES

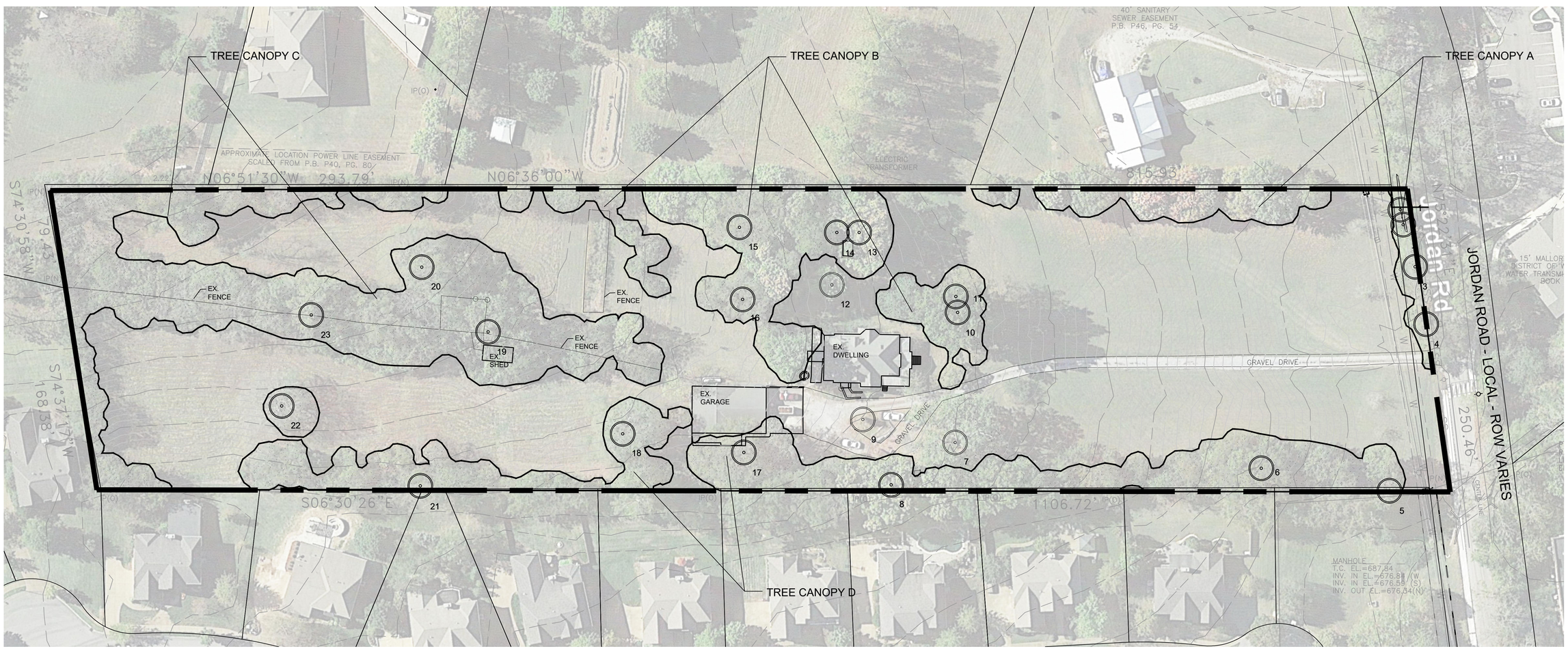
NO.	TREE	SIZE	HEALTH
1	Hackberry	24"	Fair
2	Hackberry	24"	Fair
3	Hackberry	25"	Fair
4	Hackberry	34"	Fair
5	Hackberry	26"	Fair
6	Hackberry	24"	Fair
7	Silver Maple	46"	Fair
8	Maple	36"	Fair
9	Tree	48"	Dead
10	Oak	36"	Fair
11	Tulip Poplar	24"	Fair
12	Silver Maple	42"	Poor
13	Maple	36"	Fair
14	Maple	48"	Fair
15	Hackberry	42"	Fair
16	Hackberry	48"	Fair
17	Hackberry	30"	Fair
18	Hackberry	60"	Fair
19	Hackberry	36"	Fair
20	Hackberry	24"	Fair
21	Walnut	24"	Fair
22	Hackberry	24"	Fair
23	Hackberry	28"	Fair

KEY:

- 14%-19% SLOPES
- 20% AND GREATER SLOPES
- EXISTING TREE CANOPY
- SPECIMEN TREE

SITE DATA:

PROJECT NAME:	JORDAN ROAD PUD SUBDIVISION
PROJECT NUMBER:	6495
SUBDIVISION:	
LOT NUMBER:	N/A
ADDRESS:	622 JORDAN ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
EXISTING ZONING:	R-2
PROPOSED ZONING:	R-2
CHARACTER AREA OVERLAY:	MECO-4
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	6.28 AC TOTAL
MINIMUM REQUIRED SETBACK LINES:	FRONT: 20' SIDE: 5' REAR: 20'
OWNER	STEVEN COLIER
ADDRESS	622 JORDAN ROAD FRANKLIN, TN 37064
APPLICANT	GAMBLE DESIGN COLLABORATIVE
ADDRESS	144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064
CONTACT	GREG GAMBLE
PHONE	615.975.5765
EMAIL ADDRESS	greggamble209@gmail.com
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2 STORIES
LANDSCAPE SURFACE RATIO:	0.4 PROVIDED
MINIMUM LANDSCAPE SURFACE RATIO:	0.4 REQUIRED
MINIMUM PARKING REQUIREMENT:	2 SPACES PER HOME
MAXIMUM PARKING LIMIT:	N/A
PARKING PROVIDED:	N/A
RESIDENTIAL DENSITY:	1.59 DUA
TREE CANOPY:	2.37 AC (38% OF TOTAL SITE)
PARKLAND (IF APPLICABLE):	FEES IN LIEU (10 x 1,200 SF) = 12,000 SF
OPEN SPACE:	
OPEN SPACE ACREAGE REQUIRED:	NONE REQUIRED PER ZO 5.5.2 (2)
OVERALL DENSITY:	1.59 DUA
NET DENSITY (MINUS ROW):	1.94 DUA
NET DENSITY (MINUS ROW AND OVERLAY):	1.94 UNITS/AC
NUMBER OF RESIDENTIAL UNITS BY USE TYPE:	10 HOMES
NONRESIDENTIAL SQUARE FOOTAGE:	N/A
TOTAL ACREAGE BY USE, ENTIRE SITE:	1.01 AC OPEN SPACE/LOT IN RESERVE 1.13 AC ROW 4.03 AC RESIDENTIAL LOTS



IMAGERY ©2017 GOOGLE, MAP DATA: ©2017 GOOGLE

GRAPHIC SCALE: 1" = 40'
40 0 40 80 120

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

JORDAN ROAD PUD SUBDIVISION
DEVELOPMENT PLAN

TAX MAP 90, PARCEL 28
FRANKLIN, TENNESSEE

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

ISSUED: July 10, 2017

Revision Date:

1 August 3, 2017

SHEET
C1.1
EXISTING CONDITIONS

COF# 6495

EXISTING TREE CANOPY

TOTAL SITE AREA = 6.28 AC / 273,557 SF

TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	7,730 SF	2,087 SF	5,643 SF
TREE B	23,155 SF	23,155 SF	0 SF
TREE C	40,945 SF	25,355 SF	15,590 SF
TREE D	31,202 SF	1,255 SF	29,947 SF
TOTAL SF	103,032 SF	51,851 SF	51,181 SF
TOTAL ACRES	2.37 AC	1.20 AC	1.17 AC

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY: 2.37 AC (38% OF SITE)
REQUIRED CANOPY PRESERVATION: 48%
48% X 2.37 AC TOTAL CANOPY = 1.14 AC / 49,658 SF
PROVIDED TREE CANOPY PRESERVATION: 1.17 AC / 51,181 SF
(49% OF EXISTING CANOPY)

OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: NONE PER ZO 5.5.2 (2)
PROVIDED OPEN SPACE: 43,983 SF / 1.01 AC, 16% OF TOTAL SITE

OPEN SPACE PROVIDED:

KEY	CLASSIFICATION	TYPE	AREA (SF)
100	LOT IN RESERVE	TREE PRESERVATION	10,440
101	INFORMAL	WATER QUALITY & TREE PRESERVATION	33,543

MODIFICATION OF STANDARDS REQUEST

ZO 5.10.8 (1) (d)
The applicant requests a modification of standards to approve a cul-de-sac length of over 500 feet. Proposed Local Road A is shown at 784 linear feet. Residential fire sprinkler systems shall be installed in all homes in accordance with NFPA 13D to comply with 3.3.7(1)(a) of the Franklin Street Standards.

STATEMENT OF IMPACTS

WATER FACILITIES
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT
10 UNITS * 725 GPD = 7,250 GPD

SEWER FACILITIES
SEWERAGE SERVICES PROVIDED BY CITY OF FRANKLIN

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE

STREET NETWORK
WE ARE PROPOSING A SINGLE-PHASED LOW VOLUME LOCAL STREET WITH CUL-DE-SAC WITH A CURB CUT FOR FUTURE DEVELOPMENT.

DRAINAGE FACILITIES
STORMWATER ON ROADS WILL BE COLLECTED AT INLETS AND TRANSFERRED TO THE FRONT OF THE DEVELOPMENT WHERE IT WILL BE TREATED ACCORDING TO SECTION 5, PERMANENT STORMWATER TREATMENT CONTROLS (PTP), AND CITY OF FRANKLIN BMP'S

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.9 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.7 MI (STATION NO. 3)
NEAREST RECREATIONAL FACILITY: 1.9 MI (LIBERTY PARK)

PROJECTED STUDENT POPULATION
10 * 0.62 = 7 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR SINGLE-FAMILY RESIDENTIAL, SERVICE PROVIDER: FRANKLIN SANITATION AND ENVIRONMENTAL SERVICES.

RESTRICTIVE COVENANTS
AN HOA WILL BE FORMED FOR THIS DEVELOPMENT.

LAND USE PLAN COMPLIANCE:

CHARACTER AREA OVERLAY:	MECO-4
ENVISION FRANKLIN:	SINGLE-FAMILY RESIDENTIAL

THIS DEVELOPMENT PLAN IS IN THE SINGLE FAMILY DESIGN CONCEPT AREA AND HAS BEEN DESIGNED WITHIN THESE GUIDELINES. ALL HOMES ARE SINGLE-FAMILY DETACHED HOMES AND WILL BE CUSTOM HOMES WITH ARCHITECTURAL VARIETY AND SIDE/REAR LOADED GARAGES.
LOT SIZES VARY WITHIN A RANGE COMPATIBLE WITH ADJACENT NEIGHBORHOODS. AN EXISTING TREE ROW HAS BEEN PLACED IN OPEN SPACE TO ENSURE PRESERVATION, AND A SIDEWALK WILL BE EXTENDED ALONG THE JORDAN ROAD FRONTAGE TO CONNECT TO AN EXISTING SIDEWALK.

LOCAL COMPATIBILITY

THIS DEVELOPMENT IS ZONED R-2, AND THE APPLICANT IS NOT SEEKING A REZONING. LOTS ARE DESIGNED TO BE SIMILAR IN SIZE TO THE EXISTING SURROUNDING NEIGHBORHOODS. A TREE ROW HAS BEEN PRESERVED BETWEEN THE EXISTING HOMES AND THIS PROPOSED DEVELOPMENT.

DESIGN CONCEPT

THE JORDAN ROAD PUD DEVELOPMENT HAS BEEN DESIGNED TO FIT INTO THE EXISTING SURROUNDING NEIGHBORHOODS. LOT SIZES, HOME SIZES AND SCALE ARE COMPATIBLE WITH THE NEIGHBORHOODS. SPECIAL CARE WAS GIVEN TO PRESERVE THE TREE ROW BETWEEN THIS NEW DEVELOPMENT AND THE EXISTING HOMES ON PADGETT COURT.

SITE DATA:

PROJECT NAME:	JORDAN ROAD PUD SUBDIVISION
PROJECT NUMBER:	6495
SUBDIVISION:	
LOT NUMBER:	N/A
ADDRESS:	622 JORDAN ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
EXISTING ZONING:	R-2
PROPOSED ZONING:	R-2
CHARACTER AREA OVERLAY:	MECO-4
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	6.28 AC TOTAL
MINIMUM REQUIRED SETBACK LINES:	FRONT: 20' SIDE: 5' REAR: 20'
OWNER	STEVEN COLIER
ADDRESS	622 JORDAN ROAD FRANKLIN, TN 37064
APPLICANT	GAMBLE DESIGN COLLABORATIVE
ADDRESS	144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064
CONTACT	GREG GAMBLE
PHONE	615.975.5765
EMAIL ADDRESS	greggamble209@gmail.com
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2 STORIES
LANDSCAPE SURFACE RATIO:	0.4 PROVIDED
MINIMUM LANDSCAPE SURFACE RATIO:	0.4 REQUIRED
MINIMUM PARKING REQUIREMENT:	2 SPACES PER HOME
MAXIMUM PARKING LIMIT:	N/A
PARKING PROVIDED:	N/A
RESIDENTIAL DENSITY:	1.59 DUA
TREE CANOPY:	2.37 AC (38% OF TOTAL SITE)
PARKLAND (IF APPLICABLE):	FEES IN LIEU (10' x 1,200 SF) = 12,000 SF
OPEN SPACE:	
OPEN SPACE ACREAGE REQUIRED:	NONE REQUIRED PER ZO 5.5.2 (2)
OVERALL DENSITY:	1.59 DUA
NET DENSITY (MINUS ROW):	1.94 DUA
NET DENSITY (MINUS ROW AND OVERLAY):	1.94 UNITS/AC
NUMBER OF RESIDENTIAL UNITS BY USE TYPE:	10 HOMES
NONRESIDENTIAL SQUARE FOOTAGE:	N/A
TOTAL ACREAGE BY USE, ENTIRE SITE:	1.01 AC OPEN SPACE/LOT IN RESERVE 1.13 AC ROW 4.03 AC RESIDENTIAL LOTS

SPECIMEN TREES

NO.	TREE	SIZE	HEALTH	STATUS
1	Hackberry	24"	Fair	Removed, in existing utility easement
2	Hackberry	24"	Fair	Removed, in existing utility easement
3	Hackberry	25"	Fair	Removed, in existing utility easement
4	Hackberry	34"	Fair	Removed, in existing utility easement
5	Hackberry	26"	Fair	
6	Hackberry	24"	Fair	
7	Silver Maple	46"	Fair	Removed, invasive species
8	Maple	36"	Fair	
9	Tree	48"	Dead	Removed
10	Oak	36"	Fair	
11	Tulip Poplar	24"	Fair	
12	Silver Maple	42"	Poor	Removed, invasive species
13	Maple	36"	Fair	Removed
14	Maple	48"	Fair	Removed
15	Hackberry	42"	Fair	Removed
16	Hackberry	48"	Fair	
17	Hackberry	30"	Fair	
18	Hackberry	60"	Fair	
19	Hackberry	36"	Fair	Removed
20	Hackberry	24"	Fair	Removed
21	Walnut	24"	Fair	
22	Hackberry	24"	Fair	
23	Hackberry	28"	Fair	

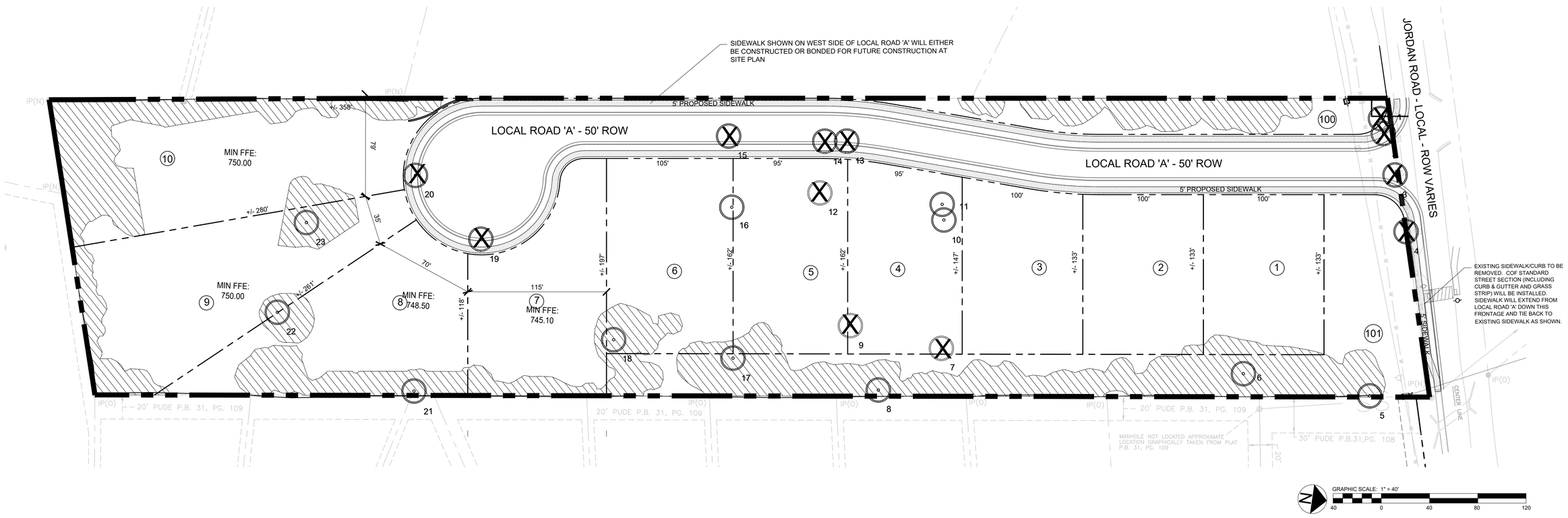
TOTAL SPECIMEN TREES REMOVED: 5
TOTAL HEALTHY SPECIMEN INCHES REMOVED: 186"
REPLACEMENT REQUIRED: 2:1
REPLACEMENT INCHES REQUIRED WITH SITE PLAN: 370"

NOTE: SPECIMEN TREES 10, 11 AND 16 ARE NOT CURRENTLY SHOWN AS REMOVED. HOWEVER, THEY ARE NOT SHOWN IN TREE CANOPY PRESERVATION AREAS. IT IS THE INTENT TO PRESERVE THESE TREES IF POSSIBLE. IF THESE TREES ARE REMOVED, REPLACEMENT AT 2:1 WILL BE PROVIDED.

KEY

PRESERVED TREE CANOPY

X SPECIMEN TREE TO BE REMOVED



GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

JORDAN ROAD PUD SUBDIVISION
DEVELOPMENT PLAN
TAX MAP 062, PARCEL 027.00
FRANKLIN, TENNESSEE

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

ISSUED: July 10, 2017

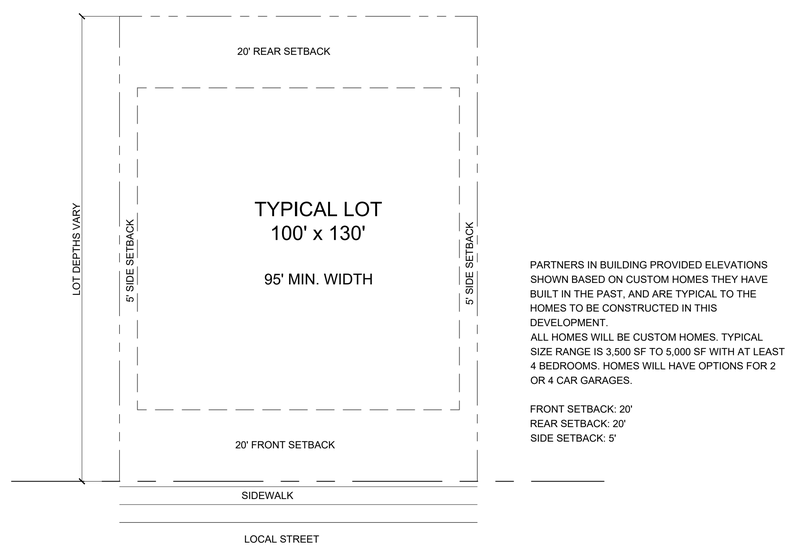
Revision Date:
1 August 3, 2017

SHEET
C2.0
OVERALL DEVELOPMENT PLAN
COF# 6495

TYPICAL HOME ELEVATION

TYPICAL HOME ELEVATION

TYPICAL STREETSCAPE



PARTNERS IN BUILDING PROVIDED ELEVATIONS SHOWN BASED ON CUSTOM HOMES THEY HAVE BUILT IN THE PAST, AND ARE TYPICAL TO THE HOMES TO BE CONSTRUCTED IN THIS DEVELOPMENT.
ALL HOMES WILL BE CUSTOM HOMES. TYPICAL SIZE RANGE IS 3,500 SF TO 5,000 SF WITH AT LEAST 4 BEDROOMS. HOMES WILL HAVE OPTIONS FOR 2 OR 4 CAR GARAGES.

