City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, August 22, 2019 | **7:00 PM** | **Board Room**

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, August 22, 2019, 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. 19-0801 Approval of the July 25, 2019 FMPC Minutes.

Attachments: Draft FMPC Minutes July 2019

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. 19-0822 Alexander Plaza PUD Subdivision, site plan, (Kroger Site Renovations); release the maintenance agreement for drainage improvements. (CONSENT AGENDA)

3. 19-0823 Franklin First United Methodist Church PUD Subdivision, site plan, section 1; accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

4. 19-0824 Lockwood Glen PUD Subdivision, site plan, section 10; extend the performance agreement for drainage improvements to August 27, 2020. (CONSENT AGENDA)

5. 19-0825 Rizer Point PUD Subdivision, site plan, section 1; extend the performance agreement for drainage improvements to August 27, 2020. (CONSENT AGENDA)

6. 19-0826 Village at West Main PUD Subdivision, site plan; accept the drainage and green infrastructure improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

7. 19-0744 Consideration Of Ordinance 2019-27: An Ordinance To Rezone 38.66 Acres From Estate Residential (ER) District To Agricultural (AG) District For The Property Located North Of Old Charlotte Pike, East Of Future Mack Hatcher Parkway, And West Of Carlisle Lane. (Proposed Animal Control Center) (FMPC 8/22/19, 6-0; BOMA 9/10/19, 8-0; 10/8/19, 8-0) THIRD AND FINAL READING

Sponsors: Emily Hunter

Attachments: ORD 2019-27 OLD CHARLOTTE COUNTY PROPERTIES_with Map and Surve

MAP RES 2019-27 County Properties RZ

Boundary Survey ORD 2019-27

8. 19-0766 Consideration Of Ordinance 2019-29: An Ordinance To Rezone 6.22 Acres From Specific Development-Residential (SD-R) District To Specific Development-Residential 14.31 (SD-R 14.31) District For The Property Located North Of Mallory Station Road And East Of Sunrise Circle, At 200 Mallory Station Road (Oakbrook PUD Subdivision, previously noticed as Mallory Station PUD Subdivision). (FMPC 8/22/19, 6-0; BOMA 9/10/19, 8-0; 10/8/19, 8-0) THIRD AND FINAL READING.

Sponsors: Emily Hunter

Attachments: ORD 2019-29 Oakbrook PUD Rezone_with Map and Survey.Law Approved 2

MAP ORD 2019-29 Oakbrook PUD

2019-08-01 MAllory Station Rezoing

Oakbrook Letter of Objection Response

2019.10.8_Letter to Aldermen re Oakbrook Subdivision_Avenida Partners

9. 19-0767 PUBLIC HEARING: Consideration Of Resolution 2019-77: A Resolution Approving A Development Plan For Oakbrook PUD Subdivision, For The Property Located North Of Mallory Station Road And East Of Sunrise Circle, At 200 Mallory Station Road (previously noticed as Mallory Station PUD Subdivision). (8/22/19 FMPC 6-0, 9/10/19 WS)

Sponsors: Emily Hunter

Attachments: RES 2019-77 Oakbrook PUD_with Map and Survey.Law Approved 2

MAP ORD 2019-29 Oakbrook PUD

7037 Mallory Station PUD DP Conditions of Approval_01a

2019-08-01 MAllory Station Developemnet Plan submittal

EMAIL CORRESPONDENCE ATTACHMENT 8.21.2019

EMAIL CORRESPONDENCE ATTACHMENT Response to Adjoiners19-0819

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

10. 19-0793 Berry Farms Town Center PUD Subdivision, Final Plat, Section 10, Revision 2, Resubdividing Lot 1001 Into Two Commercial Lots, On 40.41 Acres, Located At The Intersection Of Berry Farms Crossing And Rural Plains Circle. (CONSENT AGENDA)

Attachments: 7033 BFTC FP SEC 10 REV 2
7030 BFTC Sec 10 Lot 1001 FP
7030 PLAT Berry Farms - Section 10 Revision 2

11. 19-0810 Berry Farms Town Center PUD Subdivision, Final Plat, Section 11, Creating Three Mixed-Use Lots, On 38.62 Acres, Located at Rural Plains Circle. (CONSENT AGENDA)

Attachments: MAP 7033 BFTC FP Sec 11
7033 BFTC PUD Sec 11 FP Conditions of Approval_01
554919011_2019-08-01_Berry Farms - Section 11_Final Plat

12. 19-0811 Berry Farms Town Center PUD Subdivision, Final Plat, Section 11, Revision 1, Lot 1111, Creating Two Commercial Lots, On 7.29 Acres, Located At Rural Plains Circle. (CONSENT AGENDA)

Attachments: MAP 7032 BFTC FP Sec 11 Rev 1 Lot 1111
7032 BFTC PUD Sec 11 FP rev 1 Lot 1111 Conditions of Approval_01
554919011_2019-08-01_Berry Farms - Section 11-Lot 1111_Final Plat

PLANS OF SERVICES, ANNEXATIONS, AND ASSOCIATED ZONINGS

13. 19-0762 PUBLIC HEARING: Consideration of Resolution 2019-74: A Resolution Adopting A Plan Of Services For The Annexation Of 4331 Long Lane, By The City Of Franklin, Tennessee. (8/22/19 FMPC 7-0, 9/10/19 WS)

Sponsors: Emily Hunter

Attachments: RES 2019-74 4331 Long Lane PLAN OF SERVICES_with Map.Law Approved
MAP_RES 2019 74 AND 75

14. 19-0763 Consideration of Resolution 2019-75: A Resolution To Annex Property At 4331 Long Lane, Consisting Of 58 Acres, Property Located South Of Long Lane And North Of Peytonsville Road And Adjoining The City Limits Within The Southeast Part Of The Franklin Urban Growth Boundary (UGB). (FMPC 8/22/19, 7-0; BOMA 9/10/19, 8-0; 10/8/19, 8-0) THIRD AND FINAL READING.

Sponsors: Emily Hunter

Attachments: RES 2019-75 4331 Long Lane ANNEXATION_with Map.Law Approved
MAP_RES 2019 74 AND 75
Annexation Request 19-03-06

15. 19-0764 Consideration Of Ordinance 2019-28: An Ordinance To Zone 58 Acres Estate Residential (ER) District, Hillside/Hillcrest Overlay (HHO) District, Goose Creek Character Overlay 4d (GCCO 4d) District, "Either" Development Standards, For The Property Located South Of Long Lane And North Of Peytonsville Road, 4331 Long Lane. (FMPC 8/22/19, 7-0; BOMA 9/10/19, 8-0; 10/8/19, 8-0) THIRD AND FINAL READING.

Sponsors: Emily Hunter

Attachments: ORD 2019-28 ZONING_4331 Long Lane_with Map.Law Approved

MAP_ORD 2019-28 ZONE

16. 19-0777 PUBLIC HEARING: Consideration Of Resolution 2019-78: A Resolution Adopting A Plan Of Services For The Annexation Of Several Properties, Located South Of Long Lane, East Of Interstate 65, Outside Of The Southeastern Part Of The Franklin Urban Growth Boundary (UGB), By The City Of Franklin, Tennessee. (8/22/19 FMPC 7-0, 9/10/19 WS)

Sponsors: Emily Hunter

Attachments: RES 2019-78 PLAN OF SERVICES SE PROPERTIES_with Exhibits.Law Apprc

RES 2019-78 PLAN OF SERVICES SE PROPERTIES_with Exhibits.Law Apprc

RES 2019-78 MAP PLAN OF SERVICES

Annexation Request 19-05-23

24 Signed Affidavits 5-24-19

owner affidavit 2 parcels

owner affidavit parcel 133 01802

17. 19-0779 Consideration Of Ordinance 2019-30: An Ordinance To Zone 474 Acres Estate Residential (ER) District, For The Property Located South Of Long Lane And East Of Interstate 65. (FMPC 8/22/19, 7-0; BOMA 9/10/19, 8-0; 10/8/19, 8-0) THIRD AND FINAL READING.

Sponsors: Emily Hunter

Attachments: ORD 2019-30 Ordinance to Zone Annexed Area_with exhibits.Law Approved

ORD 2019-30 MAP Exhibit A

Annexation Request 19-05-23

24 Signed Affidavits 5-24-19

owner affidavit 2 parcels

owner affidavit parcel 133 01802

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 25, 2019 | **7:00 PM** | **Board Room**

Present 7 - McLemore, Harrison, Petersen, Orr, Allen, Lindsey, and Szilagyi

Absent 2 - Hathaway, and Franks

CALL TO ORDER

MINUTES

1. Approval of the June 27, 2019 FMPC minutes.

Attachments: Draft FMPC Minutes June 2019

Commissioner Harrison moved, seconded by Commissioner McLemore, to approve the minutes from June 27, 2019, as presented. The motion carried by the following vote:

Aye: 7 - McLemore, Harrison, Petersen, Orr, Allen, Lindsey, and Szilagyi

Absent: 2 - Hathaway, and Franks

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

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

ANNOUNCEMENTS

Vice-Chair Lindsey asked if Staff had any announcements. There were none.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

Approval of the Consent Agenda

Commissioner McLemore moved, seconded by Commissioner Allen, to approve items 2-8 and items 12-14 as presented on the Consent Agenda. The motion carried by the following vote:

Aye: 7 - McLemore, Harrison, Petersen, Orr, Allen, Lindsey, and Szilagyi

Absent: 2 - Hathaway, and Franks

SITE PLAN SURETIES

2. Franklin Housing Authority PUD Subdivision, site plan, revision 2, Reddick Street Phase 2; release the maintenance agreement for streets improvements. (CONSENT AGENDA)

This Planning Item was approved.

3. Highlands at Ladd Park PUD Subdivision, site plan, section 24; release the maintenance agreement for green infrastructure improvements. (CONSENT AGENDA)

This Planning Item was approved.

4. Medcore Medical Building Subdivision, site plan, lot 2 (HealthSouth Rehab Center); extend the maintenance agreement for drainage improvements to July 23, 2020. (CONSENT AGENDA)

This Planning Item was approved.

5. Nissan North America North Parking Lot Addition Subdivision, site plan; extend the maintenance agreement for green infrastructure improvements to July 23, 2020. (CONSENT AGENDA)

This Planning Item was approved.

6. Quail Hollow Subdivision, site plan, section 2, lot 11 (O'Reilly Auto Parts); release the maintenance agreement for sidewalks improvements; extend the performance agreement for drainage improvements to July 23, 2020. (CONSENT AGENDA)

This Planning Item was approved.

7. South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); extend the maintenance agreement for drainage/detention improvements to July 23, 2020. (CONSENT AGENDA)

This Planning Item was approved.

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

This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

9. Consideration Of Ordinance 2019-23: "An Ordinance to Rezone 0.28 Acres From R-3 to Office Residential (OR) for the Property Located At 1330 Columbia Avenue. (07-25-19 FMPC 6-1)"

Attachments: MAP 7022 Battle Ground Land Co Rez

ORD 2019-23 Battle Ground Park Land Co Rezone_with Map and Survey.Law Approved

1330 Columbia Avenue Final Plat

Mr. Joseph Bryan, Planner, stated that the proposed rezoning fits with the recommendation of the Envision Franklin Land Use Plan, which places this lot in the Office Residential Design Concept. Envision Franklin recommends any new construction maintain the single-family-style of the established residential character of the neighborhood. No corresponding site plan for development of the property has been submitted at this time.

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

Vice-Chair Lindsey asked if there were any citizen comments. There were none.

The Applicant was represented by Daniel Petersen, owner. The Applicant stated that previously the Planning Commission recommended approval for the property to allow for a Bed and Breakfast on the property. He stated that he now wanted to propose a similar plan, but zoned for simple office use.

Vice-Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Orr, that Ordinance 2019-23 be recommended to the Board of Mayor and Aldermen for approval.

Vice-Chair Lindsey asked for any discussion on the motion.

Alderman Petersen stated that Office Residential is different from doing a Bed and Breakfast. She asked to hear about the use of the property. She stated the access, which she stated was not really an alley, behind the house was unpaved and goes behind all of the homes on Everbright and that face Battle Ave. She stated some people had contacted her, and she also drove out the property herself. She stated she could see difficulties associated with access to the property. She asked Staff what uses were associated with Office Residential.

Mr. Bryan stated that it would not be used for retail. Ms. Diaz-Barriga, Current Planning Supervisor, stated that she believed Bed and Breakfast was permitted in Office Residential zoning. She stated that this was considered for this item.

Alderman Petersen asked how many parking spaces would be needed. She stated that she considered the access to this property difficult, even more than properties facing Columbia Ave.

Mr. Bryan stated it was 2 spaces per every 1000 square feet. Mr. Petersen stated the current property is 1000 square feet, and with the addition, the total square footage would be around 3,000 to 3,500 square feet. He stated there would be 10 parking spots.

Alderman Petersen stated that 10 parking spaces would be problematic if someone was trying to pull out onto Columbia Avenue.

Mr. Jimmy Wiseman, Assistant Director of Engineering, stated that they would look at the sight distance.
Alderman Petersen stated that she noticed there would be no additional access onto Columbia Ave. She stated that the nearby house has a very tall fence, making site distance more difficult. She also stated that there are a dozen properties which use the alley for access. She stated the nearby school has a parking lot that is used for picnics. She stated that children also use this alley for access to the nearby library and County park, allowing them not to cross major streets. She stated the alley is not 20 feet wide and is not paved.

Mr. Wiseman stated that the alley did not look very wide and was not paved.

Commissioner Harrison stated the alley has 18 feet of right of way with 8 feet of gravel on final plat.

Alderman Petersen stated that the alley was not maintained by the City of Franklin. Mr. Wiseman stated it had not been paved. Commissioner Harrison stated it was designated "unclassified". Alderman Petersen stated, with 10 extra cars, there are concerns about the alley.

Ms. Diaz-Barriga listed the following uses for Office Residential:
Attached Dwellings,
Detached Dwellings,
Charitable, Fraternal and Social Organizations,
Essential Services,
Passive Parks,
Offices,
Bed and Breakfast Establishments,
Private and Neighborhood Recreational Facilities,
and Telecommunication Towers.

Ms. Diaz-Barriga stated all of these uses were dependent upon whether they could fit on the site.

Alderman Petersen stated she was concerned how ten cars would access and leave the property.

Commissioner Allen asked for confirmation concerning the number of parking spaces.

Ms. Emily Hunter, Director of Planning and Sustainability, stated that it is difficult to determine the number since a site plan has not been submitted. However, it would most likely be 6-10 parking spaces required.

Mr. Petersen stated that he thought it was 2.91 parking spaces per 1,000 square feet. Ms. Diaz-Barriga stated it was 2.85 per 1,000 square feet. He stated the Bed and Breakfast plans had 6-8 approved parking spots. He asked Alderman Petersen how she considered this plan different from the previously approved Bed and Breakfast.

Alderman Petersen stated that she attended the Neighborhood Meeting for the Bed and Breakfast. However, she had not driven down the alley at that point. Having driven down

the alley, she now had concerns. The idea of the only access being through the alley, with the sight distance, causes concern. She stated a driveway turning onto Columbia Avenue would provide better sight distance.

Mr. Wiseman stated Engineering would evaluate this when the site plan was submitted.

Vice-Chair Lindsey asked if the alley was designated as a right of way, but not maintained.

Mr. Wiseman stated that it was a public right of way.

Vice-Chair Lindsey stated that he had received correspondence from a citizen stating that people were blocking the alley, resulting in problems.

Alderman Petersen stated that two vehicles, going opposite directions, could not pass each other on the road.

Mr. Wiseman stated that the alley is not a standard alley width.

Vice-Chair Lindsey stated that this item was for rezoning the property. He asked Mr. Petersen if the total area would be 3,000 to 3,500 square feet and if it would be a tear down or addition.

Mr. Petersen stated it would be an addition to a fully remodeled structure, which is currently used as a short term rental. He stated that the alley is a unique situation and a driveway off of Columbia Pike is not an option for parking. He stated that several people use the alley and pull out onto Columbia Avenue. He stated that his neighbor, Mr. Lehew, is the only neighbor who shares the same length as his property. He stated they have an 8 foot fence. He stated the neighbor's fence is not the issue, but the skip laurels that are planted in the right of way. Mr. Petersen stated he may ask his neighbor to remove the skip laurels.

Alderman Petersen asked how would you know what the right of way is.

Commissioner McLemore stated that the plat showed it as 18 feet. She asked who the right of way belongs to.

Mr. Wiseman stated it was a public right of way.

Mr. Petersen stated that the City of Franklin trimmed branches and took care of fallen trees.

Vice-Chair Lindsey asked for a vote on the motion.

The motion carried by the following vote (6-1). Alderman Petersen voted against the motion.

Commissioner Harrison moved, seconded by Commissioner Orr, that Ordinance 2019-23 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 6 - McLemore, Harrison, Orr, Allen, Lindsey, and Szilagyi

No: 1 - Petersen

Absent: 2 - Hathaway, and Franks

10. *Consideration Of Ordinance 2019-20: "An Ordinance To Rezone 20.90 Acres From General Commercial (GC) District To Specific Development-Residential (SD-R 11.34) District For The Property Located East Of Carothers Parkway And South Of Murfreesboro Road, 250 Rosa Helm Way, 2050 And 2051 Wood Duck Court (Wood Duck Court PUD Subdivision) Establishing a Public Hearing Date of 9-10-19. (07-25-19 FMPC 6-0)". FIRST OF THREE READINGS

Attachments: MAP ORD 2019-20 and RES 2019-56 Wood Duck Court PUD

ORD 2019-20 Wood Duck Court PUD_with Exhibit.Law Approved

6991 Wood Duck Rezoning package

Commissioner Harrison recused himself from Item 10.

Ms. Amy Diaz-Barriga, Current Planning Supervisor, stated that these three properties are within the Regional Commerce Design Concept. The Regional Commerce Design Concept contains high-intensity centers that attract large numbers of people and employers from both within and outside of the City. The Regional Commerce area should transition in intensity and scale across this design concept. In terms of multifamily uses, Envision Franklin states:

New multifamily residential is encouraged within Regional Commerce to create lively, walkable neighborhoods near restaurants, shops, grocery stores, and workplaces. In locations where commercial use on the first floor is not viable, multifamily units should provide individual ground floor entrances, stoops, or front porches, and pedestrian connections to the street or to a drive resembling a street.

In terms of location, this site is not a viable location for commercial uses. The three properties are only accessed from a cul-de-sac located off a local road. The site also has stream buffer and floodplain constraints along its frontage. Therefore, Multifamily is appropriate as a single use on this site.

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

Vice-Chair Lindsey asked if there were any citizen comments. There were none.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr. Gamble stated that the property is currently zoned General Commercial. He stated that in Envision Franklin there are aspects of the guiding policies that encourage a mix of uses. He stated that this is an excellent opportunity and example of how we can bring Residential within an area of existing Non-Residential/Commercial uses. The Williamson County Housing Partnership (WCHP) is tirelessly looking for opportunities around Franklin and Williamson County for developments. These developments will offer For Sale/Buyer Owned opportunities for families that have combined incomes of less than 80% of the Nashville MSA (not Williamson County or Franklin MSA). Mr. Gamble stated that they are extremely excited to have the opportunity that will have a major impact to 273 families. The Applicant stated he was there to answer any questions about the rezoning.

Vice-Chair Lindsey asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Szilagyi, that Ordinance 2019-20 be recommended to the Board of Mayor and Aldermen for approval.

Vice-Chair Lindsey asked for any discussion on the motion.

Alderman Petersen stated that her discussion items were more for the Development Plan.

Vice-Chair Lindsey asked for a vote on the motion.

The motion carried unanimously.

Commissioner McLemore moved, seconded by Commissioner Szilagyi, that Ordinance 2019-20 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 6 - McLemore, Petersen, Orr, Allen, Lindsey, and Szilagyi

Absent: 2 - Hathaway, and Franks

Recused: 1 - Harrison

11. Consideration Of Resolution 2019-56: "A Resolution Approving A Development Plan For Wood Duck Court PUD Subdivision With 1 Modification Of Development Standards (Parking Requirements) For The Property Located East Of Carothers Parkway And South Of Murfreesboro Road (250 Rosa Helm Way, 2050 And 2051 Wood Duck Court). Establishing a Public Hearing Date of 09-10-19. (07-25-19 FMPC 6-0)"

Attachments: MAP ORD 2019-20 and RES 2019-56 Wood Duck Court PUD

2019-56 RES Wood Duck Court PUD_with Exhibits.Law Approved

6992 Wood Duck PUD DP Conditions of Approval_01

6992 Wood Duck Development Plan site layout only

6992 Wood Duck Development Plan elevations

6992 Wood Duck Development Plan Full package

Wood Duck Court Updated Parking Analysis Technical Memo

Commissioner Harrison recused himself from Item 11.

Ms. Diaz-Barriga stated that this development plan proposes 237 multifamily units houses in eight buildings across three properties. Envision Franklin places these properties in the Regional Commerce Design Concept, and supports the multifamily use as described in staff report for the associated rezoning. Further, Envision Franklin supports this less-intense type of use as a transition to established residential areas.

In terms of the site design, the properties have numerous site constraints, including steeper slopes along the south property lines, and floodplain and stream buffers on the north property lines. This leaves a small, linear corridor in which to place buildings. Because of this, the plan is not able to fully meet the intent of Envision Franklin's goal of placing parking to the rear of the property. However, the project attempts to break up the parking areas into smaller nodes and include formal open spaces and sidewalks adjacent to all buildings. The plan also provides for a secondary access point along the north east limits of the property, connecting to an existing access easement. This connection point will be required to span above the floodplain, and provides a secondary access point for emergency services.

Transitioning to the adjacent existing neighborhood is a goal of Envision Franklin and a requirement of the Zoning Ordinance. The plan accomplishes this in two ways. The height of the buildings on the easternmost property are a maximum height of three stories, as prescribed in Envision Franklin's Interstate Corridor Building Heights Map found in Appendix G. Also, the plan implements an Incompatible Land Use Buffer along the eastern property line, as required by the Zoning Ordinance.

This Development Plan includes one Modifications of Standards (MOS #1) for the Minimum Parking Requirements.

The City of Franklin Zoning Ordinance Table 5-9: Minimum Off-Street Parking requires that development within the Conventional Development Standards areas provide 1.5 parking spaces for any attached dwelling unit with 0-1 bedroom. The applicant has requested that this minimum requirement be reduced to 1.4 parking spaces. The Board of Mayor and Aldermen (BOMA) approved this exact request on a previous project by the same development team, for the Village at West Main Development. The applicant has

also provided a study, showing the current parking demand at the Village at West Main Development. The study evaluated the parking lot at both AM And PM peak demand times and shows that, even with the approved parking reduction, the parking lot is not full.

Staff Recommended Approval of Modification of Standards #1.

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

Vice-Chair Lindsey asked if there were any citizen comments. There were none.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr. Gamble stated that they are proposing 237 for sale condominiums by the Williamson County Housing Partnership (WCHP). WCHP has been working hard to put the financing in place for this development. They have currently secured a $300,000 THDA grant. That grant requires that a covenant be placed on the property. The covenant requires that families who meet the threshold of less than 80% of the median income qualify for the purchase. These homes cannot be rented, but have to be owner occupied. We will have a mix of 149 one bedroom condominiums and 88 two bedroom condominiums. Mr. Gamble stated that Ms. Diaz-Barriga had mentioned that they were asking for a Modification of Standards to reduce the parking count for the one bedroom units. This is based off of their experience at the West Main Street development. He stated that the report shows that the parking counts were done during peak hours. Mr. Gamble's consultant team stated that they need to count the parking spaces at 9 p.m. at night. He stated they will provide that information to the Board of Mayor and Aldermen. He stated that they know that, even in the evenings, they have an additional 15-16 parking spaces at the West Main Street development. The West Main Street development only has one bedroom units. The proposed development has a mix of both one and two bedroom units. Mr. Gamble stated that they are not asking for a compromise for the parking requirement for the two bedroom units (2.5 per unit). For the one bedroom units, they are asking for 1.4 parking spaces instead of 1.5.

Mr. Gamble stated that he had provided an 11x17 handout to the Commissioners (added to the record). He stated that this handout was not new information but it highlighted some information pertaining to the development plan. He referred to the blue area, showing the floodway for the Watkins Branch stream, which flows across the property. He stated that the bridge at Wood Duck Court was constructed in error with the floodway going over the bridge. Mr. Gamble stated that they would be taking the bridge out and reconstruct the bridge so that it is above the 100 year flood plan. In fact, the finished elevation will be 3 feet above the 100 year flood plain and, also, above the 500 year flood plain. This is important because removing the bridge changes the dynamics of the 100 year flood plain. Mr. Gamble discussed details pertaining to the handout. Mr. Gamble stated that this change would provide people in the three building safe access to a public right of way, even during a 100 year storm event. Mr. Gamble stated that some of the parking spaces may be in the 100 year flood plain. Parking is allowed to be in the 100 year flood plain. Mr. Gamble stated that they wanted to make sure emergency vehicles had safe access to the property. He stated there is a proposed secondary access through Hendrix Automotive's property. He stated this may be manipulated slightly in the future site plan. Mr. Gamble stated he had his team of experts available for any questions.

Vice-Chair Lindsey asked for a motion for the main motion.

Commissioner Allen moved, seconded by Commissioner McLemore, that Resolution 2019-56 be recommended to the Board of Mayor and Aldermen for approval.

Vice Chair Lindsey asked for discussion on the main motion.

Commissioner Szilagyi asked about adding a condition so that the flood plain is not in conflict with the buildings.

Vice Chair Lindsey asked for a motion for the Modification of Standards.

Alderman Petersen moved, seconded by Commissioner Allen, to approve the Modification of Standards.

Vice-Chair Lindsey asked for any discussion on the motion for the Modification of Standards.

Alderman Petersen stated that the hours for the parking study for the development plan should be at night. She stated she would like to use the example of the West Main Street development. She felt that the 1.4 parking space ratio would be adequate. She stated that the peak hours for parking are at night, not during the day.

Commissioner Orr asked if all of the West Main Street development units were sold. Mr. Gamble stated that there was one unit available.

Vice-Chair Lindsey asked to confirm that the Modification of Standards did not change the 2.5 parking space ratio for the two bedroom units. The change would be to allow 1.4 parking spaces for each one bedroom unit instead of the 1.5 requirement.

Alderman Petersen stated she would like to get the new counts using the night hours before it went before the Board of Mayor and Aldermen.

Vice-Chair Lindsey asked for a vote on the motion for the Modification of Standards.

The motion carried unanimously .

Vice-Chair Lindsey asked for discussion on the main motion.

Commissioner Szilagyi stated that she would like to add a condition that the 100 year flood plain does not interfere with the buildings.

Ms. Diaz-Barriga stated that this was already a Condition of Approval.

Alderman Petersen stated that she was happy that changing the bridge would take care of some of the flood issues. She asked for details about the cut and fill. She stated that the three buildings definitely needed to be out of the flood plain. She asked how the Applicant planned to manage this.

Mr. Steve Casey stated they would be working this out as they went throught the site plan process. He stated that they would be filling and pushing the flood plain line closer to the stream. He stated that this would speed up the flow which would lower the depth. However, the biggest thing that they were doing was pulling out the culvert at Wood Duck Court. He stated that this would reduce the constriction and give a greater capacity to put fill in the flood plain. He stated they would have a no rise condition for the base flood

elevation.

Alderman Petersen asked if they were going to have to cut in the area, and if removing the bridge would take care of the flood issues. Mr. Casey stated that they are still working through the details. He stated they are still looking at other opportunities to compensate to cut to compensate for the fill. He stated they had some detention basins in the flood plain. They discussed the level of study that they will be conducting. They stated they would be going through FEMA for a Conditional Letter of Map Revision, as required by the City of Franklin and FEMA for this change. He stated that by removing the current culvert, which is causing constriction for the floodway, they will be spanning the floodway allowing both accesses to be kept free of the floodway. He stated that they would be doing hydraulic modeling to prove a no rise condition over the existing condition.

Vice-Chair Lindsey asked if the secondary access road would be constructed as part of the project. The Applicant confirmed this and they would use a culvert that was sized in accordance. Mr. Casey stated that they had done preliminary modeling for this and are still working through a configuration which will produce the no rise. Mr. Casey stated the other variable was the location. He stated they they may work further down stream.

Alderman Petersen stated that, at present, the culvert was hard to see.

Vice-Chair Lindsey asked for a vote on the main motion, as amended.

The motion carried unanimously.

Commissioner Allen moved, seconded by Commissioner McLemore, that Resolution 2019-56 be recommended to the Board of Mayor and Aldermen for approval, as amended. Alderman Petersen moved, seconded by Commissioner Allen, to approve the Modification of Standards (6-0). The main motion, as amended, carried by the following vote:

Aye: 6 - McLemore, Petersen, Orr, Allen, Lindsey, and Szilagyi

Absent: 2 - Hathaway, and Franks

Recused: 1 - Harrison

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

12. Riverbluff PUD Subdivision, Final Plat, Section 3, Creating 20 Single-Family Residential Lots And Three Open Space Lots, On 17.28 Acres, Located Near The Intersection Of Lewisburg Pike And River Bluff Drive. (CONSENT AGENDA)

Attachments: MAP 7013 Riverbluff FP Sec 3

7013 Riverbluff FP Sec 3 Conditions of Approval_01

7013 Riverbluff Sec 3 Final Plat

This Planning Item was approved.

13. Shadow Green PUD Subdivision, Final Plat, Section 1, Revision 1, Creating 5 Multifamily Residential Lots, On 5.75 Acres, Located Along Vintage Green Lane and Shadow Green Drive. (CONSENT AGENDA)

Attachments: MAP 7023 Shadow Green PUD FP Rev 1

7023 Shadow Green FP Rev 1 Conditions of Approval_01

7023 Shadow Green Sec 1 Rev 1 Final Plat

This Planning Item was approved.

14. Simmons Ridge PUD Subdivision, Site Plan, Section 10, Creating 36 Townhome Lots And One Open Space Lot, On 11.54 Acres, Located At The Intersection Of Longpoint Way And South Carothers Road. (CONSENT AGENDA)

Attachments: MAP 7014 Simmons Ridge SP Sec 10

7014 Simmons Ridge SP Sec 10 Conditions of Approval_01

7014 Simmons Ridge Site Plan sheet only

7014 Simmons Ridge Site Plan elevations

7014 Simmons Ridge Site Plan Sec 10 full set

This Planning Item was approved.

MAJOR THOROUGHFARE PLAN AMENDMENTS

15. Consideration Of Resolution 2019-67: "A Resolution To Adopt An Amendment To The 2016 Comprehensive Transportation Network Plan (Major Thoroughfare Plan)", An Amendment Related To The Connectivity Between Goose Creek Bypass And Lewisburg Pike, Near Mclemore Road.

Attachments: Res 2019-67 MTP-Amendment 2_with Exhibit.Law Approved 2

Res 2019-67 - Exhibit A.pdf

EX vs PR.pdf

Mr. Jimmy Wiseman, Assistant Director of Engineering, stated that the Comprehensive Transportation Network Plan (Major Thoroughfare Plan) was updated initially adopted on August 25, 2016. City staff has worked with the Southbrooke Development team to make proposed modifications to the Comprehensive Transportation Network Plan to accommodate both our long term growth within the City and the proposed development. Below is list of the proposed modifications:

· Staff worked with the developer to realign Project 91 [McLemore Road (Goose Creek Bypass to Lewisburg Pike)]. Project 91 will be able to provide the connectivity necessary between Goose Creek Bypass and Lewisburg Pike allowing us to remove Projects 82 [Snowbird Hollow Road (Goose Creek Bypass to Lewisburg Pike)].

· Staff also removed Project 85 [McLemore Road Extension (Lewisburg Pike to Lewisburg Pike)] and we are looking at future roadway plans within that area to accommodate the future growth. Staff will present other opportunities within that area of the City in the near future to the Board of Mayor and Aldermen and to the Planning Commission.

This modification to the Comprehensive Transportation Network Plan is required prior to allowing the Board of Mayor and Aldermen to approve the proposed Southbrooke Development Plan.

Staff recommended approval of Resolution 2019-67 contingent upon any changes by our Law Department.

Vice-Chair Lindsey asked if there were any citizen comments. There were none.

Vice-Chair Lindsey asked for a motion.

Commissioner Orr moved, seconded by Commissioner Harrison, that Resolution 2019-67 be recommended for approval.

Vice-Chair Lindsey asked for any discussion on the motion.

Alderman Petersen referenced the citizen who spoke at the June, 2019, Planning Commission concerning Snowbird Hollow Road.

Mr. Wiseman stated that Snowbird Hollow Road would not be a collector road, but would have local road way connections.

Alderman Petersen and Mr. Wiseman discussed that this plan would be easier to construct.

Vice-Chair Lindsey asked for a vote on the motion.

The motion carried unanimously by the following vote (7-0).

Commissioner Orr moved, seconded by Commissioner Harrison, that Resolution 2019-67 be recommended for approval. The motion carried by the following vote:

Aye: 7 - McLemore, Harrison, Petersen, Orr, Allen, Lindsey, and Szilagyi

Absent: 2 - Hathaway, and Franks

NON-AGENDA ITEMS

Vice-Chair Lindsey asked if there were any other non-agenda items to discuss. There were none.

ANY OTHER BUSINESS

Vice-Chair Lindsey asked if there was any further business. There was none.