FRONT SETBACK: 20'
REAR SETBACK: 20'
SIDE SETBACK: 5'

TYPICAL LOT DIAGRAM

The home elevations shown here are representative of the homes planned for Jordan Road PUD. They are the basis for design review by the City of Franklin at the time of Site Plan Submittal. Based on my professional experience, the plans presented meet or exceed the design standards set forth by the City of Franklin.

Greg Gamble, Registered Landscape Architect.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

JORDAN ROAD PUD SUBDIVISION
DEVELOPMENT PLAN
TAX MAP 062, PARCEL 027.00
FRANKLIN, TENNESSEE

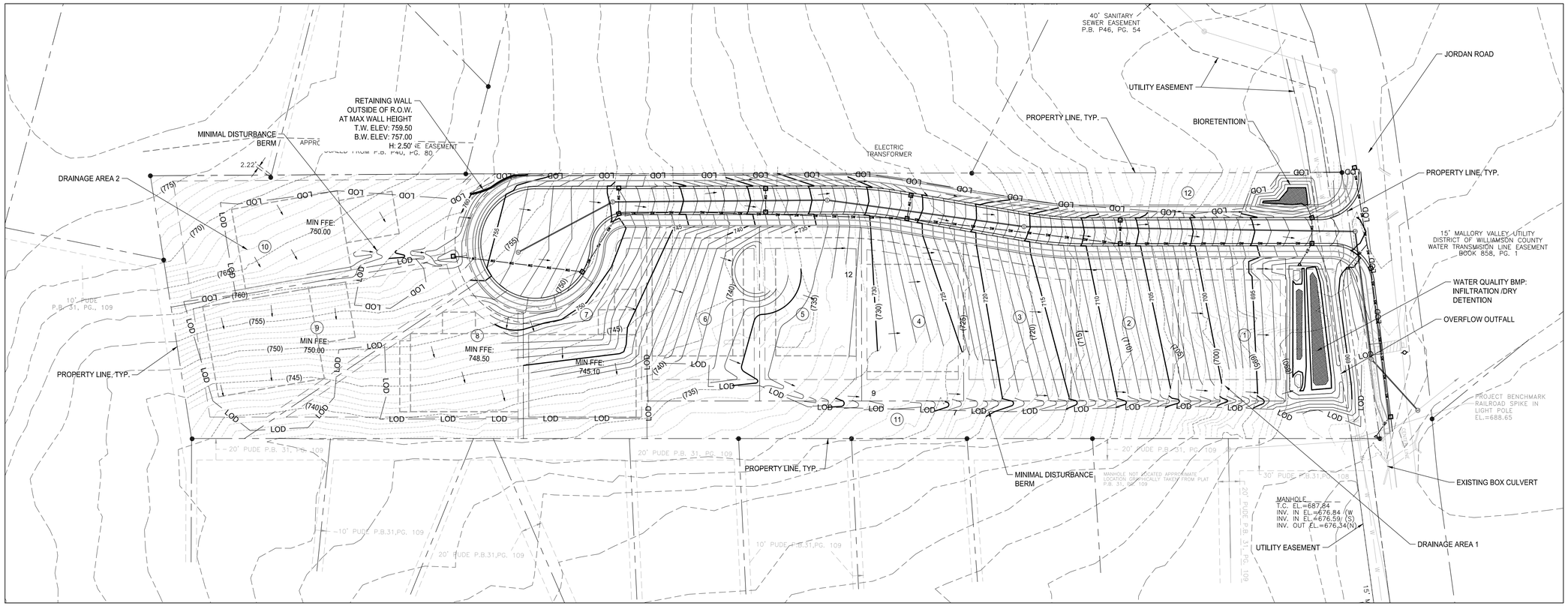
GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

ISSUED: July 10, 2017

Revision Date:

SHEET
C2.1
TYPICAL ARCHITECTURE

COF# 6495



GRADING AND DRAINAGE GENERAL NOTES:

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. LOTS 11 & 12 ARE OPEN SPACE LOTS TO BE MAINTAINED BY HOA.

STORMWATER NARRATIVE:
STORMWATER ON ROADS WILL BE COLLECTED AT INLETS AND TRANSFERRED TO THE FRONT OF THE DEVELOPMENT WHERE IT WILL BE TREATED ACCORDING TO SECTION 5, PERMANENT STORMWATER TREATMENT CONTROLS (PTPs), AND CITY OF FRANKLIN BMP'S. CITY OF FRANKLIN MAINTENANCE AGREEMENTS WILL BE UTILIZED FOR BMP'S AND THE SUBDIVISION HOA WILL BE RESPONSIBLE FOR LONG TERM MAINTENANCE AND UPKEEP.

IMPACT STATEMENT:
THE PROPOSED GRADING AND DRAINAGE DESIGN AS WELL AS THE PROPOSED STORMWATER FACILITIES WILL MEET THE NEED OF EXISTING WATERSHED IN COMPLIANCE WITH STATE AND LOCAL GOVERNMENT GUIDELINES BY UTILIZING STORMWATER MANAGEMENT BMP'S AT THE FRONT OF THE SITE TO MITIGATE ANY INCREASES IN STORMWATER PEAK RUNOFF AS WELL AS TREAT THE WATER PRIOR TO EXISTING THE SITE.

GRADING AND DRAINAGE DATA:
A MAJORITY OF THE SITE WILL BE GRADED TO DRAIN NORTH VIA SURFACE RUNOFF CONVEYED THROUGH GRASS CHANNEL ALONG THE WEST AND PIPES ROUTED ALONG ROADWAY ON THE EAST SIDE OF PROPERTY. THE REMAINING RUNOFF FROM THE SITE WILL SURFACE FLOW THROUGH CONSERVATION AND TREE SAVE AREAS ALONG THE WESTERN PROPERTY LINE. MATCHING OF PEAK FLOWS AND WATER QUALITY WILL BE ACHIEVED BY BMPS ALONG THE NORTHERN PORTION OF THE PROPERTY. THE INCREASES IN CURVE NUMBERS WILL BE OFFSET BY TAKING ADDITIONAL AREAS PREVIOUSLY DRAINING OFFSITE TO THE WEST AND DIVERTING TO THE BMP'S IN THE NORTH.

- -- WATER QUALITY/ WATER QUANTITY AREA
- LOD -- LIMITS OF DISTURBANCE OF GRADING DRAINAGE AND INFRASTRUCTURE
- -- PROPOSED TOPO INDEX
- -- PROPOSED TOPO INDEX
- -- EXISTING TOPO INDEX
- -- EXISTING TOPO INT
- -- DIRECTION OF FLOW

GRADING AND DRAINAGE DATA CHART

EXISTING DRAINAGE AREA 1 (NORTH EAST DRAINAGE AREA DRAINS TO STORMWATER BMP'S)
EXISTING DRAINAGE AREA 1
DA: 3.13 ACRES
FLOW: 7.74 CFS (50 YEAR)
PROPOSED DRAINAGE AREA 1
DA: 4.55 ACRES
FLOW: 7.24 CFS (50 YEAR)

EXISTING DRAINAGE AREA 2 (SOUTH DRAINAGE AREA DRAINS OFFSITE)
EXISTING DRAINAGE AREA 2
DA: 3.86 ACRES
FLOW: 11.64 CFS (50 YEAR)
PROPOSED DRAINAGE AREA 2
DA: 2.44 ACRES
FLOW: 8.16 CFS (50 YEAR)

TOTAL SITE:
EFFECTIVE Rv: 0.165
VOLUME: 7854 CU. FT.

0 50 100 150
SCALE: 1" = 50 '

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LOGE & ASSOCIATES, INC.
2809 Foster Avenue
Nashville, Tennessee 37210
(615) 242-0040
220 West Crogan Street, Suite 100
Lawrenceville, Georgia 30046
(770) 338-0017

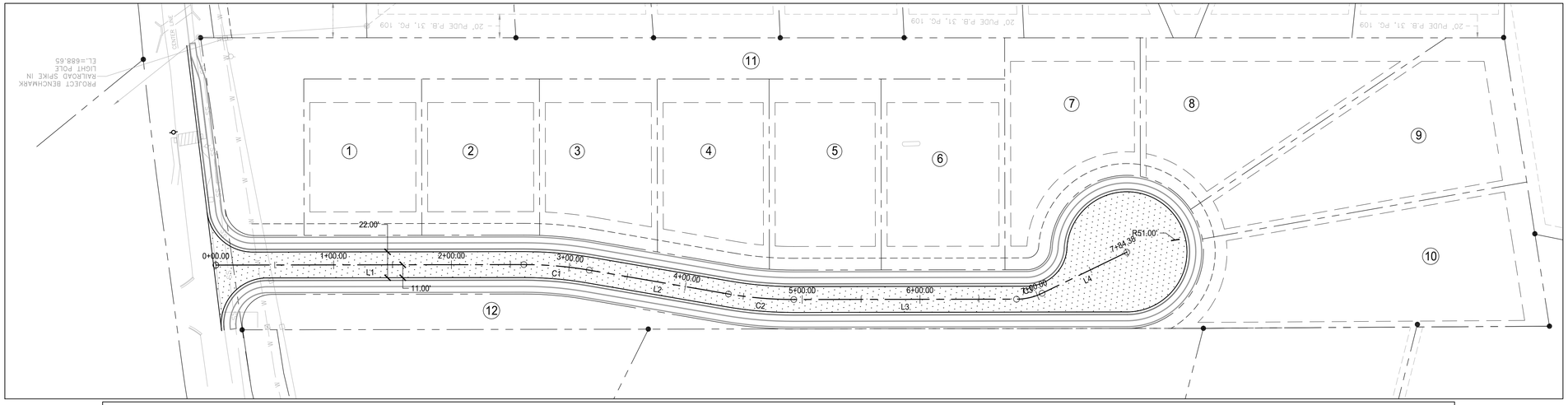
JORDAN ROAD PUD SUBDIVISION DEVELOPMENT PLAN
TAX MAP 062, PARCEL 027.00
FRANKLIN, TENNESSEE

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

ISSUED: July 10, 2017

Revision Date:

SHEET
C3.0
OVERALL GRADING AND DRAINAGE
COF# 6495



ROW AND ACCESS NARRATIVE:
WE ARE PROPOSING A SINGLE PHASED LOW VOLUME LOCAL STREET WITH CUL-DE-SAC. THE PROPOSED STREET IS ALIGNED ALONG THE PROPERTY LINE TO ALLOW FOR FUTURE CONNECTIONS ALONG THE EASTERN PROPERTY LINE FOR FUTURE CIRCULATION PATTERNS. WE ARE DEDICATING A 50 FT ROW ALONG OUR LOCAL STREET AS WELL AS A 65 FT ROW AROUND THE CUL-DE-SAC. OUR ROAD WILL BE A STOP CONDITION STREET WITH FREE TRAFFIC FLOW, WITH MINIMAL RESTRICTION, AND LITTLE TO NO TRAFFIC DELAYS.

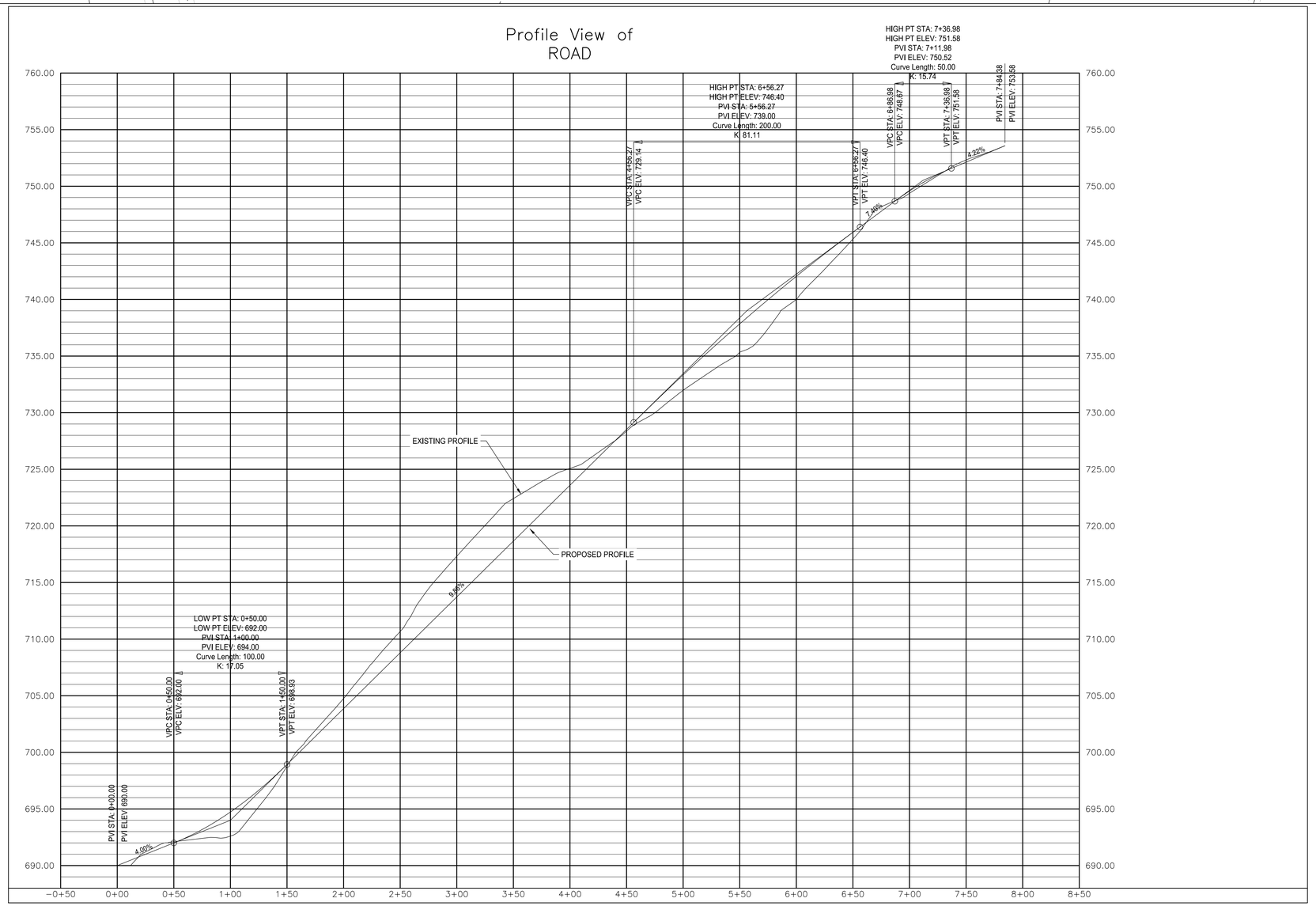
ROW AND ACCESS IMPACT STATEMENT:
OUR LOCAL STREET WITH ACCESS TO JORDAN ROAD, WHICH IS A LOCAL STREET FOR MCEWAN DR. (MAJOR ARTERIAL ROAD) AND LIBERTY PIKE (MINOR ARTERIAL ROAD). JORDAN ROAD TIES INTO A CONSISTENT, B TO E LEVEL OF SERVICE (LOS) FROM A.M TO P.M. ACCORDING TO THE SHORT-TERM IMPROVEMENTS PLAN IN THE CITY OF FRANKLIN MAJOR THOROUGHFARE PLAN.

ROADWAY NETWORK LAYOUT:
WE ARE PROPOSING A SINGLE PHASED LOW VOLUME LOCAL STREET WITH CUL-DE-SAC WITH A CURB CUT FOR FUTURE DEVELOPMENT.

REFUSE COLLECTION AND SERVICE:
REFUSE COLLECTION FOR SINGLE FAMILY RESIDENTIAL. SERVICE PROVIDER: FRANKLIN SANITATION AND ENVIRONMENTAL SERVICES.

0 50 100 150

SCALE: 1" = 50 '



ROW AND ACCESS GENERAL NOTES:

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OFWAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LOGE & ASSOCIATES, INC.
2809 Foster Avenue
Nashville, Tennessee 37210
(615) 242-0040
220 West Crogan Street, Suite 100
Lawrenceville, Georgia 30046
(770) 338-0017

JORDAN ROAD PUD SUBDIVISION DEVELOPMENT PLAN

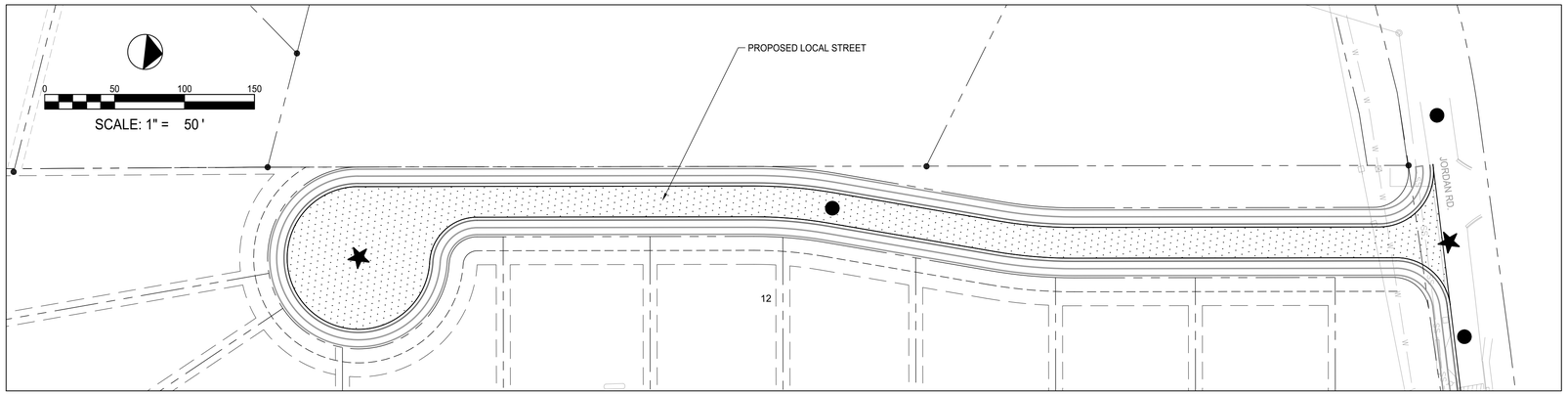
TAX MAP 062, PARCEL 027.00
FRANKLIN, TENNESSEE

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

ISSUED: July 10, 2017

Revision Date:

SHEET
C4.0
OVERALL ROW AND ACCESS
COF# 6495



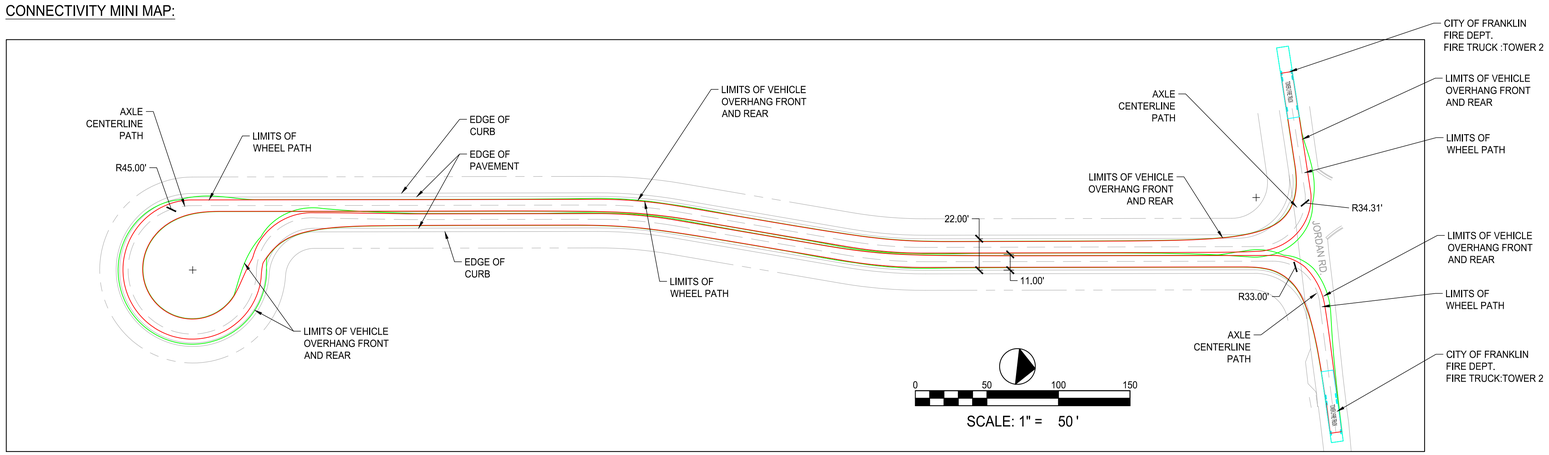
CONNECTIVITY MINI MAP:
THE CONNECTIVITY INDEX FOR A DEVELOPMENT IS CALCULATED BY DIVIDING LINKS BY NODES. NODES (STARS) EXIST AT STREET INTERSECTIONS AND CUL-DE-SAC HEADS WITHIN THE DEVELOPMENT. LINKS (CIRCLES) ARE STRETCHES OF ROAD THAT CONNECT NODES. STREET STUB-OUTS ARE CONSIDERED AS LINKS, BUT TEMPORARY DEAD-END STREETS INTERNAL TO A DEVELOPMENT, PRIVATE STREETS IN GATED SECTIONS, OR ALLEYS SHALL NOT BE COUNTED AS LINKS. ONE LINK BEYOND EVERY NODE THAT EXISTS IN THE DEVELOPMENT AND PROVIDES ACCESS TO THE STREET NETWORK SHALL BE INCLUDED IN THE INDEX CALCULATION (CITY OF FRANKLIN ZONING ORDINANCE SECTION 5.10.4)

CURRENT CONNECTION PROPOSAL:
CONNECTIVITY INDEX = 3 LINKS / 2 NODES = 1.5

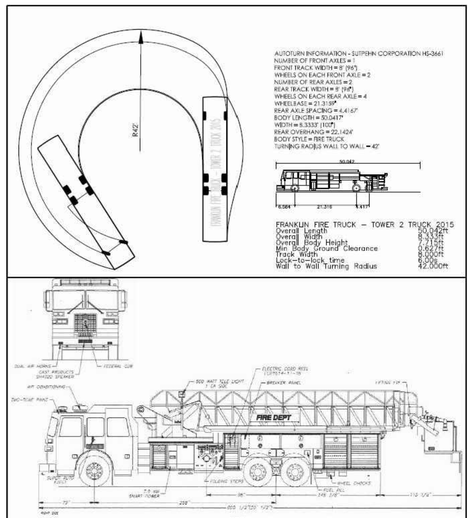
★ -- NODES

● -- LINKS

CONNECTIVITY MINI MAP:



AUTO TURN EXHIBIT:
EXHIBIT DISPLAYS THE OUTPUT FROM A VEHICLE TRACKING MODEL. THIS EXHIBIT SHOWS THE TRACKING OF THE TOWER 2 TRUCK AROUND THE CUL-DE-SAC AND SHOWS THE TRACKING OF THE TOWER 2 TRUCK AS IT ENTERS AND LEAVES THE PROPOSED DEVELOPMENT.



TOWER 2
AUTOTURN TRUCK
TITLE

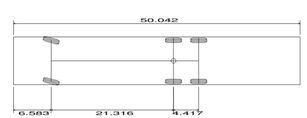
CITY OF FRANKLIN ENGINEERING
109 THIRD AVE SOUTH
FRANKLIN, TN 37064

AUTO TURN SPECIFICATIONS:
AUTO TURN EXHIBIT PER STREET STANDARDS FOR CITY OF FRANKLIN FIRE APPARATUS AUTO TURN REQUIREMENTS. SPECIFICATIONS FOR THE APPARATUS AUTO TURN ARE SHOWN ABOVE.

Vehicle Tracking v17.00 - Pool

Vehicle Tracking Vehicle Details **Ref:**

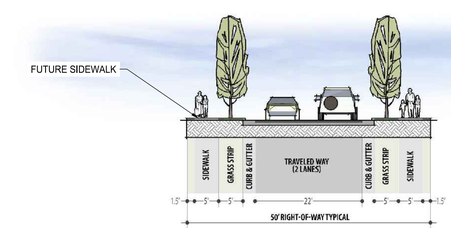
Vehicle Name:	**City of Franklin:Tower 2**
Type:	Rigid vehicle
Category	(Unspecified)
Classification	(Unspecified)
Source:	
Description:	
Notes:	
Unit 1 Name:	City of Franklin:Tower 2 Tractor



City of Franklin:Tower 2	
Overall Length	50.042ft
Overall Width	8.333ft
Overall Body Height	10.432ft
Min Body Ground Clearance	0.862ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	42.000ft

Every Effort Has Been Made To Ensure The Accuracy Of This Information
Please Check Data From Your Own Sources

VEHICLE TRACKING:
VEHICLE TRACKING MODEL INPUT DATA SHOWN ABOVE.



Isometric View

Notes:
Additional right-of-way may be required near intersections.
Elements of this typical section may be revised if approved by the City Engineer in dense commercial areas.

Two Lane Low Volume Local
50' Right-of-Way
Conventional Areas

City of Franklin
Engineering Department

Date: 5/27/11
NTS

Std Dwg No:
TS-13

PROPOSED TYPICAL CROSS SECTION :

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LOGE & ASSOCIATES, INC.
2809 Foster Avenue
Nashville, Tennessee 37210
(615) 242-0040
220 West Crogan Street, Suite 100
Lawrenceville, Georgia 30046
(770) 338-0017

JORDAN ROAD PUD SUBDIVISION DEVELOPMENT PLAN

TAX MAP 062, PARCEL 027.00
FRANKLIN, TENNESSEE

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

ISSUED: July 10, 2017

Revision Date:
△ _____
△ _____
△ _____
△ _____
△ _____

SHEET
C4.1
OVERALL ROW AND ACCESS
COF# 6495

AERIAL MAP OF EXISTING ROAD CLOSURES:

NTS

EXISTING BARRICADE:

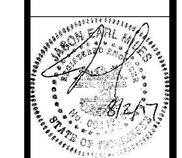
PROPOSED EMERGENCY ACCESSIBLE GATE:

PROPOSED STRIPING (TRAFFIC CALMING):

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

LOGE & ASSOCIATES, INC.
2809 Foster Avenue
Nashville, Tennessee 37210
(615) 242-0040
220 West Crogan Street, Suite 100
Lawrenceville, Georgia 30046
(770) 338-0017

JORDAN ROAD PUD SUBDIVISION
DEVELOPMENT PLAN
TAX MAP 062, PARCEL 027.00
FRANKLIN, TENNESSEE

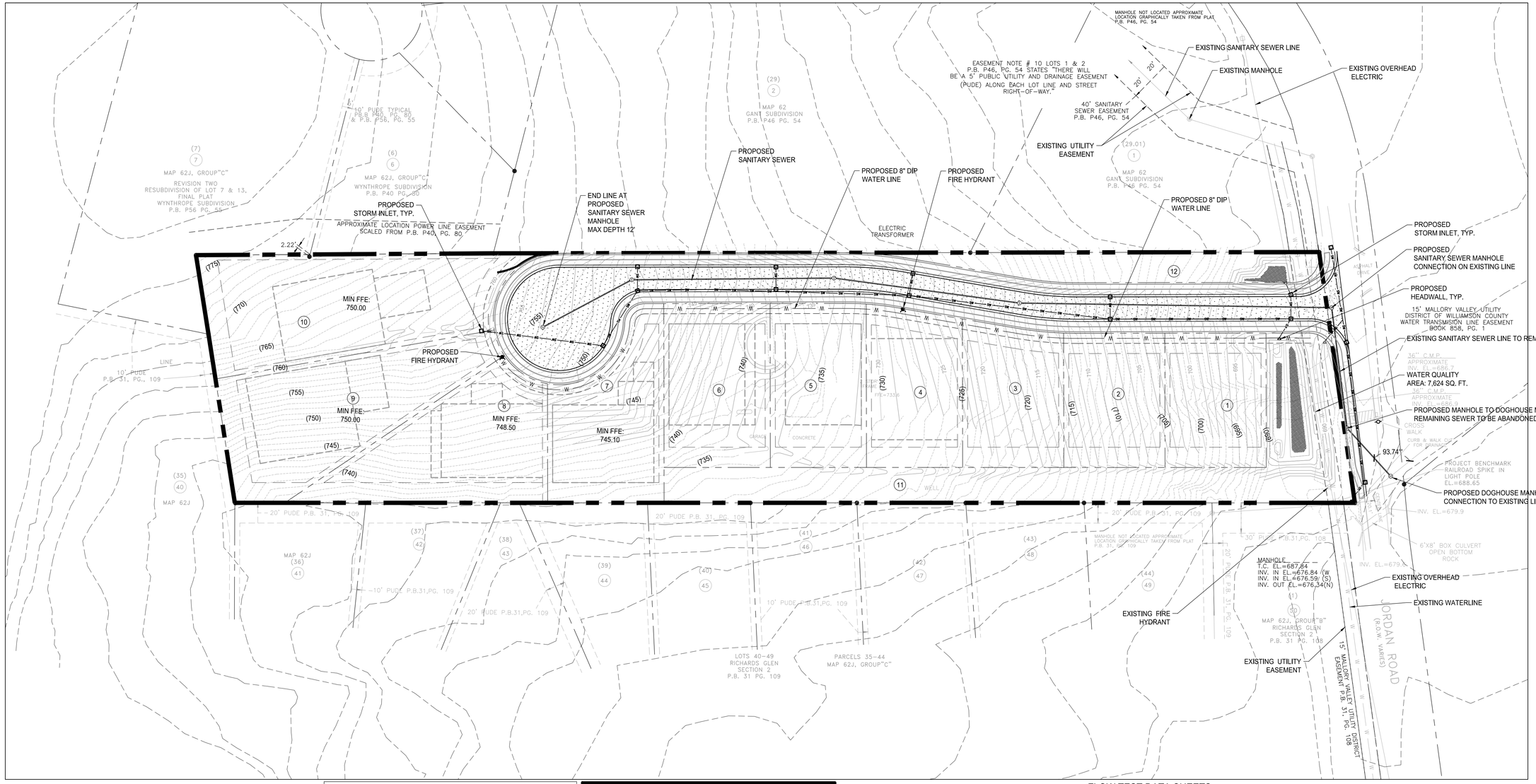


GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

ISSUED: July 10, 2017

Revision Date:

SHEET
C4.2
OVERALL
ROW AND
ACCESS
COF# 6495



WATER AND SEWER NOTES:

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRECONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION: A. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS B. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES. C. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER. D. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.
8. WATER LAYOUT SHOWN IS CONCEPTUAL. ACTUAL WATER DESIGN TO BE BY MALLORY VALLEY UTILITY DISTRICT.

UTILITY NARRATIVE:
UTILITIES FOR THE SUBDIVISION WILL BE PROVIDED IN A SINGLE PHASE.

UTILITY IMPACT STATEMENT:
BASED ON EXISTING UTILITY INFORMATION NO IMPACTS ARE ANTICIPATED DUE TO THE INCREASE IN 9 SINGLE FAMILY UNITS TO EXISTING UTILITY INFRASTRUCTURE. REFER TO FLOW DATA PROVIDED ON THIS SHEET.

UTILITY SERVICE PROVIDERS:
CITY OF FRANKLIN WATER MANAGEMENT (SEWER)
124 LUMBER DRIVE
FRANKLIN, TN 37064
ATTN: UTILITY INSPECTOR
(615) 794-4554

MALLORY VALLEY UTILITY DISTRICT (WATER)
465 DUKE DRIVE
FRANKLIN TN. 37067
615-628-0237

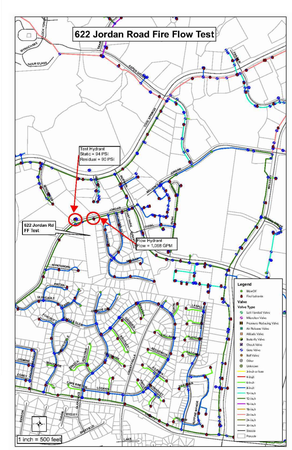
WATER & SEWER DATA CHART PER MALLORY VALLEY UTILITY DISTRICT
WATER USE GUIDE:
FACILITY TYPE: SINGLE FAMILY RESIDENTIAL
UNIT FLOW IN GPD: 725 GPD PER [UNIT] ,
NUMBER OF UNITS: 10
TOTAL FLOW IN GPD: 7250 GPD

HYDRANTS
FIRE HYDRANTS SHALL BE PLACED NO MORE THAN FOUR HUNDRED (400) FEET FROM A SINGLE FAMILY LOT AND NO MORE THAN TWO HUNDRED FIFTY (250) FEET FROM A MULTIFAMILY LOT.

PROPOSED HYDRANTS =2
STATIC: 94 PSI AND RESIDUAL: 90 PSI PRESSURES AT NEAREST FIRE HYDRANT AND FLOW OF 1,068 GPM PER RECENT FLOW TEST BY MALLORY VALLEY.

RESIDENTIAL FIRE SPRINKLER SYSTEMS SHALL BE INSTALLED IN ALL HOMES IN ACCORDANCE WITH NFPA 13D TO COMPLY WITH 3.3.7(1)a OF THE FRANKLIN STREET STANDARDS.

- PROPOSED WATER QUALITY/ WATER QUANTITY AREA
- LOD — LIMITS OF DISTURBANCE OF GRADING DRAINAGE AND INFRASTRUCTURE
- PROPOSED TOPO INDEX
- PROPOSED TOPO INT
- EXISTING TOPO INDEX
- EXISTING TOPO INT



FLOW TEST DATA SHEETS

HETHCOAT & DAVIS, INC.
215 Franklin Road
Gallatin Building, Suite 200
Brentwood, TN 37027
Phone: (615) 577-4300
Fax: (615) 577-4305

June 26, 2017

MEMORANDUM

From: Eric Broomfield, PE

To: Jonny Clarke, General Manager, Mallory Valley Utility District

Re: **Water Availability – Jordan Road Subdivision**

A two hydrant fire flow test was performed on June 26, 2017 near 622 Jordan Road in Franklin, TN. The flow test started at approximately 10:30 A.M., CST. The test was executed by Cory Borum (H&D) and Ben Butler (H&D). The hydrants analyzed in the test are described as follows:

Test Hydrant – Location shown on attached map

Flow Hydrant – Location shown on attached map

Results were as follows:

Test Hydrant – Static Pressure = 94 psi
Residual Pressure = 90 psi

Flow Hydrant – Flow (Q) = 1,068 GPM

It should be noted that the results provided are instantaneous readings; and H&D cannot ensure that it represents actual hydrant flow conditions over any period of time. Again, the pressures stated above are at the point of connection to the MVUD system and does not include losses that may occur due to metering, backflow prevention, multiple story construction, service line length or elevation differences between Flow and Test Hydrants.

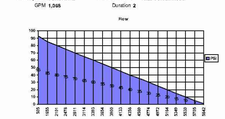
Please advise if you have questions or require additional information.

Fire Flow Test with Graph
www.HoseMonster.com

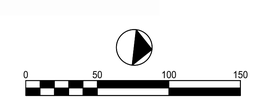
Hydrant ID: **JORDAN#1** Street Address: **622 Jordan Road**

Test Date: 06/26/2017	Test Time: 10:30 AM		
Static Pressure PSI: **94**	Predicted Flow @ 20	**5,104**	NFPA
Residual Pressure PSI: **90**	Total GPM during flow test: **1,068**	**AA**	**Blue**

Flow Hydrant: **JORDAN#2** Street Address: **622 Jordan Road**
GPM: **1,068** Duration: **2**



Monday, June 26, 2017 Page 1 of 1



SCALE: 1" = 50 '

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

LOGE & ASSOCIATES, INC.
2809 Foster Avenue
Nashville, Tennessee 37210
(615) 242-0040

220 West Crogan Street, Suite 100
Lawrenceville, Georgia 30046
(770) 338-0017

JORDAN ROAD PUD SUBDIVISION DEVELOPMENT PLAN

TAX MAP 062, PARCEL 027.00
FRANKLIN, TENNESSEE

JASON EARL MYERS
TENNESSEE
REGISTERED ENGINEER
NO. 120 [illegible]
STATE OF TENNESSEE
6/27/17

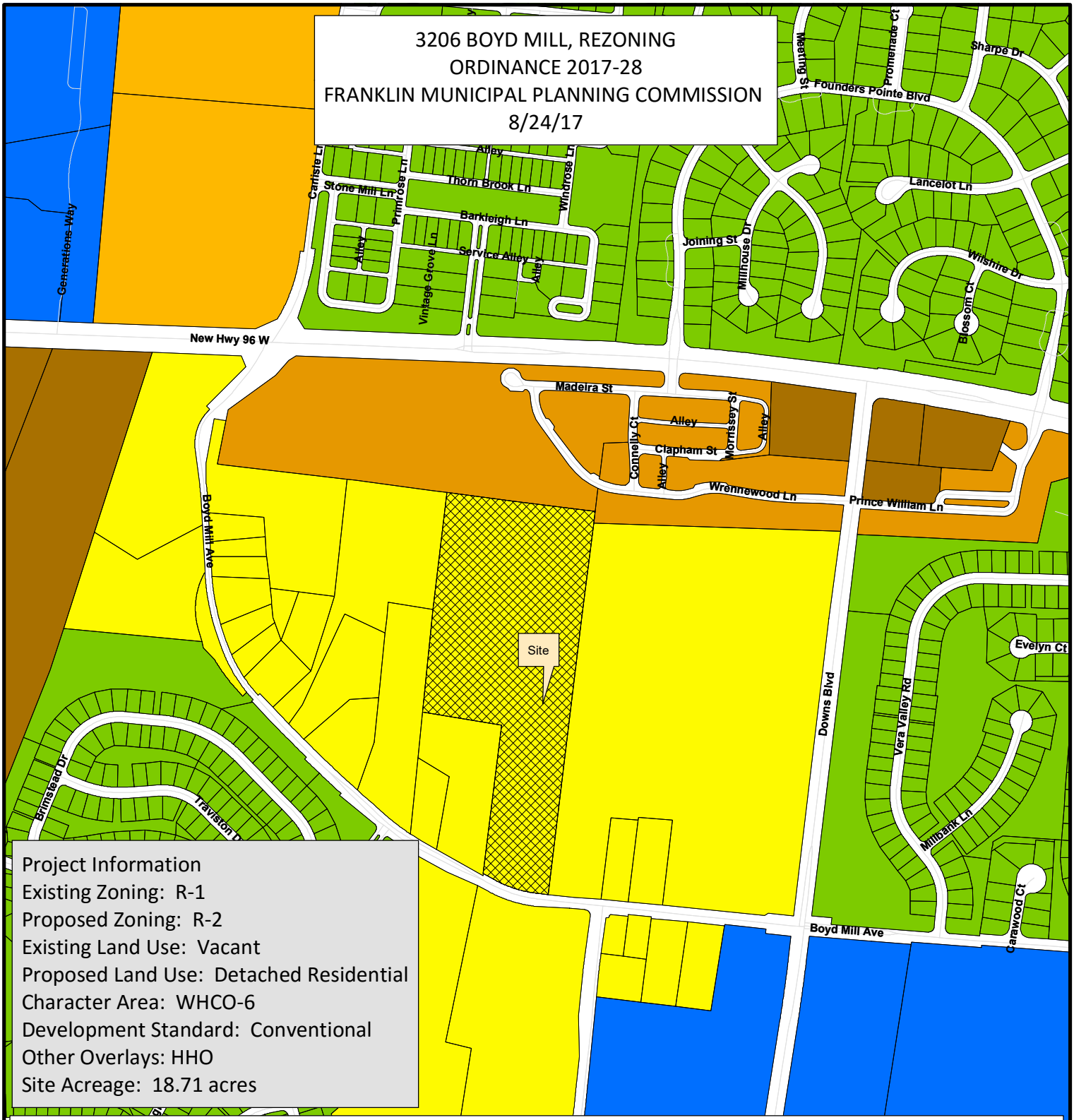
GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggamble209@gmail.com
615.975.5765

ISSUED: July 10, 2017

Revision Date:

SHEET
C5.0
OVERALL UTILTY PLAN
COF# 6495

3206 BOYD MILL, REZONING
ORDINANCE 2017-28
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/24/17



Project Information
Existing Zoning: R-1
Proposed Zoning: R-2
Existing Land Use: Vacant
Proposed Land Use: Detached Residential
Character Area: WHCO-6
Development Standard: Conventional
Other Overlays: HHO
Site Acreage: 18.71 acres

- 3206 Boyd Mill
- AG Agricultural District
- ER Estate Residential
- R-1 Residential District
- R-2 Residential District
- R-3 Residential District
- R-6 Residential District
- RM-10 Attached 10 Residential District
- RM-15 Attached 15 Residential District
- RM-20 Attached 20 Residential District
- SD-R Specific Development-Residential
- SD-X Specific Development-Variety
- OR Office Residential District
- GO General Office District
- CC Central Commercial District
- NC Neighborhood Commercial District
- GC General Commercial District
- LI Light Industrial District
- HI Heavy Industrial District
- CI Civic and Institutional District

N

0 200 400 800
Feet

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2016. All rights reserved.