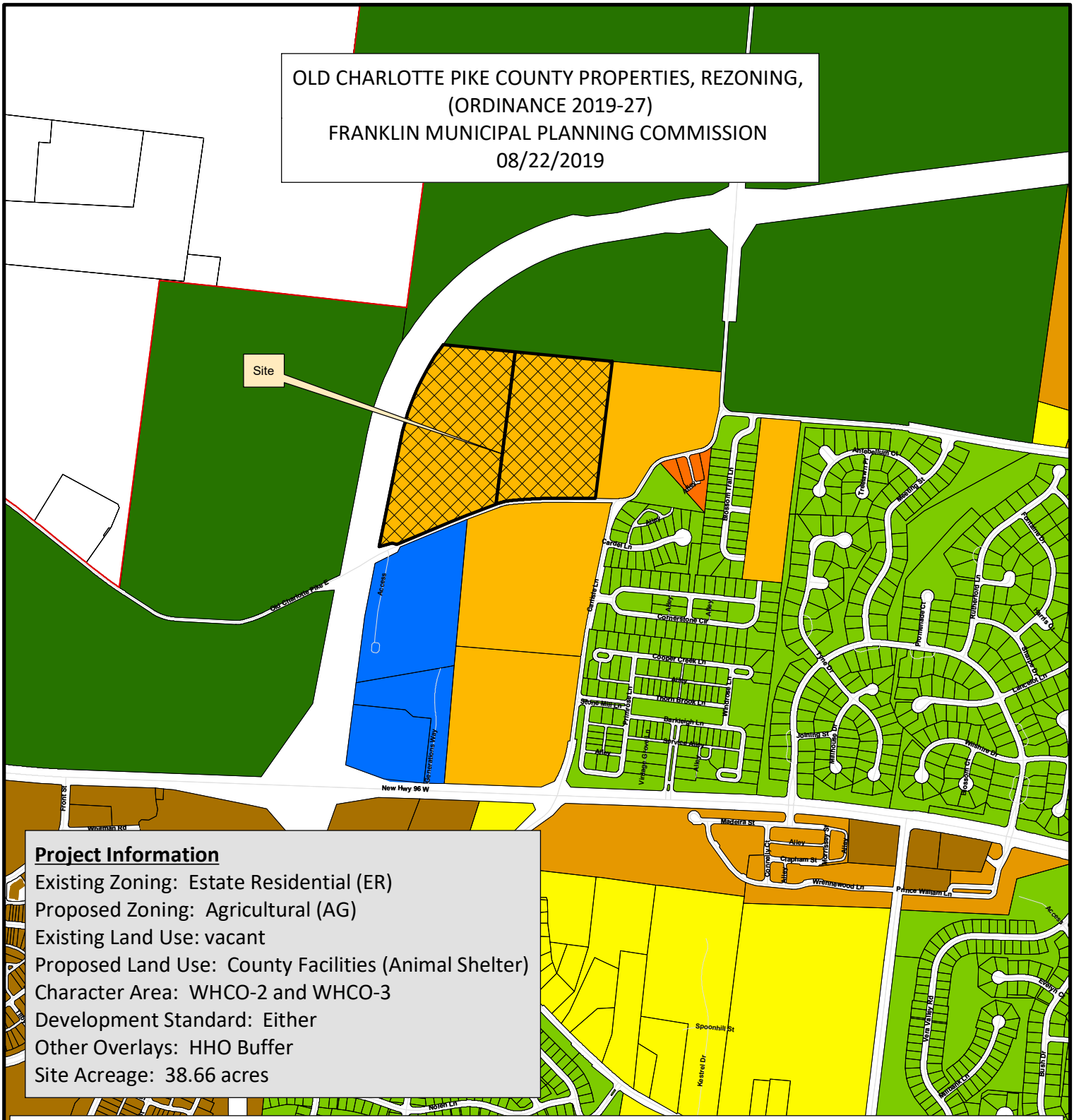
ADJOURN

There being no further business, the meeting adjourned at 7:48 p.m.

_____

Chair, Mike Hathaway

OLD CHARLOTTE PIKE COUNTY PROPERTIES, REZONING, (ORDINANCE 2019-27)
FRANKLIN MUNICIPAL PLANNING COMMISSION
08/22/2019



Project Information

Existing Zoning: Estate Residential (ER)
Proposed Zoning: Agricultural (AG)
Existing Land Use: vacant
Proposed Land Use: County Facilities (Animal Shelter)
Character Area: WHCO-2 and WHCO-3
Development Standard: Either
Other Overlays: HHO Buffer
Site Acreage: 38.66 acres

- County Properties
- 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

0 250 500 1,000
Feet

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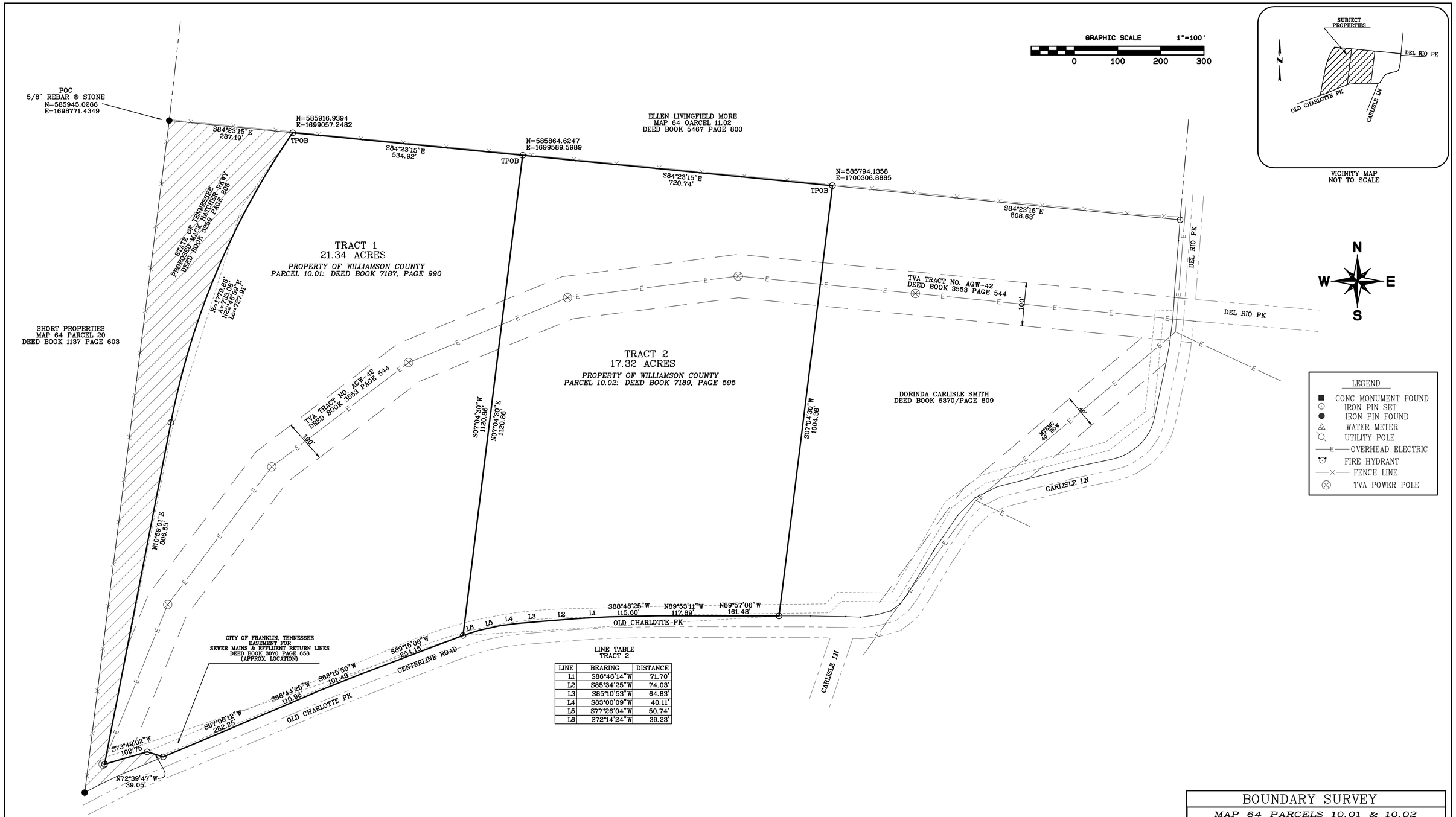


LINE TABLE
TRACT 2

LINE	BEARING	DISTANCE
L1	S86°46'14"W	71.70'
L2	S85°34'25"W	74.03'
L3	S85°10'53"W	64.83'
L4	S83°00'09"W	40.11'
L5	S77°26'04"W	50.74'
L6	S72°14'24"W	39.23'

SURVEYOR'S CERTIFICATE

I hereby certify that this is a category ___1___ survey, that the ratio of precision of the unadjusted survey is better than 1: ___10,000___, and is in compliance with the current "Tennessee Standard's of Practice for Land Surveying".

J. MARK CANTRELL, TN PLS# 1859

GENERAL NOTES

1. BEARINGS/COORDINATES SHOWN – TN. STATE PLANE NAD83, OBTAINED USING RTK/GPS, TDOT TGRN NETWORK.

2. THIS SURVEY WAS PREPARED BY USING THE CURRENT DEEDS OF RECORD. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR. THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF A TITLE SEARCH.

3. ALL DEED BOOK REFERENCES PERTAIN TO THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

4. ADJOINING PROPERTY LINES SHOWN WERE PLOTTED BY DEED DESCRIPTION.

5. SUBJECT PROPERTY LOCATED IN THE 9TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE.

6. UTILITIES SHOWN WERE TAKEN FROM VISIBLE FIELD LOCATIONS. UTILITY DETAILS AND MORE PRECISE GROUND LOCATIONS SHOULD BE OBTAINED FROM THE PROPER AUTHORITIES BEFORE ANY GROUND DISTURBANCE OR CONSTRUCTION IS STARTED.

7. DATE OF FIELD SURVEY : 4/4/2019

J. MARK CANTRELL
PROFESSIONAL LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 1859
8/1/2019

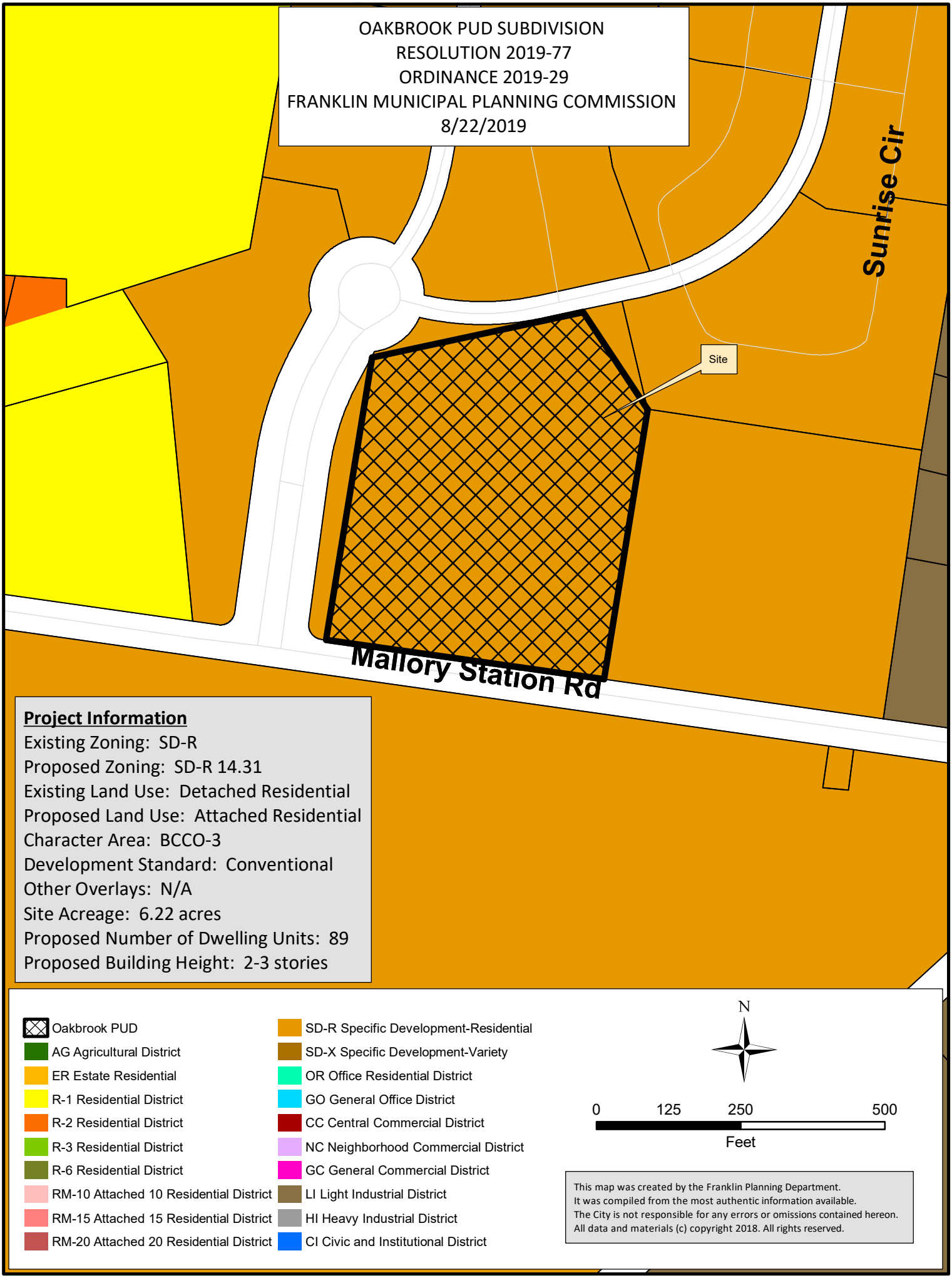
BOUNDARY SURVEY

MAP 64 PARCELS 10.01 & 10.02
PROPERTY OF
WILLIAMSON COUNTY
14TH CIVIL DISTRICT
WILLIAMSON COUNTY, TENNESSEE

PARCEL 10.01: DEED BOOK 7187, PAGE 990
PARCEL 10.02: DEED BOOK 7189, PAGE 595

PREPARED BY: Arrowhead Survey
4151 Old Hilsboro Rd.
Franklin, TN 37064
615-599-7347

DWN BY: JMC	CHKD BY: JMC	SHEET 1 OF 1
DATE: 8/1/2019	APPROVED BY: JMC	


OAKBROOK PUD SUBDIVISION
RESOLUTION 2019-77
ORDINANCE 2019-29
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/22/2019
Sunrise Cir
Site
Mallory Station Rd
Project Information
Existing Zoning: SD-R
Proposed Zoning: SD-R 14.31
Existing Land Use: Detached Residential
Proposed Land Use: Attached Residential
Character Area: BCCO-3
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 6.22 acres
Proposed Number of Dwelling Units: 89
Proposed Building Height: 2-3 stories
Oakbrook PUD
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
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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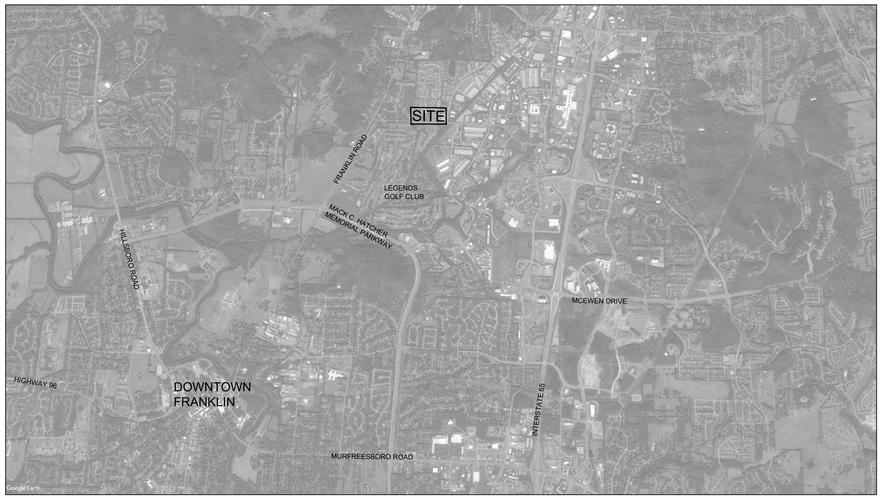
MALLORY STATION

PUD SUBDIVISION
REZONING REQUEST

SD-R (14.31) (SPECIFIC DEVELOPMENT - RESIDENTIAL)
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



N NOT TO SCALE

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
324 LIBERTY PIKE
SUITE 145
FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:
KIMLEY-HORN & ASSOCIATES, INC
214 OCEANSIDE DRIVE
NASHVILLE, TN 37024
PHONE: 615.564.2701

ARCHITECT:
906 STUDIOS
143 5TH AVE S
FRANKLIN, TN 37064
PHONE: 615.988.9065

OWNERS:
BETTIE CAROL WHITE
114 BATTLE AVENUE
FRANKLIN, TN 30764

MARTHA JEAN HOOD
6231 ROBERTS ROAD
ARRINGTON, TN 37014

STATEMENT OF IMPACTS

WATER FACILITIES
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 8" AND 12" WATER LINES THAT RUN IN SUNRISE CIRCLE AND MALLORY STATION ROAD, RESPECTIVELY. WATER AVAILABILITY REQUEST IS ONGOING WITH MALLORY VALLEY UTILITY DISTRICT.
89 UNITS * 350 GPD = 31,150 GPD

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

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.5 MI (900 COLUMBIA AVE.)
NEAREST FIRE STATION: 0.5 MI (STATION NO. 3, 298 MALLORY STATION ROAD)
NEAREST RECREATIONAL FACILITY: 1.3 MI (ASPEN GROVE PARK, 3200 ASPEN GROVE DRIVE)

PROJECTED STUDENT POPULATION
89 x 0.64 = 57 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY COF

*NOTE: COMPREHENSIVE REVIEW OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY THE CITY OF FRANKLIN WILL OCCUR AT THE SITE PLAN STAGE. PROJECT ENTITLEMENTS APPROVED WITH THIS DEVELOPMENT PLAN DO NOT CONSTITUTE APPROVAL OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS SHOWN ON THE DEVELOPMENT PLAN. IF, UPON APPLICATION OF CITY OF FRANKLIN STREET, STORMWATER, AND UTILITY STANDARDS AT THE SITE PLAN STAGE, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

SHEET INDEX

C1.0 EXISTING CONDITIONS PLAN
C1.1 ENLARGED EXISTING CONDITIONS PLAN

MALLORY STATION PUD SUBDIVISION

SITE DATA

SUBDVISION/DEVELOPMENT:	**MALLORY STATION PUD SUBDIVISION**
COF PROJECT NUMBER:	7036
TAX MAP & PARCELS:	MAP 53 - PARCELS 99.00
ADDRESS	200 MALLORY STATION ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH
SITE ACREAGE:	6.22 AC
EXISTING ZONING:	SD-R
CHARACTER OVERLAY:	BCCO-3
PROPOSED ZONING -	SD-R (14.31)
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARDS:	CONVENTIONAL
PROPOSED # OF UNITS:	89

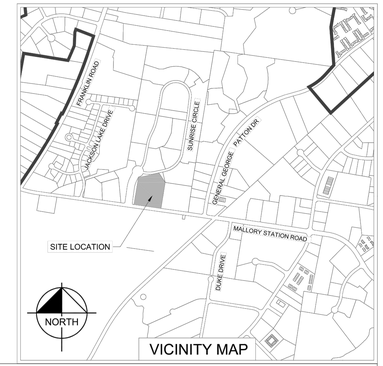
GREGORY C. GAMBLE
TENNESSEE
LANDSCAPE ARCHITECT

PRE-APP SUBMITTAL: 05.27.2019
INITIAL SUBMITTAL: 07.08.2019
RESUBMITTAL: 08.01.2019
ONE STOP:

906 STUDIO ARCHITECTS

Kimley»Horn

GDC GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
greg.gamble@gdc-tn.com



VICINITY MAP

SITE DATA CHART

PROJECT NAME:	MALLORY STATION
PROJECT #:	XXXX
SUBDIVISION:	
LOT NUMBER:	053-09900
ADDRESS:	200 MALLORY STATION ROAD FRANKLIN
COUNTY	WILLIAMSON TENNESSEE
CIVIL DISTRICT:	8TH
EXISTING ZONING:	SD-R
PROPOSED ZONING:	SD-R (17.68)
EXISTING CHARACTER AREA:	BCCO-3
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	6.22 AC
SQUARE FOOTAGE OF SITE:	271,056 SF
OWNER 1: ADDRESS:	MARTHA JEAN HOOD 6231 ROBERTS ROAD ARRINGTON, TN 37014
OWNER 2: ADDRESS:	BETTIE CAROL WHITE 114 BATTLE AVENUE FRANKLIN, TN 37064
APPLICANT: ADDRESS:	GAMBLE DESIGN COLLABORATIVE 324 LIBERTY PIKE SUITE 145 (615) 975-5765 greg@gdc-tn.com
CONTACT:	GREG GAMBLE

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS OBTAINED VIA WILLIAMSON COUNTY GIS.
3. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
4. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 47187C, PANEL NO. 204F, DATED SEPTEMBER 29, 2006, ZONE "X".

SITE LEGEND

----W----	EXISTING WATER LINE
----UGE----	EXISTING UNDERGROUND ELECTRIC
----W----	EXISTING GAS MAIN
----E----	EXISTING ELECTRIC LINE
----UT----	EXISTING UNDERGROUND TELEPHONE/FIBER OPTIC
FH	EXISTING FIRE HYDRANT
	EXISTING LIGHT POLE

500' NEIGHBOR LIST

PARCEL NUMBER	PROPERTY ADDRESS	OWNER	OWNER STREET	OWNER CITY	OWNER STATE	OWN ZIP
053---09912	SUNRISE CIR	HAURY & SMITH CONTRACTORS INC	7065 MOORES LN #300	BRENTWOOD	TN	37027
053---09901	8050 SUNRISE CIR	WOODALL DAVID SR	8050 SUNRISE CIR	FRANKLIN	TN	37067
053---09902	SUNRISE CIR	HAURY & SMITH CONST INC	7065 MOORES LN #300	BRENTWOOD	TN	37027
053---09903	101 SUNRISE CIR	VILLIAGES OF MORNINGSIDE	2033 RICHARD JONES INC	NASHVILLE	TN	37215
053---09904	105 SUNRISE CIR	MSD POOL 2 LLC	PO BOX 3075	MCKINNEY	TX	75070
053---09905	6006 SUNRISE CIR	LITTLE STEVEN W	510 VERDE MEADOW DR	FRANKLIN	TN	37067
053---09907	6025 SUNRISE CIR	TOMAN DAVID ETAL	5112 MEADOWLAKE RD	BRENTWOOD	TN	37027
053---09908	8033 SUNRISE CIR	EUDAILEY CAROL I TR	8033 SUNRISE CIR	FRANKLIN	TN	37067
053---09909	8017 SUNRISE CIR	BOYD ROBERT M	8017 SUNRISE CIR	FRANKLIN	TN	37067
053---09911	8074 SUNRISE CIR	HUNLEY PATTI T	8074 SUNRISE CIR	FRANKLIN	TN	37067
053---09900	200 MALLORY STATION RD	WHITE WILLIAM FRANK	6231 ROBERTS RD	ARRINGTON	TN	37014
053---10201	MALLORY STATION RD	BURTON WILSON P JR	5800 HEARTHSTONE LN	BRENTWOOD	TN	37027-4312
053---10300	170 MALLORY STATION RD	PAINTER REALTY VENTURES LP	1008 REDMOND CT	NASHVILLE	TN	37211
053---10400	222 MALLORY STATION RD	CRP/AV VENTURE 3 COOL SPRINGS LLC	130 NEWPORT CENTER DR #220	NEWPORT BEACH	CA	92660
053---10901	LEGENDS CLUB LN	VANDERBILT LEGENDS CLUB	1500 LEGENDS CLUB LN	FRANKLIN	TN	37069-0000
053---10902	MALLORY STATION RD	CEMETERY PARRISH	MALLORY STATION RD	FRANKLIN	TN	37067
053F-A00502	1897 GEN GEO PATTON DR	CANTRELL MAYMEE MILLER	201 HILLWOOD DR	WAVERLY	TN	37185-2103
053F-A00503	1893 GEN GEO PATTON DR	CANTRELL MAYMEE MILLER	201 HILLWOOD DR	WAVERLY	TN	37185-2103
053F-A00504	1889 GEN GEO PATTON DR	CANTRELL MAYMEE MILLER FOUNDATION	201 HILLWOOD DR	WAVERLY	TN	37185
053F-A00505	1885 GEN GEO PATTON DR	LEE JOHN N ETAL	1885 GEN GEO PATTON DR	FRANKLIN	TN	37067
053J-A00100	JACKSON LAKE DR	JACKSON LAKE HOME OWNERS ASSOC INC	278 FRANKLIN RD #140	BRENTWOOD	TN	37027

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn

MALLORY STATION REZONING PLAN

200 MALLORY STATION ROAD
Franklin, Williamson County, Tennessee

BRYAN McMASTER
REGISTERED ENGINEER
NO. 106396
STATE OF TENNESSEE
8/1/19

Revision Date
△
△
△
△

OVERALL EXISTING CONDITIONS PLAN

C1.0

COF#XXXX

Drawing name: K:\NSH_LDEV\013205003 – 200 Mallory Station Rd\4-CADD\Development Plan\PlanSheets\C1.0 OVERALL EXISTING CONDITIONS.dwg C1.0 OVERALL EXISTING CONDITIONS PLAN Aug 01, 2019 4:40pm by: Corey.Nelsen

SITE DATA CHART

PROJECT NAME:	MALLORY STATION
PROJECT #:	XXXX
SUBDIVISION:	
LOT NUMBER:	053-09900
ADDRESS:	200 MALLORY STATION ROAD FRANKLIN
COUNTY	WILLIAMSON TENNESSEE
CIVIL DISTRICT:	8TH
EXISTING ZONING:	SD-R
PROPOSED ZONING:	SD-R (17.68)
EXISTING CHARACTER AREA:	BCCO-3
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	6.22 AC
SQUARE FOOTAGE OF SITE:	271,056 SF
OWNER 1: ADDRESS:	MARTHA JEAN HOOD 6231 ROBERTS ROAD ARRINGTON, TN 37014
OWNER 2: ADDRESS:	BETTIE CAROL WHITE 114 BATTLE AVENUE FRANKLIN, TN 37064
APPLICANT: ADDRESS:	GAMBLE DESIGN COLLABORATIVE 324 LIBERTY PIKE SUITE 145 (615) 975-5765 greg@gdc-tn.com
CONTACT:	GREG GAMBLE

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS OBTAINED VIA WILLIAMSON COUNTY GIS.
3. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARRY OTHER THAN THE OWNER.
4. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 47187C, PANEL NO. 204F, DATED SEPTEMBER 29, 2006, ZONE "X".

SITE LEGEND

----W----	EXISTING WATER LINE
----UGE----	EXISTING UNDERGROUND ELECTRIC
----W----	EXISTING GAS MAIN
----E----	EXISTING ELECTRIC LINE
----UT----	EXISTING UNDERGROUND TELEPHONE/FIBER OPTIC
FH	EXISTING FIRE HYDRANT
	EXISTING LIGHT POLE

NOTE: NO AREA ON SITE EXCEEDS 14% SLOPE

TREE LEGEND

EXISTING TREE CANOPY

TREES TO BE REMOVED (REMAINING TREES TO BE PRESERVED)

EXISTING TREE CANOPY

TOTAL SITE AREA:
271,056 SF (6.22 AC)

EXISTING TREE CANOPY: 54,817 SF
54,817 SF / 271,056 SF = 20% OF SITE

REQUIRED CANOPY PRESERVATION:
48% OF TOTAL CANOPY
54,817 SF * 48% = 26,312 SF

SOIL KEY

ARA	ARMOUR SILT LOAM
ARB2	ARMOUR SILT LOAM
CAA	CAPTINA SILT LOAM, PHOSPHATIC
HBB2	HAMPSHIRE SILT LOAM

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn

MALLORY STATION REZONING PLAN

200 MALLORY STATION ROAD
Franklin, Williamson County, Tennessee

BRYAN McMASTER
TENNESSEE REGISTERED PROFESSIONAL ENGINEER
CIVIL
108382
STATE OF TENNESSEE
8/1/19

Revision Date
△ _____
△ _____
△ _____
△ _____

ENLARGED EXISTING CONDITIONS PLAN

C1.1

COF#XXXX

Drawing name: K:\NSH_LDEV\013205003 - 200 Mallory Station Rd\4-CADD\Development Plan\PlanSheets\C1.0 OVERALL EXISTING CONDITIONS.dwg C1.1 ENLARGED EXISTING CONDITIONS PLAN Aug 01, 2019 4:40pm by: Corey.Nelsen

From: Amy Diaz-Barriga
Sent: Thursday, October 31, 2019 9:54 AM
To: Emily Hunter <emily.hunter@franklintn.gov>
Subject: FW: City of Franklin, Meeting Agenda, Board of Mayor and Aldermen, Tuesday, October 8, 2019 - Letter of Objection to Items #4 and #5 on the Agenda

Members of the Board of Mayor and Aldermen,

The Board of Mayor and Aldermen received a letter dated October 8, 2019 from Mr. Robert May, the managing partner of Avenida Partners Development Group. In his letter, Mr. May voiced several concerns over the proposed development just west of the Avenida community, known as Oakbrook PUD. As requested at the 10/8/19 public hearing, staff hereby responds to these concerns as they are listed sequentially in the letter.

In response to the concerns over the access design of the Oakbrook PUD, the Street Technical Standards require that access to a site be limited to the lesser classification of public street along the perimeter of the site. Because Sunrise Circle is a lesser classification of street than Mallory Station Road, and because there was an existing public access easement platted from the property to Sunrise Circle, staff required the main access point of the Oakbrook PUD to be from Morningside Drive. Also, cross access between adjacent uses is required by section 5.10.4(3) of the Zoning Ordinance for all new development (both with Avenida when it was approved and now with Oakbrook). All new developments are required to design their site circulation to allow for cross-access connections to adjacent lots. The Zoning Ordinance requires these cross-access connections to be accommodating to two-way travel, and constructed to the property line. The Zoning Ordinance also requires these cross-access connections to be platted as public access easements. As denser projects are proposed within the City, providing multiple points of access is essential for dispersion of traffic. Finally, staff reviews the circulation plans of all new development to ensure that City fire trucks and City trash trucks can maneuver safely through the site, prior to their plans approval.

Staff has no response to the concerns about incorrect information in the file attachment, Response to Adjoiners". This email correspondence was between the applicant, the developer, and the Village of Morningside 1 and 2 Home Owners Association, and was requested by the applicant to be included in the Granicus file.

In response to Mr. May's proposal to restrict access of the curb cut on the Avenida property to only Avenida traffic, this could not be supported by staff. It goes against both the requirements of the Zoning Ordinance and the plat's recorded cross-access easement as recorded on Plat Book 71 page 53. Further, staff could also not support Mr. May's proposal to limit the Oakbrook traffic to the Sunrise Circle access and allow a curb cut onto Mallory Station. This proposal goes against the requirements of the Street Techinical Standards, the Zoning Ordinance, and the recorded plat for the property, recorded on Plat Book 23 page 50.

Lastly, in response to the concerns over the proposed setbacks of the Oakbrook Development Plan, the project accounts for the future right-of-way by showing a proposed 16' ROW dedication along the property's southern boundary. Therefore, the placement of the buildings as shown on the Oakbrook plan will not compromise the future widening of Mallory Station Road. Further, the proposed setbacks are supported by staff and comply with Envision Franklin (the City's long-range planning

document). Envision Franklin states that "building setbacks adjacent to streets should be minimal to create an active street environment that encourages pedestrian activity."

Staff hopes that the provided information helps provide a better understanding of the City's requirements for development, and for our recommendation of approval of the Oakbrook PUD.

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Whitney McElroy <wmcelroy@haleandhale.com>
Date: October 8, 2019 at 6:19:40 PM CDT
To: "bev@aldermanburger.com" <bev@aldermanburger.com>, "danamclendon@mac.com" <danamclendon@mac.com>, Scott Speedy <scott.speedy@franklintn.gov>, Margaret Martin <margaret.martin@franklintn.gov>, Clyde Barnhill <clyde.barnhill@franklintn.gov>, "bransfordpearl@aol.com" <bransfordpearl@aol.com>, "annpetersen@comcast.net" <annpetersen@comcast.net>, Brandy Blanton <brandy.blanton@franklintn.gov>
Cc: Shauna Billingsley <shauna.billingsley@franklintn.gov>, Emily Hunter <emily.hunter@franklintn.gov>, Robert May <rmay@avenidapartners.com>, Tim Dison <tdison@avenidapartners.com>, Robert Muirhead <rmuirhead@avenidapartners.com>, Douglas Hale <dhale@haleandhale.com>, Ken Moore <ken.moore@franklintn.gov>, "sen.jack.johnson@capitol.tn.gov" <sen.jack.johnson@capitol.tn.gov>, "rep.brandon.ogles@capitol.tn.gov" <rep.brandon.ogles@capitol.tn.gov>, "scottwgilmer@gmail.com" <scottwgilmer@gmail.com>
Subject: City of Franklin, Meeting Agenda, Board of Mayor and Aldermen, Tuesday, October 8, 2019 - Letter of Objection to Items #4 and #5 on the Agenda

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Board of Mayor and Aldermen,

Our firm represents the Avenida Cool Springs Senior Living community ("Avenida") owned by CRP/AV Venture 3 Cool Springs, LLC. Please find attached a letter from our client, which sets forth its objections to the Oakbrook Subdivision being Items #4 and #5 on tonight's agenda.