ORDINANCE 2017-28

TO BE ENTITLED: "AN ORDINANCE TO REZONE 18.71 ACRES FROM DETACHED RESIDENTIAL 1 DISTRICT (R-1) TO DETACHED RESIDENTIAL DISTRICT (R-2) FOR THE PROPERTY LOCATED SOUTH OF MURFREESBORO ROAD AND NORTH OF BOYD MILL AVENUE, 3206 BOYD MILL AVENUE."

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

WHEREAS, the Detached Residential 2 (R-2) district provides zoning for land uses compatible with both Envision Franklin and surrounding development; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of Detached Residential 1 District (R-1) To Detached Residential District (R-2):

PREMISES CONSIDERED

Map-Parcel	Acres
077---01200	18.71
Total	18.71

Law Dept. approved 08.14.17

GEORGE WASHINGTON TOMLIN PROPERTY
PROPERTY MAP 077, PARCEL 012.00, WILLIAMSON COUNTY, TENNESSEE
LEGAL DESCRIPTION

Property is shown as Parcel 012.00 on Williamson County Property Map 077 and more particularly described as follows:

Beginning at an iron rod found near a fence post on the north margin of Boyd Mill Avenue (50' R.O.W.), said rod being the southwest corner of property conveyed to Jimmie Dee Bennett, Jr. and Mattie Ruth Beasley Bennett as of record in Deed Book 3247, Page 377, in the Register's Office of Williamson County, Tennessee, and the southeast corner of the herein described tract;

Thence, following said north margin of Boyd Mill Avenue (50' R.O.W.), North 83 degrees 13 minutes 51 seconds West, a distance of 47.43 feet to a point;

Thence, continuing with said north margin and a curve to the right having a radius of 570.00, an arc length of 207.39, a central angle of 20 degrees 50 minutes 46 seconds, and a chord bearing and distance of North 72 degrees 48 minutes 28 seconds West, 206.24 feet to a point;

Thence, continuing with said north margin North 62 degrees 23 minutes 05 seconds West, a distance of 53.59 feet to a point, said point being the southeast corner of property conveyed to Joe B. and Elizabeth C. Marley as of record in Volume 489, Page 929, in the Register's Office of Williamson County, Tennessee, and the southwest corner of the herein described tract;

Thence, leaving said north margin and following a fence and the east boundary line of said Marley property, North 06 degrees 47 minutes 30 seconds East, a distance of 621.02 feet to a point at a fence corner post, said point being the northeast corner of said Marley property;

Thence, continuing with a fence and Marley's north boundary line, North 82 degrees 09 minutes 19 seconds West, a distance of 301.20 feet to a point at a corner post on the east boundary of property conveyed to Charles Jacob, III and Denise P. Sugg as of record in Volume 816, Page 223, in the Register's Office of Williamson County, Tennessee, said point being the northwest corner of said Marley property;

Thence, following a fence and said east boundary line of Sugg and the east boundary line of property conveyed to Margaret Jane Ford as of record in Volume 527, Page 1, in the Register's Office of Williamson County, Tennessee, North 06 degrees 06 minutes 38 seconds East, a distance of 1016.61 feet to an iron pipe found near a fence corner post on the south boundary line of Open Space as shown

on the Reid Hill Commons P.U.D. Subdivision, Section 1, Revision 1, as of record in Plat Book P43, Page 28C, in the Register's Office of Williamson County, Tennessee, said iron pipe being the northeast corner of said Ford property and the northwest corner of the herein described tract;

Thence, following a fence and said south boundary line of Reid Hill Commons, South 82 degrees 34 minutes 12 seconds East, a distance of 605.13 feet to a corner fence post, said post being the northwest corner of the aforementioned Bennett property and the northeast corner of the herein described tract;

Thence, following a fence and the west boundary line of said Bennett property, South 01 degrees 21 minutes 30 seconds East, a distance of 48.43 feet to an iron rod found near a fence post;

Thence, continuing with a fence and said west boundary line of Bennett, South 06 degrees 44 minutes 04 seconds West, a distance of 1644.68 feet to the Point of Beginning.

Containing 815,033 square feet or 18.71 acres more or less.

Being the same property conveyed to George Washington Tomlin as of record in Book 1358, Page 541, in the Register's Office of Williamson County, Tennessee.

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

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

ATTEST:

By: _____
Eric Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED: _____

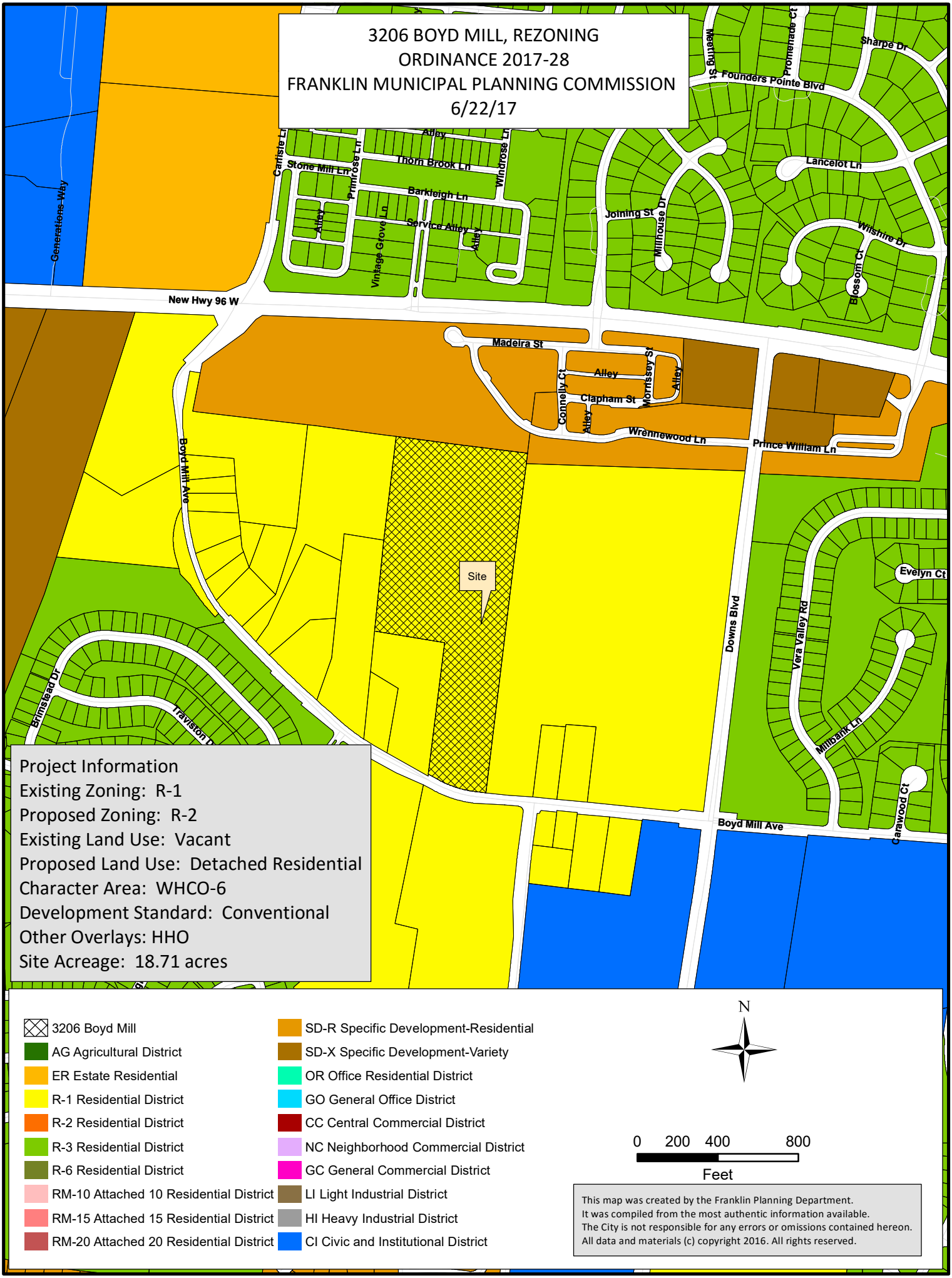
PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____

3206 BOYD MILL, REZONING
ORDINANCE 2017-28
FRANKLIN MUNICIPAL PLANNING COMMISSION
6/22/17



Project Information
Existing Zoning: R-1
Proposed Zoning: R-2
Existing Land Use: Vacant
Proposed Land Use: Detached Residential
Character Area: WHCO-6
Development Standard: Conventional
Other Overlays: HHO
Site Acreage: 18.71 acres

- 3206 Boyd Mill
- AG Agricultural District
- ER Estate Residential
- R-1 Residential District
- R-2 Residential District
- R-3 Residential District
- R-6 Residential District
- RM-10 Attached 10 Residential District
- RM-15 Attached 15 Residential District
- RM-20 Attached 20 Residential District
- SD-R Specific Development-Residential
- SD-X Specific Development-Variety
- OR Office Residential District
- GO General Office District
- CC Central Commercial District
- NC Neighborhood Commercial District
- GC General Commercial District
- LI Light Industrial District
- HI Heavy Industrial District
- CI Civic and Institutional District

N

0 200 400 800
Feet

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2016. All rights reserved.

PROJECT NARRATIVES:

THE PROPOSED DETACHED SINGLE-FAMILY RESIDENTIAL PROJECT WILL UTILI□E E□ISTING UTILITIES ADJACENT TO THE SITE TO PROVIDE WATER□SANITARY SEWER□ELECTRIC□GAS AND COMMUNICATION. AN OFF-SITE SANITARY SEWER E□TENSION FROM THE ADJACENT FRANKLIN GREEN SUBDIVISION WILL BE RE□UIRED (APPRO□ 1430□□ LF OF 8" SANITARY SEWER) AND APPLICANT IS EVALUATING THE CAPACITY OF THE REMAINING DOWNSTREAM SANITARY SEWER SYSTEM PRIOR TO IT ENTERING THE 16" TRUNK SEWER IN WESTHAVEN TO VERIFY CAPACITY. NO OTHER UTILITY MAIN E□TENSIONS ARE E□PECTED TO BE RE□UIRED TO FACILITATE THE DEVELOPMENT OTHER THAN WHAT IS NEEDED INTERNALLY TO SERVICE THE PROPOSED SUBLOTS. ADDITIONAL FIRE HYDRANTS ARE TO BE INSTALLED TO PROVIDE ADE□UATE FIRE PROTECTION HOSE COVERAGE.

THE DEMAND OF THE PROPOSED DEVELOPMENT CAN BE ADE□UATELY ACCOMMODATED BY THE E□ISTING INFRASTRUCTURE□AND THE PROJECT IS NOT ANTICIPATED TO HAVE A NEGATIVE EFFECT ON THE UTILITIES OR OTHER USERS THEREOF. THE PROJECT WILL USE DOMESTIC□FIRE AND IRRIGATION WATER SERVICE PROVIDED BY THE CITY OF FRANKLIN. SANITARY SEWER IS PROVIDED BY THE CITY OF FRANKLIN. RECLAIMED WATER IS NOT INCLUDED IN THE PROPOSED DEVELOPMENT□BUT MAY BE UTILI□ED FOR IRRIGATION PURPOSES IF IT IS AVAILABLE.

THE ANTICIPATED SEWER FLOWS ARE:
FACILITY TYPE: SINGLE FAMILY DETACHED SUBLOTS
UNIT FLOW (GPD): 350 GPD FOR 4-BEDROOM HOMES
NUMBER OF UNITS: 23 UNITS OF FLOW (350 GPD/UNIT)
TOTAL FLOW: 8□050 GPD □□

THE ANTICIPATED WATER DEMAND IS:
DOMESTIC: 75 GPM □□
FIRE: 1□000 GPM □ 20 PSI
IRRIGATION: 25 GPM □□

THE PROPOSED RESIDENCES WILL RE□UIRE POLICE□FIRE AND SOLID WASTE SERVICES. IT IS ALSO ANTICIPATED THAT RESIDENTS WILL UTILI□E PUBLIC RECREATIONAL FACILITIES. IMPACT TO SURROUNDING DRAINAGE FACILITIES IS ANTICIPATED TO BE MINIMAL AS THE PROPOSED DEVELOPMENT WILL SATISFY THE CITY RE□UIREMENTS FOR STORMWATER □UALITY AND □UANTITY.

STORMWATER □UALITY FOR THE PROJECT WILL BE PROVIDED BY UTILI□ING GRASS SWALES□WATER □UALITY SWALES□ FOREBAYS□ AND E□ISTING AND PROPOSED PONDS ON THE PROPERTY. APPRO□IMATELY 7□□ ACRES OF LAND WILL BE SET ASIDE FOR OPEN SPACE ON THIS PROJECT□ INCLUDING A 1.5□□ ACRE OPEN SPACE IN THE MIDDLE OF THE PARCEL THAT CONTAINS AN E□ISTING POND. THESE GREEN INFRASTRUCTURE PRACTICES WILL SATISFY THE CITY RE□UIREMENTS CONCERNING STORMWATER □UALITY RE□UIREMENTS.

STORMWATER □UANTITY FOR THE PROJECT WILL BE PROVIDED BY UTILI□ING E□ISTING PONDS AND CONSTRUCTING NEW ABVE GROUND DETENTION PONDS□ALONG WITH A STORM SEWER CONVEYANCE SYSTEM IN THE PUBLIC ROADWAY NETWORK. THESE INFRASTRUCTURE PRACTICES WILL NOT INCREASE THE RUNOFF LEAVING THE SITE. THESE PRACTICES ALONE WILL NOT REDUCE THE RUNOFF LEAVING THE SITE TO MEET THE CITY RE□UIREMENTS CONCERNING PEAK RUNOFF CONTROL. DETENTION PONDS WITH OUTLET STRUCTURE CONTROL WILL BE UTILI□ED TO SUPPLEMENT THE WATER □UALITY ITEMS TO SATISFY THE CITY RE□UIREMENTS CONCERNING STORMWATER □UANTITY RE□UIREMENTS.

ALL STORMWATER WILL BE CONVEYED TO THE E□ISTING OUTFALL AT THE SOUTHWEST CORNER OF THE SITE□WHICH DISCHARGES TO THE SOUTHERN SIDE OF BOYD MILL AND TRAVERSES THROUGH THE FRANKLIN GREEN SUBDIVISION IN OPEN SPACES AND UNDER PUBLIC ROADS IN AN UNNAMED TRIBUTARY TO THE HATCHER SPRING CREEK.

THE PROJECT WILL INCLUDE A PUBLIC ROADWAY NETWORK WITH MAIN ACCESS TO BOYD MILL. SECONDARY ACCESS WILL BE VIA A FUTURE ROAD STUB TO THE PROPERTY TO THE EAST. NO ROAD STUBS ARE PROVIDED TO THE NORTH OR WEST PROPERTY DUE TO SIGNIFICANT TOPOGRAPHICAL - HILLSIDE CONDITIONS FOR A FUTURE CONNECTION UPON REDEVELOPMENT OF THE ADJACENT PARCELS. ROW DEDICATION CAN BE ACCOMODATED ALONG BOYD MILL IF IT IS PLANNED TO BE WIDENED IN THE LONG-TERM PLAN.

DAILY TRIP GENERATION: 220
PEAK TRIP GENERATION: 26 VEHICLES (AM PEAK)
23 VEHICLES (PM PEAK)

WE ANTICIPATE A 50' ROW WITH TYPICAL SIDEWALK□GUTTER□AND ROAD SECTION ACCORDING TO CITY OF FRANKLIN STANDARDS. PAVEMENT WIDTH WILL BE 26'. LOCATION OF ENTRYWAY AND ALIGNMENT WILL BE COORDINATED WITH CITY OF FRANKLIN ENGINEERING DEPARTMENT.

THERE ARE NO HISTORICAL STRUCTURES ON THIS SITE AS IDENTIFIED BY THE NATIONAL REGISTERS OF HISTORIC PLACES.

SCHOOLS WITHIN PRO□IMITY OF SITE:
PEARRE CREEK ELEMENTARY SCHOOL □1.0□□ MILES AWAY
FREEDOM INTERMEDIATE SCHOOL □1.2□□ MILES AWAY
FREEDOM MIDDLE SCHOOL □0.8□□ MILES AWAY
FRANKLIN HIGH SCHOOL □2.0□□ MILES AWAY

NEAREST FACILITIES:
FIRE □FRANKLIN FIRE DEPARTMENT STATION □8□1.2□□ MILES AWAY
POLICE □FRANKLIN POLICE DEPARTMENT□2.2□□ MILES AWAY
RECREATIONAL □JIM WARREN PARK□0.5□□ MILES AWAY
FRANKLIN TRANSIT AUTHORITY STOP □95 □1.1□□ MILES AWAY

SITE DATA

ADDRESS:	3206 BOYD MILL AVENUE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH
PARCEL ID:	077 01200
EXISTING ZONING:	R1
PROPOSED ZONING:	R2
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	18.88

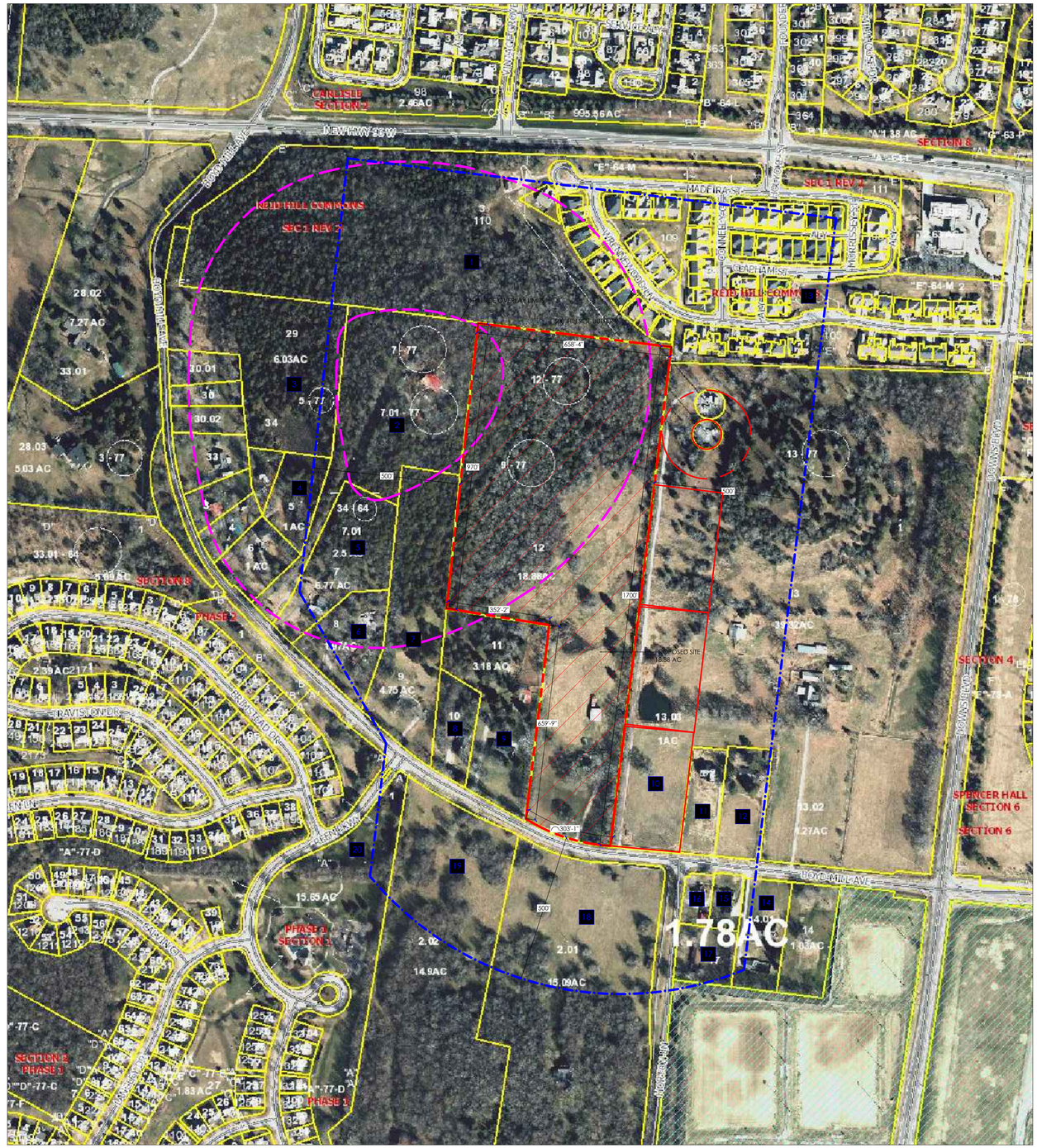
CONTACT INFORMTION:

CURRENT OWNER: GEORGE TOMLIN
221 EVERBRIGHT AVENUE
FRANKLIN, TN 37064

PROJECT LEAD: JONATHAN SANDERS, RLA
EARTHWORKS DESIGN BUILD, LLC.
106 MISSION CT. SUITE 101B
FRANKLIN, TN 37067
P: 615-713-9113
E: JONATHAN@EARTHWORKSDB.COM

CIVIL ENGINEER: MATT BRYANT, PE
M2 GROUP, LLC.
PO BOX 828
FRANKLIN, TN 37065
P: 615-406-3415

ID□	PARCEL ID	LAND USE	OWNER	□ONING
1	064M-E00300	RESIDENTIAL	TYSLIAVA CORAL	SD
2	077---00700	RESIDENTIAL	FORD MARGARET JANE	R1
3	064---02900	RESIDENTIAL	IRVIN JIMMY M	R1
4	077---00500	RESIDENTIAL	BARRON JONATHAN	R1
5	077---00701	RESIDENTIAL	WESTEBBE FRANCIS BRUCE	R1
6	077---00800	RESIDENTIAL	MCINTOSH GERALD W	R1
7	077---00900	RESIDENTIAL	SUGG CHARLES JACOB II	R1
8	077---01000	RESIDENTIAL	JERVIS MILDRED M	R1
9	077---01100	RESIDENTIAL	MARLEY JOE B	R1
10	077---01300	RESIDENTIAL	BENNETT JIMMIE DEE JR	R1
11	077---01303	RESIDENTIAL	HEITHCOCK REBECCA J B	R1
12	077---01302	RESIDENTIAL	BENNETT JIMMIE DEE III ETAL	R1
13	064M-E00200	RESIDENTIAL	KOLAK ALVIN H	SD
14	077---01401	RESIDENTIAL	POTTS DAVID C	R1
15	077---01500	RESIDENTIAL	POTTS MITCHELL BRUCE	R1
16	077---01600	RESIDENTIAL	SWEENEY LAVERNE	R1
17	077---01700	RESIDENTIAL	SEABERG CLAUDIA J	R1
18	077---00201	RESIDENTIAL	ROSENTHAL LUCILLE B	R1
19	077---00202	RESIDENTIAL	JOYNER SUSAN BENNETT	R1
20	077D-A00100	RESIDENTIAL	FRANKLIN GREEN HOA INC	R3



EXISTING CONDITIONS PLAN
SCALE = 1:200

0 100 200 400
SCALE: 1" = 200'-0"

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A PROJECT AND IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. THE USE OF THIS DRAWING AS A REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE EXPRESSED WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT AND ENGINEER. REDRAWING OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

EARTHWORKS
DESIGN | BUILD
106 Mission Ct. Suite 101B
Franklin, TN 37067
615-713-9113
jonathan@earthworksdb.com

EXISTING CONDITIONS PLAN
3206 BOYD MILL AVENUE
FRANKLIN, TN 37064

ISSUE DATE: 5.9.2017

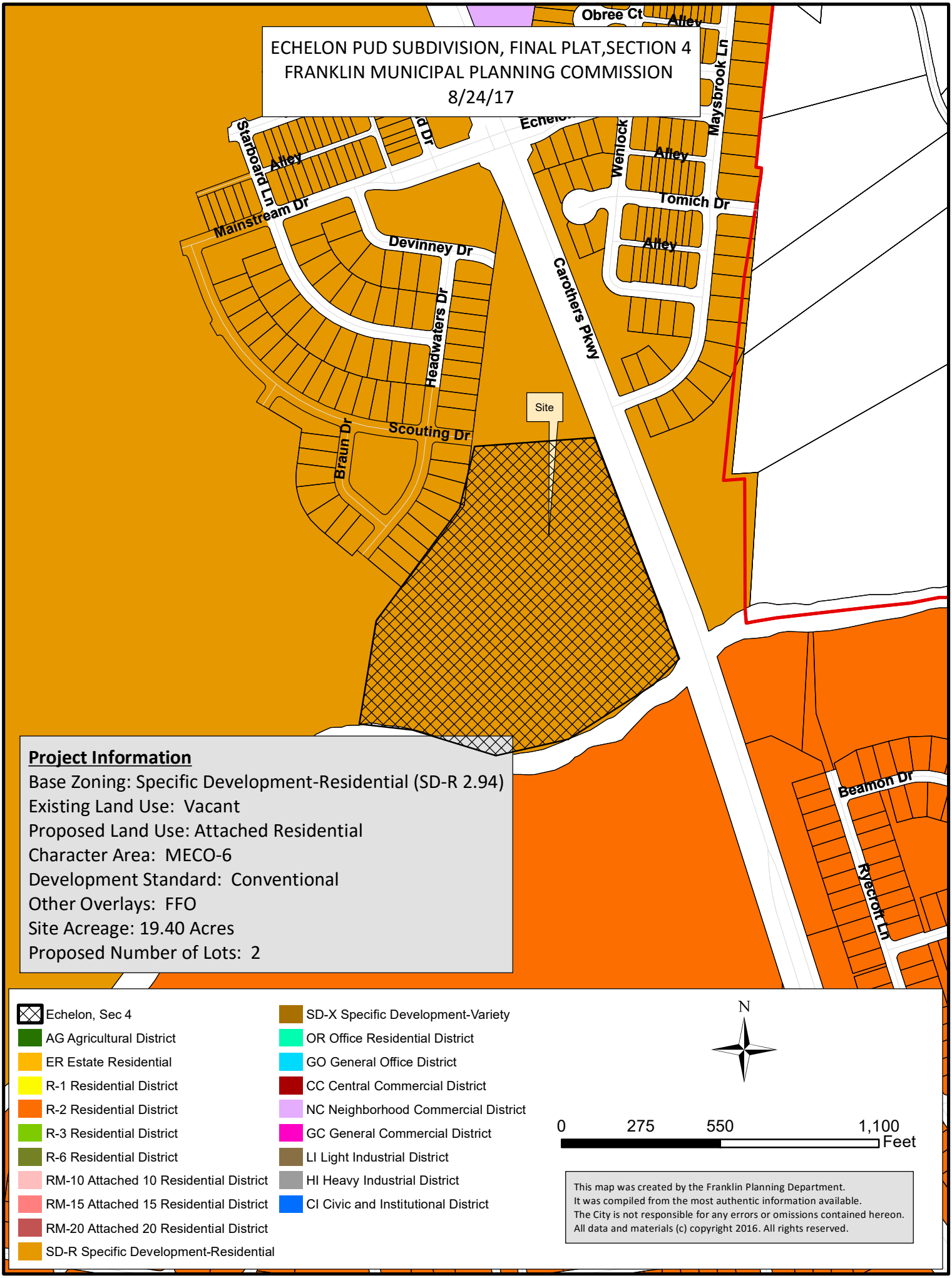
REVISIONS
6/1/2017 revised per city comments
7/6/2017 revised per city comments

PROJECT #1043

DRAWN BY: JPS

EXISTING CONDITIONS PLAN

SHEET:
E 1


ECHELON PUD SUBDIVISION, FINAL PLAT,SECTION 4
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/24/17
Obree Ct
Alley
Maysbrook Ln
Wenlock
Alley
Tomich Dr
Alley
Starboard Ln
Alley
Mainstream Dr
Devinney Dr
Headwaters Dr
Carothers Pkwy
Site
Braun Dr
Scouting Dr
Beamon Dr
Ryecroft Ln
Project Information
Base Zoning: Specific Development-Residential (SD-R 2.94)
Existing Land Use: Vacant
Proposed Land Use: Attached Residential
Character Area: MECO-6
Development Standard: Conventional
Other Overlays: FFO
Site Acreage: 19.40 Acres
Proposed Number of Lots: 2
Echelon, Sec 4
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0
275
550
1,100
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 2016. All rights reserved.

COF no: 6493

CONDITIONS OF APPROVAL:

Open Issues: 3

Engineering - Final Plat Checklist

General Issues

12. C. Final Plat

joe.marlo@franklintn.gov	*The following is a newcomment based on information deleted from the drawings.* Applicant shall show the length and direction of each lot boundary line and update the curve table accordingly. Several of these dimensions appear to have been deleted from the previous submittal.

Performance Agreement and Surety

General Issues

4. Engineering Sureties

kevin.long@franklintn.gov	Any unposted sureties associated with this development from site plan(s) 6385 [Echelon PUD Subdivision, site plan, section 4] shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.
clay.wallace@eli-llc.com	Acknowledged
kevin.long@franklintn.gov	Any unposted sureties associated with this development from site plan(s) 6385 [Echelon PUD Subdivision, site plan, section 4] shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

Planning

General Issues

13. FWO and FFO

brad.baumgartner@franklintn.gov	The applicant shall label the Floodway Overlay Zoning District boundaries and the Floodway Fringe Overlay Zoning District boundaries on the Existing Conditions Sheet and the Site Layout & Site Data Sheets.

Notes

1. The purpose of this plat is to create 1Mulitfamily lot and 1 open space lot.
2. The property is located within Zone "X" , Zone "AX", and Zone "AE" on Fema Firm Community Map Number 47187C0214G Panel No. 0214G, December 22, 2016.
3. The lots shall be served by public water from Milcrofton Utility District and sewer from the City of Franklin. Individual water and sanitary sewer service lines are required for each unit.
4. Parcel ID's shown thus (000) pertain to property map 089.
5. All property corners not designated otherwise shall be marked with 1/2" iron rods x 18" long with plastic caps.
6. Bearings based on Tennessee State Plane Zone 5301, Fipzone 4100, NAD 83 Datum.
7. Within new development and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, such as cable television, electrical (excluding transformers), gas, sewer, telephone and water lines shall be placed underground.
8. All street light locations and quantities are approximate. Final positioning and quantity shall be at direction of MTEMC.
9. All open space area to be Public Utility, Drainage and Access easements (PUDAEs).
10. The property owner(s) or Homeowner's association will maintain all open space, landscape and stormwater management feature areas, detention/retention areas, and all sidewalks and pathways located outside public rights-of-way. All roadways shall be public streets constructed to the City of Franklin specifications in public rights-of-way.
11. All Milcrofton Utility District (M.U.D.) easements shown are exclusive easements. No excavation, building, structure or obstruction of any kind shall be constructed or permitted within the easements except for the installation of pavement for private or public driveways which cross an easement. No trees or shrubbery will be planted within the utility and drainage easements.
12. Lots shall conform to all the requirements of the Franklin Zoning Ordinance.
13. There shall be a minimum of 10' between buildings.
14. Any and all mineral rights for the subject property shall transfer to the owner.
15. No obstructions or encroachments which impede the flow of stormwater shall be permitted within Public Drainage Easements between lots. The City of Franklin is not responsible for repair or replacement of any encroachments that are damaged or removed in the course of maintenance activity within easements.
16. There shall be no moving, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted the City Engineer, or his designee.
17. The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines or system improvements located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure with is now or in the future may be located within the easement without obtaining any further permission from the property owner or HOA. The property owner or HOA shall be responsible for repairing and/or replacing any such landscaping, fencing, concrete or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City Franklin within an easement on the homeowners' lot at the homeowners' expense.
18. Greenway Easement Note: The 95' wide all access public easement located on the east side of Carothers Parkway shall be dedicated at the time of Final Plat for Section 2, approximately 2016. The 95' easement located west of Carothers Parkway shall be dedicated at the time of the Final Plat for Section 4, approximately 2018.
19. Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowners Association.

Total area: 844477.1 S.F. or 19.4 Acres

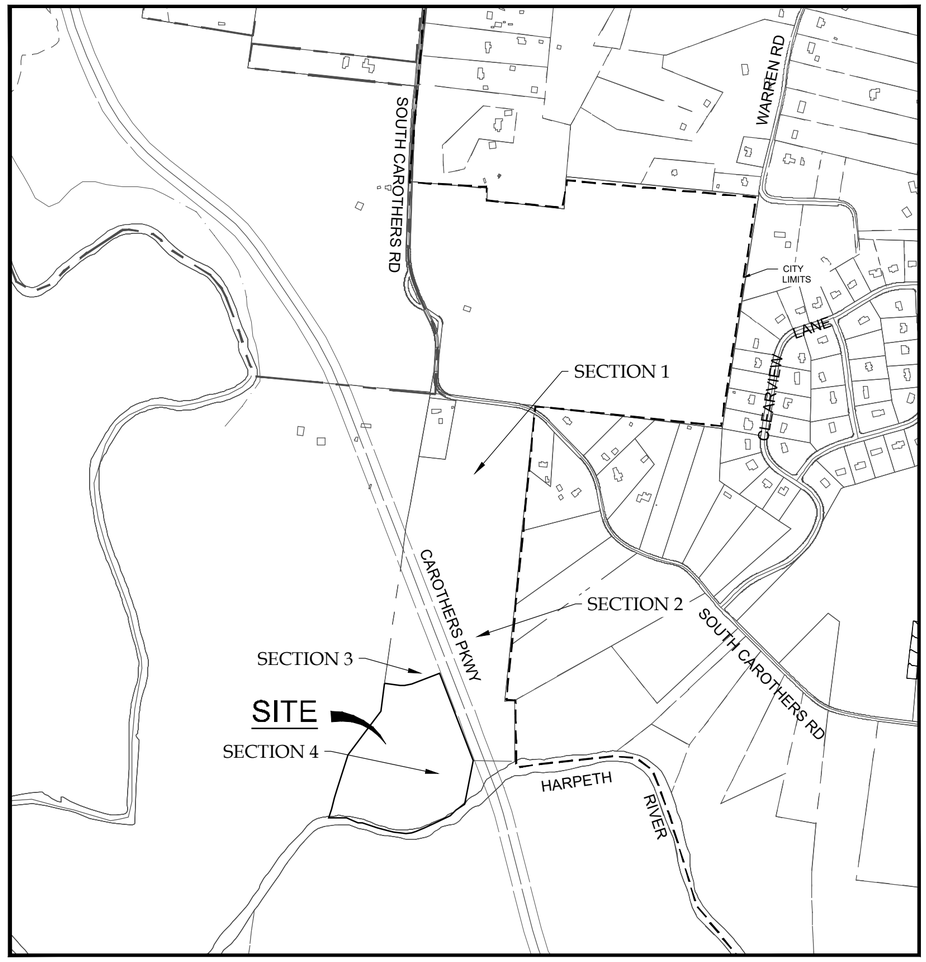
Road Data:

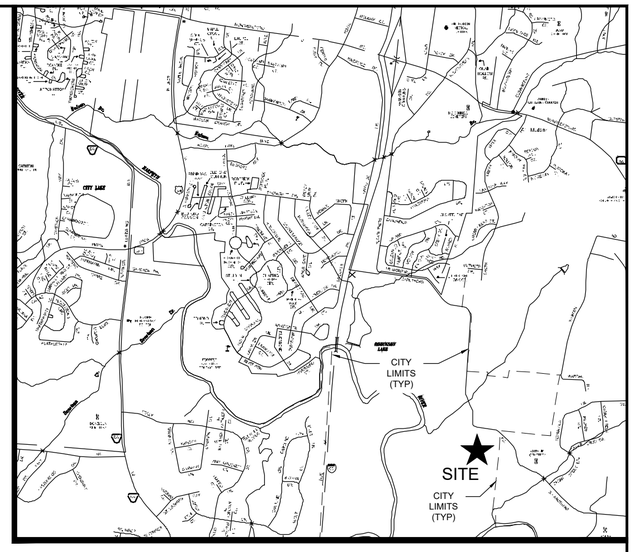
Acreage in new ROW	0 Acres
Acreage of streets to be maintained by the COF	0 Acres
Linear footage of new roads	0 Feet
Linear footage of alleys	0 Feet

N

TN STATE PLANE
ZONE 5301, FIPSZONE 4100
NAD 83 DATUM

GRAPHIC SCALE (IN FEET)
800 0 800 1600
1 inch = 800ft.





VICINITY MAP
NOT TO SCALE

Site Data

Project Name:	Echelon Subdivision - Section 4
COF Project #	6493
Subdivision	Echelon
Lot numbers:	Lots 122, & 123-OS
Address:	South Carothers Road
City:	Franklin
County:	Williamson
State:	Tennessee
Civil District:	14th
Existing zoning and charter area overlay:	N/A
Other applicable overlays:	
Applicable development standard:	Conventional
Acreage of site:	19.4
Approved Density:	SD-R 2.94
Minimum required setback lines:	Manor Lots (Lots 122-123o/s)
Yard fronting on any street:	45 Feet
Owners representative:	Crescent Communities, LLC
Address:	227 W. Trade Street, Suite 1000 Charlotte, NC 28202
Phone number:	980.321.6279
Email address:	rdavenport@crescentcommunites.com
Contact name:	Rob Davenport
Applicant:	Energy Land & Infrastructure
Address:	1420 Donelson Pike, Suite A12 Nashville, TN 37217
Phone number:	(615) 383-6300
Fax number:	(615) 383-6341
Email address:	clay.wallace@eli-llc.com
Contact name:	Clay Wallace, P.E.
Engineer / Land Surveyor:	Energy Land & Infrastructure
Address:	1420 Donelson Pike, Suite A12 Nashville, TN 37217
Phone number:	(615 383-6300
Fax number:	(615) 383-6341
Contact names:	Clay Wallace

* 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 this project. Parkland dedication is not applicable due to the date of Concept Plan approval for this Project.

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
- Property Line
- S DN — Manhole Depth

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 811.

Tennessee811
Know what's below. Call before you dig.

Certificate Of Approval for Recording

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

Secretary, Franklin Municipal Planning Commission Date

Certificate Of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:

(1) the streets, drainage, and sidewalks designated in Echelon 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.

Director, Streets Department
City of Franklin, Tennessee Date

Certificate Of Approval of Water

I hereby certify that:

(1) The water system designated in Echelon 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 Milcrofton Utility District to assure completion of such improvements.

General Manager, Milcrofton Utility District Date

Certificate Of Survey

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon will be placed as indicated upon completion of construction. This subdivision plat correctly represents a survey prepared by Gresham, Smith and Partners.

ARTHUR M. DIAL
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 2411

Surveyor 2 August 2017
Date

Surveyor Information
Mike Dial
ELI, LLC
1420 Donelson Pike, Suite A12
Nashville, Tn 37217
Phone: 615-383-6300
Email: mike.dial@eli-llc.com

SECTION 4 Closure Error Greater than 1:10,000

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
Rob Davenport
Crescent Communities, LLC
227 W. Trade Street, Suite 1000
Charlotte, NC 28202
Phone: 980-321-6279
Email: rdavenport@crescentcommunities.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 Sewer Systems

I hereby certify that:

(1) The sewer system designated in Echelon 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 posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director, Water Management Department
City of Franklin, Tennessee Date

ECHELON PUD SUBDIVISION
FINAL PLAT
SECTION 4
SHEET 1 OF 3

14th CIVIL DISTRICT
TAX MAP 106, PART OF PARCEL 181.20
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT # 6493
DATE: 14 July 2017
REV DATE: 2 August 2017

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

© 2014 ENERGY LAND & INFRASTRUCTURE LLC. ALL RIGHTS RESERVED

N

TN STATE PLANE
ZONE 5301, FIPSZONE 4100
NAD 83 DATUM

Legend

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

GRAPHIC SCALE (IN FEET)
40 0 20 40 80
1 inch = 40 ft.