Thank you,

Whitney Sport McElroy
HALE AND HALE, PLC

3020 Stansberry Lane, Suite 100
Franklin, Tennessee 37069

(615) 794-1312 Office
(615) 790-9236 Fax

wmcelroy@haleandhale.com
www.haleandhale.com

****PLEASE NOTE OUR OFFICE HAS MOVED****

******HALE AND HALE, PLC is now located in **CAMDEN COMMONS AT GATEWAY VILLAGE** at the intersection of **FRANKLIN ROAD AND LYNNWOOD WAY/MOORES LANE** in Franklin.

Our new address is **3020 STANSBERRY LANE, SUITE 100, FRANKLIN, TENNESSEE 37069**. ******

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We are required by IRS Circular 230 to inform you that any statements contained herein are not intended or written to be used, and cannot be used by you or any other taxpayer, for the purpose of avoiding any penalties that may be imposed by federal tax law.

AVENIDA PARTNERS

October 8, 2019

SENT VIA EMAIL ONLY

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Brandy Blanton
406 Vienna Court
Franklin, Tennessee 37067
Email: brandy.blanton@franklintn.gov

RE: Oakbrook Planned Unit Development Subdivision (previously known as the Mallory Station PUD Subdivision) containing 90 townhome units located on at 200 Mallory Station Road, Franklin, Tennessee 37067 (the " Oakbrook ")

RE: City of Franklin, Meeting Agenda, Board of Mayor & Aldermen, Tuesday, October 8, 2019 Items #4 and 5

Dear Aldermen:

My company, Avenida Partners Development Group is the developer, owner and operator of the Avenida Cool Springs Senior Living community ("Avenida"). The formal ownership entity is CRP/AV Venture 3 Cool Springs, LLC. The Avenida community is contiguous to the eastern boundary of the Oakbrook project. The Avenida community is located at 222 Mallory Station Road and was formerly the site of the WAKM radio station. We believe it is our duty, as the owner and operator of the Avenida senior living community, to protect our resident's safety and their rights to the safe enjoyment of their apartment homes and protect the property value of the community.

We have reviewed the submitted Development Plan for the Oakbrook Development and Avenida hereby registers its objections to the Oakbrook Development and Oakbrook Development Plan as presently submitted for concerns relating to public safety of the existing residents in the Avenida community, adjoining communities which will be impacted by the proposed conditions and the future residents of the Oakbrook community as well as all travelers on Mallory Station Road. In addition, the plan appears to diverge from the setback policies and criteria that was previously enforced along Mallory Station Road.

Firstly, and with regard to public safety concerns, two (2) points of vehicular access to the Oakbrook Development are proposed. One is a curb cut directly from Sunrise Circle, a public road which lies to the west and serves the senior assisted living facility and also the senior living residential community known as the Villages of Morningside development. The second access point is proposed to be accomplished by use of a "22 foot wide cross access easement" on the Avenida Property which connects to Mallory Station Road via a curb cut. This existing curb cut serves as the main entrance and primary ingress and egress from the Avenida community. At stabilization, there may be as many as 200 senior citizens who will live at Avenida and will use that curb cut, in addition to friends, family, deliveries, service, and of course trash trucks and emergency vehicles. If this access easement was to be used as a full-time, uncontrolled ingress and egress from the Oakbrook development, it will create an extremely dangerous driving condition. It was our understanding that when the City required the granting of that access easement, it was expected that the easement would be for emergency purposes only, and certainly not to service a community of "non age-restricted" apartment homes of 3 and 4 bedrooms. That means trash trucks, emergency vehicles and as many as 250-300 additional drivers of all ages (in addition to the Avenida residents) may use that entrance that was designed to serve just one senior living community. Looking at the proposed tight turning radii and the lack of stacking lanes and the lack of traffic flowing controls for congestion it seems obvious that daily use was never anticipated. Further, it was discussed that the consistent setback lines along Mallory would influence how that easement would be incorporated into a future development.

We believe that there needs to be further study of these proposed conditions before you approve what will clearly create a highly dangerous situation. There also seems to be confusion regarding traffic patterns, easements and access points and the original intent of planners for properties along Mallory Station.

In this regard, within the proposed project's application file, certain comments in the email correspondence identified as "Response to Adjoiners" dated August 19, 2019 are incorrect.

For example, Item 2 of the Response to Adjoiners states the following:

> "2. Discuss the access points.
>
> Our community proposes access from (1) Sunrise Circle (a public street) via a 30' wide access easement recorded in the Morningside P.U.D. Subdivision Final Plat, and (2) the Avenida drive which lies in a 22' cross-access easement previously recorded. As to the question whether the

> Sunrise Circle 30' access easement is enforceable, see attached letter listed as Exhibit A."

This response should be amended to clarify that the community proposes access from (1) Sunrise Circle (a public street) via a 30' wide access easement recorded in the Morningside P.U.D. Subdivision Final Plat, and (2) the existing curb cut located at the western boundary of the Avenida property, which lies within the Cross Easement.

Additionally, Item 13 of the Response to Adjoiners states the following:

> "13. Will you prevent traffic generated by the Avenida project to travel west and exit onto Sunrise Circle?
>
> No, we cannot restrict residents of Avenida from using our drives, however Avenida has direct access onto Mallory Station Road AND access to Gen. George Patton Dr. (with its traffic light), so it makes little sense for anyone to "cut" through Oakbrook."

This response is also incorrect, because Avenida DOES NOT have direct access to General George Patton Drive. There is no legal means of ingress and egress over, upon and across the Patton Property to General George Patton Drive.

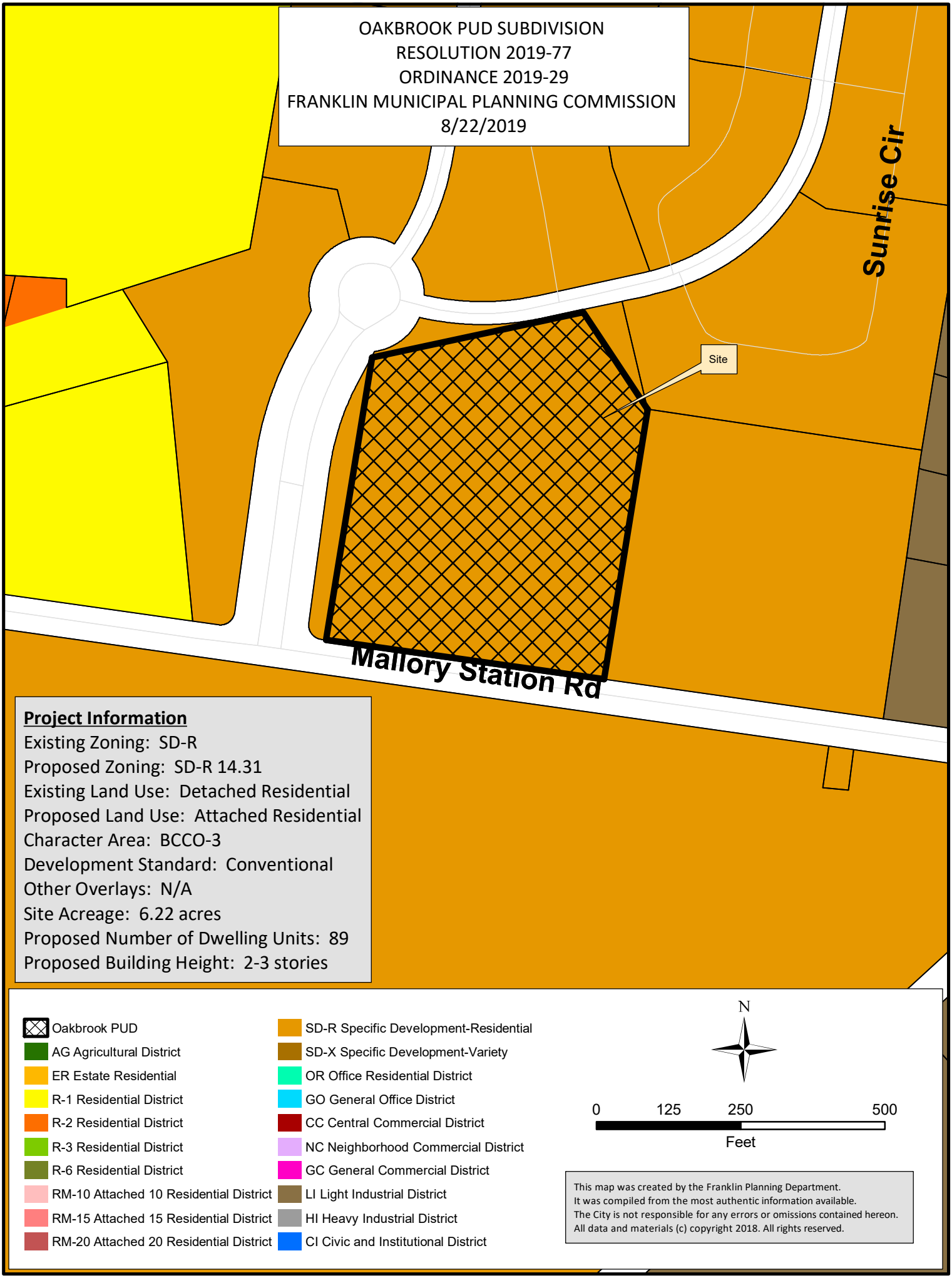
Avenida proposes that the existing curb cut on the Avenida Property be restricted to serve its property only and the Oakbrook Development Plan be revised to either limit vehicular access thereto via the proposed curb cut on Sunrise Circle or a combination of the Sunrise Circle curb cut and a new curb cut to be installed on the Oakbrook Development's property at a point along Mallory Station Road. This will serve to limit traffic congestion and discourage and/or prevent the owners, guests, users and/or invitees of the Oakbrook Development from entering upon and using the Cross Easement and the Private Access Easements,

Secondly, Avenida objects to the Oakbrook Development and Oakbrook Development Plan due to the setbacks from Mallory Station Road shown on the Oakbrook Development Plan, which are not consistent with and not in harmony with the surrounding properties. Additionally, the setbacks from Mallory Station Road shown on the Oakbrook Development Plan may compromise and/or frustrate what had been explained to Avenida as a requirement to allow for the future widening of Mallory Station Road.

For the reasons set forth above, Avenida hereby objects to the Oakbrook Development and Oakbrook Development Plan. we have reached out to the developer and opened a dialogue, but we believe we have a duty to alert you of our concerns and allow sufficient time for a reasonable solution to be worked out. Thank you for consideration of the above.

/s/ Robert D. May
Managing Partner,
Avenida Partners Development Group

cc: Shauna R. Billingsley, City Attorney, via email to shauna.billingsley@franklintn.gov
Emily Hunter, City of Franklin Director of Planning and Sustainability, via email to Emily.hunter@franklintn.gov


OAKBROOK PUD SUBDIVISION
RESOLUTION 2019-77
ORDINANCE 2019-29
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/22/2019
Sunrise Cir
Site
Mallory Station Rd
Project Information
Existing Zoning: SD-R
Proposed Zoning: SD-R 14.31
Existing Land Use: Detached Residential
Proposed Land Use: Attached Residential
Character Area: BCCO-3
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 6.22 acres
Proposed Number of Dwelling Units: 89
Proposed Building Height: 2-3 stories
Oakbrook PUD
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.
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COF no: 7037

CONDITIONS OF APPROVAL:

Open Issues: 16 These issues are currently being filtered

Addressing

General Issues

50. Addressing

lori.jarosz@franklintn.gov Applicant shall remove Claremont, Emory, and Lynes Drive from the plans. These names haven't been approved.

Engineering - PUD Plan Checklist

General Issues

35. Project Entitlement Note

joe.marlo@franklintn.gov *The following shall remain open as a Condition of Approval, but **does not hinder approval of the Development Plan.***

Comprehensive review of roadway, stormwater, and utility elements by City of Franklin Staff will occur at the Site Plan stage. Project entitlements approved with this Development Plan do not constitute approval of the roadway, stormwater, and utility elements shown on the Development Plan. If, upon application of City of Franklin street, stormwater, and utility standards at the Site Plan stage, the applicant cannot achieve the maximum approved entitlements, the applicant shall be confined to the entitlements achievable from the application of said standards.

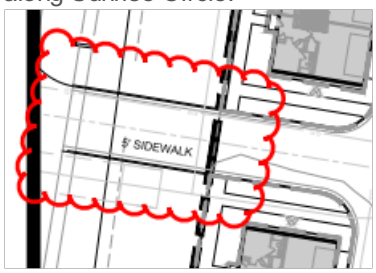
36. Easement

joe.marlo@franklintn.gov *Comment not addressed, as the requested easement has not been shown.*

Applicant shall show the existing 30-foot Public Access Easement from Sunrise Circle to the subject site on Sheets C2.0 - C5.1. If the revised location of the access drive falls outside of this easement, additional easements will be necessary.

43. F. Development Plan

joe.marlo@franklintn.gov Applicant to show extents of 5' sidewalk extending along Legion Drive to sidewalk along Sunrise Circle.



46. Sidewalk

joe.marlo@franklintn.gov *Comment partially addressed, as a 6-foot sidewalk has been added along Mallory Station Road, but it is not located within ROW Dedication.*

At Site Plan, sidewalk along Mallory Station Road shall be within ROW Dedication or a Public Access Easement. Any stormwater features within 5 feet from the nearest edge of sidewalk shall be supported with retaining walls. No portion of retaining walls or wall appurtenances shall lie within ROW Dedication.

47. Revised Final Plat

joe.marlo@franklintn.gov *This is an advisory comment that **does not hinder approval of the Development Plan.***

Advisory Comment: A revised final plat will be required in order to dedicate right-of-way, modify/abandon existing easements on the property and create new easements as necessary for the proposed site development. The revised plat may be submitted concurrent with the Site Plan, and shall be approved and recorded prior to issuance of a Building Permit.

Acquisition of the necessary off-site easements for the infrastructure shown, including that on the adjacent open space lot retained by the Morningside developer, is the responsibility of the Applicant and shall be obtained prior to the issuance of any permits for the proposed project.

56. Vehicular Connection to Avenida

joe.marlo@franklintn.gov *The following is a newcomment based on newinformation shown (revised connection alignment to Avenida site reflected on drawings).*

At Site Plan, Applicant shall provide a connection to the existing pavement on the Avenida Site to the East. Connection shall not be offset as currently shown, but have a smooth, continuous alignment to and from the Avenida site that is navigable by emergency vehicles and meets IFC requirements. No portion of the drive connection shall have a grade steeper than 10%.

Fire-Planning

General Issues

7. Fire Protection

curt.edelmann@franklintn.gov It appears that the applicant is addressing the wrong issue. Hydrant flow information is still needed.

8. Fire Department Access

curt.edelmann@franklintn.gov The fire department will waive the requirement for 26-foot wide streets. It is understood that the buildings will be constructed as townhouses with a minimum 1-hour rated fire barrier between units. The fire barrier will be constructed in accordance with IRC R302.2.

At site plan, include details of fire lane signage / striping.

[Edited By Curt Edelmann]

57. Fire hydrants

curt.edelmann@franklintn.gov Hydrant spacing shown on sheet C5.1 are not sufficient.

There must be a hydrant within 600-feet of every portion of each building assuming the buildings are constructed as town house in accordance with the IRC.

Hydrant spacing can be no greater than 500-feet.

It is further assumed that the sprinkler systems will be designed and installed in accordance with NFPA 13 D with the exception that the system must be designed to supply three sprinklers instead of the usual two due to the buildings' height.

Note: Distances specified above are measured along the approved path of travel.

Note: 13 D sprinkler systems do not require a fire department connection.
[Edited By Curt Edelmann]

Planning

General Issues

52. Off-site Agreement

joseph.bryan@franklintn.gov Comment not addressed. Applicant shall show off site sewer plan to comply with water management's comments.

53. Resubmittal Warning

joseph.bryan@franklintn.gov Applicant shall comply with water/sewer comments to enhance sewer line.
[Edited By Joseph Bryan]

58. Project name

joseph.bryan@franklintn.gov New project name is Oakbrook PUD Subdivision. Applicant shall revise all sheets to reflect the revised name in the title bar.

Planning (Landscape)

General Issues

13. Tree Canopy Retention

jason.arnold@franklintn.gov Comment not addressed. The numbers are still different.
Applicant shall update with one stop submission.

Water/Sewer

General Issues

10. Sanitary sewer

ben.mcneil@franklintn.gov The applicant failed to address the issue, the applicant shall show the required offsite 10" sanitary sewer main upsized to a minimum of 15" to match the downstream pipe size. The off site routing must be submitted for review with the development plan. The limits of the offsite requirements are from the existing manhole on the west side of the railroad tracks, to the existing manhole to the north side of Mallory Station Rd.

At this time, Water Management is attempting to determine the required sizing for the offsite main, but will not have the required information to correctly identify the pipe size before development plan has completed approval process. The developer may wish to have an independent sanitary sewer study completed to identify the size and requirements for the development. Any sizing greater than what is required for the development may qualify for an offset agreement, but the study must be completed and all agreements go to the Board of Mayor and Alderman with the Development plan for approval.

If the applicant wishes to continue the plan forward to planning commission and planning commission approves the development plan, the applicant shall be aware that the sanitary sewer upsizing will be required to be completed to a 15" interceptor. All of the Franklin Water Management and TDEC requirements including capacity requirements will be required.

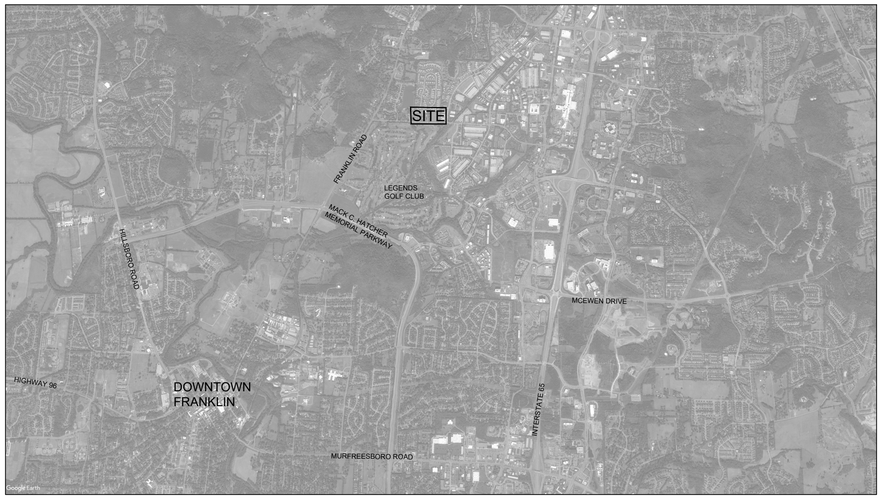
51. Sanitary sewer

ben.mcneil@franklintn.gov	The applicant shall be aware that any off-set agreement associated with the offsite sanitary sewer requirement must go to BOMA with the development plan.

MALLORY STATION

PUD SUBDIVISION
DEVELOPMENT PLAN

SD-R (14.31) (SPECIFIC DEVELOPMENT - RESIDENTIAL)
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



N NOT TO SCALE

APPLICANT & LANDSCAPE ARCHITECT:
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FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:
KIMLEY-HORN & ASSOCIATES, INC
214 OCEANSIDE DRIVE
NASHVILLE, TN 37024
PHONE: 615.564.2701

ARCHITECT:
906 STUDIOS
143 5TH AVE S
FRANKLIN, TN 37064
PHONE: 615.988.9065

OWNERS:
BETTIE CAROL WHITE
114 BATTLE AVENUE
FRANKLIN, TN 30764

MARTHA JEAN HOOD
6231 ROBERTS ROAD
ARRINGTON, TN 37014

STATEMENT OF IMPACTS

WATER FACILITIES
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 8" AND 12" WATER LINES THAT RUN IN SUNRISE CIRCLE AND MALLORY STATION ROAD, RESPECTIVELY. WATER AVAILABILITY REQUEST IS ONGOING WITH MALLORY VALLEY UTILITY DISTRICT.
89 UNITS * 350 GPD = 31,150 GPD

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

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.5 MI (900 COLUMBIA AVE.)
NEAREST FIRE STATION: 0.5 MI (STATION NO. 3, 298 MALLORY STATION ROAD)
NEAREST RECREATIONAL FACILITY: 1.3 MI (ASPEN GROVE PARK, 3200 ASPEN GROVE DRIVE)

PROJECTED STUDENT POPULATION
89 x 0.64 = 57 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY COF

*NOTE: COMPREHENSIVE REVIEW OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY THE CITY OF FRANKLIN WILL OCCUR AT THE SITE PLAN STAGE. PROJECT ENTITLEMENTS APPROVED WITH THIS DEVELOPMENT PLAN DO NOT CONSTITUTE APPROVAL OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS SHOWN ON THE DEVELOPMENT PLAN. IF, UPON APPLICATION OF CITY OF FRANKLIN STREET, STORMWATER, AND UTILITY STANDARDS AT THE SITE PLAN STAGE, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

SHEET INDEX

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C1.1	ENLARGED EXISTING CONDITIONS PLAN
C2.0	DEVELOPMENT PLAN
C3.1	GRADING AND DRAINAGE
C4.1	FIRE ROW & ACCESS
C4.2	REFUSE ROW & ACCESS
C5.1	UTILITY
A 1.0	4-UNIT TOWNHOME ELEVATIONS & PERSPECTIVES
A 1.1	5-UNIT TOWNHOME ELEVATIONS & PERSPECTIVES
A 1.2	6-UNIT TOWNHOME ELEVATIONS & PERSPECTIVES
A 1.3	6-UNIT 2-STORY TOWNHOME ELEVATIONS & PERSPECTIVES
A 1.4	GARAGE ELEVATIONS & PERSPECTIVES
A 1.5	AMENITY CENTER ELEVATIONS & PERSPECTIVES
EX1	OPEN SPACE EXHIBIT

MALLORY STATION PUD SUBDIVISION

SITE DATA

SUBDVISION/DEVELOPMENT:	**MALLORY STATION PUD SUBDIVISION**
COF PROJECT NUMBER:	7037
TAX MAP & PARCELS:	MAP 53 - PARCELS 99.00
ADDRESS	200 MALLORY STATION ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH
SITE ACREAGE:	6.22 AC
EXISTING ZONING:	SD-R
CHARACTER OVERLAY:	BCCO-3
PROPOSED ZONING -	SD-R (14.31)
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARDS:	CONVENTIONAL
PROPOSED # OF UNITS:	89

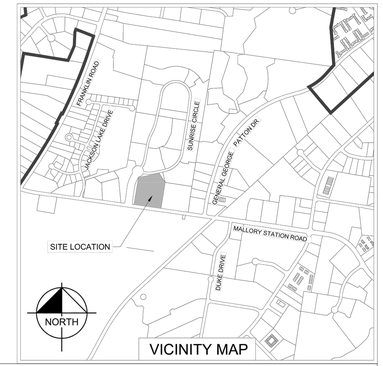
GREGORY C. GAMBLE
TENNESSEE
LANDSCAPE ARCHITECT

PRE-APP SUBMITTAL: 05.27.2019
INITIAL SUBMITTAL: 07.08.2019
RESUBMITTAL: 08.01.2019
ONE STOP:

906 STUDIO ARCHITECTS

Kimley»Horn

GDC GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
greg.gamble@gdc-tn.com



VICINITY MAP

SITE DATA CHART

PROJECT NAME:	MALLORY STATION
PROJECT #:	XXXX
SUBDIVISION:	
LOT NUMBER:	053-09900
ADDRESS:	200 MALLORY STATION ROAD FRANKLIN
COUNTY	WILLIAMSON TENNESSEE
CIVIL DISTRICT:	8TH
EXISTING ZONING:	SD-R
PROPOSED ZONING:	SD-R (17.68)
EXISTING CHARACTER AREA:	BCCO-3
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	6.22 AC
SQUARE FOOTAGE OF SITE:	271,056 SF
OWNER 1: ADDRESS:	MARTHA JEAN HOOD 6231 ROBERTS ROAD ARRINGTON, TN 37014
OWNER 2: ADDRESS:	BETTIE CAROL WHITE 114 BATTLE AVENUE FRANKLIN, TN 37064
APPLICANT: ADDRESS:	GAMBLE DESIGN COLLABORATIVE 324 LIBERTY PIKE SUITE 145 (615) 975-5765 greg@gdc-tn.com
CONTACT:	GREG GAMBLE

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS OBTAINED VIA WILLIAMSON COUNTY GIS.
3. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
4. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 47187C, PANEL NO. 204F, DATED SEPTEMBER 29, 2006, ZONE "X".

SITE LEGEND

----W----	EXISTING WATER LINE
----UGE----	EXISTING UNDERGROUND ELECTRIC
----W----	EXISTING GAS MAIN
----E----	EXISTING ELECTRIC LINE
----UT----	EXISTING UNDERGROUND TELEPHONE/FIBER OPTIC
FH	EXISTING FIRE HYDRANT
	EXISTING LIGHT POLE

500' NEIGHBOR LIST

PARCEL NUMBER	PROPERTY ADDRESS	OWNER	OWNER STREET	OWNER CITY	OWNER STATE	OWN ZIP
053---09912	SUNRISE CIR	HAURY & SMITH CONTRACTORS INC	7065 MOORES LN #300	BRENTWOOD	TN	37027
053---09901	8050 SUNRISE CIR	WOODALL DAVID SR	8050 SUNRISE CIR	FRANKLIN	TN	37067
053---09902	SUNRISE CIR	HAURY & SMITH CONST INC	7065 MOORES LN #300	BRENTWOOD	TN	37027
053---09903	101 SUNRISE CIR	VILLIAGES OF MORNINGSIDE	2033 RICHARD JONES INC	NASHVILLE	TN	37215
053---09904	105 SUNRISE CIR	MSD POOL 2 LLC	PO BOX 3075	MCKINNEY	TX	75070
053---09905	6006 SUNRISE CIR	LITTLE STEVEN W	510 VERDE MEADOW DR	FRANKLIN	TN	37067
053---09907	6025 SUNRISE CIR	TOMAN DAVID ETAL	5112 MEADOWLAKE RD	BRENTWOOD	TN	37027
053---09908	8033 SUNRISE CIR	EUDAILEY CAROL I TR	8033 SUNRISE CIR	FRANKLIN	TN	37067
053---09909	8017 SUNRISE CIR	BOYD ROBERT M	8017 SUNRISE CIR	FRANKLIN	TN	37067
053---09911	8074 SUNRISE CIR	HUNLEY PATTI T	8074 SUNRISE CIR	FRANKLIN	TN	37067
053---09900	200 MALLORY STATION RD	WHITE WILLIAM FRANK	6231 ROBERTS RD	ARRINGTON	TN	37014
053---10201	MALLORY STATION RD	BURTON WILSON P JR	5800 HEARTHSTONE LN	BRENTWOOD	TN	37027-4312
053---10300	170 MALLORY STATION RD	PAINTER REALTY VENTURES LP	1008 REDMOND CT	NASHVILLE	TN	37211
053---10400	222 MALLORY STATION RD	CRP/AV VENTURE 3 COOL SPRINGS LLC	130 NEWPORT CENTER DR #220	NEWPORT BEACH	CA	92660
053---10901	LEGENDS CLUB LN	VANDERBILT LEGENDS CLUB	1500 LEGENDS CLUB LN	FRANKLIN	TN	37069-0000
053---10902	MALLORY STATION RD	CEMETERY PARRISH	MALLORY STATION RD	FRANKLIN	TN	37067
053F-A00502	1897 GEN GEO PATTON DR	CANTRELL MAYMEE MILLER	201 HILLWOOD DR	WAVERLY	TN	37185-2103
053F-A00503	1893 GEN GEO PATTON DR	CANTRELL MAYMEE MILLER	201 HILLWOOD DR	WAVERLY	TN	37185-2103
053F-A00504	1889 GEN GEO PATTON DR	CANTRELL MAYMEE MILLER FOUNDATION	201 HILLWOOD DR	WAVERLY	TN	37185
053F-A00505	1885 GEN GEO PATTON DR	LEE JOHN N ETAL	1885 GEN GEO PATTON DR	FRANKLIN	TN	37067
053J-A00100	JACKSON LAKE DR	JACKSON LAKE HOME OWNERS ASSOC INC	278 FRANKLIN RD #140	BRENTWOOD	TN	37027

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn

MALLORY STATION DEVELOPMENT PLAN

200 MALLORY STATION ROAD
Franklin, Williamson County, Tennessee

BRYAN McMASTER
REGISTERED ENGINEER
CIVIL
106936
STATE OF TENNESSEE
8/1/19

Revision Date
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△
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OVERALL EXISTING CONDITIONS PLAN

C1.0

COF#XXXX

Drawing name: K:\NSH_LDEV\013205003 – 200 Mallory Station Rd\4-CADD\Development Plan\PlanSheets\C1.0 OVERALL EXISTING CONDITIONS.dwg C1.0 OVERALL EXISTING CONDITIONS PLAN Aug 01, 2019 4:46pm by: david.haupert

SITE DATA CHART

PROJECT NAME:	MALLORY STATION
PROJECT #:	XXXX
SUBDIVISION:	
LOT NUMBER:	053-09900
ADDRESS:	200 MALLORY STATION ROAD FRANKLIN
COUNTY	WILLIAMSON TENNESSEE
CIVIL DISTRICT:	8TH
EXISTING ZONING:	SD-R
PROPOSED ZONING:	SD-R (17.68)
EXISTING CHARACTER AREA:	BCCO-3
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	6.22 AC
SQUARE FOOTAGE OF SITE:	271,056 SF
OWNER 1: ADDRESS:	MARTHA JEAN HOOD 6231 ROBERTS ROAD ARRINGTON, TN 37014
OWNER 2: ADDRESS:	BETTIE CAROL WHITE 114 BATTLE AVENUE FRANKLIN, TN 37064
APPLICANT: ADDRESS:	GAMBLE DESIGN COLLABORATIVE 324 LIBERTY PIKE SUITE 145 (615) 975-5765 greg@gdc-tn.com
CONTACT:	GREG GAMBLE

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS OBTAINED VIA WILLIAMSON COUNTY GIS.
3. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARRY OTHER THAN THE OWNER.
4. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 47187C, PANEL NO. 204F, DATED SEPTEMBER 29, 2006, ZONE "X".