UNIT	NUMERICAL	STREET NAME	NOTES
C3	905	SCOUTING DRIVE	
C2	911	SCOUTING DRIVE	
C1	917	SCOUTING DRIVE	
B3	923	SCOUTING DRIVE	
B2	929	SCOUTING DRIVE	
B1	935	SCOUTING DRIVE	
A3	941	SCOUTING DRIVE	
A2	947	SCOUTING DRIVE	
A1	953	SCOUTING DRIVE	

UNIT	NUMERICAL	STREET NAME	NOTES
M3	2003	MOULTRIE CIRCLE	OUTER UNITS
M2	2009	MOULTRIE CIRCLE	
M1	2015	MOULTRIE CIRCLE	
L4	2021	MOULTRIE CIRCLE	
L3	2027	MOULTRIE CIRCLE	
L2	2033	MOULTRIE CIRCLE	
L1	2039	MOULTRIE CIRCLE	
K4	2045	MOULTRIE CIRCLE	
K3	2051	MOULTRIE CIRCLE	
K2	2057	MOULTRIE CIRCLE	
K1	2063	MOULTRIE CIRCLE	
J4	2069	MOULTRIE CIRCLE	
J3	2075	MOULTRIE CIRCLE	
J2	2081	MOULTRIE CIRCLE	
J1	2087	MOULTRIE CIRCLE	
I4	2093	MOULTRIE CIRCLE	
I3	2099	MOULTRIE CIRCLE	
I2	3005	MOULTRIE CIRCLE	
I1	3011	MOULTRIE CIRCLE	
H4	3017	MOULTRIE CIRCLE	
H3	3023	MOULTRIE CIRCLE	
H2	3029	MOULTRIE CIRCLE	
H1	3035	MOULTRIE CIRCLE	

UNIT	NUMERICAL	STREET NAME	NOTES
D1	2004	MOULTRIE CIRCLE	INSIDE UNITS
D2	2010	MOULTRIE CIRCLE	
D3	2016	MOULTRIE CIRCLE	
D4	2022	MOULTRIE CIRCLE	
E1	2028	MOULTRIE CIRCLE	
E2	2034	MOULTRIE CIRCLE	
E3	2040	MOULTRIE CIRCLE	
E4	2046	MOULTRIE CIRCLE	
G4	2052	MOULTRIE CIRCLE	
G3	2058	MOULTRIE CIRCLE	
G2	2064	MOULTRIE CIRCLE	
G1	2070	MOULTRIE CIRCLE	
F4	2076	MOULTRIE CIRCLE	
F3	2082	MOULTRIE CIRCLE	
F2	2088	MOULTRIE CIRCLE	
F1	2094	MOULTRIE CIRCLE	

*SEE APPROVED SITE PLAN FOR UNIT LOCATION

ARTHUR M. DIAZ
REGISTERED LAND SURVEYOR
XV
AGRICULTURE
COMMERCE
8-2-2017
TENNESSEE NO. 2411

SECTION 4 Closure Error
Greater than 1:10,000

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 811.

Tennessee 811
Know what's below.
Call before you dig.

106
Sec-3
SCOUTING DRIVE (50' ROW LOCAL)
40'x 37.5' Milcroft Utility Easement
REAL ESTATE SOLUTIONS GROUP LLC.
DEED BOOK 6155, PAGE 151
TAX MAP 89, PARCEL 49.00
37.5' Landscape Buffer Easement
122
123
OPEN SPACE
Detention Pond 1
Bio-Retention
FFO
Match line-1
Property Line (Typ)
15' ACCESS EASEMENT
Catch Basin (Typ)
Culvert (typ)
SOUTH CAROTHERS PARKWAY
R.O.W. WIDTH VARIES
(MAJOR ARTERIAL)
N21° 06' 01"W 162.13'
N6° 22' 50"E 378.85'
S44° 04' 58"E 184.68'
S83° 37' 10"E 323.93'
N51°22'48"E 61.05'
N6°22'45"E 56.74'
S83°37'10"E 47.36'
184.12'
37.82'
15" Storm Pipe
24" Storm Pipe
8" PVC
P.U.D.A.E.
45' M.B.S.B.L.
DN-8.33
DN-5.01
DN-9.84
DN-4.9
DN-4.88
DN-4.48
DN-5.33
DN-7.14
15'
24'
30'
20'
15' San. Sewer Easement

Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length

Lot Table

Lot #	Square Feet	Acres
122	249653	5.73
123	594812	13.66

ECHELON PUD SUBDIVISION
FINAL PLAT
SECTION 4
SHEET 1 OF 3

14th CIVIL DISTRICT
TAX MAP 106, PART OF PARCEL 181.20
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT # 6493
DATE: 14 July 2017
REV DATE: 2 August 2017

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

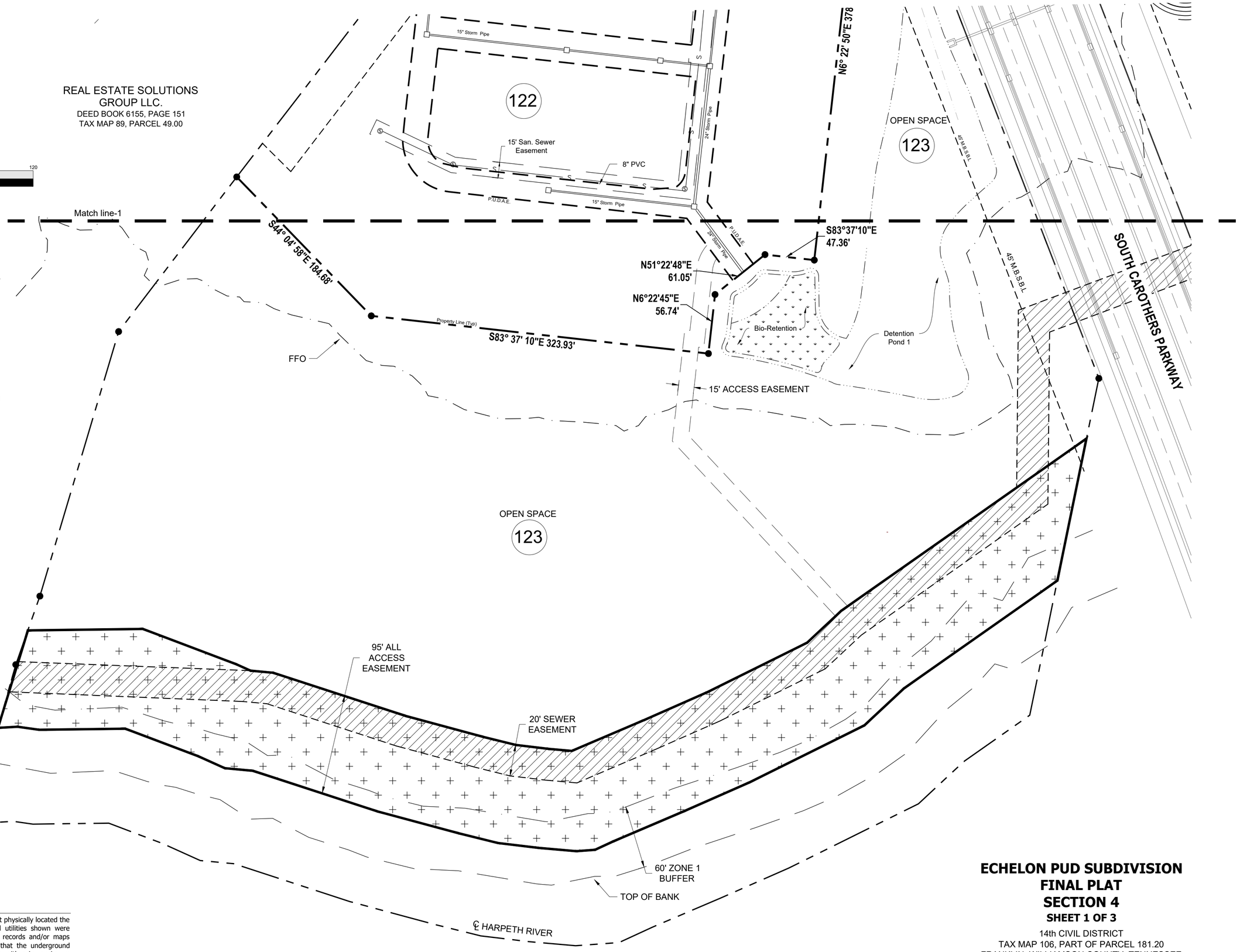
© 2014 ENERGY LAND & INFRASTRUCTURE LLC. ALL RIGHTS RESERVED

N

TN STATE PLANE
ZONE 5301, FIPSZONE 4100
NAD 83 DATUM

GRAPHIC SCALE (IN FEET)
60 0 30 60 120
1 inch = 60 ft.

REAL ESTATE SOLUTIONS
GROUP LLC.
DEED BOOK 6155, PAGE 151
TAX MAP 89, PARCEL 49.00



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
	Property Line
S DN	Manhole Depth

ARTHUR M. DIAZ
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2411
8-2-2017

SECTION 4 Closure Error Greater than 1:10,000

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 811.

Tennessee811
Know what's below. Call before you dig.

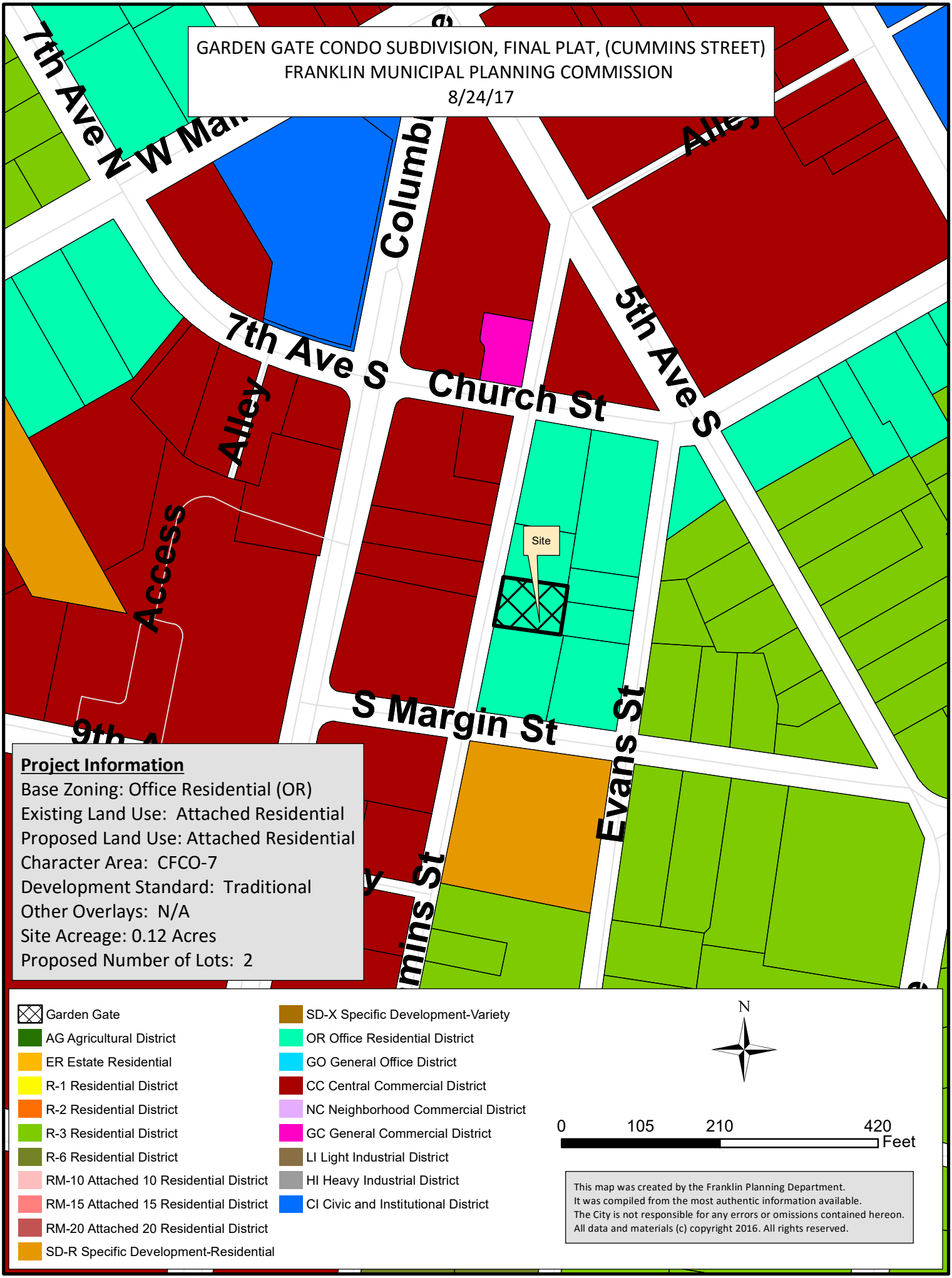
ECHELON PUD SUBDIVISION
FINAL PLAT
SECTION 4
SHEET 1 OF 3

14th CIVIL DISTRICT
TAX MAP 106, PART OF PARCEL 181.20
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT # 6493
DATE: 14 July 2017
REV DATE: 2 August 2017

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

© 2014 ENERGY LAND & INFRASTRUCTURE LLC. ALL RIGHTS RESERVED

GARDEN GATE CONDO SUBDIVISION, FINAL PLAT, (CUMMINS STREET)
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/24/17



Project Information

Base Zoning: Office Residential (OR)
Existing Land Use: Attached Residential
Proposed Land Use: Attached Residential
Character Area: CFCO-7
Development Standard: Traditional
Other Overlays: N/A
Site Acreage: 0.12 Acres
Proposed Number of Lots: 2

COF no: 6498

CONDITIONS OF APPROVAL:

Open Issues: 7 These issues are currently being filtered

Addressing

17-0710 SUBDIVSION PLAT Cummins-18x24.pdf

1. Addressing

lori.jarosz@franklintn.gov The approved subdivision name is Christensen Subdivision. Applicant shall correct the final plat before recording.
[Edited By Lori Jarosz]

Engineering - Final Plat Checklist

General Issues

15. C. Final Plat

lance.fittro@franklintn.gov Revise General Note #11 as follows:
"The driveways for Lot 1 and Lot 2 have been constructed with pervious pavers as a condition of approval for the second driveway access and encroachment into the drainage easement. The driveway material shall be maintained as pervious pavers."

21. 0. General Information

lance.fittro@franklintn.gov Revise Surveyor Note #4 to remove limitations for reproduction and copying from the plat. It should be expected that a recorded plat will be reproduced without notification of the surveyor.

4. This survey may not be reproduced, altered, or copied without written permission of CESO, Inc.

Performance Agreement and Surety

General Issues

12. Engineering Sureties

kevin.long@franklintn.gov No sureties are associated with this Final Plat.
(Comment restated as a reminder to staff.)

Planning

General Issues

22. Title

brad.baumgartner@franklintn.gov Ensure that your proposed subdivision name on the plat, matches the subdivision name that you have on your application and in your IDT submittal.

Stormwater

General Issues

14. Plats

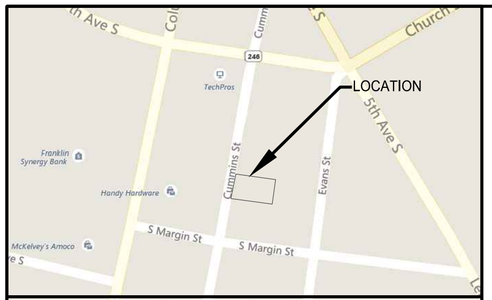
jeff.willoughby@franklintn.gov Please label as "Green Infrastructure Easement"

Water/Sewer

General Issues

5. General issues

ben.mcneil@franklintn.gov	The previous comment was not fully addressed, Applicant shall label the sizes of the utility lines along Cummins Street. The current utility layout for water does not match, the water is a 2" line closer to the platted property. Applicant shall verify sizes and locations of water and sewer mains and revise. The use of City of Franklin GIS to locate water and sanitary sewer lines is not acceptable. The City of Franklin GIS is not intended to be used for survey purposes or accurate for legal documents. The applicant shall call 811 Tennessee one call for an accurate location of the utility lines. The applicants surveyor shall field verify the locations that are shown on the plat.



VICINITY MAP - NOT TO SCALE

Certificate of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:

(1) The streets, drainage, and sidewalks designated in _____ Subdivision have been installed in accordance with City specifications, or

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

Director — Date
Streets Department
City of Franklin, Tennessee

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 — Date
Emergency Management Agency

City of Franklin — Date

Certificate of Approval of Water System

I hereby certify that:

(1) The water system designated in _____ Subdivison has been installed in accordance with City specifications, or

(2) A performance agreement and surety in the amount of $_____ for the water system and has been posted with the _____Utility District, Tennessee, to assure completion of such systems.

Director — Date
Water Management Department
City of Franklin, Tennessee

Certificate of Approval of Sewer Systems

I hereby certify that:

(1) The sewer system designated in _____ Subdivision has been installed in accordance with City specifications, or

(2) A performance agreement and surety in the amount of $_____ for the sewer system and has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director — Date
Water Management Department
City of Franklin, Tennessee

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 MTEMC. Any approval is at all times contingent upon continuing compliance with the MTEMC.

Electric Provider — Date

Certificate of Approval for Recording

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

Secretary — Date
Franklin Municipal Planning Commission

Certificate of Survey

I (We) hereby certify that the subdivison plat as shown hereon is accurate and that all of the monuments shown hereon will be placed upon completion of construction. This subdivision plat accurately represents survey made under my supervision on the 10th day of June, 2017.

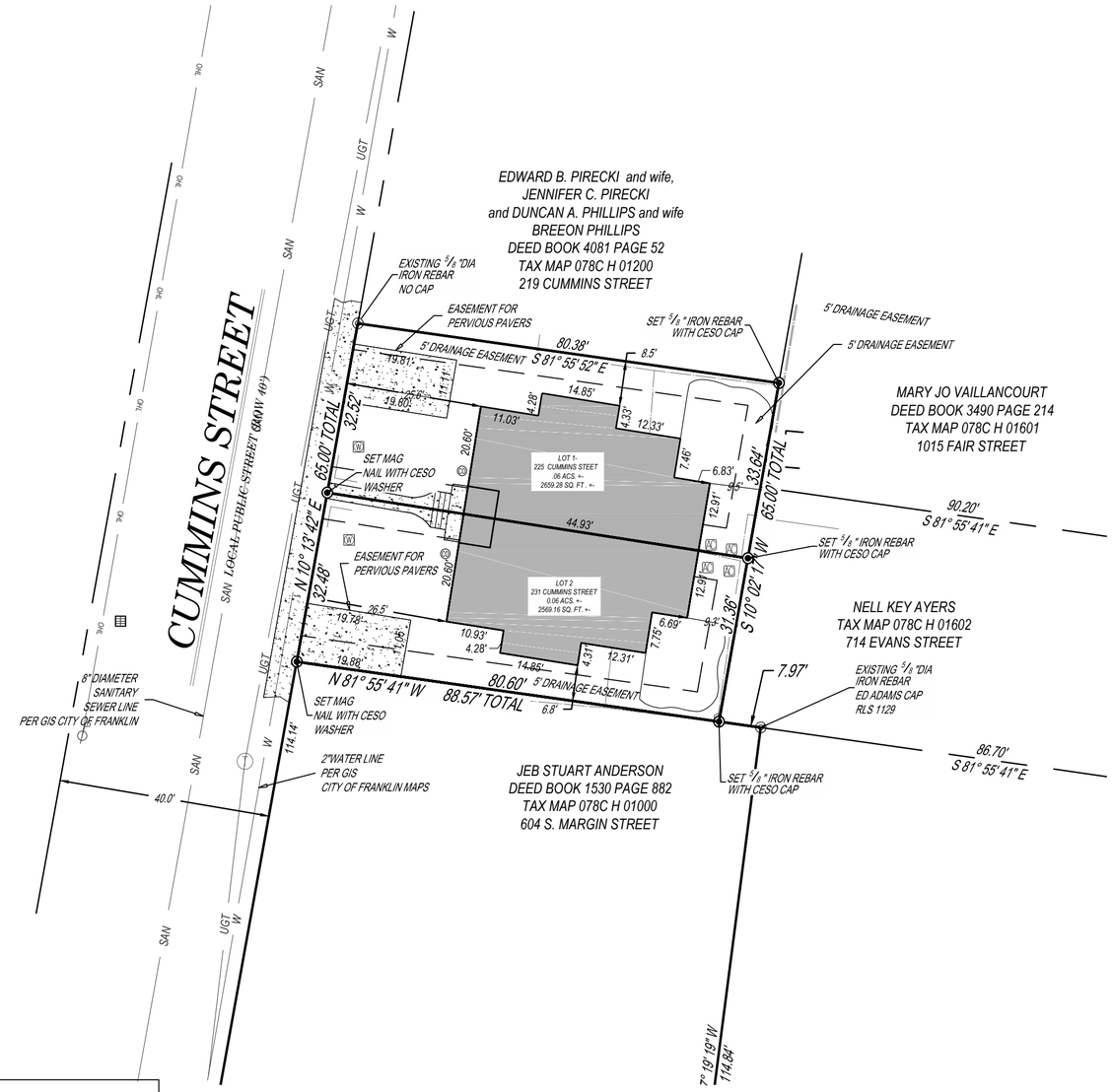
Kenneth D. Church, TN RLS 1004
Senior Program Director, CESO Inc.
8/2/2017
Date

I hereby certify that this is a Category 1 Survey and was done in compliance with the Rules of Tennessee State Board of Examiners for Land Surveyors Chapter (0820-03) Standards of Practice and (0820-03-.07) Survey Types and Requirements. The ratio of precision for this unadjusted survey is 1:28,877 as shown hereon.