SITE LEGEND

----W----	EXISTING WATER LINE
----UGE----	EXISTING UNDERGROUND ELECTRIC
----W----	EXISTING GAS MAIN
----E----	EXISTING ELECTRIC LINE
----UT----	EXISTING UNDERGROUND TELEPHONE/FIBER OPTIC
FH	EXISTING FIRE HYDRANT
	EXISTING LIGHT POLE

NOTE: NO AREA ON SITE EXCEEDS 14% SLOPE

TREE LEGEND

EXISTING TREE CANOPY

TREES TO BE REMOVED (REMAINING TREES TO BE PRESERVED)

EXISTING TREE CANOPY

TOTAL SITE AREA:
271,056 SF (6.22 AC)

EXISTING TREE CANOPY: 54,817 SF
54,817 SF / 271,056 SF = 20% OF SITE

REQUIRED CANOPY PRESERVATION:
48% OF TOTAL CANOPY
54,817 SF * 48% = 26,312 SF

SOIL KEY

ARA	ARMOUR SILT LOAM
ARB2	ARMOUR SILT LOAM
CAA	CAPTINA SILT LOAM, PHOSPHATIC
HBB2	HAMPSHIRE SILT LOAM

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn

MALLORY STATION DEVELOPMENT PLAN

200 MALLORY STATION ROAD
Franklin, Williamson County, Tennessee

BRYAN McMASTER
TENNESSEE REGISTERED PROFESSIONAL ENGINEER
COMMISSION NUMBER 108382
STATE OF TENNESSEE
8/1/19

Revision Date
△ _____
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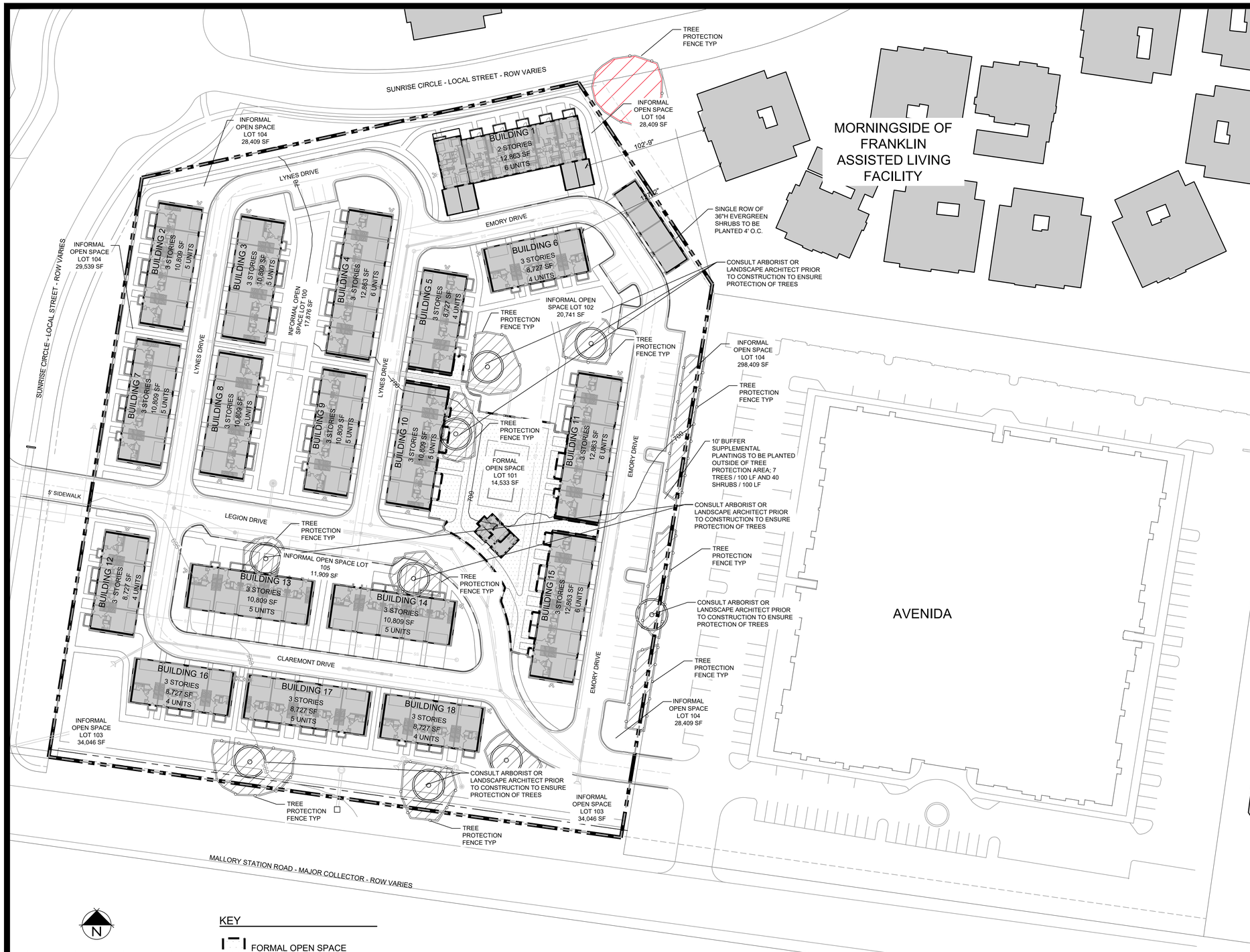
ENLARGED EXISTING CONDITIONS PLAN

C1.1

COF#XXXX

Drawing name: K:\NSH_LDEV\013205003 - 200 Mallory Station Rd\4-CADD\Development Plan\PlanSheets\C1.0 OVERALL EXISTING CONDITIONS.dwg C1.1 ENLARGED EXISTING CONDITIONS PLAN Aug 01, 2019 4:46pm by: david.haupert



BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:

WILLIAMSON COUNTY GIS

KEY

- FORMAL OPEN SPACE
- INFORMAL OPEN SPACE
- PRESERVED TREE CANOPY
- DETENTION AREA
- BIO-RETENTION AREA

*NOTE:
THE MALLORY STATION DEVELOPMENT PLAN IS A HORIZONTAL PROPERTY REGIME. ALL DRIVES ARE TO BE ACCESS EASEMENTS. AFTER THE APPROVAL OF A SITE PLAN, A FINAL PLAT SHALL BE RECORDED TO REFLECT THOSE EASEMENTS. THERE SHALL BE A CONTINUOUS ACCESS EASEMENT CONTINUING FROM THE EASEMENT AT SUNRISE CIRCLE TO THE EASEMENT AT THE AVENIDA DEVELOPMENT. THIS EASEMENT SHOULD FOLLOW THE MOST DIRECT PATH AVAILABLE WITHOUT MODIFYING THE CURRENT BUILDING LAYOUT.

SITE DATA CHART

PROJECT NAME:	MALLORY STATION
PROJECT #:	7037
SUBDIVISION:	MORNINGSIDE
LOT NUMBER:	053-09900
ADDRESS:	200 MALLORY STATION ROAD
CITY:	FRANKLIN
COUNTY	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8
EXISTING ZONING:	SD-R
PROPOSED ZONING:	SD-R (14.31)
EXISTING CHARACTER AREA:	BCCO-3
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	6.22 AC
SQUARE FOOTAGE OF SITE:	271,056 SF
MINIMUM SETBACKS:	PER PUD
OWNER 1:	MARTHA JEAN HOOD
ADDRESS:	6231 ROBERTS ROAD ARRINGTON, TN 37014
OWNER 2:	BETTIE CAROL WHITE
ADDRESS:	114 BATTLE AVENUE FRANKLIN, TN 37064
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145
PHONE:	(615) 975-5765
EMAIL:	greg@gdc-tn.com
CONTACT:	GREG GAMBLE
BUILDING SQUARE FOOTAGE:	192,368 SF
BUILDING HEIGHT:	3 STORIES
TOTAL NUMBER OF UNITS:	89
REQUIRED LSR:	.2
PROVIDED LSR:	.34
MINIMUM PARKING REQUIREMENT:	267
MAXIMUM PARKING LIMIT:	294
EXISTING PARKING:	0
PROVIDED PARKING:	281
RESIDENTIAL DENSITY:	14.31 DUA
TREE CANOPY:	57,358 SF (1.31 AC)
PARKLAND DEDICATION:	$383,056.00 (APPLICANT TO PAY FEES IN LIEU)
OPEN SPACE REQUIREMENT:	
FORMAL	13,939 SF (.32 AC)
INFORMAL:	26,572 SF (.61 AC)
TOTAL:	40,658 SF (.93 AC)

STATEMENT OF IMPACTS

WATER FACILITIES
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT V/A EXISTING 8" AND 12" WATER LINES THAT RUN IN SUNRISE CIRCLE AND MALLORY STATION ROAD, RESPECTIVELY. WATER AVAILABILITY REQUEST IS ONGOING WITH MALLORY VALLEY UTILITY DISTRICT.
89 UNITS = 31,150 GPD

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

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.5 MI (900 COLUMBIA AVE.)
NEAREST FIRE STATION: 0.5 MI (STATION NO. 3, 298 MALLORY STATION ROAD)
NEAREST RECREATIONAL FACILITY: 1.3 MI (ASPEN GROVE PARK, 3200 ASPEN GROVE DRIVE)

PROJECTED STUDENT POPULATION
57 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY COF

TREE CANOPY RETENTION

OVERALL AREA = 271,056 SF (6.22 AC)

	EXISTING	REMOVED	RETAINED
TOTAL SF	48,496 SF	26,014 SF	22,482 SF
TOTAL ACRES	1.11 AC	0.60 AC	0.52 AC

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	48,496 (18% OF SITE)
REQUIRED CANOPY PRESERVATION:	54% (26,187 SF, 0.60 AC)
PROVIDED TREE CANOPY PRESERVATION:	22,482 SF, 0.52 AC (87% OF REQUIRED PRESERVATION)

OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: 15%
15% * 6.22 AC (TOTAL AREA MINUS RESERVED R.O.W.s) = .93 AC / 40,658 SF
NOTE: 34% OF OPEN SPACE IS FORMAL = 0.32 AC / 13,939 SF
66% OF OPEN SPACE IS INFORMAL = .61 AC / 26,572 SF

OPEN SPACE PROVIDED:

KEY	CLASSIFICATION	TYPE	AREA (SF)
100	INFORMAL	ACTIVE RECREATIONAL AREA	17,876
101	FORMAL	ACTIVE RECREATIONAL AREA	14,533
102	INFORMAL	WATER QUALITY	20,741
103	INFORMAL	BUFFER / WATER QUALITY	34,046
104	INFORMAL	BUFFER	28,409
105	INFORMAL	ACTIVE RECREATIONAL AREA	11,909

PROVIDED PARKING

REQUIRED:
3+ BEDROOM = 3 SPACES

REQUIRED PARKING BREAKDOWN

TOTAL BUILDINGS:	18
TOTAL UNITS:	89 (ALL 3+BR)
TOTAL REQUIRED SPACES:	267
TOTAL PROVIDED PARKING:	281 SPACES
GARAGE:	188
TANDEM SPACES:	32
OFF-STREET PARKING:	51
TOTAL MAXIMUM PARKING LIMIT:	294 (110% OF REQUIRED)

*NOTE: SIDEWALKS ADJACENT TO ON-STREET PARKING ARE 7' WIDTH

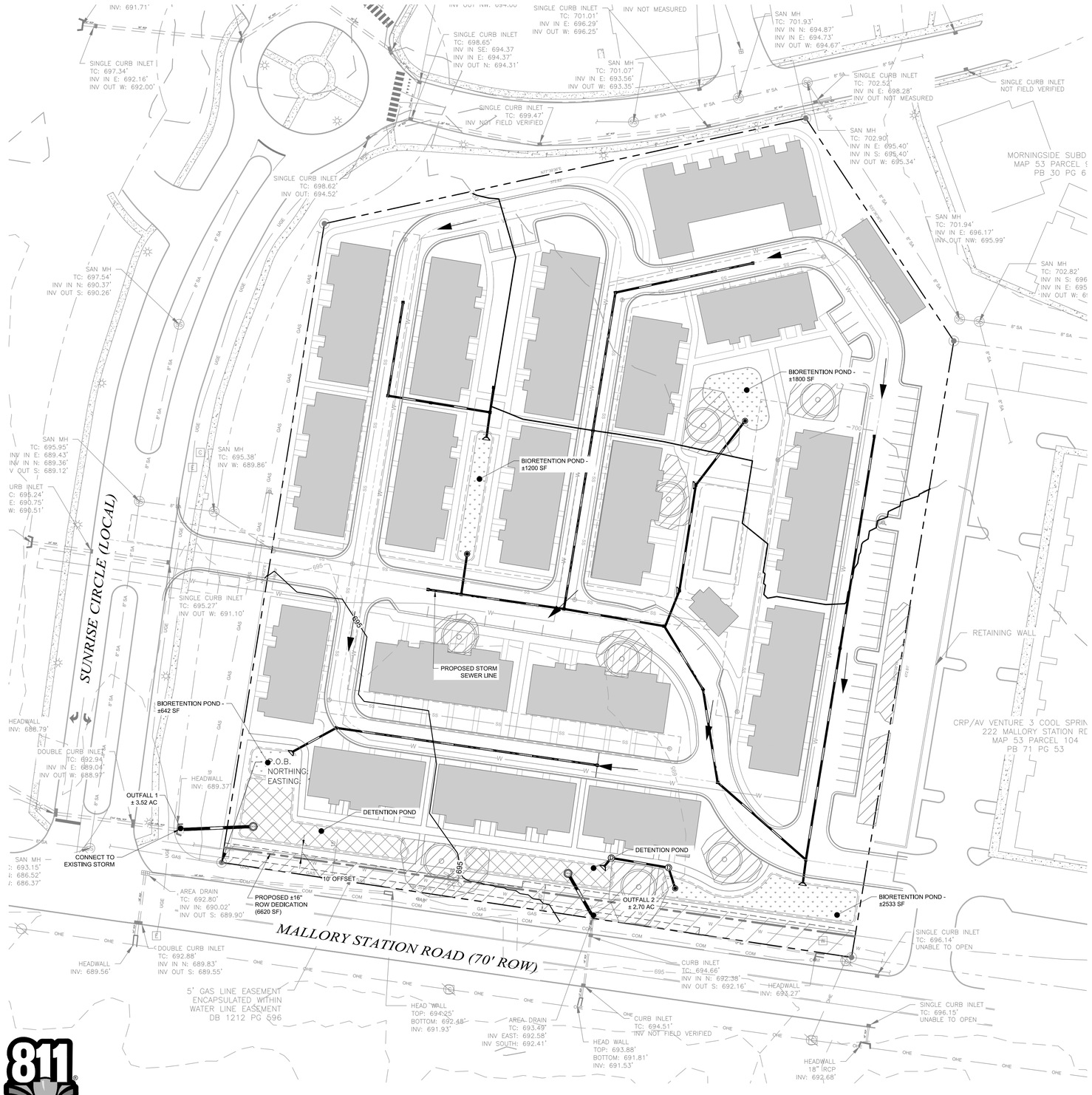
GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

MALLORY STATION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
LICENSED LANDSCAPE ARCHITECT
TENNESSEE

Revision Date

DEVELOPMENT PLAN
SHEET
C2.0
COF 7037



IMPACT STATEMENT

WATER
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA AN EXISTING 8" WATER LINE THAT RUNS ALONG THE WESTERN EDGE OF SUNSET CIRCLE. WATER AVAILABLY REQUEST IS ONGOING WITH MALLORY VALLEY UTILITY DISTRICT.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN. SEWER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN. PROJECTED FLOW IS 99 SFUE.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

STORMWATER
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY GREEN INFRASTRUCTURE THROUGHOUT THE SITE AND POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY THE DETENTION POND AND OUTLET STRUCTURE.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY COLLECTION VIA INDIVIDUAL DUMPSTERS RESIDENTS WILL WHEEL OUT TO THE CURB FOR PICKUP.

DRAINAGE FACILITIES
APPROXIMATELY 3.73 AC OF IMPERVIOUS AREA TO BE ADDED. OUTFALL LOCATIONS WILL STAY RELATIVELY THE SAME FROM PRE-CONSTRUCTION TO POST-CONSTRUCTION CONDITIONS.

COF 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.

STORMWATER MANAGEMENT PLAN:

ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS VIA POSITIVE DRAINAGE AND WILL SHEET FLOW INTO A CLOSED STORM SYSTEM AND TOWARDS THE BIORETENTION AREAS. STORMWATER RUNOFF WILL FLOW INTO PROPOSED BIORETENTION AREA FOR INFILTRATION AND TREATMENT. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM ANY PROPOSED STORMWATER TREATMENT AREAS. THE PROPOSED BIORETENTION AREAS WILL TREAT STORMWATER RUNOFF BEFORE IT EITHER INFILTRATES INTO THE SOIL OR DISCHARGES VIA AN OVERFLOW BERM/STORM STRUCTURES TO THE PROPOSED DETENTION BASIN.

RUNOFF THAT EXCEEDS THE FIRST INCH OF RAINFALL WILL BE ROUTED VIA OVERFLOW BERM OR STORM STRUCTURE TO A DETENTION POND. AN OUTLET CONTROL STRUCTURE WILL LIMIT DISCHARGE FLOW RATE OF THE SITE UP TO THE 100-YEAR DESIGN STORM.

SITE AREA TABLE

TOTAL SITE AREA =	6.22 ACRES
SITE IMPERVIOUS AREA =	+/- 3.73 ACRES

SITE LEGEND

SS	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER MAIN
	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
	EXISTING WATER MAIN
G	EXISTING GAS MAIN
ST	EXISTING STORM PIPE
LOD	LIMITS OF DISTURBANCE
FH	FIRE HYDRANT

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

Know what's below. Call before you dig.

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn

MALLORY STATION DEVELOPMENT PLAN

200 MALLORY STATION ROAD
Franklin, Williamson County, Tennessee

RYAN McMASTER
REGISTERED ENGINEER
NO. 120025
STATE OF TENNESSEE
8/1/19

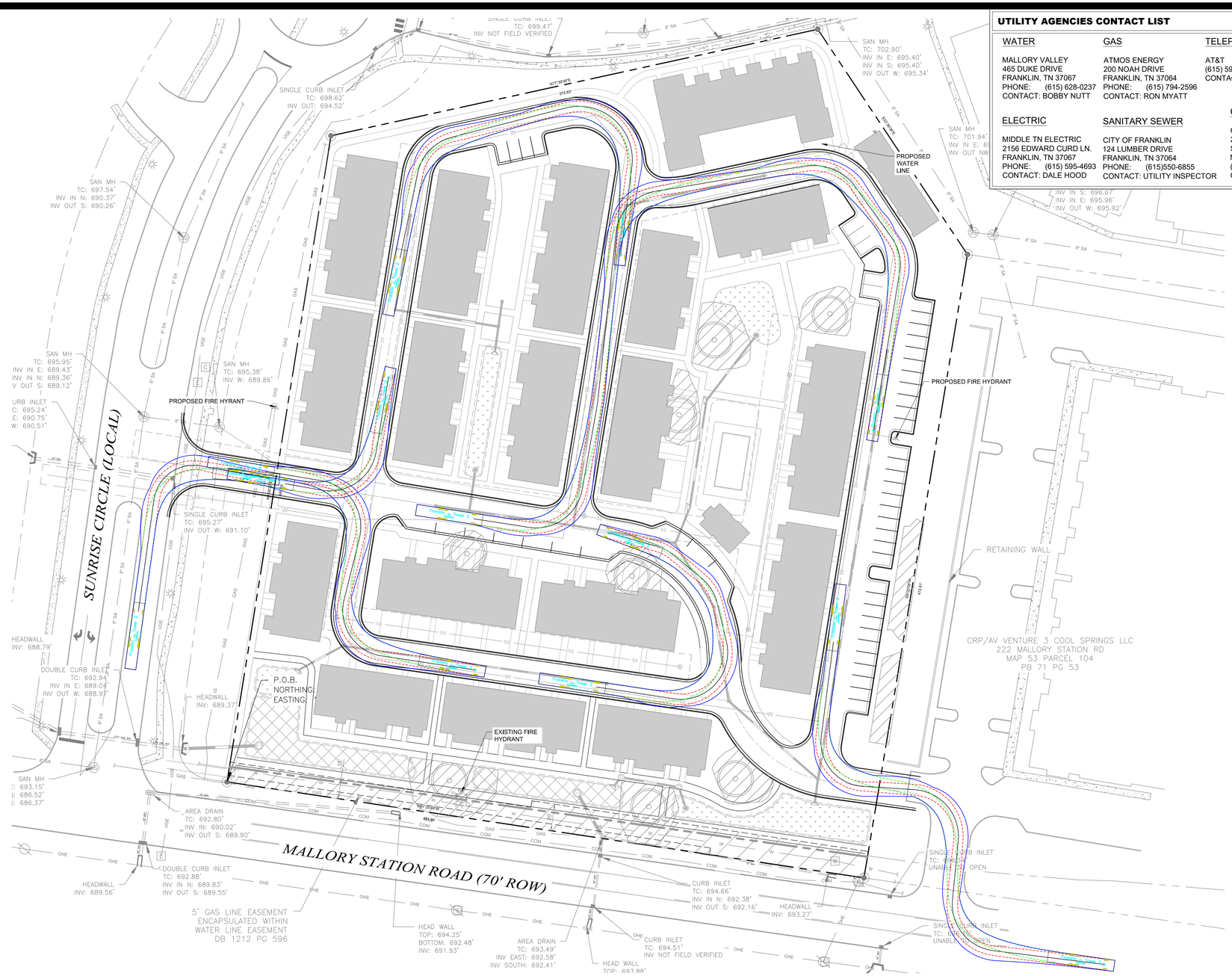
Revision Date

ENLARGED GRADING & DRAINAGE PLAN

C3.1

COF#XXXX

Drawing name: K:\NSH_LDEV\013205003 – 200 Mallory Station Rd\4-CADD\Development Plan\PlanSheets\C3.1 GRADING AND DRAINAGE PLAN.dwg C3.1 ENLARGED GRADING AND DRAINAGE PLAN Aug 01, 2019 4:47pm by: david.haupert



UTILITY AGENCIES CONTACT LIST

WATER
MALLORY VALLEY
465 DUKE DRIVE
FRANKLIN, TN 37067
PHONE: (615) 628-0237
CONTACT: BOBBY NUTT

GAS
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: (615) 794-2596
CONTACT: RON MYATT

TELEPHONE
AT&T
(615) 595-7816
CONTACT: DAVID TUTTEROW

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
214 OCEANSIDE DRIVE
NASHVILLE, TENNESSEE 37204
PHONE: (615) 564-2701
CONTACT: RYAN MCMASTER, P.E.

ELECTRIC
MIDDLE TN ELECTRIC
2156 EDWARD CURD LN.
FRANKLIN, TN 37067
PHONE: (615) 595-4693
CONTACT: DALE HOOD

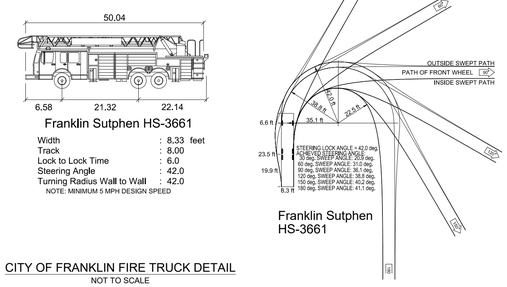
SANITARY SEWER
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: (615)550-6855
CONTACT: UTILITY INSPECTOR

CABLE
COMCAST
2501 McGAVOCK PK,
SUITE 1206
NASHVILLE, TN 37214
(615)440-2920
CONTACT: PAULA BROOKS

CITY OF FRANKLIN
109 3rd AVENUE SOUTH, FRANKLIN, TN 37067
CONTACT:
PLANNING : JOSH KING 615-550-6977
ENGINEERING : LANCE FITTRO 615-550-6676

ROW & 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.



Width	:	8.33 feet
Track	:	8.00
Lock to Lock Time	:	6.0
Steering Angle	:	42.0
Turning Radius Wall to Wall	:	42.0

NOTE: MINIMUM 5 MPH DESIGN SPEED

CITY OF FRANKLIN FIRE TRUCK DETAIL
NOT TO SCALE

IMPACT STATEMENT

-ACCESS TO THE DEVELOPMENT WILL BE PROVIDED VIA DRIVEWAY CONNECTION DIRECTLY FROM SUNRISE CIRCLE TO THE WEST AND INDIRECTLY FROM MALLORY STATION ROAD THROUGH A DRIVEWAY CONNECTION TO THE AVENIDA DEVELOPMENT AT THE SOUTHEAST CORNER OF THE SITE.
-PROPOSED DEVELOPMENT IS EXPECTED TO PRODUCE 31 TRIPS IN THE AM PEAK HOUR AND 39 TRIPS IN THE PM PEAK HOUR.
-NO OFFSITE IMPROVEMENTS FOR TRAFFIC IMPACTS ARE EXPECTED WITH THIS DEVELOPMENT.

FIRE FLOW TEST

FLOW TEST DATE: 08/23/2018, 2:30 PM
STATIC PRESSURE: 124 psi
RESIDUAL PRESSURE: 110 psi
FLOW: 1,194 GPM

TESTED BY CORY BORUM AND BEN BUTLER, HEATHCOAT & DAVIS, INC.

SITE LEGEND

SS	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER MAIN
	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER MAIN
G	EXISTING GAS MAIN
ST	EXISTING STORM PIPE
LOD	LIMITS OF DISTURBANCE
FH	FIRE HYDRANT

Know what's below. Call before you dig.

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn

MALLORY STATION DEVELOPMENT PLAN
200 MALLORY STATION ROAD
Franklin, Williamson County, Tennessee

RYAN McMASTER
LICENSED PROFESSIONAL ENGINEER
NO. 109205
STATE OF TENNESSEE
8/21/19

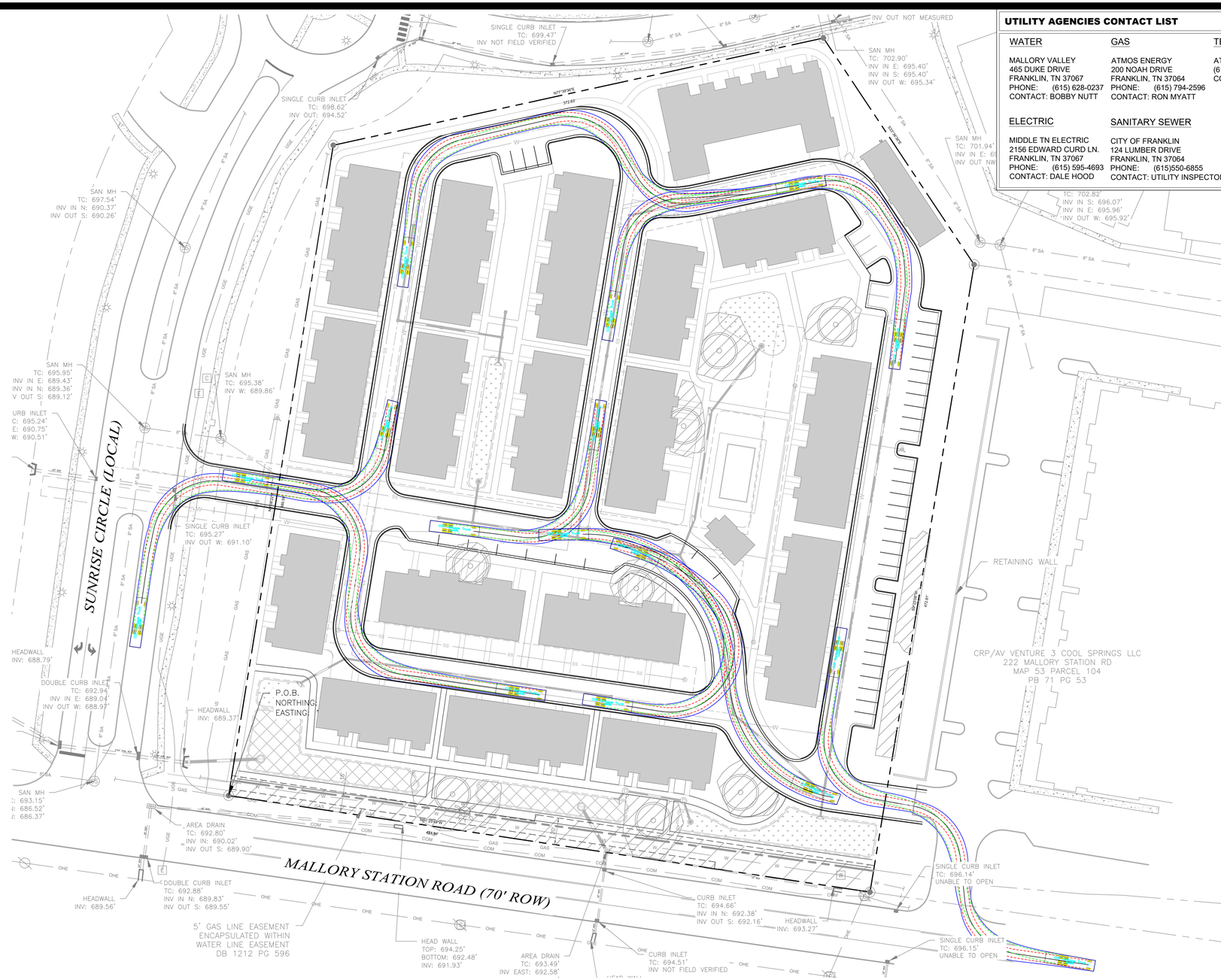
Revision Date
△
△
△
△

FIRE ROW & ACCESS PLAN

C4.1

COF#XXXX

Drawing name: K:\NSH_LDEV\013205003 – 200 Mallory Station Rd\4-CADD\Development Plan\PlanSheets\C4.1 ENLARGED ROW & ACCESS PLAN.dwg C4.1 FIRE ROW & ACCESS PLAN Aug 01, 2019 4:47pm by: david.haupert



UTILITY AGENCIES CONTACT LIST

WATER
MALLORY VALLEY
465 DUKE DRIVE
FRANKLIN, TN 37067
PHONE: (615) 628-0237
CONTACT: BOBBY NUTT

GAS
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: (615) 794-2596
CONTACT: RON MYATT

TELEPHONE
AT&T
(615) 595-7816
CONTACT: DAVID TUTTEROW

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
214 OCEANSIDE DRIVE
NASHVILLE, TENNESSEE 37204
PHONE: (615) 564-2701
CONTACT: RYAN MCMASTER, P.E.

ELECTRIC
MIDDLE TN ELECTRIC
2156 EDWARD CURD LN.
FRANKLIN, TN 37067
PHONE: (615) 595-4693
CONTACT: DALE HOOD

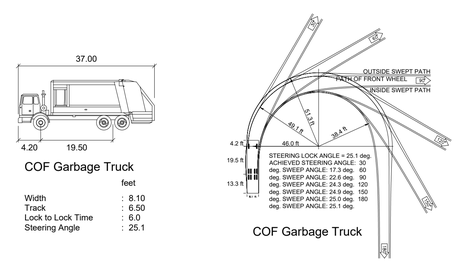
SANITARY SEWER
CITY OF FRANKLIN
124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: (615)550-6855
CONTACT: UTILITY INSPECTOR

CABLE
COMCAST
2501 McGAVOCK PK,
SUITE 1206
NASHVILLE, TN 37214
(615)440-2920
CONTACT: PAULA BROOKS

CITY OF FRANKLIN
109 3rd AVENUE SOUTH, FRANKLIN, TN 37067
CONTACT:
PLANNING : JOSH KING 615-550-6977
ENGINEERING : LANCE FITTRO 615-550-6676

ROW & 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.



COF Garbage Truck

	feet
Width	: 8.10
Track	: 6.50
Lock to Lock Time	: 6.0
Steering Angle	: 25.1

COF Garbage Truck

NOTE: THE GARBAGE TRUCK SPECIFICATIONS SHOWN ABOVE MATCH THE CITY OF FRANKLIN STANDARD COMMERCIAL FRONT LOADER TRUCK DESIGN.

CITY OF FRANKLIN GARBAGE TRUCK DETAIL
NOT TO SCALE

IMPACT STATEMENT

-ACCESS TO THE DEVELOPMENT WILL BE PROVIDED VIA DRIVEWAY CONNECTION DIRECTLY FROM SUNRISE CIRCLE TO THE WEST AND INDRIECTLY FROM MALLORY STATION ROAD THROUGH A DRIVEWAY CONNECTION TO THE AVENIDA DEVELOPMENT AT THE SOUTHEAST CORNER OF THE SITE.
-PROPOSED DEVELOPMENT IS EXPECTED TO PRODUCE 31 TRIPS IN THE AM PEAK HOUR AND 39 TRIPS IN THE PM PEAK HOUR.
-OFFSITE IMPROVEMENTS ARE TO BE MADE PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT ANALYSIS FOR THIS SITE AND DISCUSSIONS WITH CITY OF FRANKLIN OFFICIALS.

FIRE FLOW TEST

FLOW TEST DATE: 08/23/2018, 2:30 PM
STATIC PRESSURE: 124 psi
RESIDUAL PRESSURE: 110 psi
FLOW: 1,194 GPM

TESTED BY CORY BORUM AND BEN BUTLER, HEATHCOAT & DAVIS, INC.

SITE LEGEND

SS	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER MAIN
	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
W	EXISTING WATER MAIN
G	EXISTING GAS MAIN
ST	EXISTING STORM PIPE
LOD	LIMITS OF DISTURBANCE
FH	FIRE HYDRANT

811 Know what's below. Call before you dig.

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn

MALLORY STATION DEVELOPMENT PLAN
200 MALLORY STATION ROAD
Franklin, Williamson County, Tennessee

RYAN McMASTER
LICENSED
PROFESSIONAL ENGINEER
105285
STATE OF TENNESSEE
8/1/19

Revision Date
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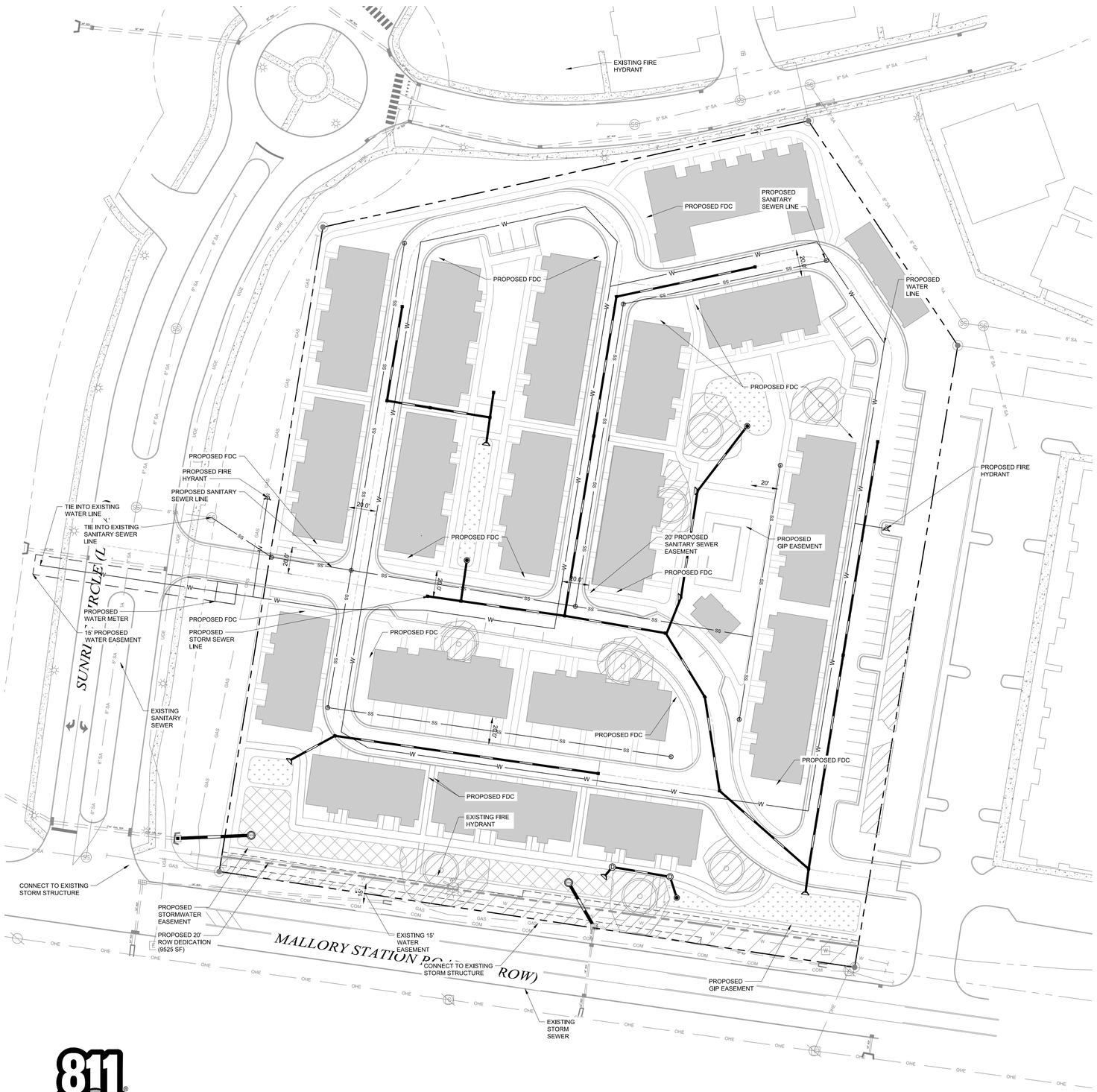
△
△
△

REFUSE ROW & ACCESS PLAN

C4.2

COF#XXXX

Drawing name: K:\NSH_LDEV\013205003 – 200 Mallory Station Rd\4-CADD\Development Plan\PlanSheets\C4.1 ENLARGED ROW & ACCESS PLAN.dwg C4.2 REFUSE ROW & ACCESS PLAN Aug 01, 2019 4:47pm by: david.haupert



UTILITY AGENCIES CONTACT LIST

WATER	GAS	TELEPHONE	ENGINEER
MALLORY VALLEY 465 DUKE DRIVE FRANKLIN, TN 37067 PHONE: (615) 628-0237 CONTACT: BOBBY NUTT	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-2596 CONTACT: RON MYATT	AT&T (615) 595-7816 CONTACT: DAVID TUTTEROW	KIMLEY-HORN AND ASSOCIATES, INC. 214 OCEANSIDE DRIVE NASHVILLE, TENNESSEE 37204 PHONE: (615) 564-2701 CONTACT: RYAN MCMASTER, P.E.
ELECTRIC	**SANITARY SEWER**	**CABLE**	**CITY OF FRANKLIN**
MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615)550-6855 CONTACT: UTILITY INSPECTOR	COMCAST 2501 McGAVOCK PK, SUITE 1206 NASHVILLE, TN 37214 (615)440-2920 CONTACT: PAULA BROOKS	109 3rd AVENUE SOUTH, FRANKLIN, TN 37067 CONTACT: PLANNING : JOSH KING 615-550-6977 ENGINEERING : LANCE FITTRO 615-550-6676

UTILITY 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.

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA AN EXISTING 8" WATER LINE THAT RUNS ALONG THE WESTERN EDGE OF SUNSET CIRCLE. WATER AVAILABLY REQUEST IS ONGOING WITH MALLORY VALLEY UTILITY DISTRICT.
SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN. SEWER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN. PROJECTED FLOW IS 99 SFUE.
RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.
STORMWATER
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY GREEN INFRASTRUCTURE THROUGHOUT THE SITE AND POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY THE DETENTION POND AND OUTLET STRUCTURE.
ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.
GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.
REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY COLLECTION VIA INDIVIDUAL DUMPSTERS RESIDENTS WILL WHEEL OUT TO THE CURB FOR PICKUP.
DRAINAGE FACILITIES
APPROXIMATELY 3.73 AC OF IMPERVIOUS AREA TO BE ADDED. OUTFALL LOCATIONS WILL STAY RELATIVELY THE SAME FROM PRE-CONSTRUCTION TO POST-CONSTRUCTION CONDITIONS.

UTILITY LAYOUT NOTE

DETAILS AND LAYOUT OF UTILITIES SHOWN GRAPHICALLY ON THIS PLAN ARE SUBJECT TO CHANGE BETWEEN DEVELOPMENT PLAN AND SITE PLAN SUBMITTALS.

EXISTING UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING. COF DOES NOT PARTICIPATE IN 811/TN ONE CALL. CONTACT COF WATER/SEWER DEPT. FOR LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

WATER INFRASTRUCTURE NOTE

WATER LAYOUT SHOWN ON THIS PLAN IS CONCEPTUAL. REFER TO FINAL DRAWINGS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT FOR CONSTRUCTION.

SITE LEGEND

SS	PROPOSED SANITARY SEWER PIPE
W	PROPOSED WATER MAIN
SD	PROPOSED STORM PIPE
SS	EXISTING SANITARY SEWER PIPE
G	EXISTING WATER MAIN
ST	EXISTING GAS MAIN
LOD	EXISTING STORM PIPE
FH	LIMITS OF DISTURBANCE
	FIRE HYDRANT

Know what's below. Call before you dig.

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

Kimley»Horn

MALLORY STATION DEVELOPMENT PLAN

200 MALLORY STATION ROAD
Franklin, Williamson County, Tennessee

RYAN McMASTER
REGISTERED ENGINEER
NO. 106325
STATE OF TENNESSEE
8/1/19

Revision Date
△
△
△
△

ENLARGED UTILITY PLAN

C5.1

COF#XXXX

Drawing name: K:\NSH_LDEV\013205003 – 200 Mallory Station Rd\4-CADD\Development Plan\PlanSheets\C5.1 ENLARGED UTILITY PLAN.dwg C5.1 ENLARGED UTILITY PLAN Aug 01, 2019 4:47pm by: david.haupert

1 CONCEPTUAL FRONT ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'

3 CONCEPTUAL PERSPECTIVE VIEW

2 CONCEPTUAL REAR ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'

4 CONCEPTUAL PERSPECTIVE VIEW

* THE FOLLOWING CHARACTER IMAGES ARE PROVIDED TO GIVE A SENSE OF THE PROPOSED GENERAL ARCHITECTURAL DESIGN PROPOSED FOR THIS PROJECT. IT IS NOT INTENDED TO REFLECT FINAL ARCHITECTURE INCLUDING FINAL COLOR SELECTIONS. DURING THE SITE PLAN SUBMITTAL PHASE OF THIS PROJECT, WE WILL PROVIDE FOR REVIEW AND APPROVAL FINAL ARCHITECTURE WITH PROPOSED COLOR SELECTIONS.

8/1/2019 10:30:16 AM

906 STUDIO ARCHITECTS
143 Fifth Avenue South
Franklin, TN 37064
615.988.9065
906studio.com

MALLORY STATION TOWNHOMES

THOMPSON THRIFT
200 MALLORY STATION FRANKLIN, TN

MICHAEL A. HAYMAN
REGISTERED ARCHITECT
STATE OF TENNESSEE
8/1/19

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NO.	DESCRIPTION	DATE

Project Number
19.1061

4 UNIT TOWNHOME ELEVATIONS & PERSPECTIVES

A1.0

1 CONCEPTUAL FRONT ELEVATION
1/8" = 1'-0"

0' 4' 8' 16'

3 CONCEPTUAL PERSPECTIVE VIEW

2 CONCEPTUAL REAR ELEVATION
1/8" = 1'-0"

0' 4' 8' 16'

4 CONCEPTUAL PERSPECTIVE VIEW

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8/1/2019 10:30:56 AM

906 STUDIO ARCHITECTS
143 Fifth Avenue South
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MALLORY STATION TOWNHOMES

THOMPSON THRIFT
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NO.	DESCRIPTION	DATE

Project Number
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5 UNIT TOWNHOME ELEVATIONS & PERSPECTIVES

A1.1

1 CONCEPTUAL FRONT ELEVATION
1/8" = 1'-0"

0' 4' 8' 16'

3 CONCEPTUAL PERSPECTIVE VIEW

2 CONCEPTUAL REAR ELEVATION
1/8" = 1'-0"

0' 4' 8' 16'

4 CONCEPTUAL PERSPECTIVE VIEW

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8/1/2019 10:31:36 AM

906 STUDIO ARCHITECTS
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906studio.com

MALLORY STATION TOWNHOMES

THOMPSON THRIFT
200 MALLORY STATION FRANKLIN, TN

MICHAEL A. HAYMAN
REGISTERED ARCHITECT
STATE OF TENNESSEE
8/1/19

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Project Number
19.1061

6 UNIT TOWNHOME ELEVATIONS & PERSPECTIVES

A1.2

1 CONCEPTUAL FRONT ELEVATION
1/8" = 1'-0"

0' 4' 8' 16'

3 CONCEPTUAL PERSPECTIVE VIEW

2 CONCEPTUAL REAR ELEVATION
1/8" = 1'-0"

0' 4' 8' 16'

4 CONCEPTUAL PERSPECTIVE VIEW

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8/1/2019 10:32:08 AM

906 STUDIO ARCHITECTS
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Franklin, TN 37064
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MALLORY STATION TOWNHOMES

THOMPSON THRIFT
200 MALLORY STATION FRANKLIN, TN

MICHAEL A. HAYMAN
REGISTERED ARCHITECT
STATE OF TENNESSEE
8/1/19

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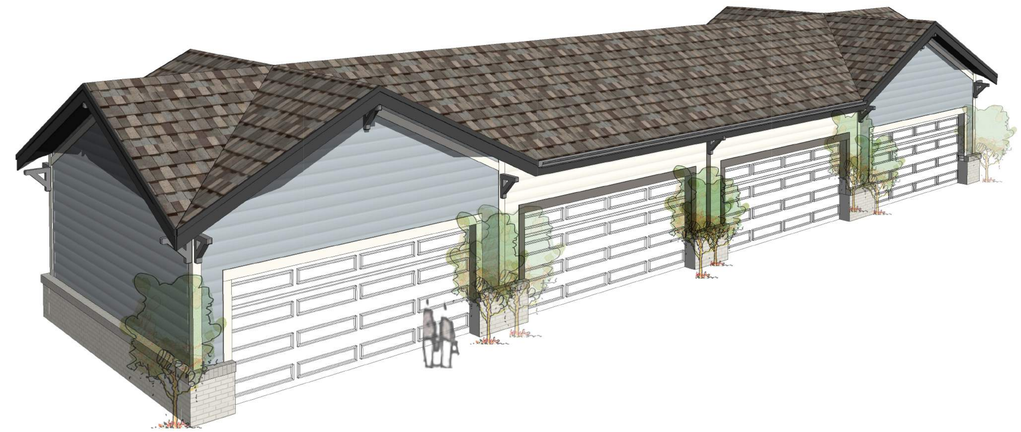
NO.	DESCRIPTION	DATE

Project Number
19.1061

6 UNIT 2-STORY TOWNHOME ELEVATIONS & PERSPECTIVES

A1.3

1 CONCEPTUAL FRONT ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'



3 CONCEPTUAL PERSPECTIVE VIEW

2 CONCEPTUAL REAR ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'

4 CONCEPTUAL PERSPECTIVE VIEW

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8/1/2019 10:32:22 AM

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MALLORY STATION TOWNHOMES

THOMPSON THRIFT
200 MALLORY STATION FRANKLIN, TN

MICHAEL A. HAYMAN
REGISTERED ARCHITECT
STATE OF TENNESSEE
8/1/19

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NO.	DESCRIPTION	DATE

Project Number
19.1061

GARAGE ELEVATIONS & PERSPECTIVES

A1.4

1 CONCEPTUAL FRONT ELEVATION
1/8" = 1'-0"

0' 4' 8' 16'

3 CONCEPTUAL PERSPECTIVE VIEW

2 CONCEPTUAL REAR ELEVATION
1/8" = 1'-0"

0' 4' 8' 16'

4 CONCEPTUAL PERSPECTIVE VIEW

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MALLORY STATION TOWNHOMES

THOMPSON THRIFT
200 MALLORY STATION FRANKLIN, TN

MICHAEL A. HAYMAN
REGISTERED ARCHITECT
STATE OF TENNESSEE
8/1/19

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Project Number
19.1061

AMENITY CENTER ELEVATIONS & PERSPECTIVES

A1.5

8/1/2019 10:32:40 AM

BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:

WILLIAMSON COUNTY GIS

KEY

FORMAL OPEN SPACE

INFORMAL OPEN SPACE

OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: 15%
15% * 6.22 AC (TOTAL AREA MINUS RESERVED R.O.W.s) = .93 AC / 40,658 SF
NOTE: 34% OF OPEN SPACE IS FORMAL = 0.32 AC / 13,939 SF
66% OF OPEN SPACE IS INFORMAL = .61 AC / 26,572 SF

OPEN SPACE PROVIDED:

KEY	CLASSIFICATION	TYPE	AREA (SF)
100	INFORMAL	ACTIVE RECREATIONAL AREA	17,876
101	FORMAL	ACTIVE RECREATIONAL AREA	14,533
102	INFORMAL	WATER QUALITY	20,741
103	INFORMAL	BUFFER / WATER QUALITY	34,046
104	INFORMAL	BUFFER	28,409
105	INFORMAL	ACTIVE RECREATIONAL AREA	11,909

*NOTE:
THE MALLORY STATION DEVELOPMENT PLAN IS A HORIZONTAL PROPERTY REGIME. ALL DRIVES ARE TO BE ACCESS EASEMENTS. AFTER THE APPROVAL OF A SITE PLAN, A FINAL PLAT SHALL BE RECORDED TO REFLECT THOSE EASEMENTS. THERE SHALL BE A CONTINUOUS ACCESS EASEMENT CONTINUING FROM THE EASEMENT AT SUNRISE CIRCLE TO THE EASEMENT AT THE AVENIDA DEVELOPMENT. THIS EASEMENT SHOULD FOLLOW THE MOST DIRECT PATH AVAILABLE WITHOUT MODIFYING THE CURRENT BUILDING LAYOUT.

*NOTE:
FORMAL OPEN SPACE LOT 101 WILL CONSIST OF THE AMENITY BUILDING, POOL, BENCHES, AND FORMAL PLANTINGS

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

MALLORY STATION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

GREGORY C. GAMBLE
TENNESSEE
LANDSCAPE ARCHITECT

Revision Date

OPEN SPACE EXHIBIT

SHEET
EX1

COF 7037

From:	Greg Gamble
To:	annpetersen@comcast.net; Mike Hathaway; roger.lindsey@nashville.gov; Jennifer Szilagyi; Scott Harrison; Jimmy Franks; Michael Orr; Alma Mclemore; mdadst@aol.com
Cc:	danamclendon@mac.com; Jose Kreutz; Eric Wojak; Ryan McMaster; Scott Stokes; Emily Hunter; Amy Diaz-Barriga; GLENN STOPHEL
Subject:	Oakbrook PUD
Date:	Wednesday, August 21, 2019 1:50:55 PM
Attachments:	Response to Adjoiners19-0819.pdf

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Planning Commissioner.

Please find the attached letter of responses prepared by Thompson Thrift for Oakbrook proposed on Mallory Station. This letter of response has been provided to the Homeowner's Associations for Morningside 1 and 2. We met with the HOA boards this morning to review the letter. In addition to the responses, we were asked to make the following commitments to the HOA. We agree to all commitments, and are happy to submit them into the Planning Commission record.

Commitments:

1. Share the lease agreement for the residents and the restrictions.
2. Discourage the use of the private Morningside sidewalks to the north of Oakbrook.
3. Transition to Morningside with a 2-Story Town Home, per the Development Plan.
4. Share and discuss the Final Landscape Plan for the open space areas along Sunrise Circle within the Morningside HOA owned property. Provide irrigation to this area, and take over all maintenance responsibilities of the open space area and white fence along Sunrise Circle and adjacent to Oakbrook.
5. Protect the Sightlines from Sunrise Circle to Mallory Station.
6. When the town homes are converted to Condominium For-Sale Homes, the covenants must meet or exceed the covenants of Morningside.
7. Request No-Parking signs along Sunrise Circle, and if approved fund the installation of the signs.

I believe that many questions have been addressed with the commitments and with the responses provided in the attached letter.

We look forward to the discussion tomorrow night at the Planning Commission meeting.

Please do not hesitate to email me if you have any questions.

Sincerely,

Greg Gamble

gamble design collaborative

615.975.5765
324 Liberty Pike, Suite 145
Franklin, TN 37064

THOMPSON THRIFT
MIXED USE DEVELOPMENT

August 19, 2019

Ms. Cody Blair
Mr. Glenn Stophel
Villages of Morningside Homeowners Associations
Via Email

RE: 200 Mallory Station Road

Dear Ms. Blair and Mr. Stophel,

Thank you for the continued opportunity to discuss our project with you. As a follow up to our meeting with the two boards on May 22nd, and the general neighborhood meeting on June 6th, we are summarizing the questions that were presented, and our responses as follows:

1. *What is the name of the project?*

   The project has been named "Oakbrook".

2. *Discuss the access points.*

   Our community proposes access from (1) Sunrise Circle (a public street) via a 30' wide access easement recorded in the Morningside P.U.D. Subdivision Final Plat, and (2) the Avenida drive which lies in a 22' cross-access easement previously recorded. As to the question whether the Sunrise Circle 30' access easement is enforceable, see attached letter listed as Exhibit A.

3. *Will Oakbrook provide additional landscaping along Sunrise Circle?*

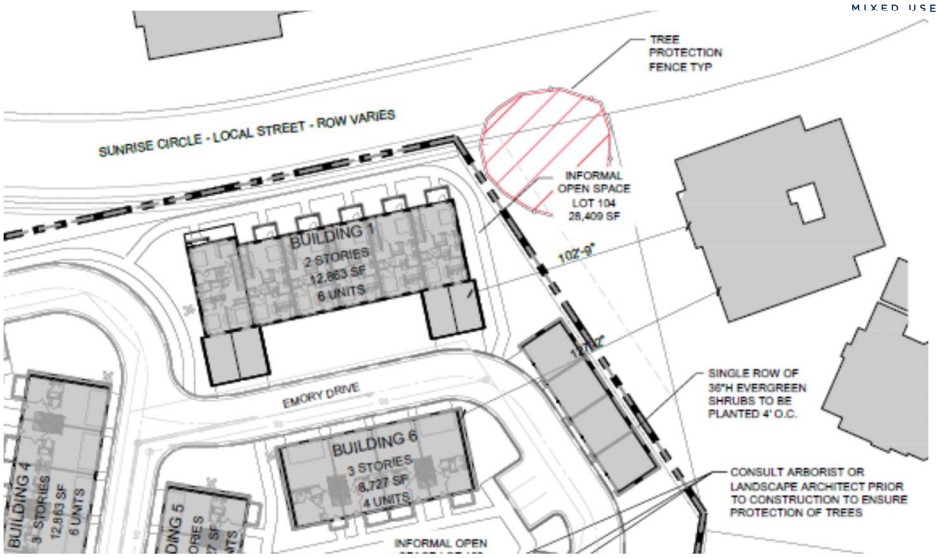
   Yes, as part of our project we will install additional landscaping in the common area along the east side of Sunrise Circle. Additionally, we will agree to maintain said landscape area at our expense.

4. *Do you propose linear green space along Mallory Station Road?*

   Yes, our community features a 50' (min.) wide linear park along our frontage on Mallory Station Road.

5. *Explain your proposed buffers to the Morningside community.*

   Along Sunrise Circle (to our north), we have designed our building to be only 2 stories, to better match the buildings near us. Additionally, we propose a set of detached garages to screen the Morningside homes closest to us from our drive aisles. We propose a minimum of 100' separation between our building and our closest neighbor.



6. *Discuss the number of kids anticipated in your project.*

   Based on similar projects we have constructed, and studies of census data (see Exhibit B), we expect to see approximately 40 children, with school-age children being approximately half that number.

7. *Where will school buses pick up students?*

   Pursuant our conversations with the Franklin Special School District transportation coordinators, students in our community will be picked up at our clubhouse, where we will offer shelter form the elements.

8. *How many people will live in your community?*

   While we have no definitive way of forecasting how many residents will live in our community, our on-site management staff will perform background checks and income verification on every adult (18 years or older) who lives in our community.

9. *What is your typical lease term?*

   Our community will offer 12 month leases. VRBO or other forms of short-term subrentals will not be permitted.

10. *Will any of the existing trees be preserved?*

    Our site plan is mindful of the existence of specimen trees on the property, and every effort will be made to preserve a number of the larger trees on site.

11. *Will your project create the demand for a new traffic light at Sunrise Circle and Mallory Station Road?*

No, according to our traffic studies, our 89-home project does not generate enough additional traffic to meet the required warrants for a traffic signal.

12. *Have you previously built other communities in Franklin and will you maintain ownership of the community?*

    Oakbrook will be our first community in Franklin. While we can't predict the future, it is our expectation that we will own the community for many years to come.

13. *Will you prevent traffic generated by the Avenida project to travel west and exit onto Sunrise Circle?*

    No, we cannot restrict residents of Avenida from using our drives, however Avenida has direct access onto Mallory Station Road AND access to Gen. George Patton Dr. (with its traffic light), so it makes little sense for anyone to "cut" through Oakbrook.

14. *Will the existing vinyl split rail fence be preserved?*

    The fence belongs to the Morningside neighborhood, and it is not our intent to remove it—with the exception of where our drive connects onto Sunrise Circle.

15. *How long will it take to build out the community?*

    We anticipate completing the last of the 89 homes 15 and 18 months after ground-breaking.

16. *Will you prepare a traffic study?*

    Yes, a study has been prepared and submitted to the city for review.

17. *We would like you to consider modifications to the pavement markings on Mallory Station Road, to allow for an easier left turn out of Sunrise Circle.*

    We have discussed your idea with the city's engineering department. Please see their response as Exhibit C.

18. *How many lanes will Mallory station be in the future?*

    We are not aware of the timing of any improvements beyond the intersection improvements at Franklin Road.

19. *Why was the Mallory Station Road speed limit increased?*

    We do not have any information on that subject.

20. *Will the architecture be similar to Avenida's?*

    No, as our homes are townhomes, we will design them such that each home is distinctly different than the adjacent home.

21. *We request that you schedule your construction activities such that the building facing Sunrise Circle (north end) is completed early on.*

We will certainly incorporate that request into our schedule.

22. *How is drainage to be handled?*

    We will discharge our rainfall runoff into the storm sewer system along our south border, and crosses under Mallory Station Road. Prior to our discharge, we will treat the initial runoff "flush".

23. *Will you install a Stop sign for traffic exiting your community onto Sunrise Circle?*

    Yes.

24. *Will your community offer garages?*

    Yes, every one of our 89 homes will have a two-car garage.

25. *How will you provide security to your residents?*

    We will make available one of our homes to a police officer (at a discounted rate).

26. *When do you expect to break ground?*

    It is our hope that we will have all permits in hand by March or April 2020.

27. *Please discuss the proposed interior finishes.*

    Our homes will feature granite or quartz counter tops, custom cabinets, woo-like plank flooring and stainless steel appliances.

28. *What is the value of each home in your community?*

    Each home will cost approximately $500,000 to construct (including land).

29. *What amount of Open space is being provided?*

    Our community will have 35% of open space.

30. *Will you consider offering your homes as condominiums?*

    Our model is to offer maintenance-free homes, where we maintain both the outside and inside of every home. It is possible that in the future our homes are offered for sale.

31. *Will there be a reduction in the water pressure as a result of your project?*

    No. The City of Franklin utilities will ensure that sufficient volume and pressure is provided.

We stand by to address any additional questions and look forward to contributing to the value of the area.

Sincerely,

Jose Kreutz

THOMPSON THRIFT
MIXED USE DEVELOPMENT

EXHIBIT A

Taft/ Memorandum

MEMORANDUM

To: Thompson Thrift Development, Inc.
From: Taft Stettinius & Hollister LLP
Date: August 19, 2019
Re: 200 Mallory Station Rd., Franklin, TN | Access Issues

At your request, we have summarized the 30-foot Public Access Easement issue related to the property located at 200 Mallory Station Rd., Franklin, TN ("Real Estate"), pursuant by that certain Purchase Agreement dated April 22, 2019 ("Agreement") by and between Ms. Bettie Carol White and Martha Jean Hood ("Seller") and Thompson Thrift Development, Inc. ("Thompson Thrift"). Please note we have not fully completed our title and survey review of the Real Estate and are continuing to discuss this matter with the local title company. Accordingly, we reserve the right to comment further.

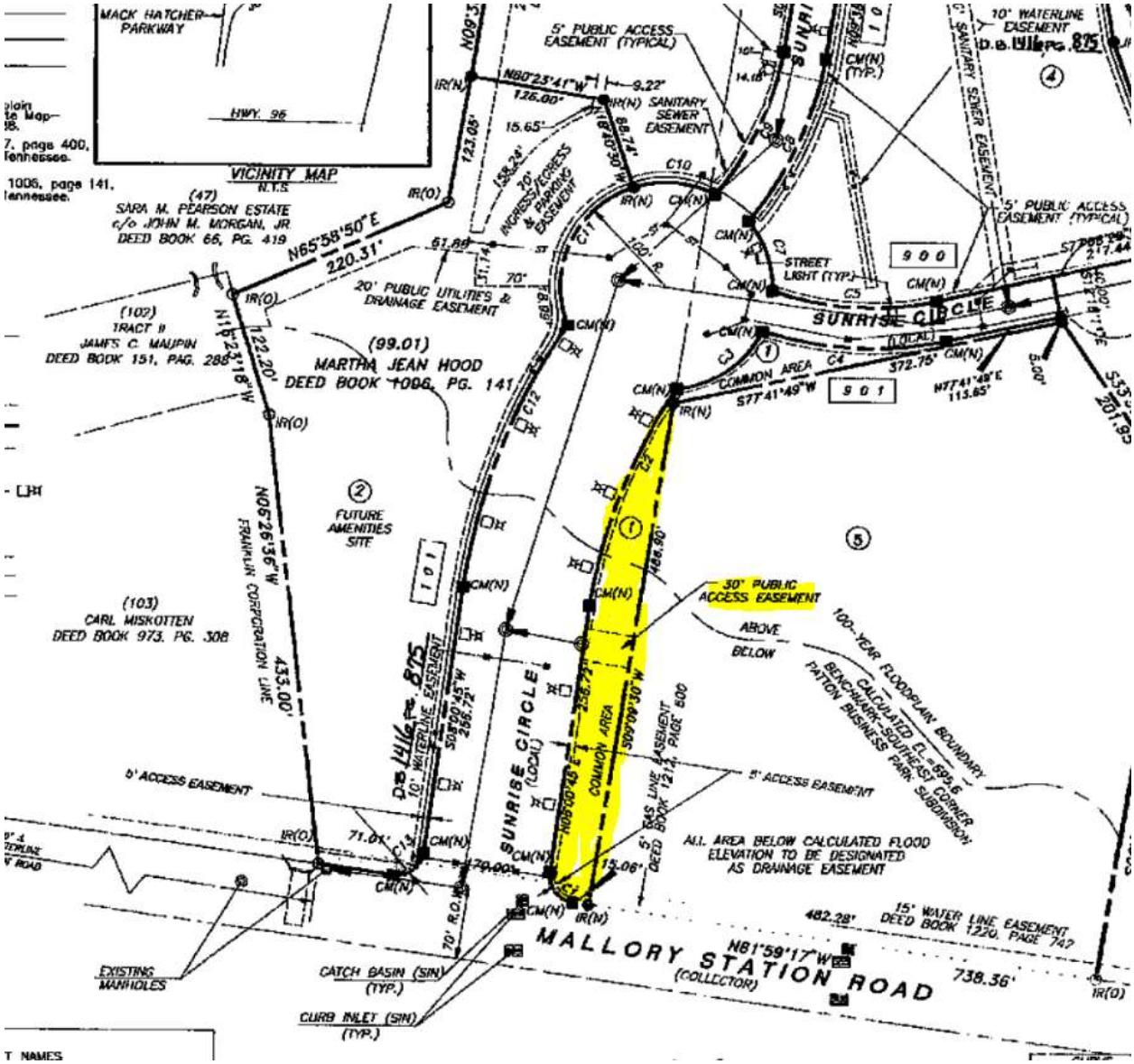
POTENTIAL ISSUES

1) 30 Foot Public Access Easement –

Based upon our review of a certain Final Plat of Morningside P.U.D. Subdivision, dated February 13, 1996, and recorded in the Williamson County Recorder's Office as Book 23, Page 50 (the "Plat"), and upon our discussions with Rob Ashworth of the Ashworth Law Firm, PLLC ("Title Company"), in his capacity as issuing agent for Old Republic National Title Insurance Company ("Old Republic"), we are of the opinion that a 30 foot wide public access easement ("Access Easement") located on the western boundary of the Real Estate validly exists and would provide beneficial legal access to the Real Estate, as depicted below.

The Access Easement was expressly reserved by the Plat, case law, in Tennessee, is clear that an easement reserved by a recorded plat is not an easement by necessity (which could terminate following the end of the necessity), but rather an express easement which can only be extinguished "by an act of the dominant owner, either by release or abandonment, by act of the servient owner by prescription or conveyance to a bona fide purchaser without notice, by the conduct of both parties, such as by merger or estoppel, or by eminent domain, mortgage, foreclosure, or tax sale." *Smith v. Evans*, No. M200702855COAR3CV, 2008 WL 3983117, at *4 (Tenn. Ct. App. Aug. 27, 2008) quoting 25 Am. Jur. 2d Easements and Licenses § 95. Accordingly, some clear, express act is needed to release the Access Easement and the Title Company found no such document in its search.

We understand Thompson Thrift has had discussions with certain neighboring property owners regarding this Access Easement who assert they want the easement to be limited; however, they have shown no authority to date that would create such an obligation on behalf of Thompson Thrift. The Title Company advises it believes the Access Easement validly exists and does provide legal access to the Real Estate.


MACK HATCHER PARKWAY
HWY. 96
VICINITY MAP
N.T.S.
(47)
SARA M. PEARSON ESTATE
c/o JOHN M. MORGAN, JR.
DEED BOOK 66, PG. 419
N65°58'50"E
220.31'
(102)
TRACT 9
JAMES C. MAUPIN
DEED BOOK 151, PAG. 288
N16°23'18"W
122.20'
(99.01)
MARTHA JEAN HOOD
DEED BOOK 1096, PG. 141
20' PUBLIC UTILITIES & DRAINAGE EASEMENT
5' PUBLIC ACCESS EASEMENT (TYPICAL)
SANITARY SEWER EASEMENT
10' WATERLINE EASEMENT
D.B. 1416 PG. 875
STREET LIGHT (TYP.)
SUNRISE CIRCLE
(LOCAL)
COMMON AREA
S77°41'49"W
N77°41'49"E
113.65'
FUTURE AMENITIES SITE
N05°26'36"W
FRANKLIN CORPORATION LINE
433.00'
(103)
CARL MISKOTTEN
DEED BOOK 973, PG. 308
30' PUBLIC ACCESS EASEMENT
ABOVE
BELOW
100-YEAR FLOODPLAIN BOUNDARY
CALCULATED EL.=699.6
BENCHMARK-SOUTHEAST CORNER PATTON BUSINESS PARK SUBDIVISION
5' ACCESS EASEMENT
GAS LINE EASEMENT
DEED BOOK 1214, PAGE 600
ALL AREA BELOW CALCULATED FLOOD ELEVATION TO BE DESIGNATED AS DRAINAGE EASEMENT
15' WATER LINE EASEMENT
DEED BOOK 1220, PAGE 747
N81°59'17"W
738.36'
MALLORY STATION ROAD
(COLLECTOR)
EXISTING MANHOLES
CATCH BASIN (SIN)
(TYP.)
CURB INLET (SIN)
(TYP.)
70' R.O.W.

THOMPSON THRIFT
MIXED USE DEVELOPMENT

EXHIBIT B

In 2014, the National Multifamily Housing Council published the results of a comprehensive national study—based on census data-- that looked at the number of children living in apartments vs. condominiums and single-family homes. (Source: http://www.nmhc.org/News/Research-Notes--Apartments-Versus-Schools-Redux-(March-2014)/) . Below are key charts from the article:

- Figure 1 looks at the number of children (all ages) based on the type of housing:

FIGURE 1

Children, Tenure and Housing Structure

	Total	Single-family renter	Single-family owner	Multifamily renter	Multifamily owner
Households (millions)	116.0	14.5	65.4	17.7	2.4
HHs with at least one child	37.5	6.9	20.9	4.3	0.3
Share of HHs with children (%)	32	48	32	24	12
Children per 100 HHs	60	96	59	41	17

SOURCE: NMHC TABULATIONS OF CENSUS BUREAU'S AMERICAN COMMUNITY SURVEY, 2012
Note: Multifamily refers to buildings with five or more units; as such, "total" includes two- to four-unit multifamily homes, which are not shown separately.

- Figure 3 looks at the number of school-aged children:

FIGURE 3

School-Age Children Per 100 Households

	Total	Single-family renter	Single-family owner	Multifamily renter	Multifamily owner
All	42	65	43	24	9
Built before 1990	38	62	36	25	*
Built 1990-2004	51	75	56	23	*
Built 2005-2012	51	77	58	22	*

SOURCE: NMHC TABULATIONS OF CENSUS BUREAU'S AMERICAN COMMUNITY SURVEY, 2012
*Sample size too small to produce reliable data for multifamily owner homes built after 1989.
Note: Multifamily refers to buildings with five or more units; as such, "total" includes two- to four-unit multifamily homes, which are not shown separately.