KENNETH D. CHURCH — REGISTERED LAND SURVEYOR — TENNESSEE NO. 1004

PRELIMINARY FOR REVIEW ONLY

Kenneth D. Church, TN RLS 1004
Senior Program Director, CESO, Inc.
[P] 615.932.5187 [M] 615.332.2651
[E] church@cesoinc.com



N W E S

Source of North
Tennessee Grid North
ZONE 5301
FIPSZONE 4100
GPS-GEIOD 12A
(NAD 83)

20 0 20 40
GRAPHIC SCALE

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 6529, Page 981, R.O.W.C., Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, 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(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C.,Tennessee, running with the title to the property. I (We) further certify that there are no liens on this property, except as follows:
Book _____, Page _____, R.O.W.C.

Owner(s) — Date

Owner

Name: Garden Gate Developement LLC

Address: 427 Murfreesboro Road

Franklin, Tennessee 37064

Phone: 615-426-7829

Email: Matt Christensen <matt.christensen@comcast.net>

SURVEYOR NOTES:

1. The location of the property boundaries depicted heron, based on the appropriate boundary law principles governed by the facts and evidence gathered during the course of this survey. Per accuracy and precision required by the State of Tennessee, in the opinion of this surveyor the monuments shown represents corners of the property. Corners have been found or set as indicated hereon. As a professional opinion, this survey carries no guarantees or warranties, expressed or implied.
2. Survey not final without black sigend Seal and Signature of Surveyor on mylar.
3. All set property corners are marked with 5/8" diameter rebar with a CESO cap.
4. This survey may not be reproduced, altered, or copied without written permission of CESO, Inc.
5. This property has direct access to a dedicated public right-of-way.
6. As shown on survey, there are no gaps or gores between tracts.

UTILITY DISCLAIMER:

CESO/Land surveyor does not guarantee accuracy of marked underground utility locations on surface and location of all underground utilities not visible including underground services lines shall not be relied upon without verification from proper utility authority having jurisdiction. CESO 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. CESO makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. CESO further does not warrant that the underground utilities are in the exact location indicated. Therefore reliance upon size and location of utilities shown shall be done so with this circumstance considered. Detailed verification of existence, location and depth must be made prior to any decisions relative thereto are made. Availability and cost of service should be confirmed with the appropriate utility accompany. In Tennessee, it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than three (3) or more than (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. TENNESSEE ONE CALL 811.

GENERAL NOTES:

1. This Plat is being recorded to create two lots.
2. Total Area :0.12 Acres (+/-) or 5,228.47 Sq.Ft (+/-) (More or Less)
3. **Zoning Property Setbacks**
   Zoning: R-6 Residential
   Front Yard: 20 Ft
   Side Yard: 0-5 Ft
   Rear Yard: 5 Ft.
4. 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.
5. Recorded documents do not indicate ownership of Mineral Rights or Statement of Claim in accordance with TCA Code 67-5-90.
6. Deed Book 6529 Page 981
7. No obstructions or encroachments which impede the flow of stormwater shall be permitted within Drainage Easements between lots. The City of Franklin is not responsible for repair or replacement of any encroachments that are damaged or removed in the course of maintenance activity within easements.
8. Lot trees required 2 @ 3" caliper per each lot
9. The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines or system improvements located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be located within the easement without obtaining any further permission from the property owner or HOA. The property owner or HOA shall be responsible for repairing and/or replacing any such landscaping, fencing, concrete or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the homeowners' lot at the homeowners' expense.
10. Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
11. Per contractor pervious pavers were installed.

RESERVED FOR REGISTER OF DEEDS

REVISIONS

NO.	DATE	DESCRIPTION
1	7/21/2017	REVISED TO TWO LOTS
2	8/3/2017	REVISIONS PER COF COMMENTS 7/25/17

SUBDIVISION PLAT COF NUMBER 6498

CHRISTENSEN SUBDIVSION

223 AND 225 CUMMINS STREET
CITY OF FRANKLIN

TAX PARCEL NUMBERS: 078C-H-01100
7TH DISTRICT WILLIAMSON COUNTY, TENNESSEE

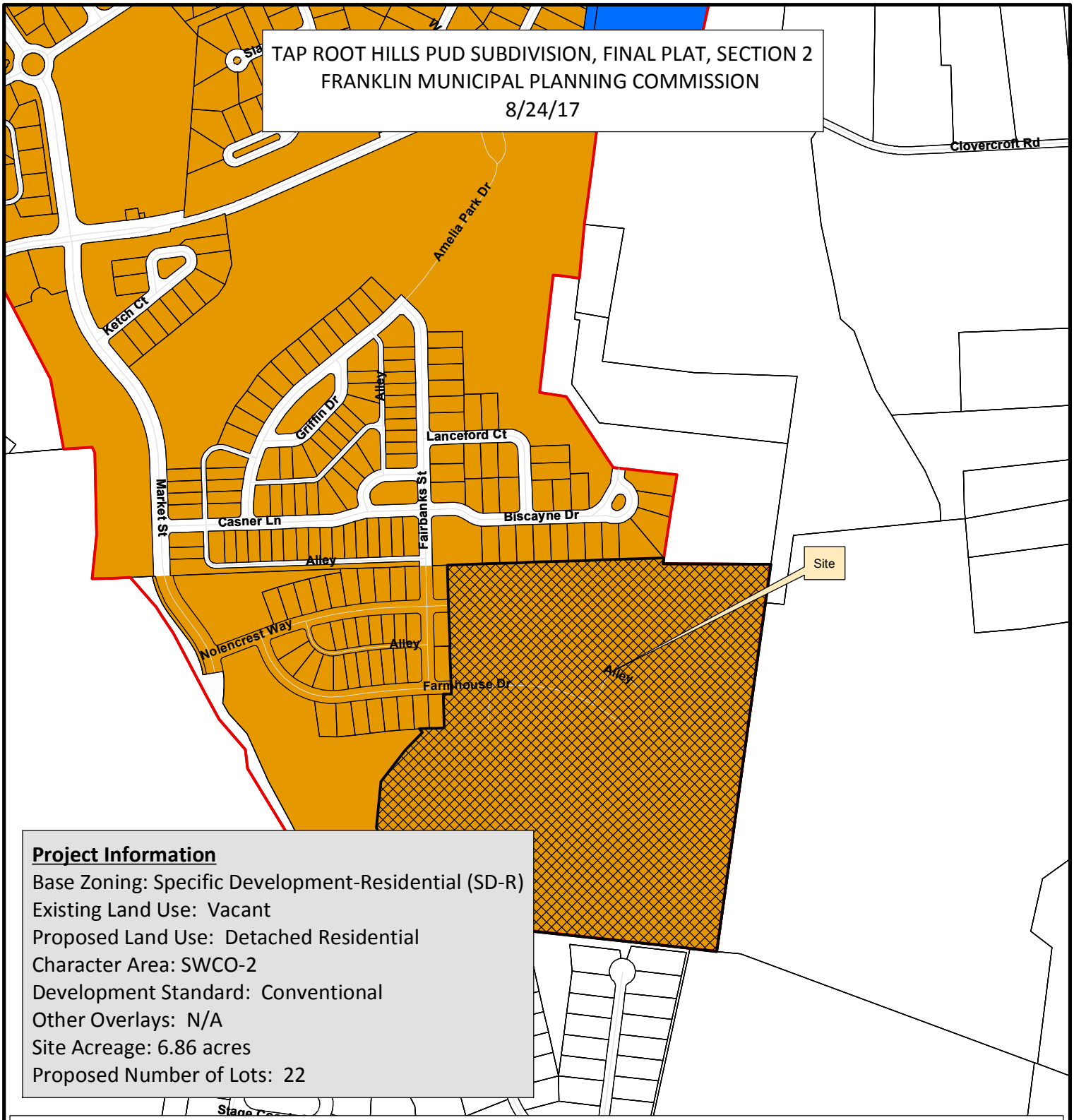
SCALE: 1" = 20'
DATE: 7/10/17
DESIGN: KDC
DRAWN: KDC
CHECKED: KDC

CESO
WWW.CESOINC.COM

JOB NO.: P01937-01
SHEET NO.: 1 OF 1

W:\SURVEY_BACKUP\NASHVILLE\DOWNLOADS\2017\CUMMINS STREET\CONDOS FRANKLIN\17-0710 CAD BASE PLAT CUMMINS.DWG - 8/3/2017 5:54 AM

TAP ROOT HILLS PUD SUBDIVISION, FINAL PLAT, SECTION 2
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/24/17



Project Information

Base Zoning: Specific Development-Residential (SD-R)
Existing Land Use: Vacant
Proposed Land Use: Detached Residential
Character Area: SWCO-2
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 6.86 acres
Proposed Number of Lots: 22

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

N

0 345 690 1,380 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 2016. All rights reserved.

COF no: 6497

CONDITIONS OF APPROVAL:

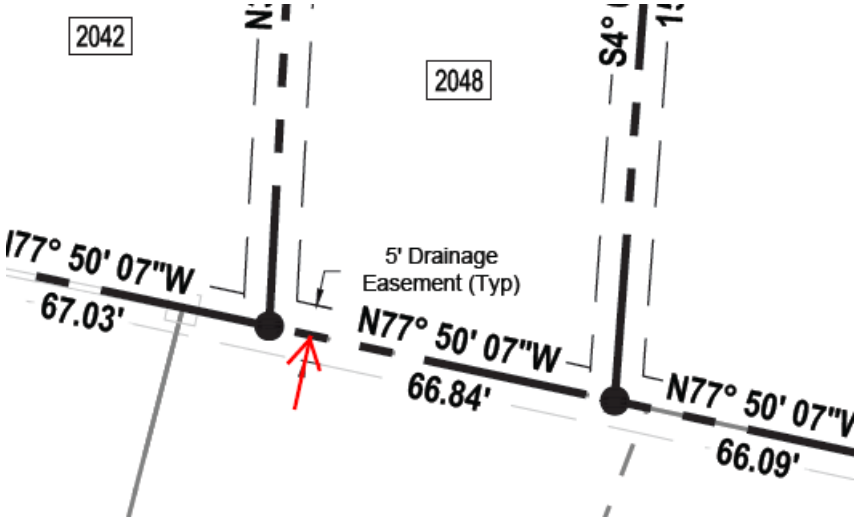
Open Issues: 4 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

17. C. Final Plat

lance.fittro@franklintn.gov Applicant shall revise dimension arrows for the 5' drainage easement to correctly dimension the portion of the drainage easement falling on the lots being platted.



[Edited By Lance Fittro]

Performance Agreement and Surety

General Issues

15. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan(s) 6082 [Tap Root Hills PUD Subdivision, Site Plan, Section 2] shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

Planning

General Issues

19. final plat sheets

joseph.bryan@franklintn.gov Advisory comment: only include first two sheets that are to be recorded with the mylar.

Planning (Landscape)

General Issues

1. Criticak Tree lots

larry.mizell@franklintn.gov The open space lot stall be numbered and the trees on it preserved!
[Edited By Joseph Bryan]

Site Data

Project Name:	Tap Root Hills PUD Subdivison - Section Two
COF Project #:	6497
Subdivision:	Tap Root Hills PUD Subdivison
Lot numbers:	Lots 12-21, 87-95,105-108, 505
Address:	Clovercroft Road
City:	Franklin
County:	Williamson
State:	Tennessee
Civil District:	14th
Existing zoning and charter area overlay:	SD-R (2.28) / SWCO-2 (Seward Hall)
Applicable development standard:	Conventional
Acreage of site:	6.84 acres
Minimum required setback lines:	See this page for Setback Details
Owners representative:	Patterson Company, LLC
Address:	321 Billingsly Court, Suite 19 Franklin, TN 37067
Phone number:	615.472.1317
Email address:	WPatterson@buypatterson.com
Contact name:	Wes Patterson
Applicant:	Energy Land & Infrastructure
Address:	1420 Donelson Pike, Suite A12 Nashville, TN 37217
Phone number:	(615) 383-6300
Fax number:	(615) 383-6341
Email address:	Clay.Wallace@eli-llc.com
Contact name:	Clay Wallace
Engineer / Land Surveyor:	Energy Land & Infrastructure
Address:	1420 Donelson Pike, Suite A12 Nashville, TN 37217
Phone number:	(615 383-6300
Fax number:	(615) 383-6341
Contact names:	Mike Dial

Notes

1. The purpose of this plat is to create 22 single-family residential lots and one open space lot.
2. This property is not located within a flood hazard area as per FEMA NFIP FIRM MAP NUMBER 47187C0220 F, MAP REVISED SEPTEMBER 29, 2006.
3. The lots shall be served by water from Milcrofton Utility District and sewer from the City of Franklin. Individual water and/or sanitary sewer service lines are required for each parcel.
4. Parcel ID's shown thus (000) pertain to property map 080.
5. All property corners not designated otherwise shall be marked with 1/2" iron rods x 18" long with plastic caps.
6. Bearings based on Tennessee State Plan Coordinate System, Zone 5301, Fipszone 4100; NAD 83 datum.
7. Within new development and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, such as cable television, electrical (excluding transformers), gas, sewer, telephone and water lines shall be placed underground.
8. All street light locations and quantities are approximate. Final positioning and quantity shall be at direction of MTEMC.
9. All open space area shall be maintained by the HOA or Property Owner(s) and shall be Public Utility, Drainage and Access Easements (PUDAEs)
10. The property owner(s) or Homeowner's association will maintain all open space, landscape and stormwater management feature areas, detention/retention areas, and all sidewalks and pathways located outside public rights-of-way. All roadways shall be public streets constructed to the City of Franklin specifications in public rights-of-way.
11. All Milcrofton Utility District (M.U.D.) easements shown are exclusive easements. No excavation, building, structure or obstruction of any kind shall be constructed or permitted within the easements except for the installation of pavement for private or public driveways which cross an easement. No trees or shrubbery will be planted within the utility and drainage easements.
12. Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowners Association.
13. Residential fire sprinklers (NFPA 13D) shall be provided in all new homes until the roadway connection to Watkins Creek Subdivision is complete and accessible for emergency vehicles.
14. No obstructions or encroachments which impede the flow of stormwater shall be permitted within Public Drainage Easements between lots. The City of Franklin is not responsible for repair or replacement of any encroachments that are damaged or removed in the course of maintenance activity within easements.
15. There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his designee.
16. Any side elevation visible from a street shall have the same degree of architectural details as the front facade.
17. Unless otherwise designated on the recorded plat, a 10' wide public drainage easement shall exist along all common building lot lines (5' on each side of common lot line) the common building lot line being the center line of said easement. The owner or master developer reserves the right to enter upon all lots to establish or re-establish drainage swales within said easements for the purpose of controlling and directing storm water to collection facilities.
18. Any and all mineral rights for the subject property shall transfer to the owner.
19. The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines or system improvements located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure with is now or in the future may be located within the easement without obtaining any further permission from the property owner or HOA. The property owner or HOA shall be responsible for repairing and/or replacing any such landscaping, fencing, concrete or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City Franklin within an easement on the homeowners' lot at the homeowners' expense.

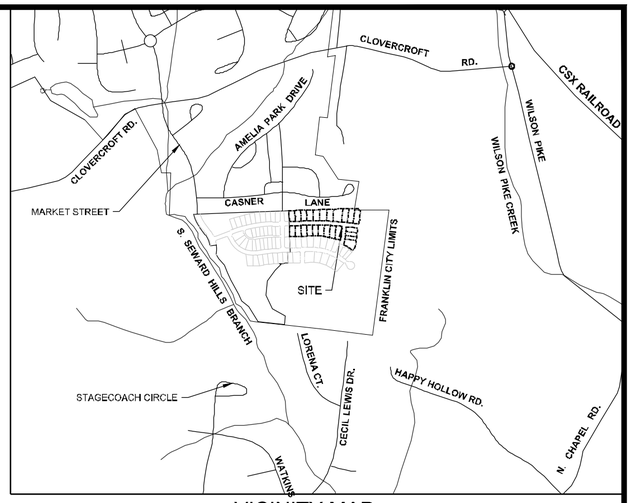
Total area: 298087.38 S.F. or 6.84 Acres

Road Data:

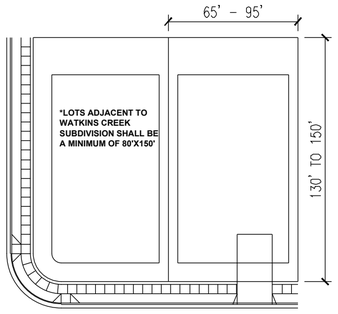
Acreage in new roads including alley right-of-ways	1.35 Acres
Linear footage of new roads	1077.74 Feet
Linear footage of new alleys	309.29 Feet

Deed Reference

TAX MAP 080, PART OF PARCEL 44.03
Owner: Patterson Company, LLC
P/O Deed Book 6336, Page 102
Register's Office for Williamson County, TN

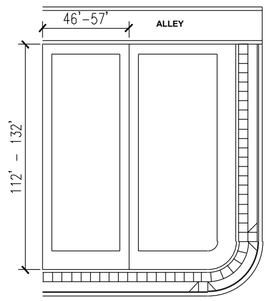


VICINITY MAP
NOT TO SCALE



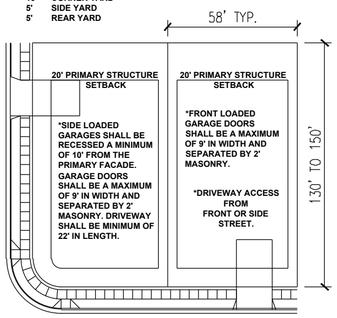
SINGLE FAMILY DETACHED B (LABELED AS TYPE B)

15' FRONT YARD
15' CORNER YARD
5' SIDE YARD
20' REAR YARD



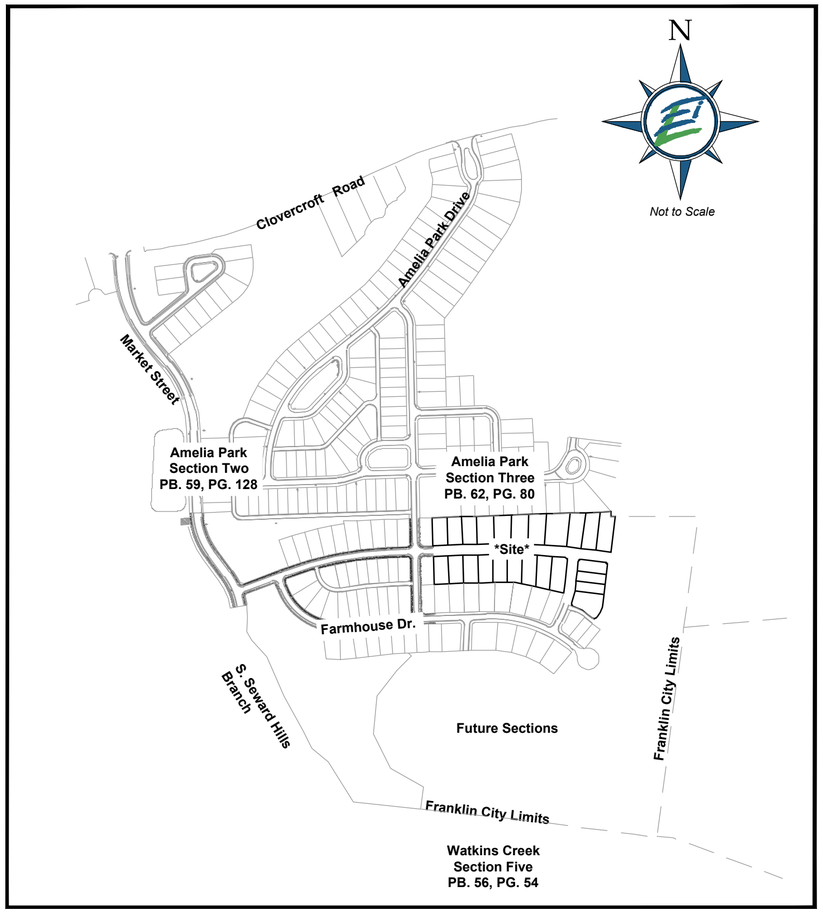
ALLEY LOADED SINGLE FAMILY DETACHED (LABELED AS ALLEY)

10' FRONT YARD
10' CORNER YARD
5' SIDE YARD
5' REAR YARD



SINGLE FAMILY DETACHED A (LABELED AS TYPE A)

10' FRONT YARD
10' CORNER YARD
5' SIDE YARD
20' REAR YARD FOR PRIMARY STRUCTURE



Certificate Of Ownership

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 6336, Page 102, 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 6336, Page 105, R.O.W.C., Tennessee.