Based on the above data, and specific to our design which features "homes attached in groups of four to six units", we estimate the following:

Number of Children = 89 units x 41 children/ 100 households = 37 children

Number of School-Age Children = 89 units x 22 children/ 100 households = 20 school-age children

THOMPSON THRIFT
MIXED USE DEVELOPMENT

EXHIBIT C

From: McMaster, Ryan <ryan.mcmaster@kimley-horn.com>
Sent: Wednesday, July 31, 2019 3:45 PM
To: Jose Kreutz <jkreutz@thompsonthrift.com
Subject: FW: 200 Mallory Station

Jose,
Please see below from Adam Moser, the traffic engineer at COF. This response will allow you to respond to the HOA appropriately for their request to remove the "hatching" in Mallory Station Rd.
Let me know if you have questions.

Thanks,
Ryan

From: Adam Moser <adam.moser@franklintn.gov>
Sent: Wednesday, July 31, 2019 1:45 PM
To: McMaster, Ryan <ryan.mcmaster@kimley-horn.com>
Cc: David Prather <dprather@franklintn.gov>
Subject: RE: 200 Mallory Station

Ryan

Unfortunately, no, this hatching will not be removed. The hatching is there to emphasize that a left turn is not possible going westbound (i.e. no driveway exists) and to protect the left turns going eastbound into Sunrise Circle so that a westbound vehicle does not try to enter the center turn lane to impede eastbound left turns at this location (and by all means it never should for the length of this roadway in this section).

Sunrise Circle drivers turning left onto Mallory Station eastbound can use this area to merge into Mallory Station, by TN code 55-8-140(5), part B "A vehicle shall not be driven in the left turn lane except when preparing for or making a left turn from **or into** the roadway". I highlighted 'or into' as that lane can be used to complete your merge onto the roadway (in this case Mallory Station). The hatching should not prevent them from using the center lane to make a left turn INTO THE ROADWAY and safely merging onto Mallory Station, per the code, at a reasonable distance.

This type of hatching is common for these busy 'T' intersections with a shared two-way left turn lane to emphasize this protection of the opposing turn and that there is not a reason to be traveling westbound in that center lane (to protect eastbound turns). It is not used everywhere, but by engineering discretion – usually at busier T intersections to help protect that turning movement.

Please ensure the residents that making a left onto the roadway utilizing that lane is allowable, hatching or not.

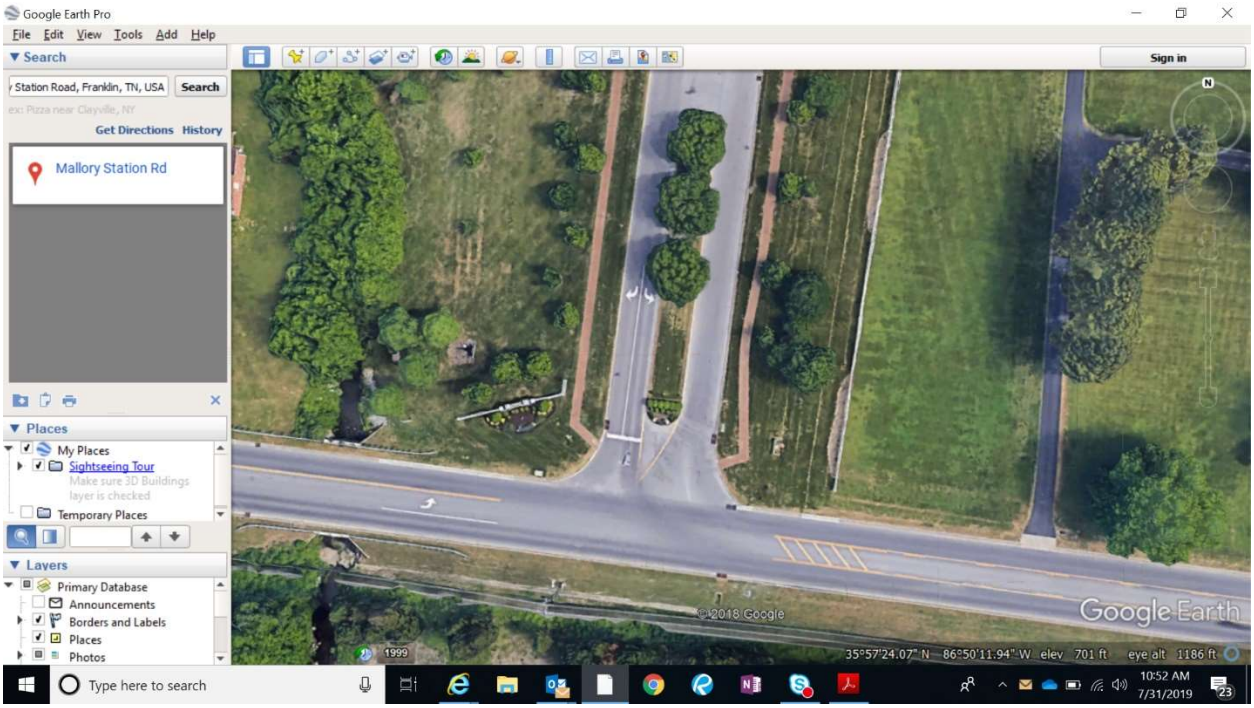
THOMPSON THRIFT
MIXED USE DEVELOPMENT

Adam Moser, P.E.
Traffic Engineer
City of Franklin

From: McMaster, Ryan <ryan.mcmaster@kimley-horn.com>
Sent: Wednesday, July 31, 2019 12:00 PM
To: Adam Moser <adam.moser@franklintn.gov>
Subject: 200 Mallory Station

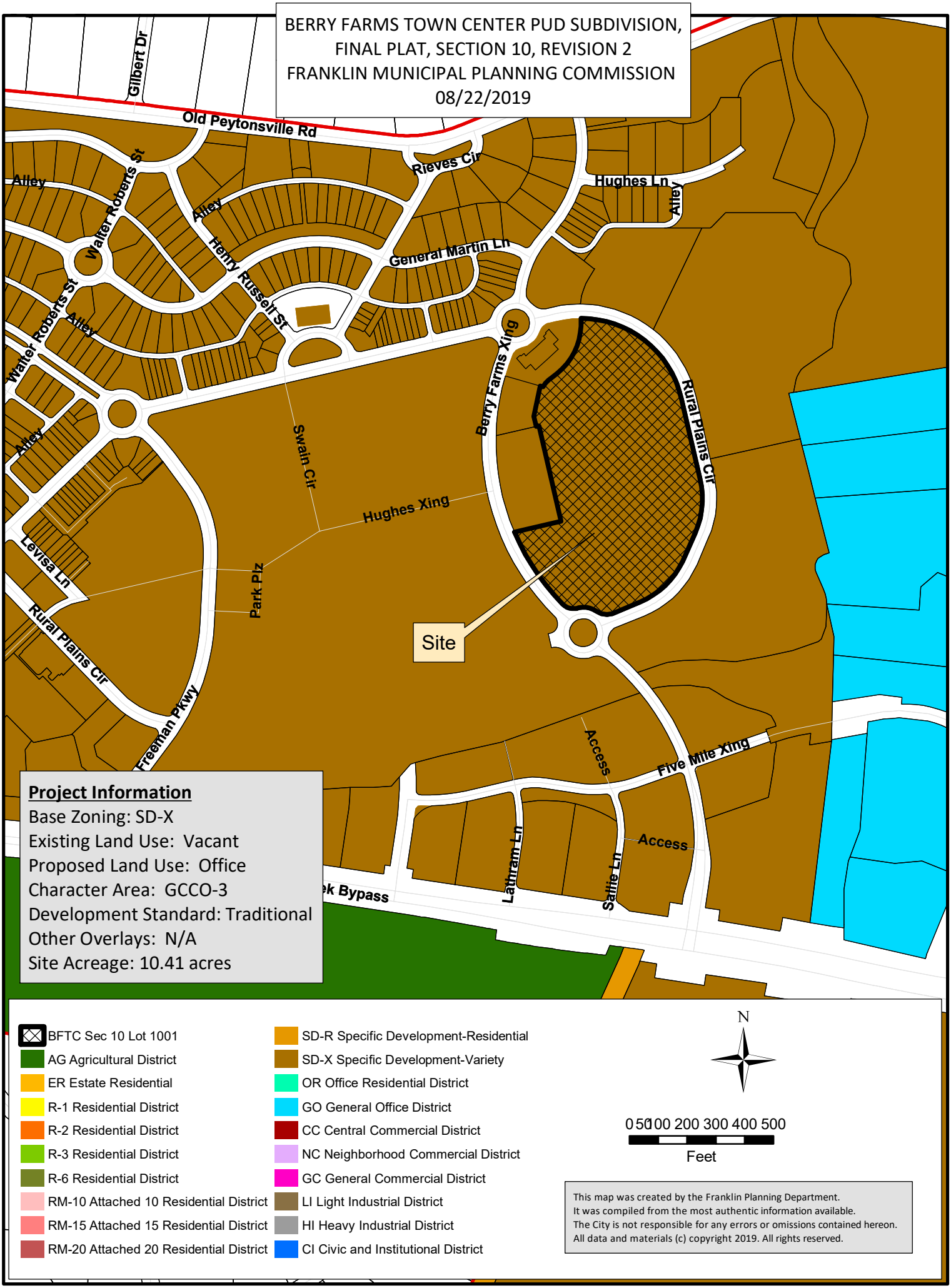
Hey Adam,
We currently have a Development Plan tracking through this month's agenda for 89 townhomes at the NE quadrant of Sunrise Lane and Mallory Station. As this project continues to progress, we have been meeting with the existing HOA of the Sunrise Condominiums just north of this site. The HOA has formally requested that we work with the city to remove the "hatching" that is painted on the middle lane of Mallory Station just east of Sunrise (see below). They want to be able to turn left and stop in the middle lane for refuge, while waiting for an opportunity to merge. Is this possible, and would COF staff support this request? We have a follow up meeting with the HOA on 8/21 and would like to present the City's opinion on this request at that meeting. Thank you, in advance, for your help.

Ryan



Ryan McMaster, P.E.
Kimley-Horn | 214 Oceanside Drive, Nashville, TN 37204
Direct: 615 564 2876 | Mobile: 615 330 1749 | Main: 615 564 2701

BERRY FARMS TOWN CENTER PUD SUBDIVISION, FINAL PLAT, SECTION 10, REVISION 2
FRANKLIN MUNICIPAL PLANNING COMMISSION
08/22/2019



Project Information

Base Zoning: SD-X
Existing Land Use: Vacant
Proposed Land Use: Office
Character Area: GCCO-3
Development Standard: Traditional
Other Overlays: N/A
Site Acreage: 10.41 acres

COF no: 7030

CONDITIONS OF APPROVAL:

Open Issues: 9

Engineering - Final Plat Checklist

General Issues

5. 0. General Information

joe.marlo@franklintn.gov	Applicant shall ensure that any modifications to the site plan (COF 7016), which is being reviewed concurrently with this final plat, are reflected on the final plat. The final plat shall match the site plan, including (but not limited to) the following: 1. Green Infrastructure Easements (Many GIE areas currently shown on the final plat do not match the Site Plan) 2. Public Drainage Easements 3. Existing Public Sidewalk 4. Proposed Public Sidewalk 5. Revised curbing in ROW 6. Relocated Street Lights
zdavis@smeinc.com	Comment Noted
joe.marlo@franklintn.gov	*Comment not adequately addressed.* Applicant shall revise the final plat to match the associated site plan (COF 7016), including but not limited to: 1. Green Infrastructure Easements (Many GIE areas currently shown on the final plat do not match the Site Plan) 2. Public Drainage Easements 3. Existing Public Sidewalk 4. Proposed Public Sidewalk 5. Revised curbing in ROW 6. Relocated Street Lights

6. Easements

joe.marlo@franklintn.gov	The revised final plat shall include Green Infrastructure Easements (GIE) and Public Drainage Easements (PDE) in Lot 1001 required for this Site Plan, as well as those needed for Lot 1002 (COF #6648).
zdavis@smeinc.com	Lot 1002 is owned by a separate entity and required easements will be platted at a different time. Easements for lot 1001 are currently shown
joe.marlo@franklintn.gov	*Comment not adequately addressed. Easements in Lot 1002 are not being requested. The comment pertains to easements in Lots 1001 and 1003, including those in these lots necessary for the Hotel Site Plan (COF #6648).* Applicant to revise the final plat to include easements, including Green Infrastructure Easements (GIE) and Public Drainage Easements (PDE), in Lots 1001 and 1003 required for the Site Plan for Lot 1003 (COF #7016) and the Site Plan for Lot 1002 (COF #6648).

8. Advisory Comment

lance.fittro@franklintn.gov	**This is an advisory comment**: As a reminder, each of the previous site plans submitted for development within Section 10 of Berry Farms Town Center (Lot 1002 - COF #6648; Lot 1003 - COF #7016; Lot 1004 - COF #6938; Lot 7099 - COF #6434) requires dedication of various easements (for access, public utilities, green infrastructure, etc) as indicated on the respective site plans. These easements are to be recorded prior to issuance of the Certificate of Occupancy for any of the structures in each of the respective lots.
zdavis@smeinc.com	comment noted
lance.fittro@franklintn.gov	**This is an advisory comment**: As a reminder, each of the previous site plans submitted for development within Section 10 of Berry Farms Town Center (Lot 1002 - COF #6648; Lot 1003 - COF #7016; Lot 1004 - COF #6938; Lot 7099 - COF #6434) requires dedication of various easements (for access, public utilities, green infrastructure, etc) as indicated on the respective site plans. These easements are to be recorded prior to issuance of the Certificate of Occupancy for any of the structures in each of the respective lots.

11. Urban Bioretention

joe.marlo@franklintn.gov	Show and label all urban bioretention areas within ROW.
zdavis@smeinc.com	there are no urban retention areas with thin the ROW of this plat
joe.marlo@franklintn.gov	*Comment not adequately addressed. There are bioretention areas in ROW associated with the lot being subdivided.* Show and label all bioretention areas within ROW.

13. Note

joe.marlo@franklintn.gov	Applicant to modify Note 24 to state: *"Maintenance of all stormwater management features, including Urban Bioretention in Right-of-Way, shall be the responsibility of the Property Owner(s) or HOA."* 24. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
zdavis@smeinc.com	the note has been revised
joe.marlo@franklintn.gov	*Comment was addressed as requested (thank you), however since the comment was originally made, several 'Urban Bioretention' areas on similar Site Plans have been renamed as 'Level II Bioretention'.* Applicant to modify Note 24 to remove the word 'Urban'. 24. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING ~~URBAN~~ BIORETENTION IN RIGHT-OF-WAY, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S), THE POA, OR ~~ASSIGNS.~~

14. C. Final Plat

lance.fittro@franklintn.gov	Remove General Note #9 from the plat: 9. UTILITY AND OTHER PRIVATE EASEMENTS SHOWN MAY BE MODIFIED BY SEPARATE INSTRUMENT WITHOUT RE-RECORDING OF THE FINAL PLAT.
zdavis@smeinc.com	the client has indicated that this note is within their rights and is a necessity to maintain. They have requested that we keep this note on the plat

lance.fittro@franklintn.gov	Applicant shall remove General Note #9 from the plat: 9. UTILITY AND OTHER PRIVATE EASEMENTS SHOWN MAY BE MODIFIED BY SEPARATE INSTRUMENT WITHOUT RE-RECORDING OF THE FINAL PLAT. Per Tennessee Code 13-4-302 (c): **(c)** No county register shall file or record a plat of a subdivision of land, or an amendment, modification, or correction to a recorded plat of a subdivision, within the municipality without the approval of the planning commission as required by this part. Notwithstanding this subsection (c), an easement or survey attached to an easement granted to the state, a county, municipality, metropolitan government, or entity of the state, county, municipality or metropolitan government, shall not constitute an amendment, modification, or correction or a recorded plat of a subdivision. The exemption for easements to be modified by separate instrument is not applicable to private easements. Modification of easements created with the plat by means other than recording of a revised plat is not permitted.

15. C. Final Plat

lance.fittro@franklintn.gov	Revise General Note #19 to read (add the portion in italics): ? 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.*
zdavis@smeinc.com	note has been revised
lance.fittro@franklintn.gov	Applicant shall revise General Note #19 to read: 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.

Performance Agreement and Surety

General Issues

2. Engineering Sureties

kevin.long@franklintn.gov

Any unposted sureties associated with this development from site plan **COF# 7016 (Berry Farms Town Center PUD Subdivision, Section 10, Lot 1003, Site Plan (Two Town Center))** shall be transferred to this final plat as a condition of approval.

Sureties assigned to COF# 7016:	
I. City Water	$ -
II. City Sewer	$ -
III. Public Sidewalk	$ -
IV: City Streets	**$ 10,000**
V. Private Streets (includes shared access drives)	**$ 115,000**
VI. Street Access	**$ 10,000**
VII. Temporary Turnarounds	$ -
VIII. Traffic Signals	$ -
IX: ITS Elements	$ -
X: Stormwater Drainage	**$ 110,000**
XI: Green Infrastructure	**$ 259,000**

[Edited By Kevin Long]

zdavis@smeinc.com

comment noted

kevin.long@franklintn.gov

Any unposted sureties associated with this development from site plan **COF# 7016 (Berry Farms Town Center PUD Subdivision, Section 10, Lot 1003, Site Plan (Two Town Center))** shall be transferred to this final plat as a condition of approval.

Sureties assigned to COF# 7016:	
I. City Water	$ -
II. City Sewer	$ -
III. Public Sidewalk	$ -
IV: City Streets	**$ 10,000**
V. Private Streets (includes shared access drives)	**$ 115,000**
VI. Street Access	**$ 10,000**
VII. Temporary Turnarounds	$ -
VIII. Traffic Signals	$ -
IX: ITS Elements	$ -
X: Stormwater Drainage	**$ 110,000**
XI: Green Infrastructure	**$ 259,000**

Water/Sewer

554716056_2019-07-08_Berry Farms - Section 10 Revision 2_Lot 1003.pdf

1. Utility sizes

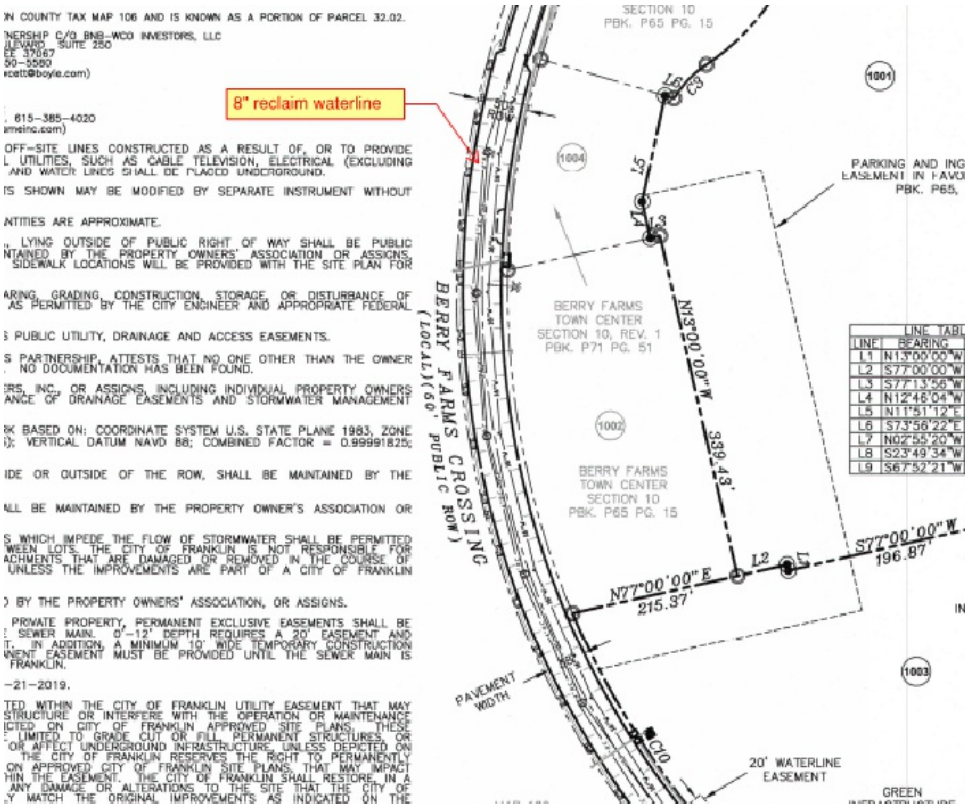
ben.mcneil@franklintn.gov

The applicant shall provide the size of the existing infrastructure shown on the proposed plat.

zdavis@smeinc.com

sizes of utilities are now shown

ben.mcneil@franklintn.gov The applicant has labeled the utility sizes, but the reclaim water main extending through Berry Farms Crossing is an 8", the applicant shall revise.



NOTES

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 1001 INTO TWO LOTS.

2. EXISTING BASE ZONING: SD-X (SPECIFIC DEVELOPMENT-VARIETY)
CHARACTER AREA OVERLAY: GCCO-3
DEVELOPMENT AREA STANDARD: TRADITIONAL
(SUBJECT TO THE STANDARDS ESTABLISHED IN THE BOMA APPROVED CONCEPT PLAN AND PATTERN BOOK)

3. THE EXISTING CONDITIONS SHOWN HEREIN WERE DERIVED FROM A COMBINATION OF THE FOLLOWING:

- EXISTING CONDITIONS TOPOGRAPHIC SURVEY, PROVIDED BY S&ME,INC. , DATED MAY 9, 2016.
- THE APPROVED SITE PLAN FOR BFTC SECTION 7 (COF PROJECT #4720).
- THE APPROVED SITE PLAN FOR BFTC SECTION 9 (COF PROJECT #4721).

THE DESIGN PROVIDED HEREIN IS BASED UPON THE ASSUMPTION THAT INFRASTRUCTURE FROM COF PROJECTS #4720 AND #4721 HAS BEEN INSTALLED PER PLAN. IN THE EVENT THAT CONSTRUCTION OF SURROUNDING INFRASTRUCTURE PROJECTS HAS NOT BEEN COMPLETED AND PROPER ACCESS TO THIS PROJECT HAS NOT BEEN PROVIDED, THE ENGINEER SHALL PROVIDE AN ADDENDUM TO THE EPSC SHEETS TO PROVIDE PROPER CONSTRUCTION ACCESS TO AND FROM THIS SITE PER FRANLIN AND TDEC SPECIFICATIONS. PRIOR TO ISSUANCE OF A GRADING PERMIT FOR THIS PROJECT, PROPER CONSTRUCTION ACCESS SHALL BE INSTALLED, INSPECTED, AND ACCEPTED BY THE CITY OF FRANKLIN STAFF.

4. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006.

5. THIS PROPERTY CAN BE FOUND ON WILLIAMSON COUNTY TAX MAP 106 AND IS KNOWN AS A PORTION OF PARCEL 32.02.

6. OWNER/ SUBDIVIDER: RURAL PLAINS PARTNERSHIP C/O BNB-WCO INVESTORS, LLC
ADDRESS: 2000 MERIDIAN BOULEVARD SUITE 250
FRANKLIN, TENNESSEE 37067
PHONE NO.: 615-550-5580
P.O.C.: PHIL FAWCETT (pfawcett@boyle.com)

7. SURVEYOR: S&ME, INC.
ADDRESS: 1935 21ST AVE. SOUTH
NASHVILLE, TENNESSEE 37212
PHONE NO.: OFFICE. 615-385-4144 FAX. 615-385-4020
P.O.C.: ROBERT SEARSON (rsearson@smeinc.com)

8. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.

9. UTILITY AND OTHER PRIVATE EASEMENTS SHOWN MAY BE MODIFIED BY SEPARATE INSTRUMENT WITHOUT RE-RECORDING OF THE FINAL PLAT.

10. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE.

11. ALL SIDEWALKS, TRAILS, PATHS, ETC., LYING OUTSIDE OF PUBLIC RIGHT OF WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION OR ASSIGNS, INCLUDING INDIVIDUAL PROPERTY OWNERS. SIDEWALK LOCATIONS WILL BE PROVIDED WITH THE SITE PLAN FOR EACH LOT.

12. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER AND APPROPRIATE FEDERAL AND STATE PERMITS.

13. PRIVATE DRIVES SHALL ALSO SERVE AS PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.

14. THE OWNER/SUBDIVIDER, RURAL PLAINS PARTNERSHIP, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.

15. RURAL PLAINS ASSOCIATION OF OWNERS, INC., OR ASSIGNS, INCLUDING INDIVIDUAL PROPERTY OWNERS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES..

16. PROJECT GEODETIC REFERENCE NETWORK BASED ON: COORDINATE SYSTEM U.S. STATE PLANE 1983, ZONE 4100; PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM NAVD 88; COMBINED FACTOR = 0.99991825; CONVERGENCE ANGLE = 00°29'18.14463".

17. ALL BRICK PAVER CROSSWALKS, INSIDE OR OUTSIDE OF THE ROW, SHALL BE MAINTAINED BY THE POA/HOA.

18. ALL OFF-STREET PARKING AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION OR ASSIGNS.

19. 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 UNLESS THE IMPROVEMENTS ARE PART OF A CITY OF FRANKLIN APPROVED SITE PLAN.

20. ALL OPEN SPACE SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION, OR ASSIGNS.

21. WHERE SANITARY SEWER LINES ENTER PRIVATE PROPERTY, PERMANENT EXCLUSIVE EASEMENTS SHALL BE PROVIDED BASED ON THE DEPTH OF THE SEWER MAIN. 0'-12' DEPTH REQUIRES A 20' EASEMENT AND 13'-20' DEPTH REQUIRES A 30' EASEMENT. IN ADDITION, A MINIMUM 10' WIDE TEMPORARY CONSTRUCTION EASEMENT ON EACH SIDE OF THE PERMANENT EASEMENT MUST BE PROVIDED UNTIL THE SEWER MAIN IS CONSTRUCTED AND ACCEPTED BY THE CITY FRANKLIN.

22. SURVEY FIELD DATA COLLECTED ON 05-21-2019.

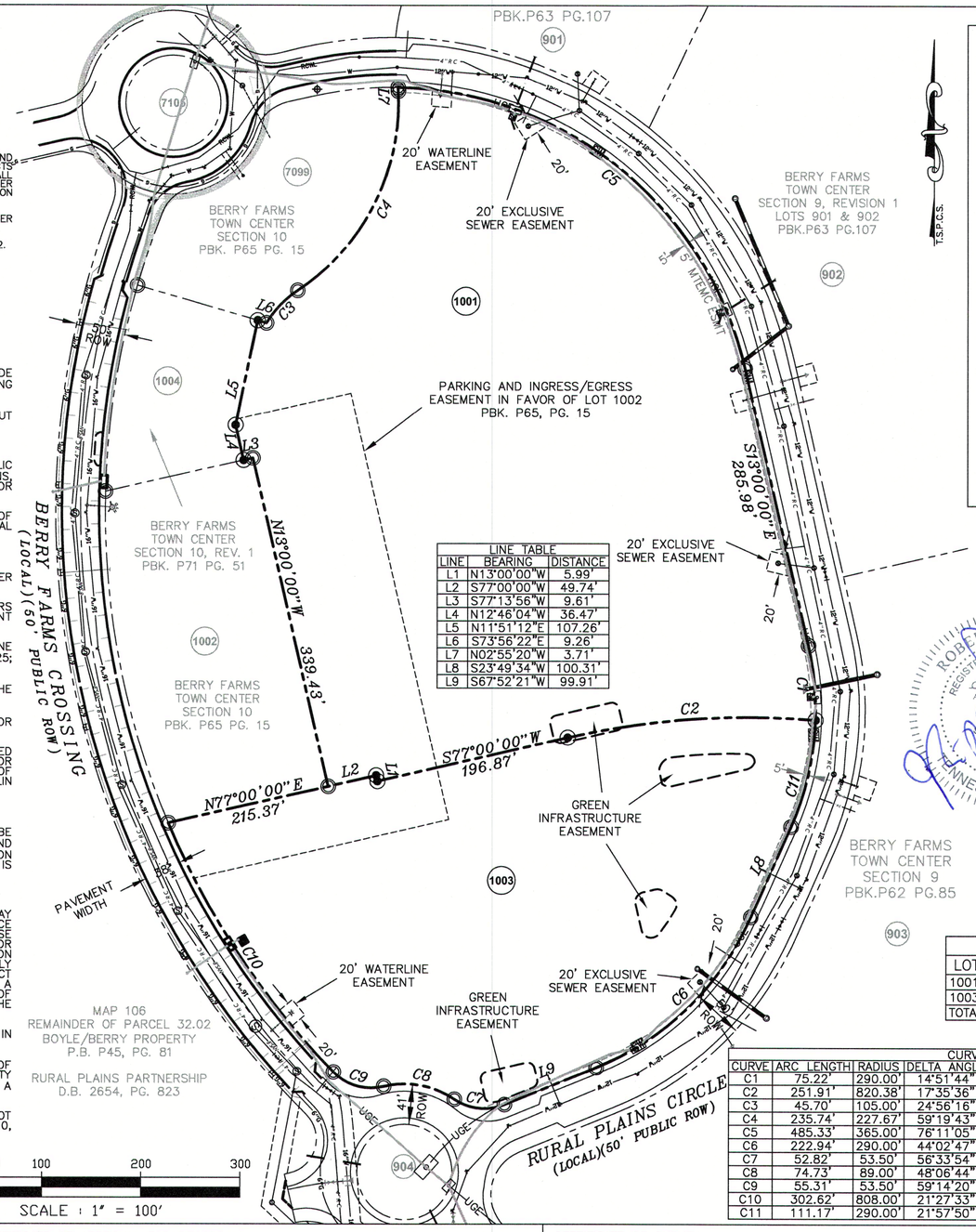
23. NO IMPROVEMENTS SHALL BE PERMITTED WITHIN THE CITY OF FRANKLIN UTILITY EASEMENT THAT MAY DESTROY, WEAKEN OR DAMAGE THE INFRASTRUCTURE OR INTERFERE WITH THE OPERATION OR MAINTENANCE OF SAID INFRASTRUCTURE, UNLESS DEPICTED ON CITY OF FRANKLIN APPROVED SITE PLANS. THESE IMPROVEMENTS INCLUDE, BUT MAY NOT BE LIMITED TO GRADE CUT OR FILL, PERMANENT STRUCTURES, OR VEGETATION THAT MAY IMPEDE OPERATIONS OR AFFECT UNDERGROUND INFRASTRUCTURE, UNLESS DEPICTED ON CITY OF FRANKLIN APPROVED SITE PLANS. THE CITY OF FRANKLIN RESERVES THE RIGHT TO PERMANENTLY REMOVE ANY IMPROVEMENTS NOT SHOWN ON APPROVED CITY OF FRANKLIN SITE PLANS, THAT MAY IMPACT EXISTING AND FUTURE INFRASTRUCTURE WITHIN THE EASEMENT. THE CITY OF FRANKLIN SHALL RESTORE, IN A REASONABLE AND WORKMANLIKE MANNER, ANY DAMAGE OR ALTERATIONS TO THE SITE THAT THE CITY OF FRANKLIN HAS MADE SO AS TO CLOSELY MATCH THE ORIGINAL IMPROVEMENTS AS INDICATED ON THE APPROVED SITE PLAN.

24. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING URBAN BIORETENTION IN RIGHT-OF-WAY, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S), THE POA, OR ASSIGNS.

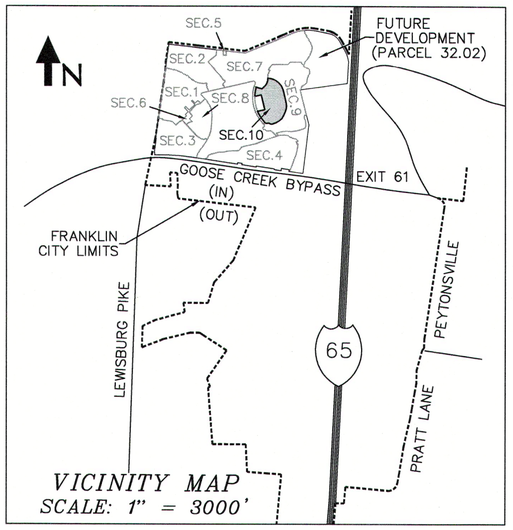
25. CROSS ACCESS EASEMENTS SHALL PROVIDE PERPETUAL, NON-EXCLUSIVE ACCESS FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACROSS THE CROSS ACCESS EASEMENT. PROPERTY OWNER(S) SHALL MAINTAIN AND KEEP THE CROSS ACCESS EASEMENT WITHIN THEIR DEVELOPMENT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.

26. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE PREVIOUS RECORDING OF LOT 1001 SHOWN ON THE FINAL PLAT ENTITLED BERRY FARMS TOWN CENTER PUD SUBDIVISION, SECTION 10, REVISION 1, RESUBDIVISION OF LOT 1001 AS RECORDED IN PLAT BOOK P71, PAGE 51, R.O.W.C.

27. MINIMUM REQUIRED SETBACK LINES:
FRONT YARD: 12' FROM BACK OF CURB
TERTIARY FACADE: 3' FROM SERVICE DRIVE OR PARKING
SIDE YARD: 0'
REAR YARD: 0'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N13°00'00"W	5.99'
L2	S77°00'00"W	49.74'
L3	S77°13'56"W	9.61'
L4	N12°46'04"W	36.47'
L5	N11°51'12"E	107.26'
L6	S73°56'22"E	9.26'
L7	N02°55'20"W	3.71'
L8	S23°49'34"W	100.31'
L9	S67°52'21"W	99.91'



VICINITY MAP
SCALE: 1" = 3000'

LEGEND

PARCEL NO.	( )
LOT NUMBER	00
STREET ADDRESS	000
IRON ROD (SET)	
IRON ROD (OLD)	
CONC MON (NEW)	MON(N)
PROPERTY LINE	
FLOODWAY	
FIRE HYDRANT	FH
STORM STRUCTURE	
MANHOLE	
SWITCH BOX	SW
ELECTRIC MANHOLE	
FENCE	x x x x
SANITARY SEWER LINE	8"SA
STORM LINE	15"RCP
WATER LINE	8"W
RECLAIMED WATER LINE	4"RC
UNDERGROUND ELECTRIC LINE	UGE

AREA TABLE		
LOT	SQ. FT.	ACRES
1001	284496	6.53
1003	168834	3.88
TOTAL	453330	10.41

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	75.22'	290.00'	14°51'44"	37.82'	S05°34'08"E	75.01'
C2	251.91'	820.38'	17°35'36"	126.95'	S85°47'48"W	250.92'
C3	45.70'	105.00'	24°56'16"	23.22'	N43°56'15"E	45.34'
C4	235.74'	227.67'	59°19'43"	129.67'	N26°44'32"E	225.35'
C5	485.33'	365.00'	76°11'05"	286.12'	S51°05'32"E	450.36'
C6	222.94'	290.00'	44°02'47"	117.30'	S45°50'57"W	217.49'
C7	52.82'	53.50'	56°33'54"	28.79'	N83°50'42"W	50.70'
C8	74.73'	89.00'	48°06'44"	39.73'	N79°37'07"W	72.56'
C9	55.31'	53.50'	59°14'20"	30.42'	N74°03'19"W	52.88'
C10	302.62'	808.00'	21°27'33"	153.10'	N33°42'23"W	300.86'
C11	111.17'	290.00'	21°57'50"	56.28'	S12°50'39"W	110.49'

0 50 100 200 300
SCALE : 1" = 100'

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS
I hereby certify that:
(1) the water and sewer systems designated in "Berry Farms Town Center Pud Subdivision Final Plat, Section 10, Revision 2" Subdivision have been installed in accordance with City specifications, or
2) a performance agreement and surety in the amount of $_____ for the water system and $_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director Water Management Department — Date
City of Franklin

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

Middle Tennessee Electric Membership Corporation — Date

CERTIFICATE OF APPROVAL 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 _____, 2016, and this plat has been approved for recording in the Registers Office of Williamson County.

Secretary — Date
Franklin Municipal Planning Commission

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 STREETS, DRAINAGE, AND SIDEWALKS
I hereby certify that:
(1) the streets, drainage, and sidewalks designated in "Berry Farms Town Center Pud Subdivision Final Plat, Section 10, Revision 2" Subdivision have been installed in accordance with City specifications, or
(2) a performance agreement and surety in the amount of $_____ for streets, $_____ for drainage, and $_____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department — Date
City of Franklin, Tennessee

CERTIFICATE OF SURVEY
I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been or will be placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 5th day of May, 2019.

Robert M. Searson, Tenn. License No. 1666 — Date 8/1/19

ROBERT M. SEARSON
REGISTERED LAND SURVEYOR
AGRICULTURE COMMERCE
TENNESSEE NO. 1666
8/1/19

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 2654, Page 823, 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 subdi-vided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Book _____, Page _____, R.O.W.C.

Rural Plains Partnership — Date
Owner

1935 21st AVENUE SOUTH
NASHVILLE, TN 37212
(615) 385-4144

ENGINEERING FIRM
LICENSE NUMBER: F-0176

BERRY FARMS TOWN CENTER
PUD SUBDIVISION
FINAL PLAT
SECTION 10, REVISION 2
RESUBDIVISION OF LOT 1001
C.O.F. NO. 7030

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

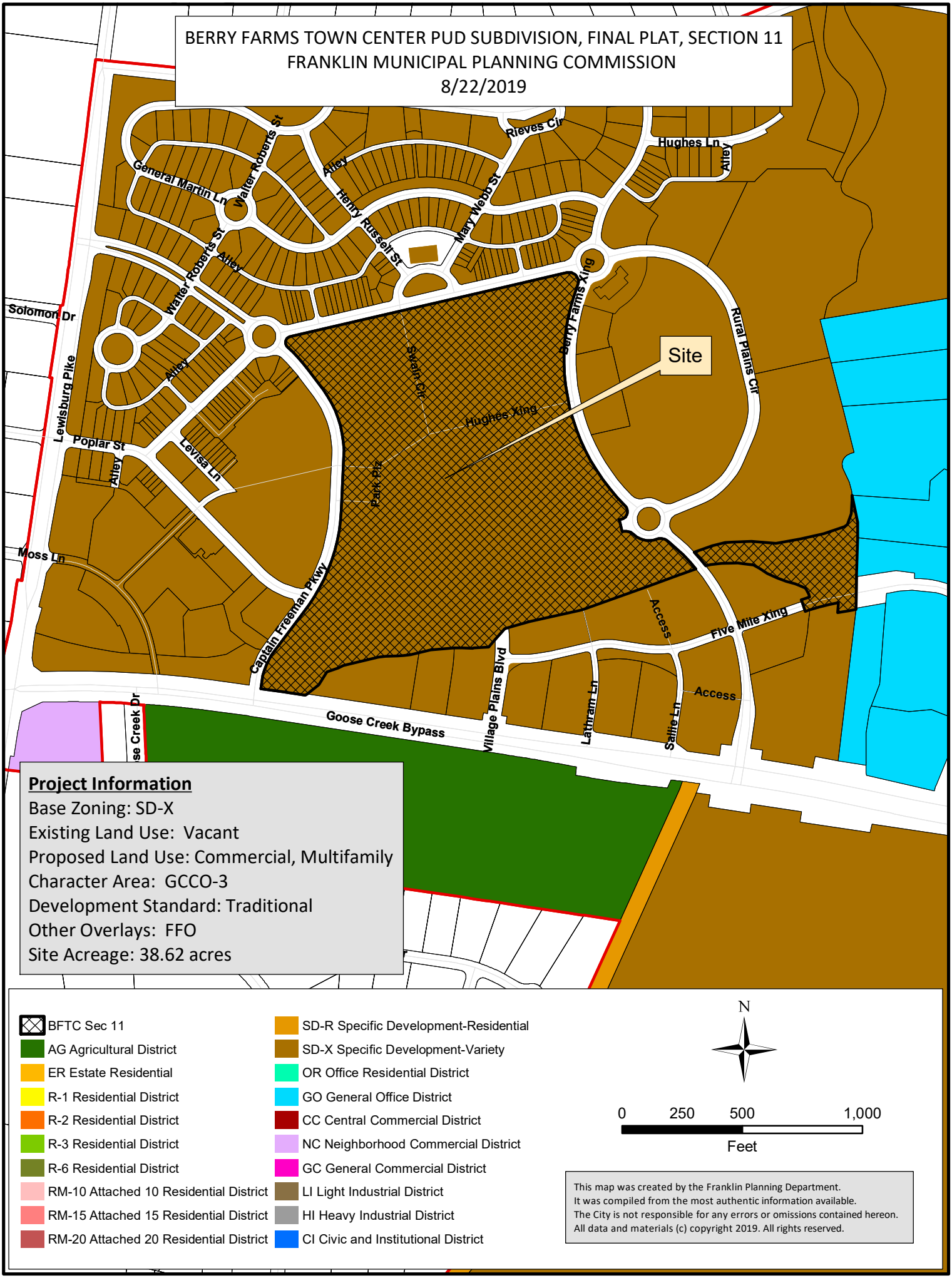
TOTAL ACRES: 10.41 — TOTAL LOTS: 2
ACRES NEW PUBLIC STREETS: ±0.0 — DISTRICT: 8TH
LFT NEW PUBLIC STREETS: ±0 — CLOSURE ERROR: 1:10000

DATE: 07-08-19
REV: 08-01-19

S&ME PROJECT #554716056 — SHEET 1 OF 1

L:\Projects\2016\554716056\dwg\Lot 1003 Final Plat\554716056_2019-04-03_Berry Farms - Section 10 Revision 2_Lot 1003_Final Plat.dwg-SHEET 1 Aug 01, 2019 - 8:02am zdavis

BERRY FARMS TOWN CENTER PUD SUBDIVISION, FINAL PLAT, SECTION 11
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/22/2019



Project Information

Base Zoning: SD-X
Existing Land Use: Vacant
Proposed Land Use: Commercial, Multifamily
Character Area: GCCO-3
Development Standard: Traditional
Other Overlays: FFO
Site Acreage: 38.62 acres

COF no: 7033

CONDITIONS OF APPROVAL:

Open Issues: 13 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

12. Plat to Match Site Plan

joe.marlo@franklintn.gov *Comment adequately addressed. In addition, recent revisions to the associated Site Plan have also not been reflected on the current submittal of the final plat.*

Applicant shall revise the final plat to match the associated site plan (COF 7031), including but not limited to:

1. Green Infrastructure Easements, including in Lot 1100 and two in Lot 1120.
2. Public Drainage Easements, including those at Structures D3-D4
3. Revised Street Lights

14. Urban Bioretention

joe.marlo@franklintn.gov *Comment was addressed as requested (thank you), however since the comment was originally made, several 'Urban Bioretention' areas on the associated Site Plan have been renamed as 'Level II Bioretention'.*

Applicant to label all bioretention areas within ROW as '*Bioretention*' (i.e. remove the word 'Urban')

15. Note

joe.marlo@franklintn.gov *Comment was addressed as requested (thank you), however since the comment was originally made, several 'Urban Bioretention' areas on the associated Site Plan have been renamed as 'Level II Bioretention'.*

Applicant to modify Note 24 to remove the word 'Urban'.

24. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING ~~URBAN~~ BIORETENTION IN RIGHT-OF-WAY, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S), THE POA, OR ~~ASSIGNS.~~

18. C. Final Plat

lance.fittro@franklintn.gov Applicant shall remove General Note #8 from the plat:

8. UTILITY AND OTHER PRIVATE EASEMENTS SHOWN MAY BE MODIFIED BY SEPARATE INSTRUMENT WITHOUT RE-RECORDING OF THE FINAL PLAT.

Per Tennessee Code 13-4-302 (c):

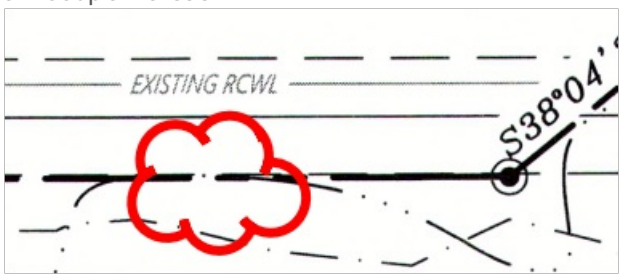
(c) No county register shall file or record a plat of a subdivision of land, or an amendment, modification, or correction to a recorded plat of a subdivision, within the municipality without the approval of the planning commission as required by this part. Notwithstanding this subsection (c), an easement or survey attached to an easement granted to the state, a county, municipality, metropolitan government, or entity of the state, county, municipality or metropolitan government, shall not constitute an amendment, modification, or correction or a recorded plat of a subdivision.

The exemption for easements to be modified by separate instrument is not applicable to private easements. Modification of easements created with the plat by means other than recording of a revised plat is not permitted.

19. Open Space Lot

joe.marlo@franklintn.gov *Newlot line has been added (thank you), however the FFO appears to slightly infringe across the lot line in at least one location. (Sheet 3 of 4)*

Applicant to revise new lot line between Lots 1120 and 1130 to adequately encompass all floodplain areas.



21. C. Final Plat

lance.fittro@franklintn.gov Applicant shall revise General Note #19 to read:

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.

Performance Agreement and Surety

General Issues

22. Engineering Sureties

kevin.long@franklintn.gov All sureties associated with this development from site plan **COF# 7031 (Berry Farms Town Center PUD Subdivision, Site Plan, Section 11 (Infrastructure) - REVISION 1)** shall be transferred to this final plat as a condition of approval.

(Sureties replace those previously assigned to COF# 6898)

Applicant shall post sureties in the following amounts:	
I. City Water	**$ 238,000**
II. City Sewer	**$ 371,000**
III. Public Sidewalk	**$ 127,000**
IV: City Streets	**$ 591,000**
V. Private Streets (includes shared access drives)	**$ 32,000**
VI. Street Access	**$ 40,000**
VII. Temporary Turnarounds	$ -
VIII. Traffic Signals	$ -
IX: ITS Elements	$ -
X: Stormwater Drainage	**$ 248,000**
XI: Green Infrastructure	**$ 204,000**

NOTE: Performance Calculations - Sureties are calculated from the Site Plan and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final Plat is approved at any time during the development process, all sureties will be transferred to said plat as a Condition of Approval. Sureties posted should include Public Infrastructure, Erosion Control, Street Access, and all necessary repairs for work completed within the public right-of-way. ***Any driveway or related encroachment on City of Franklin right-of-way, including the modification, revision, or change in use of any existing driveway facilities, shall require a Street Access Surety****. A 10% contingency is applied to each surety category. EPSC is based on a flat $7,500 per acre of disturbed area and is distributed proportionally across all surety categories.*

[Edited By Kevin Long]

Planning

General Issues

23. Final Plat

joseph.bryan@franklintn.gov The submittal, and approval, of this plat effectively abandons the previously approved but not yet recorded plat (COF 6937), as approved by Planning Commission on 4/25/19.

24. Final Plat

joseph.bryan@franklintn.gov Applicant shall record this plat with the County prior to submitting Section 11, Revision 1, Lot 1111 (COF 7032) plat to one-stop for approval. the

554919011_2019-07-08_Berry Farms - Section 11_Final Plat.pdf

9. BZA Case No.

joseph.bryan@franklintn.gov Staff was able to locate the administrative appeal through BZA, however that was not the case no.

Applicant shall revise to COF: 6266

11. Setbacks

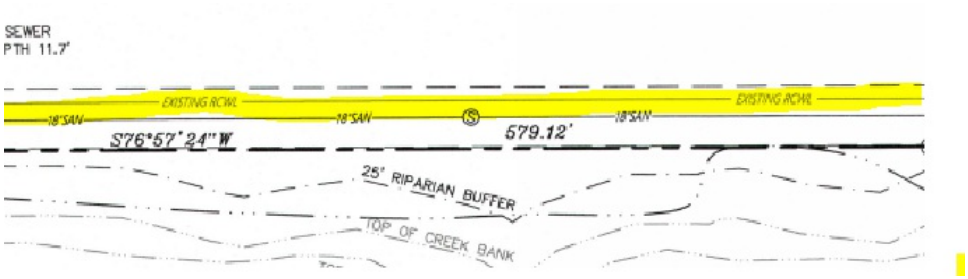
joseph.bryan@franklintn.gov Applicant shall list the specific setback numbers as determined in the Berry Farms Pattern Book.

Water/Sewer

General Issues

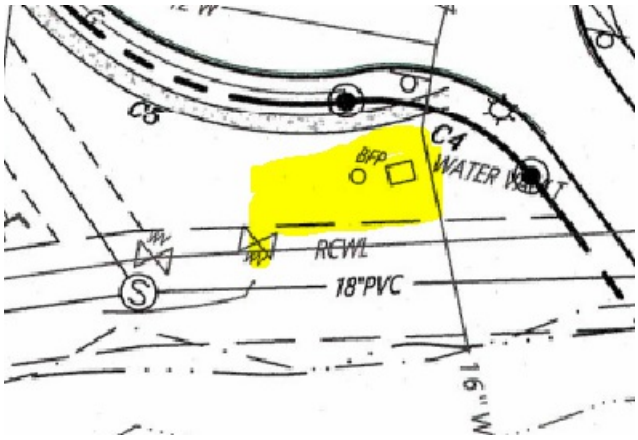
2. Reclaim Water

ben.mcneil@franklintn.gov The applicant shall add the size of the reclaim water main to the plat. The comment was not addressed.



5. Water

ben.mcneil@franklintn.gov The applicant did not address the issue, the applicant shall provide a minimum 30' water connection easement for the domestic connection to the reclaim water main. The line work shall be updated showing the configuration of the water connection.



NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 3 BUILDABLE LOTS, 1 OPEN SPACE LOT AND DEDICATE RIGHT-OF-WAY.

2. EXISTING BASE ZONING: SD-X (SPECIFIC DEVELOPMENT-VARIETY)
CHARACTER AREA OVERLAY: GCCO-3
OVERLAY DISTRICT: FWO
OVERLAY DISTRICT: FFO
LOMR CASE NO.: 15-04-8778P
COF BZA NO.: 470206
DEVELOPMENT AREA STANDARD: TRADITIONAL
(SUBJECT TO THE STANDARDS ESTABLISHED IN THE BOMA APPROVED CONCEPT PLAN AND PATTERN BOOK)

3. A PORTION OF THE PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "AE" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47187C0355F, VERSION NUMBER 2.1.3.0, REVISED TO REFLECT LOMR CASE NO. 15-04-8778P, WITH EFFECTIVE DATE SEPTEMBER 30, 2016.

4. THIS PROPERTY CAN BE FOUND ON WILLIAMSON COUNTY TAX MAP 106J, GROUP A AND IS KNOWN AS PARCELS 107.00 & 110.00.

5. OWNER/ SUBDIVIDER: RURAL PLAINS PARTNERSHIP C/O BNB-WCO INVESTORS, LLC
ADDRESS: 2000 MERIDIAN BOULEVARD SUITE 250
FRANKLIN, TENNESSEE 37067
PHONE NO.: 615-550-5580
P.O.C.: PHIL FAWCETT (pfawcett@boyle.com)

6. SURVEYOR: S&ME, INC.
ADDRESS: 1935 21ST AVE. SOUTH
NASHVILLE, TENNESSEE 37212
PHONE NO.: OFFICE. 615-385-4144 FAX. 615-385-4020
P.O.C.: ROBERT SEARSON (rsearson@smeinc.com)

7. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.

8. UTILITY AND OTHER PRIVATE EASEMENTS SHOWN MAY BE MODIFIED BY SEPARATE INSTRUMENT WITHOUT RE-RECORDING OF THE FINAL PLAT.

9. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE.

10. ALL SIDEWALKS, TRAILS, PATHS, ETC., LYING OUTSIDE OF PUBLIC RIGHT OF WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION OR ASSIGNS, INCLUDING INDIVIDUAL PROPERTY OWNERS. SIDEWALK LOCATIONS WILL BE PROVIDED WITH THE SITE PLAN FOR EACH LOT.

11. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER AND APPROPRIATE FEDERAL AND STATE PERMITS.

12. PRIVATE DRIVES SHALL ALSO SERVE AS PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.

13. THE OWNER/SUBDIVIDER, RURAL PLAINS PARTNERSHIP, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.

14. RURAL PLAINS ASSOCIATION OF OWNERS, INC., OR ASSIGNS, INCLUDING INDIVIDUAL PROPERTY OWNERS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES..

15. PROJECT GEODETIC REFERENCE NETWORK BASED ON: COORDINATE SYSTEM U.S. STATE PLANE 1983, ZONE 4100; PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM NAVD 88; COMBINED FACTOR = 0.99991825; CONVERGENCE ANGLE = 00°29'18.14463".

16. ALL BRICK PAVER CROSSWALKS, INSIDE OR OUTSIDE OF THE ROW, SHALL BE MAINTAINED BY THE POA/HOA.

17. MINIMUM REQUIRED SETBACK LINES:
FRONT YARD: * ARTERIAL: *
SIDE YARD: *
REAR YARD: *
* SEE RURAL PLAINS DESIGN GUIDELINES PATTERN BOOK FOR VARIANCES TO SETBACK LINES BASED UPON BUILDING ORIENTATIONS IN THE GUIDELINES FOR THE OVERALL PUD.

18. ALL OFF-STREET PARKING AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION OR ASSIGNS.

19. 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 EASEMENT UNLESS THE IMPROVEMENTS ARE PART OF A CITY OF FRANKLIN APPROVED SITE PLAN.

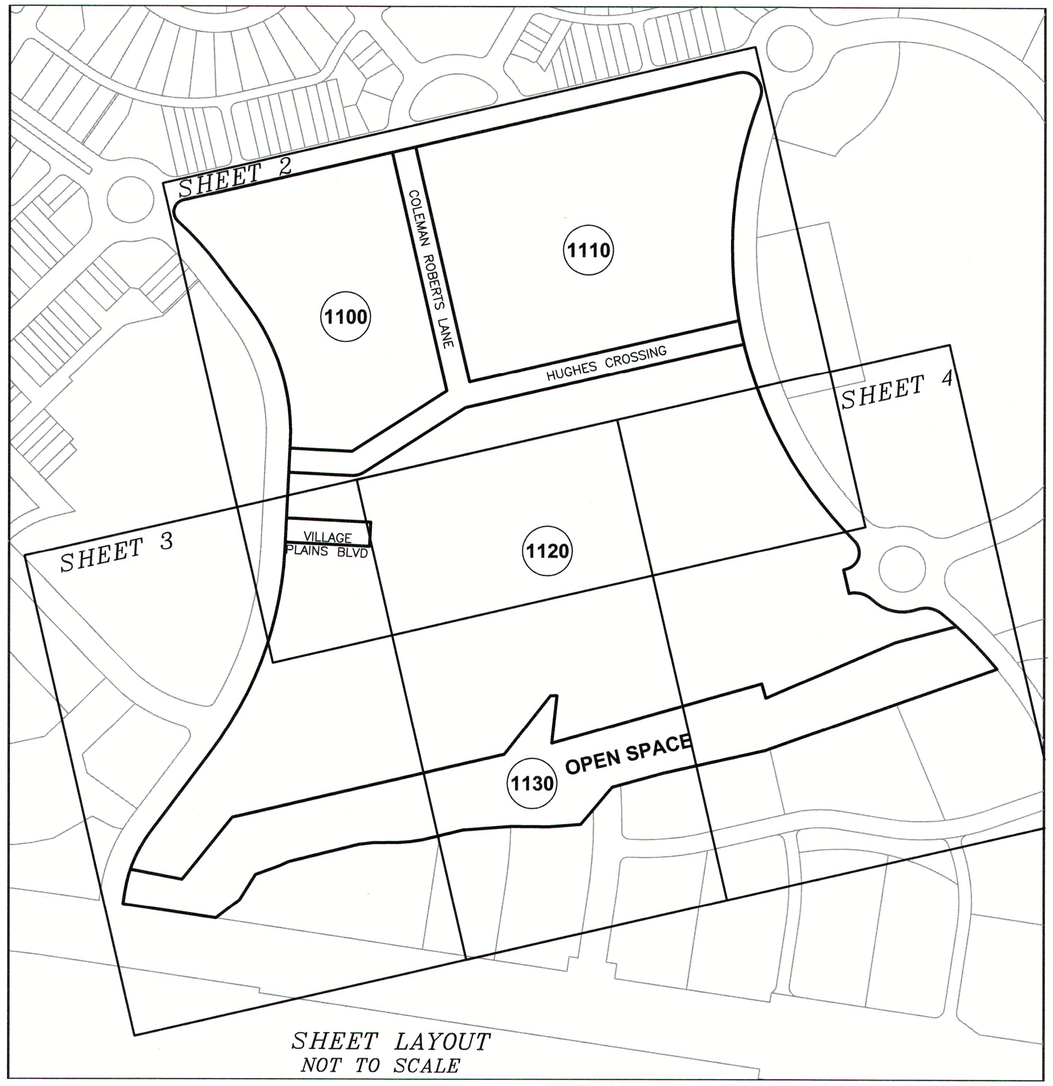
20. ALL OPEN SPACE SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION, OR ASSIGNS.

21. WHERE SANITARY SEWER LINES ENTER PRIVATE PROPERTY, PERMANENT EXCLUSIVE EASEMENTS SHALL BE PROVIDED BASED ON THE DEPTH OF THE SEWER MAIN. 0'-12' DEPTH REQUIRES A 20' EASEMENT AND 13'-20' DEPTH REQUIRES A 30' EASEMENT. IN ADDITION, A MINIMUM 10' WIDE TEMPORARY CONSTRUCTION EASEMENT ON EACH SIDE OF THE PERMANENT EASEMENT MUST BE PROVIDED UNTIL THE SEWER MAIN IS CONSTRUCTED AND ACCEPTED BY THE CITY FRANKLIN.

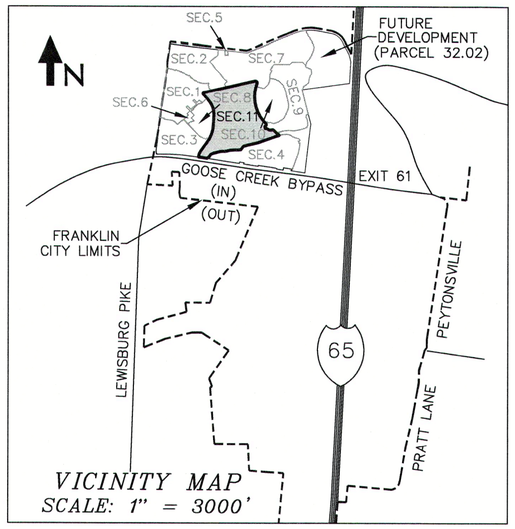
22. SURVEY FIELD DATA COLLECTED ON 10-23-2018.

23. NO IMPROVEMENTS SHALL BE PERMITTED WITHIN THE CITY OF FRANKLIN UTILITY EASEMENT THAT MAY DESTROY, WEAKEN OR DAMAGE THE INFRASTRUCTURE OR INTERFERE WITH THE OPERATION OR MAINTENANCE OF SAID INFRASTRUCTURE, UNLESS DEPICTED ON CITY OF FRANKLIN APPROVED SITE PLANS. THESE IMPROVEMENTS INCLUDE BUT MAY NOT BE LIMITED TO GRADE CUT OR FILL, PERMANENT STRUCTURES, OR VEGETATION THAT MAY IMPEDE OPERATIONS OR AFFECT UNDERGROUND INFRASTRUCTURE, UNLESS DEPICTED ON CITY OF FRANKLIN APPROVED SITE PLANS. THE CITY OF FRANKLIN RESERVES THE RIGHT TO PERMANENTLY REMOVE ANY IMPROVEMENTS NOT SHOWN ON APPROVED CITY OF FRANKLIN SITE PLANS, THAT MAY IMPACT EXISTING AND FUTURE INFRASTRUCTURE WITHIN THE EASEMENT. THE CITY OF FRANKLIN SHALL RESTORE, IN A REASONABLE AND WORKMANLIKE MANNER, ANY DAMAGE OR ALTERATIONS TO THE SITE THAT THE CITY OF FRANKLIN HAS MADE SO AS TO CLOSELY MATCH THE ORIGINAL IMPROVEMENTS AS INDICATED ON THE APPROVED SITE PLAN.

24. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING URBAN BIORETENTION IN RIGHT-OF-WAY, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S), THE POA, OR ASSIGNS.



SHEET LAYOUT
NOT TO SCALE



VICINITY MAP
SCALE: 1" = 3000'

LEGEND

PARCEL NO.	( )	PROPOSED FIRE HYDRANT	FH
LOT NUMBER	00	PROPOSED WATER VALVE	WV
STREET ADDRESS	000	PROPOSED STORM STRUCTURE	
IRON ROD (SET)		PROPOSED MANHOLE	
CONC MON (SET)		PROPOSED TRANSFORMER	
PROPERTY LINE		PROPOSED SECTOR PAD	
CORPORATE LIMIT LINE		PROPOSED ELECTRIC MANHOLE	
WATER VALVE	WV	PROPOSED ELECTRIC PULL BOX	
GUY WIRE		PROPOSED SANITARY SEWER LINE	8"SA
LIGHT POLE		PROPOSED STORM SEWER LINE	15"RCP
ELECTRIC POLE		PROPOSED WATER LINE	8"W
SIGN		PROPOSED RECLAIMED WATER LINE	4"RCW
FENCE	X	PROPOSED UNDERGROUND ELECTRIC LINE	UGE
GAS LINE	G	PROPOSED OVERHEAD ELECTRIC LINE	OH
UNDERGROUND TELEPHONE LINE	UGT		
PROPOSED STREET LIGHT			
PROPOSED CONCRETE			

ROBERT M. SEARSON
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE NO. 1666
8/1/19

T.S.P.C.S.

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS
I hereby certify that:
(1) the water and sewer systems designated in "Berry Farms Town Center Pud Subdivision Final Plat, Section 11" Subdivision have been installed in accordance with City specifications, or
2) a performance agreement and surety in the amount of $_____ for the water system and $_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director Water Management Department — Date
City of Franklin

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

Middle Tennessee Electric Membership Corporation — Date

CERTIFICATE OF APPROVAL 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 _____, 2019, and this plat has been approved for recording in the Registers Office of Williamson County.

Secretary — Date
Franklin Municipal Planning Commission

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 STREETS, DRAINAGE, AND SIDEWALKS
I hereby certify that:
(1) the streets, drainage, and sidewalks designated in "Berry Farms Town Center Pud Subdivision Final Plat, Section 11," Subdivision have been installed in accordance with City specifications, or
(2) a performance agreement and surety in the amount of $_____ for streets, $_____ for drainage, and $_____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department — Date
City of Franklin, Tennessee

CERTIFICATE OF SURVEY
I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been or will be placed as indicated. This subdivi-sion plat correctly represents a survey made under my supervision on the 4th day of April, 2019.

Robert M. Searson, Tenn. License No. 1666 — Date 8/1/19

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 2654, Page 823, 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 subdi-vided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Book _____, Page _____, R.O.W.C.