_____ _____
Owner Date

Owner Information
Patterson Company LLC
321 Billingsly Ct. STE 19
Franklin, TN 37067

Surveyor Information
Mike Dial, R.L.S.
ELI, LLC
1420 Donelson Pike, Suite A12
Nashville, Tn 37217
Phone: 615-383-6300
Email: mike.dial@eli-llc.com

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, having a ratio of precision of the unadjusted survey greater than 1:10,000.

ARTHUR M. DIAL
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
8-2-2017
TENNESSEE NO. 2411

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 Sewer Systems

I hereby certify that:
(1) The sewer system designated in Tap Root Hills - Section Two 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 posted with the City of Franklin, Tennessee, to assure completion of such systems.

_____ _____
Director, Water Management Department Date
City of Franklin, Tennessee

Certificate Of Approval of Water

I hereby certify that:
(1) The water system designated in Tap Root Hills - Section Two 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 Milcrofton Utility District to assure completion of such improvements.

_____ _____
General Manager, Milcrofton Utility District Date

Certificate Of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:
(1) the streets, drainage, and sidewalks designated in Tap Root Hills - Section Two has been installed in accordance with City specifications, or
(2) a performance agreement and surety in the amount of $ _____ for streets, $ _____ for access, $ _____ for drainage,
and $ _____for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

_____ _____
Director, Streets Department Date
City of Franklin, Tennessee

Certificate Of Approval for Recording

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

_____ _____
Secretary, Franklin Municipal Planning Commission Date

TAP ROOT HILLS PUD
FINAL PLAT
SUBDIVISION - SECTION TWO

SHEET 1 OF 2

14th CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT # 6497

DATE: 07-10-2017
REV-DATE: 08-2-2017

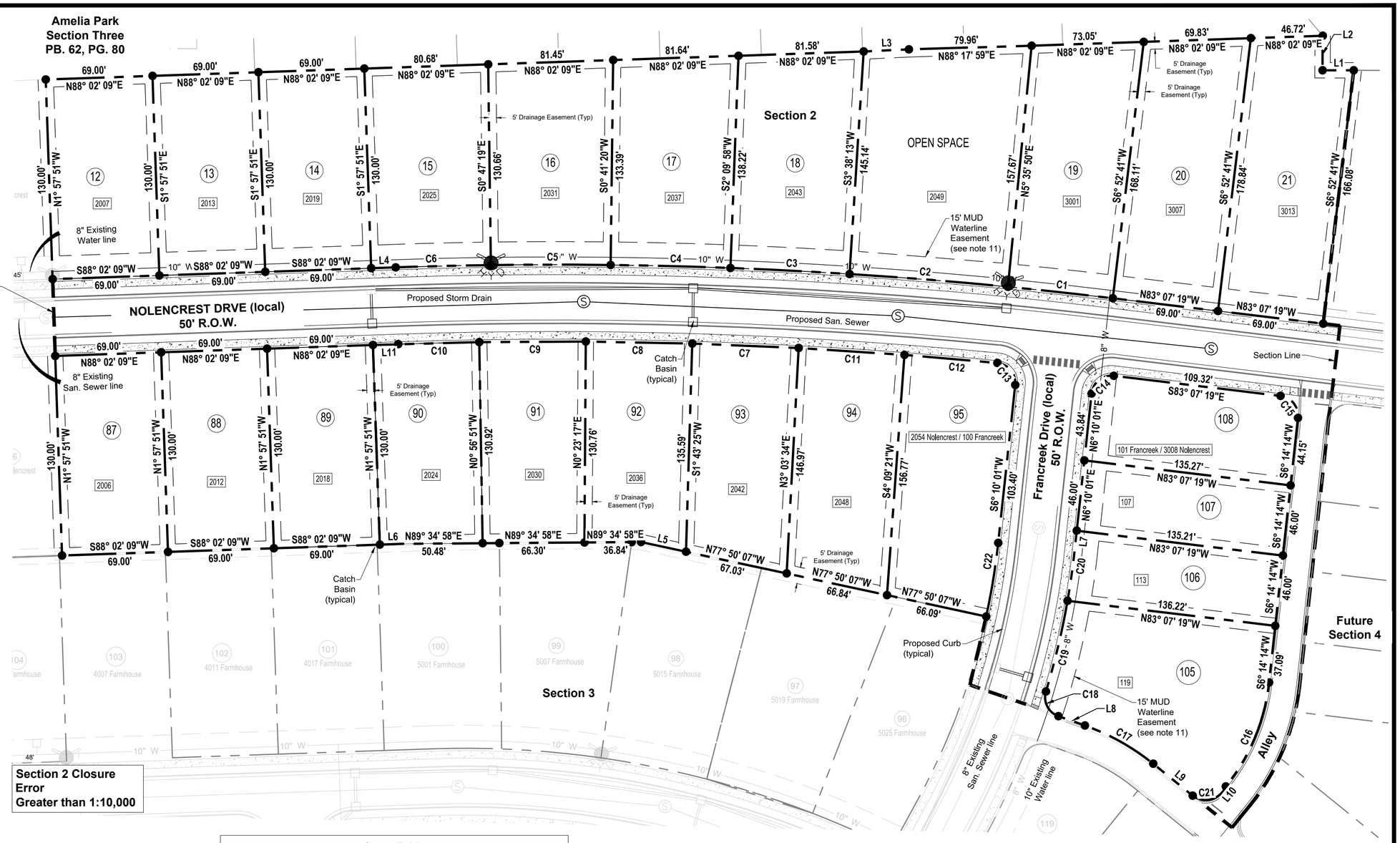
ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS•SURVEYORS•INFRASTRUCTURE•ENVIRONMENTAL

© 2015 ENERGY LAND & INFRASTRUCTURE LLC. ALL RIGHTS RESERVED

N

TN STATE PLANE
NAD 83

GRAPHIC SCALE (IN FEET)
50 0 25 50 100
1 inch = 50 ft.



Lot Table/ Tree Requirement Chart					
Lot #	Square Feet	Acres	ACI	CAL. INCHCES PER TREE	# OF TREES
12	9041	0.21	6	2	2
13	8970	0.21	6	2	2
14	8970	0.21	6	2	2
15	10328	0.24	12	2	6
16	10509	0.24	12	2	6
17	10816	0.25	12	2	6
18	11244	0.26	12	2	6
19	11472	0.26	12	2	6
20	11970	0.27	12	2	6
21	12214	0.28	12	2	6
87	8970	0.21	6	2	2
88	8970	0.21	6	2	2
89	8970	0.21	6	2	2
90	8882	0.20	6	2	2
91	8883	0.20	6	2	2
92	8917	0.20	6	2	2
93	9574	0.22	12	2	6
94	10270	0.24	12	2	6
95	11365	0.26	12	2	6
105	13065	0.30	12	2	6
106	6230	0.14	6	2	2
107	6221	0.14	6	2	2
108	7640	0.18	6	2	2
505	16047	0.37	---	---	---

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	67.62	3025.00	1.28	N83° 45' 45"W	67.62	33.81
C2	103.49	3025.00	1.96	N85° 22' 59"W	103.49	51.75
C3	77.65	3025.00	1.47	N87° 05' 54"W	77.65	38.83
C4	78.00	3025.00	1.48	N88° 34' 21"W	78.00	39.00
C5	78.00	3025.00	1.48	S89° 57' 00"W	78.00	39.00
C6	62.07	3025.00	1.18	S88° 37' 25"W	62.06	31.03
C7	69.35	2975.00	1.34	S87° 36' 31"E	69.35	34.68
C8	69.35	2975.00	1.34	N88° 56' 39"W	69.35	34.68
C9	69.35	2975.00	1.34	S89° 43' 13"W	69.35	34.68
C10	52.78	2975.00	1.02	S88° 32' 39"W	52.78	26.39
C11	69.01	2529.70	1.56	S86° 16' 34"E	69.00	34.51
C12	60.72	3719.05	0.94	S85° 01' 37"E	60.72	30.36
C13	20.56	13.00	90.61	S39° 08' 15"E	18.48	13.14
C14	20.58	13.00	90.71	N51° 31' 21"E	18.50	13.16
C15	20.27	13.00	89.36	S38° 26' 33"E	18.28	12.86
C16	74.32	130.00	32.75	S22° 36' 52"W	73.31	38.21
C17	51.20	150.00	19.56	N60° 47' 09"W	50.95	25.85
C18	19.84	13.00	87.43	N26° 50' 54"W	17.97	12.43
C19	60.75	500.00	6.96	N13° 23' 09"E	60.72	30.41
C20	32.62	500.00	3.74	N8° 02' 10"E	32.61	16.32
C21	20.42	13.00	90.00	S83° 59' 31"W	18.38	13.00
C22	48.54	450.00	6.18	S9° 15' 27"W	48.52	24.30

Line Table		
Line #	Length	Direction
L1	20.32	S89° 54' 40"E
L2	22.50	S0° 05' 20"W
L3	29.43	N87° 19' 07"E
L4	15.94	S88° 02' 09"W
L5	29.98	S77° 50' 07"E
L6	16.48	N88° 02' 09"E
L7	13.39	N6° 10' 01"E
L8	18.29	N70° 33' 49"W
L9	33.04	N51° 00' 29"W
L10	5.21	S38° 59' 31"W
L11	16.48	S88° 02' 09"W

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 811.

Tennessee811
Know what's below. Call before you dig.

Legend

- Fire Hydrant
- W — Water Line
- SA — Sewer Line
- (S) Sewer Manhole
- ● Iron Rod (New)
- ■ Monument (New)
- Proposed Stormwater Inlet
- Concrete Sidewalk
- (1) Lot Number
- 1111 Address

ARTHUR M. DIAL
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
8-2-2017
TENNESSEE NO. 2411

TAP ROOT HILLS PUD
FINAL PLAT
SUBDIVISION - SECTION TWO

SHEET 2 OF 2

14th CIVIL DISTRICT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT # 6497
DATE: 07-10-2017
REV-DATE: 08-2-2017

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

© 2016 ENERGY LAND & INFRASTRUCTURE LLC. ALL RIGHTS RESERVED

SITE DATA

SUBDIVISION/DEVELOPMENT:	TAP ROOT HILLS, SECTION 3
CITY OF FRANKLIN PROJECT NUMBER:	4716
TAX MAP, GROUP, PARCEL NUMBERS:	PORTION OF MAP 80, PARCEL 44.01
LOT NUMBERS:	LOTS 58-59, 96-103, 118-119, & 126-130
ADDRESS:	4101 CLOVERCROFT ROAD
CITY:	FRANKLIN
OWNERS:	WILLIAMSON
STATE :	TENNESSEE
CIVIL DISTRICT:	14TH
EXISTING ZONING AND CHARACTER OVERLAY:	SD-R 2.28 - MGA1 & SWCO-2
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	5.00
OWNER'S REPRESENTATIVE:	PATTERSON COMPANY, LLC
ADDRESS:	321 BILLINGSLY CT., SUITE 19 FRANKLIN, TN 37067
PHONE NO.:	(615) 427-1317
CONTACT:	WES PATTERSON
EMAIL ADDRESS:	WPATTERSON@BUYPATTERSON.COM
ENGINEER:	ENERGY LAND & INFRASTRUCTURE
ADDRESS:	1420 DONELSON PIKE, SUITE A-12, NASHVILLE, TN 37217
PHONE NO.:	(615) 383-6300
CONTACT	CLAY WALLACE
EMAIL ADDRESS:	CLAY.WALLACE@ELI-LLC.COM
CONTRACTOR:	RESOURCE MANAGEMENT COMPANY
ADDRESS:	3108 BRANDON ROAD HERMITAGE, TN 37076
PHONE NO.	629-800-5395
CONTACT:	KENNY BLACKBURN
EMAIL ADDRESS:	KBLACKBURN@RESOURCEMANAGEMENTCOMPANY.COM

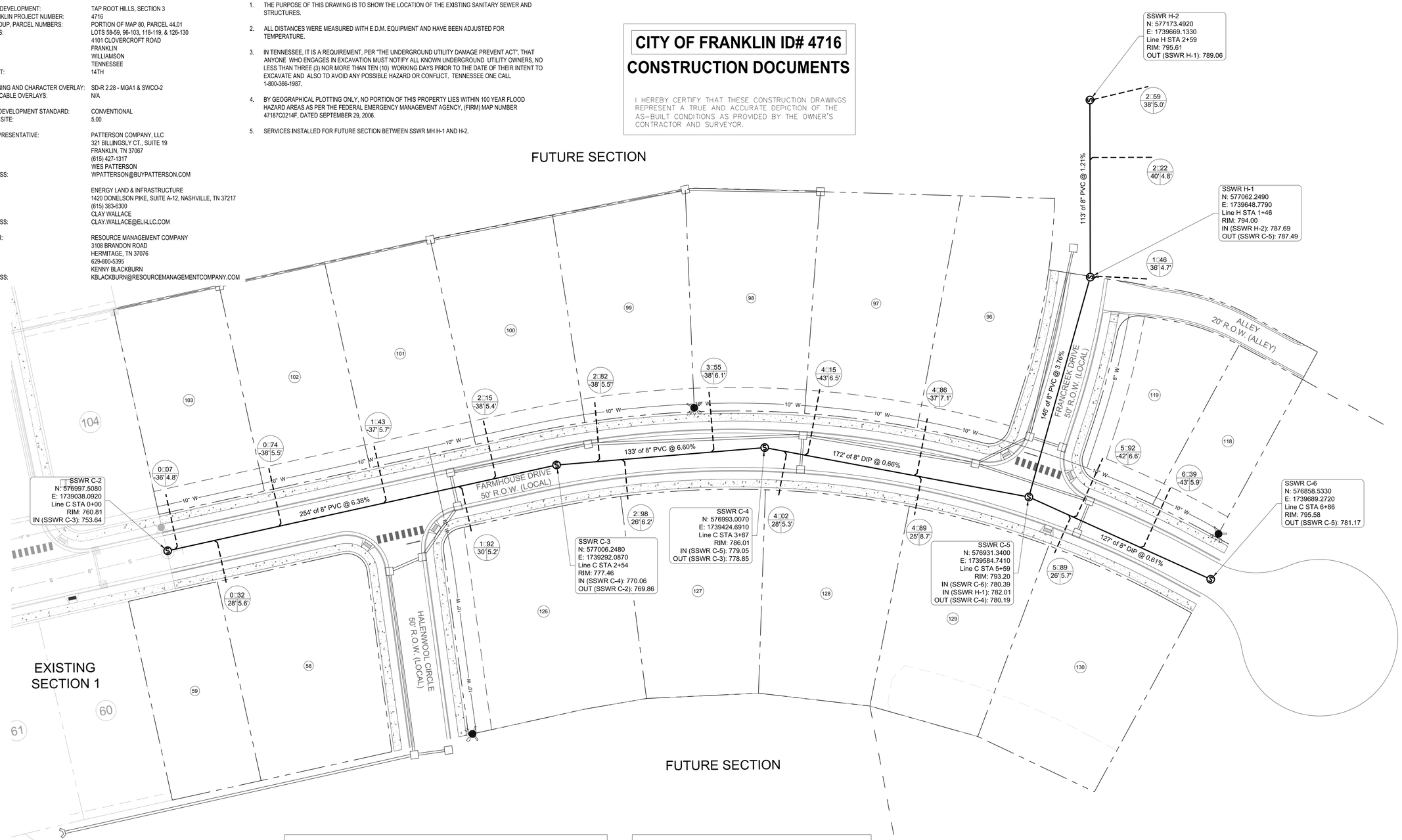
NOTES:

1. THE PURPOSE OF THIS DRAWING IS TO SHOW THE LOCATION OF THE EXISTING SANITARY SEWER AND STRUCTURES.
2. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
3. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENT ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, 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 1-800-366-1987.
4. BY GEOGRAPHICAL PLOTTING ONLY, NO PORTION OF THIS PROPERTY LIES WITHIN 100 YEAR FLOOD HAZARD AREAS AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY, (FIRM) MAP NUMBER 47187C0214F, DATED SEPTEMBER 29, 2006.
5. SERVICES INSTALLED FOR FUTURE SECTION BETWEEN SSWR MH H-1 AND H-2.

CITY OF FRANKLIN ID# 4716

CONSTRUCTION DOCUMENTS

I HEREBY CERTIFY THAT THESE CONSTRUCTION DRAWINGS REPRESENT A TRUE AND ACCURATE DEPICTION OF THE AS-BUILT CONDITIONS AS PROVIDED BY THE OWNER'S CONTRACTOR AND SURVEYOR.



STRUCTURE TABLE						
STRUCTURE	TOC ELEV	LOCATION	INV OUT ELEV	INV IN ELEV	UPSTREAM STRUCTURE	DEPTH (□)
SSWR C-2□	760.81	L□□□ C□STA 0□00		753.64	SSWR C-3	7.17
SSWR C-3	777.46	L□□□ C□STA 2□54	769.86	770.06	SSWR C-4	7.60
SSWR C-4	786.01	L□□□ C□STA 3□87	778.85	779.05	SSWR C-5	7.16
SSWR C-5	793.20	L□□□ C□STA 5□59	780.19	780.39 782.01	SSWR C-6 SSWR H-1	13.01
SSWR C-6	795.58	L□□□ C□STA 6□86	781.17			14.41
SSWR H-1	794.00	L□□□ H□STA 1□46	787.49	787.69	SSWR H-2	6.51
SSWR H-2	795.61	L□□□ H□STA 2□59	789.06			6.55

□□INDICATES INSTALLED IN PREVIOUS SECTION

PIPE SC□ED□LE				
NAME	SI□E	LENGTH	SLOPE	MATERIAL
SSWR C-2 - SSWR C-3	8"	254.15'	6.38□	PVC
SSWR C-3 - SSWR C-4	8"	133.26'	6.60□	PVC
SSWR C-4 - SSWR C-5	8"	171.52'	0.66□	DIP
SSWR C-5 - SSWR C-6	8"	127.39'	0.61□	DIP
SSWR C-5 - SSWR H-1	8"	145.73'	3.76□	PVC
SSWR H-1 - SSWR H-2	8"	113.09'	1.21□	PVC

N

GRAPHIC SCALE (IN FEET)
30 0 15 30 60
1 □□□ 30 □

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

© 2014 ENERGY LAND & INFRASTRUCTURE, LLC. ALL RIGHTS RESERVED

TAP ROOT HILLS
PUD SUBDIVISION, SECTION 3
SANITARY SEWER AS-BUILT
CITY OF FRANKLIN PROJECT NO. 4716
FRANKLIN, TENNESSEE

R□□	D□□	R□□□□ D□□ F□□□□

LARRY C□ WALLACE
REGISTERED ENGINEER
No. 120851
STATE OF TENNESSEE
06/13/17

I□□□□D□□□ □□□□□□□□□□□
ELI Pr□□□□N□□ □□□□□□□□□□
Dr□□□d B□□ LC□□
C□□□□□d B□□ LC□□
S□□□□T□□□□

S□□□□N□□

Filename: W:\8282 BN Patterson_Ingraham Property\CAD\Production Drawings\As-Builts\Section 3\Sewer\Tap Root Hills, Section 3 SSWR As-Built.dwg
Layout: Sheet 1 Layout
Plotted: Thursday, June 15, 2017 - 1:14 pm
By: clyw