Rural Plains Partnership — Date
Owner

1935 21ST AVENUE SOUTH
NASHVILLE, TN 37212
(615) 385-4144

ENGINEERING FIRM LICENSE NUMBER: F-0176

BERRY FARMS TOWN CENTER
PUD SUBDIVISION
FINAL PLAT
SECTION 11
C.O.F. NO. 6733

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 38.62 — TOTAL LOTS: 4
ACRES NEW PUBLIC STREETS: ±1.42 — DISTRICT: 8TH
LFT NEW PUBLIC STREETS: ±17,300 — CLOSURE ERROR: 1:10000

DATE: 07-08-2019
REV: 08-01-2019

PROJECT #554919011 — SHEET 1 OF 4

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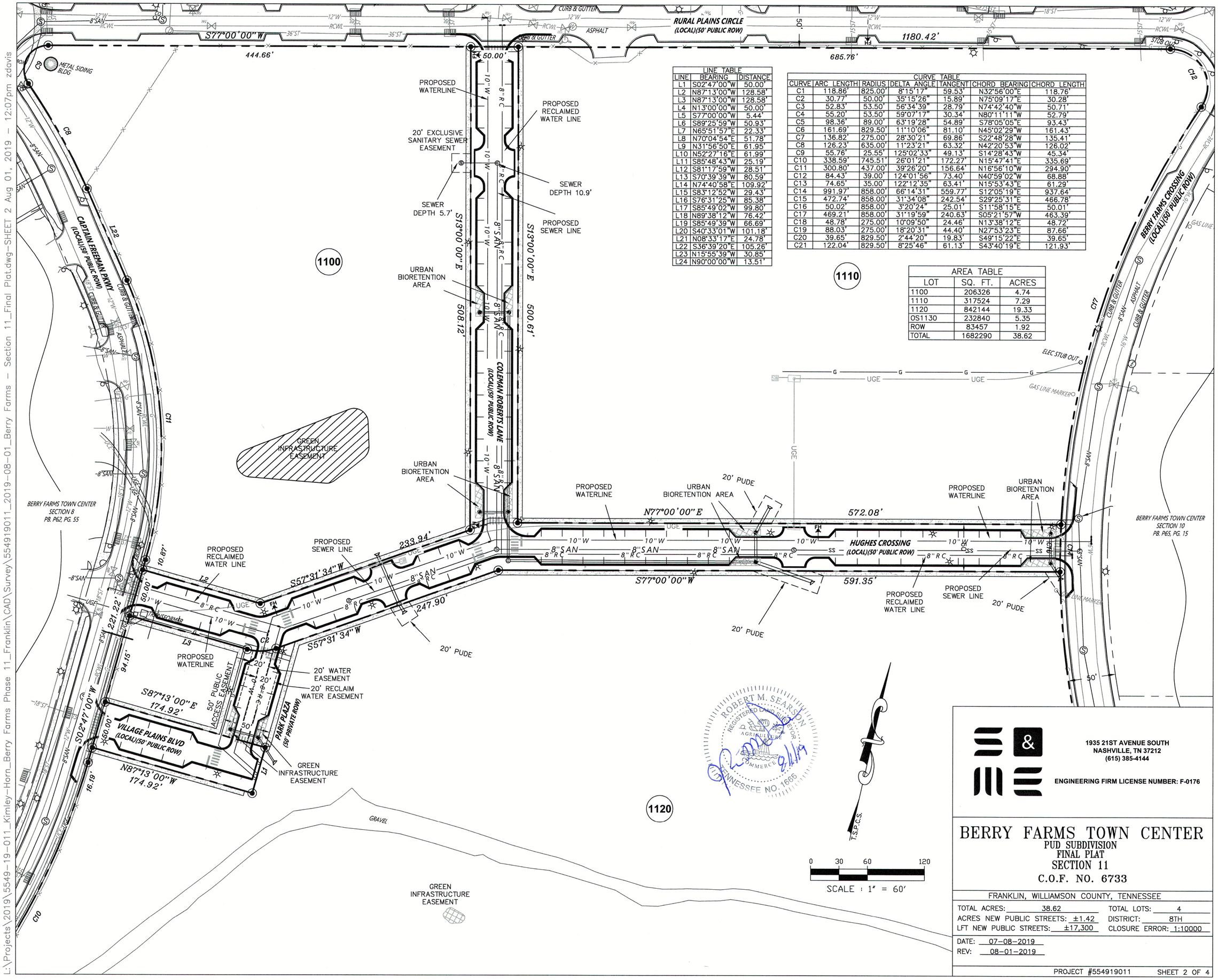

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S02°47'00"W	50.00'
L2	N87°13'00"W	128.58'
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L5	S77°00'00"W	5.44'
L6	S89°25'59"W	50.93'
L7	N65°51'57"E	22.33'
L8	N70°04'54"E	51.78'
L9	N31°56'50"E	61.95'
L10	N52°27'16"E	61.99'
L11	S85°48'43"W	25.19'
L12	S81°17'59"W	28.51'
L13	S70°39'39"W	80.59'
L14	N74°40'58"E	109.92'
L15	S83°12'52"W	29.43'
L16	S76°31'25"W	85.38'
L17	S85°49'02"W	99.80'
L18	N89°38'12"W	76.42'
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CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	118.86'	825.00'	8°15'17"	59.53'	N32°56'00"E	118.76'
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C3	52.83'	53.50'	56°34'39"	28.79'	N74°42'40"W	50.71'
C4	55.20'	53.50'	59°07'17"	30.34'	N80°11'11"W	52.79'
C5	98.36'	89.00'	63°19'28"	54.89'	S78°05'05"E	93.43'
C6	161.69'	829.50'	11°10'06"	81.10'	N45°02'29"W	161.43'
C7	136.82'	275.00'	28°30'21"	69.86'	S22°48'28"W	135.41'
C8	126.23'	635.00'	11°23'21"	63.32'	N42°20'53"W	126.02'
C9	55.76'	25.55'	125°02'33"	49.13'	S14°28'43"W	45.34'
C10	338.59'	745.51'	26°01'21"	172.27'	N15°47'41"E	335.69'
C11	300.80'	437.00'	39°26'20"	156.64'	N16°56'10"W	294.90'
C12	84.43'	39.00'	124°01'56"	73.40'	N40°59'02"W	68.88'
C13	74.65'	35.00'	122°12'35"	63.41'	N15°53'43"E	61.29'
C14	991.97'	858.00'	66°14'31"	559.77'	S12°05'19"E	937.64'
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C19	88.03'	275.00'	18°20'31"	44.40'	N27°53'23"E	87.66'
C20	39.65'	829.50'	2°44'20"	19.83'	S49°15'22"E	39.65'
C21	122.04'	829.50'	8°25'46"	61.13'	S43°40'19"E	121.93'

AREA TABLE		
LOT	SQ. FT.	ACRES
1100	206326	4.74
1110	317524	7.29
1120	842144	19.33
OS1130	232840	5.35
ROW	83457	1.92
TOTAL	1682290	38.62

ROBERT M. SEARSON
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
DEPARTMENT OF AGRICULTURE
DEPARTMENT OF COMMERCE
TENNESSEE NO. 1666
9.11.19

1935 21ST AVENUE SOUTH
NASHVILLE, TN 37212
(615) 385-4144

ENGINEERING FIRM LICENSE NUMBER: F-0176

BERRY FARMS TOWN CENTER

PUD SUBDIVISION
FINAL PLAT
SECTION 11
C.O.F. NO. 6733

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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PROJECT #554919011 SHEET 2 OF 4

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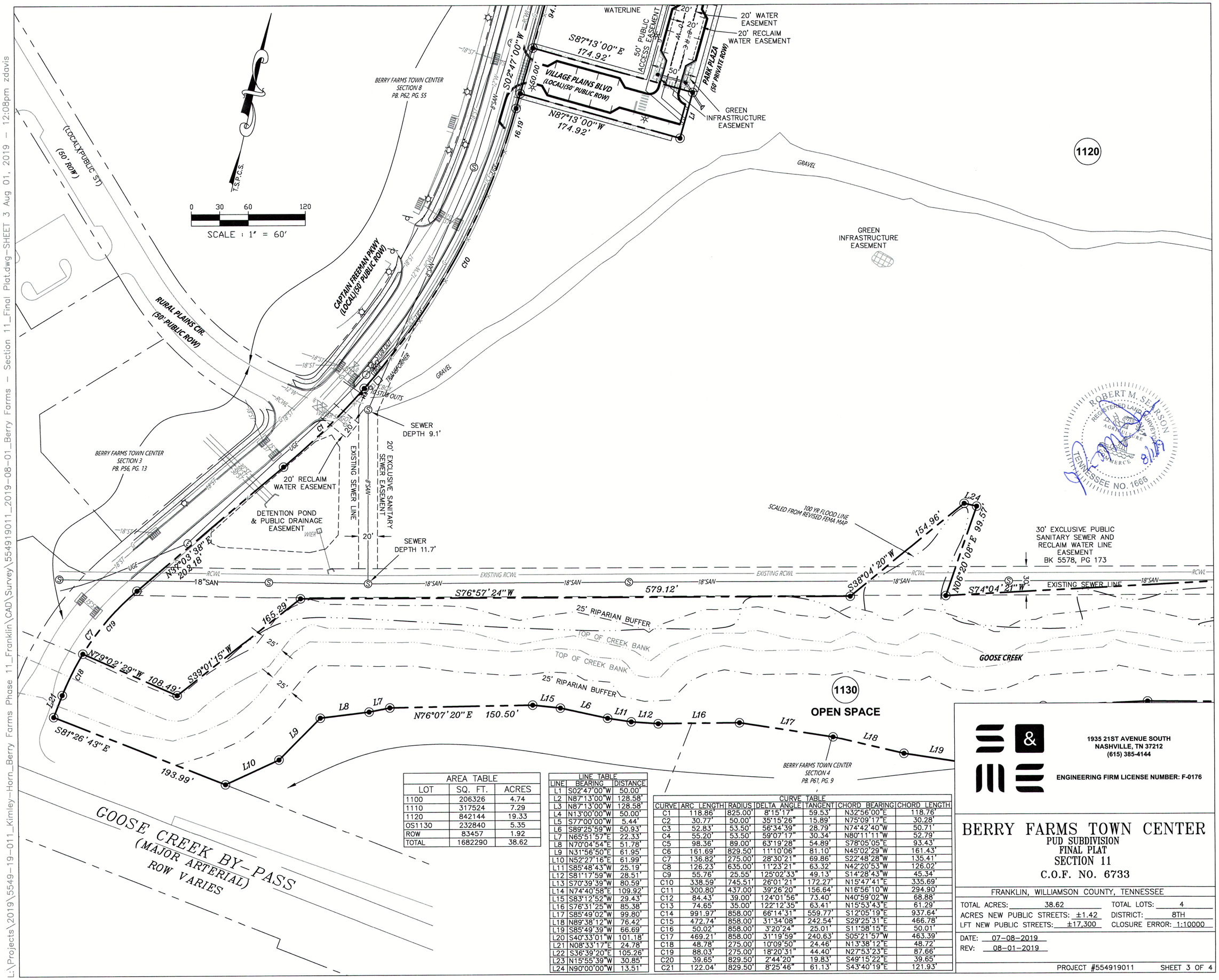

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PROJECT #554919011 SHEET 3 OF 4

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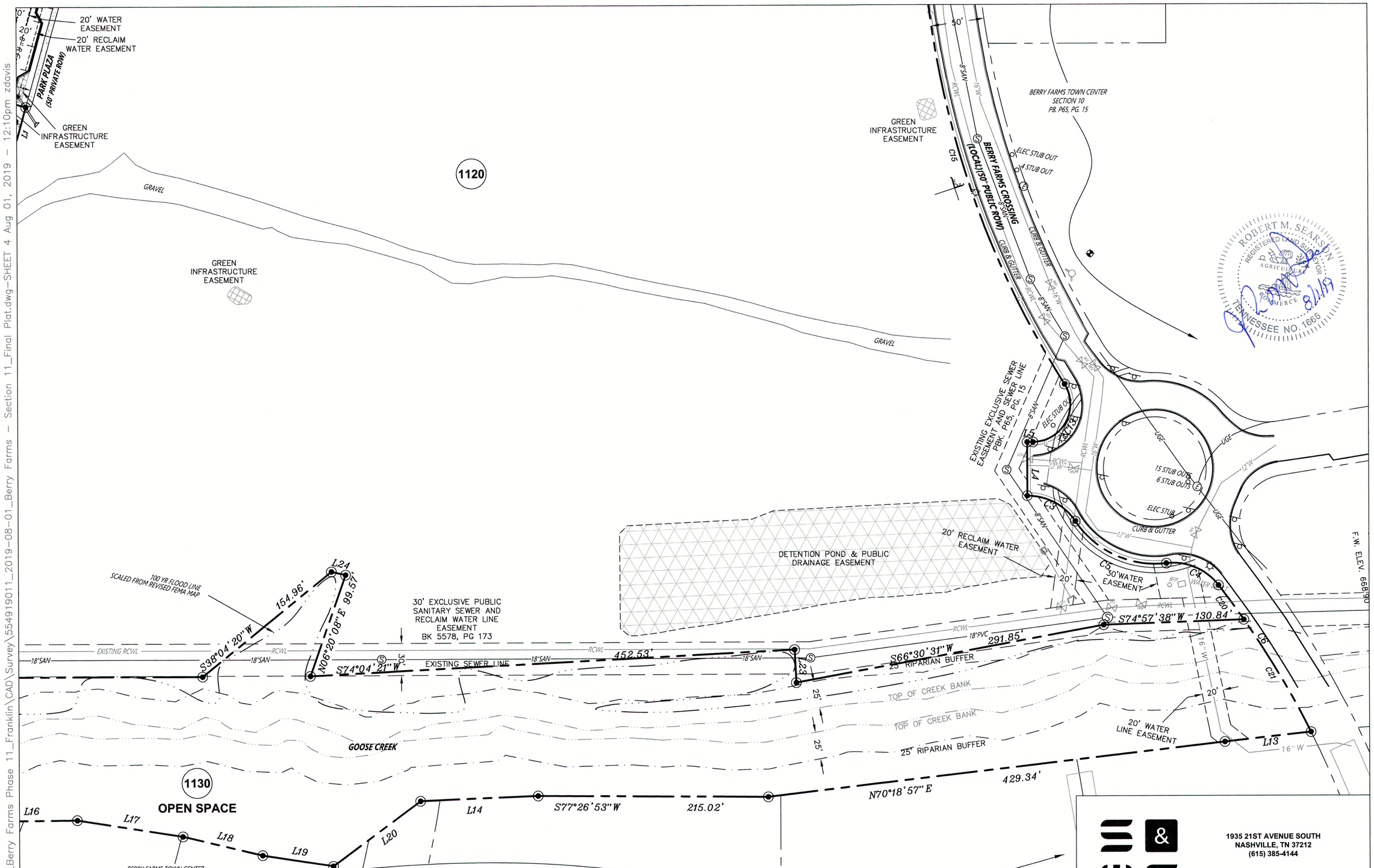

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L4	N13°00'00"W	50.00'
L5	S77°00'00"W	5.44'
L6	S89°25'59"W	50.93'
L7	N65°51'57"E	22.33'
L8	N70°04'54"E	51.78'
L9	N31°56'50"E	61.95'
L10	N52°27'16"E	61.99'
L11	S85°48'43"W	25.19'
L12	S81°17'59"W	28.51'
L13	S70°39'39"W	80.59'
L14	N74°40'58"E	109.92'
L15	S83°12'52"W	29.43'
L16	S76°31'25"W	85.38'
L17	S85°49'02"W	99.80'
L18	N89°38'12"W	76.42'
L19	S85°49'39"W	66.69'
L20	S40°33'01"W	101.18'
L21	N08°33'17"E	24.78'
L22	S36°39'20"E	105.26'
L23	N15°55'39"W	30.85'
L24	N90°00'00"W	13.51'

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	118.86'	825.00'	8°15'17"	59.53'	N32°56'00"E	118.76'
C2	30.77'	50.00'	35°15'26"	15.89'	N75°09'17"E	30.28'
C3	52.83'	53.50'	56°34'39"	28.79'	N74°42'40"W	50.71'
C4	55.20'	53.50'	59°07'17"	30.34'	N80°11'11"W	52.79'
C5	98.36'	89.00'	63°19'28"	54.89'	S78°05'05"E	93.43'
C6	161.69'	829.50'	11°10'06"	81.10'	N45°02'29"W	161.43'
C7	136.82'	275.00'	28°30'21"	69.86'	S22°48'28"W	135.41'
C8	126.23'	635.00'	11°23'21"	63.32'	N42°20'53"W	126.02'
C9	55.76'	25.55'	125°02'33"	49.13'	S14°28'43"W	45.34'
C10	338.59'	745.51'	26°01'21"	172.27'	N15°47'41"E	335.69'
C11	300.80'	437.00'	39°26'20"	156.64'	N16°56'10"W	294.90'
C12	84.43'	39.00'	124°01'56"	73.40'	N40°59'02"W	68.88'
C13	74.65'	35.00'	122°12'35"	63.41'	N15°53'43"E	61.29'
C14	991.97'	858.00'	66°14'31"	559.77'	S12°05'19"E	937.64'
C15	472.74'	858.00'	31°34'08"	242.54'	S29°25'31"E	466.78'
C16	50.02'	858.00'	3°20'24"	25.01'	S11°58'15"E	50.01'
C17	469.21'	858.00'	31°19'59"	240.63'	S05°21'57"W	463.39'
C18	48.78'	275.00'	10°09'50"	24.46'	N13°38'12"E	48.72'
C19	88.03'	275.00'	18°20'31"	44.40'	N27°53'23"E	87.66'
C20	39.65'	829.50'	2°44'20"	19.83'	S49°15'22"E	39.65'
C21	122.04'	829.50'	8°25'46"	61.13'	S43°40'19"E	121.93'

T.S.P.C.S.

1935 21ST AVENUE SOUTH
NASHVILLE, TN 37212
(615) 385-4144

ENGINEERING FIRM LICENSE NUMBER: F-0176

BERRY FARMS TOWN CENTER

PUD SUBDIVISION
FINAL PLAT
SECTION 11
C.O.F. NO. 6733

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

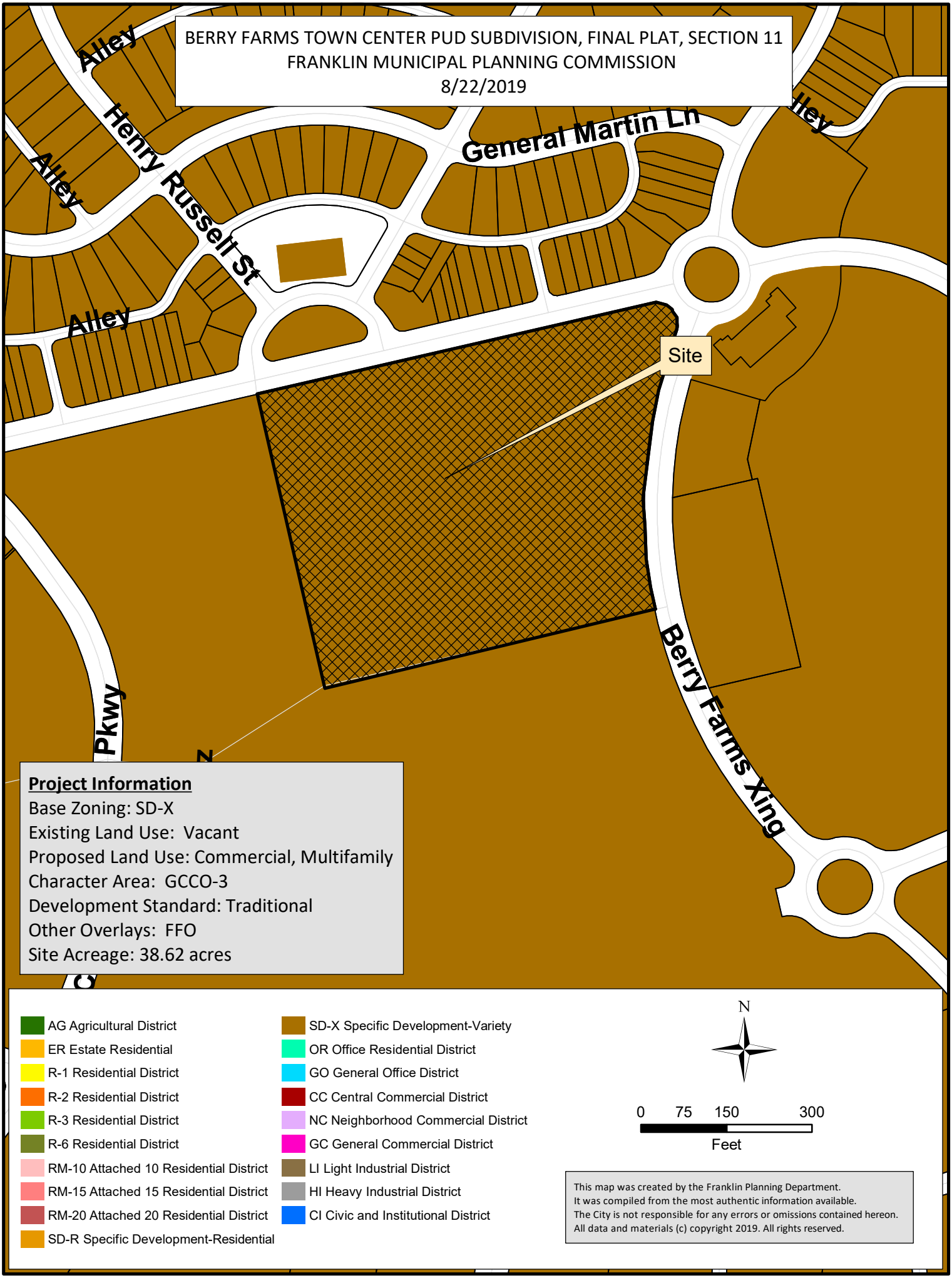
TOTAL ACRES: 38.62 TOTAL LOTS: 4
ACRES NEW PUBLIC STREETS: ±1.42 DISTRICT: 8TH
LFT NEW PUBLIC STREETS: ±17,300 CLOSURE ERROR: 1:10000

DATE: 07-08-2019
REV: 08-01-2019

PROJECT #554919011 SHEET 4 OF 4

L:\Projects\2019\5549-19-011_Kimley-Horn_Berry Farms Phase 11_Franklin\CAD\Survey\554919011_2019-08-01_Berry Farms - Section 11_Final Plat.dwg-SHEET 4 Aug 01, 2019 - 12:10pm zdavis

BERRY FARMS TOWN CENTER PUD SUBDIVISION, FINAL PLAT, SECTION 11
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/22/2019



Project Information
Base Zoning: SD-X
Existing Land Use: Vacant
Proposed Land Use: Commercial, Multifamily
Character Area: GCCO-3
Development Standard: Traditional
Other Overlays: FFO
Site Acreage: 38.62 acres

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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COF no: 7032

CONDITIONS OF APPROVAL:

Open Issues: 10 These issues are currently being filtered

Addressing

General Issues

9. Addressing

lori.jarosz@franklintn.gov	Applicant shall contact Lori Jarosz to receive addresses. This comment wasn't addressed.

Engineering - Final Plat Checklist

General Issues

10. C. Final Plat

lance.fittro@franklintn.gov

Applicant shall remove General Note #8 from the plat:

> 8. UTILITY AND OTHER PRIVATE EASEMENTS SHOWN MAY BE MODIFIED BY SEPARATE INSTRUMENT WITHOUT RE-RECORDING OF THE FINAL PLAT.

Per Tennessee Code 13-4-302 (c):

> **(c)** No county register shall file or record a plat of a subdivision of land, or an amendment, modification, or correction to a recorded plat of a subdivision, within the municipality without the approval of the planning commission as required by this part. Notwithstanding this subsection (c), an easement or survey attached to an easement granted to the state, a county, municipality, metropolitan government, or entity of the state, county, municipality or metropolitan government, shall not constitute an amendment, modification, or correction or a recorded plat of a subdivision.

The exemption for easements to be modified by separate instrument is not applicable to private easements. Modification of easements created with the plat by means other than recording of a revised plat is not permitted.

11. Plat to Match Site Plan

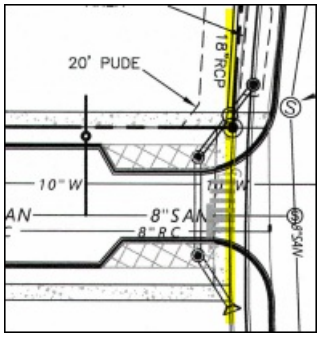
joe.marlo@franklintn.gov *Comment not adequately addressed.*

Applicant shall revise the final plat to match the associated site plan (COF 7018), including but not limited to:

1. Proposed Public Sidewalk
2. Revised curbing in ROW
3. Street Lights

Applicant shall also revise the final plat to match the infrastructure site plan (COF 7031), including:

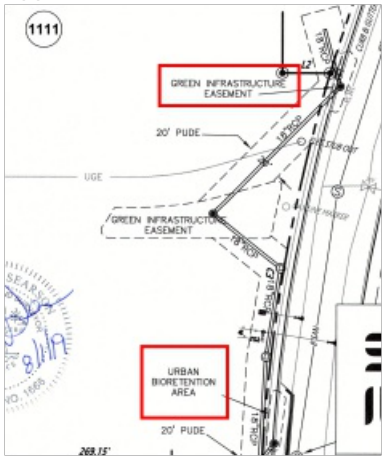
1. Shifted storm infrastructure / PUDE at the intersection of Hughes Crossing and Berry Farms Crossing where the storm infrastructure fouls the existing gas main. See associated Comment #15 on COF 7031.



13. Urban Bioretention

joe.marlo@franklintn.gov *Comment partially addressed as one location was revised as requested (thank you), however another location was not. Since the comment was originally made, several 'Urban Bioretention' areas on the associated Site Plan have been renamed as 'Level II Bioretention'.*

Applicant to show all bioretention areas within ROW and label them as '*Bioretention*'.



14. Note

joe.marlo@franklintn.gov *Comment was addressed as requested (thank you), however since the comment was originally made, several 'Urban Bioretention' areas on the associated Site Plan have been renamed as 'Level II Bioretention'.*

Applicant to modify Note 24 to remove the word 'Urban'.

24. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING ~~URBAN~~ BIORETENTION IN RIGHT-OF-WAY, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S), THE POA, OR ~~ASSIGNS.~~

16. C. Final Plat

lance.fittro@franklintn.gov Applicant shall revise General Note #19 to read:

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.

Performance Agreement and Surety

General Issues

8. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan **COF# 7018 (Berry Farms Town Center PUD Subdivision, Site Plan, Section 11, Lot 1111, (Office))** shall be transferred to this final plat as a condition of approval.

Sureties assigned to COF# 7018:	
I. City Water	$ -
II. City Sewer	$ -
III. Public Sidewalk	**$ 15,000**
IV: City Streets	**$ 8,000**
V. Private Streets (includes shared access drives)	**$ 183,000**
VI. Street Access	**$ 10,000**
VII. Temporary Turnarounds	$ -
VIII. Traffic Signals	$ -
IX: ITS Elements	$ -
X: Stormwater Drainage	**$ 37,000**
XI: Green Infrastructure	**$ 14,000**

Planning

554919011_2019-07-08_Berry Farms - Section 11-Lot 1111_Final Plat.pdf

5. BZA

joseph.bryan@franklintn.gov Staff was able to locate the administrative appeal through BZA, however that was not the case no.

Applicant shall revise to COF: 6266

6. Final Plat

joseph.bryan@franklintn.gov	Applicant shall not submit this plat (COF 7032) to one stop until the BFTC Sec 11 Final Plat (COF 7033) has received final approval and has been recorded with the County.
7. Setbacks	
joseph.bryan@franklintn.gov	Applicant shall list the specific setback numbers as determined in the Berry Farms Pattern Book.

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NOTES

1. THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 1110 INTO TWO LOTS.

2. EXISTING BASE ZONING: SD-X (SPECIFIC DEVELOPMENT-VARIETY)
CHARACTER AREA OVERLAY: GCCO-3
OVERLAY DISTRICT: FWO
OVERLAY DISTRICT: FFO
LOMR CASE NO.: 15-04-8778P
COF BZA NO.: 470206
DEVELOPMENT AREA STANDARD: TRADITIONAL
(SUBJECT TO THE STANDARDS ESTABLISHED IN THE BOMA APPROVED CONCEPT PLAN AND PATTERN BOOK)

3. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47187C0355F, VERSION NUMBER 2.1.3.0, REVISED TO REFLECT LOMR CASE NO. 15-04-8778P, WITH EFFECTIVE DATE SEPTEMBER 30, 2016.

4. THIS PROPERTY CAN BE FOUND ON WILLIAMSON COUNTY TAX MAP 106J, GROUP A AND IS KNOWN AS PARCELS 107.00 & 110.00.

5. OWNER/ SUBDIVIDER: RURAL PLAINS PARTNERSHIP C/O BNB-WCO INVESTORS, LLC
ADDRESS: 2000 MERIDIAN BOULEVARD SUITE 250
FRANKLIN, TENNESSEE 37067
PHONE NO.: 615-550-5580
P.O.C.: PHIL FAWCETT (pfawcett@boyle.com)

6. SURVEYOR: S&ME, INC.
ADDRESS: 1935 21ST AVE. SOUTH
NASHVILLE, TENNESSEE 37212
PHONE NO.: OFFICE. 615-385-4144 FAX. 615-385-4020
P.O.C.: ROBERT SEARSON (rsearson@smeinc.com)

7. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.

8. UTILITY AND OTHER PRIVATE EASEMENTS SHOWN MAY BE MODIFIED BY SEPARATE INSTRUMENT WITHOUT RE-RECORDING OF THE FINAL PLAT.

9. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE.

10. ALL SIDEWALKS, TRAILS, PATHS, ETC., LYING OUTSIDE OF PUBLIC RIGHT OF WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION OR ASSIGNS, INCLUDING INDIVIDUAL PROPERTY OWNERS. SIDEWALK LOCATIONS WILL BE PROVIDED WITH THE SITE PLAN FOR EACH LOT.

11. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER AND APPROPRIATE FEDERAL AND STATE PERMITS.

12. PRIVATE DRIVES SHALL ALSO SERVE AS PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.

13. THE OWNER/SUBDIVIDER, RURAL PLAINS PARTNERSHIP, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.

14. RURAL PLAINS ASSOCIATION OF OWNERS, INC., OR ASSIGNS, INCLUDING INDIVIDUAL PROPERTY OWNERS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES..

15. PROJECT GEODETIC REFERENCE NETWORK BASED ON: COORDINATE SYSTEM U.S. STATE PLANE 1983, ZONE 4100; PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM NAVD 88; COMBINED FACTOR = 0.99991825; CONVERGENCE ANGLE = 00°29'18.14463".

16. ALL BRICK PAVER CROSSWALKS, INSIDE OR OUTSIDE OF THE ROW, SHALL BE MAINTAINED BY THE POA/HOA.

17. MINIMUM REQUIRED SETBACK LINES:
FRONT YARD: * ARTERIAL: *
SIDE YARD: *
REAR YARD: *
* SEE RURAL PLAINS DESIGN GUIDELINES PATTERN BOOK FOR VARIANCES TO SETBACK LINES BASED UPON BUILDING ORIENTATIONS IN THE GUIDELINES FOR THE OVERALL PUD.

18. ALL OFF-STREET PARKING AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION OR ASSIGNS.

19. 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 UNLESS THE IMPROVEMENTS ARE PART OF A CITY OF FRANKLIN APPROVED SITE PLAN.

20. ALL OPEN SPACE SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION, OR ASSIGNS.

21. WHERE SANITARY SEWER LINES ENTER PRIVATE PROPERTY, PERMANENT EXCLUSIVE EASEMENTS SHALL BE PROVIDED BASED ON THE DEPTH OF THE SEWER MAIN. 0'-12' DEPTH REQUIRES A 20' EASEMENT AND 13'-20' DEPTH REQUIRES A 30' EASEMENT. IN ADDITION, A MINIMUM 10' WIDE TEMPORARY CONSTRUCTION EASEMENT ON EACH SIDE OF THE PERMANENT EASEMENT MUST BE PROVIDED UNTIL THE SEWER MAIN IS CONSTRUCTED AND ACCEPTED BY THE CITY FRANKLIN.

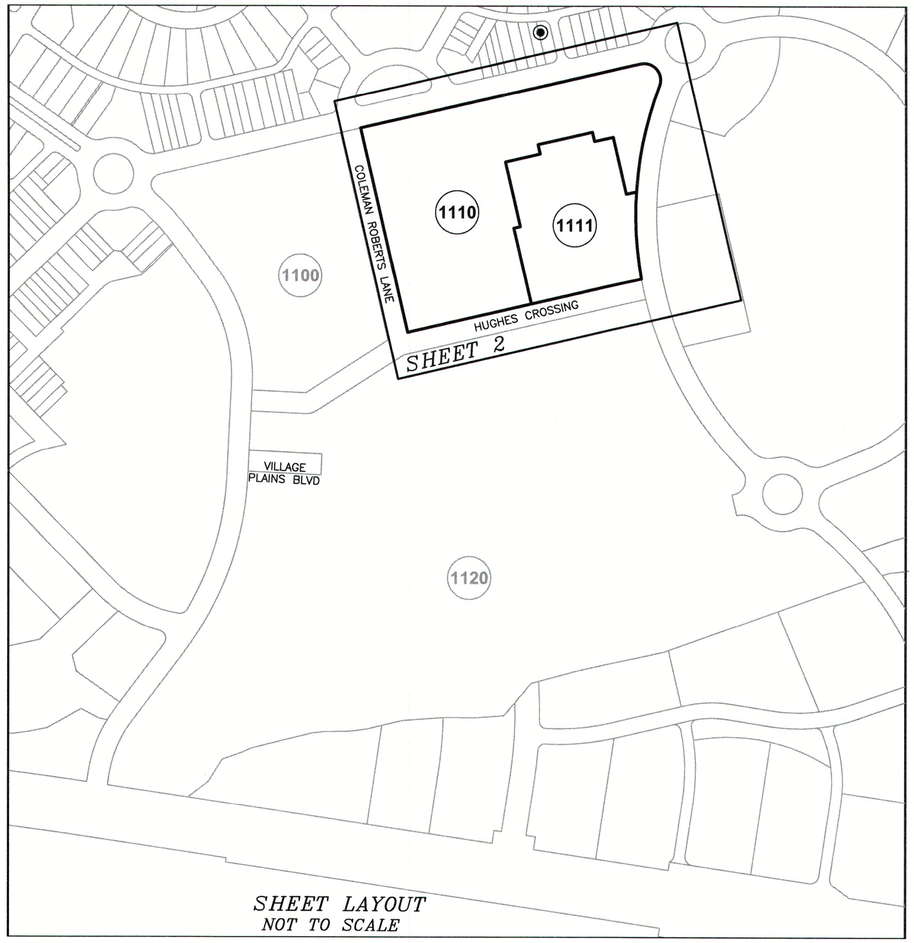
22. SURVEY FIELD DATA COLLECTED ON 10-23-2018.

23. NO IMPROVEMENTS SHALL BE PERMITTED WITHIN THE CITY OF FRANKLIN UTILITY EASEMENT THAT MAY DESTROY, WEAKEN OR DAMAGE THE INFRASTRUCTURE OR INTERFERE WITH THE OPERATION OR MAINTENANCE OF SAID INFRASTRUCTURE, UNLESS DEPICTED ON CITY OF FRANKLIN APPROVED SITE PLANS. THESE IMPROVEMENTS INCLUDE BUT MAY NOT BE LIMITED TO GRADE CUT OR FILL, PERMANENT STRUCTURES, OR VEGETATION THAT MAY IMPEDE OPERATIONS OR AFFECT UNDERGROUND INFRASTRUCTURE, UNLESS DEPICTED ON CITY OF FRANKLIN APPROVED SITE PLANS. THE CITY OF FRANKLIN RESERVES THE RIGHT TO PERMANENTLY REMOVE ANY IMPROVEMENTS NOT SHOWN ON APPROVED CITY OF FRANKLIN SITE PLANS, THAT MAY IMPACT EXISTING AND FUTURE INFRASTRUCTURE WITHIN THE EASEMENT. THE CITY OF FRANKLIN SHALL RESTORE, IN A REASONABLE AND WORKMANLIKE MANNER, ANY DAMAGE OR ALTERATIONS TO THE SITE THAT THE CITY OF FRANKLIN HAS MADE SO AS TO CLOSELY MATCH THE ORIGINAL IMPROVEMENTS AS INDICATED ON THE APPROVED SITE PLAN.

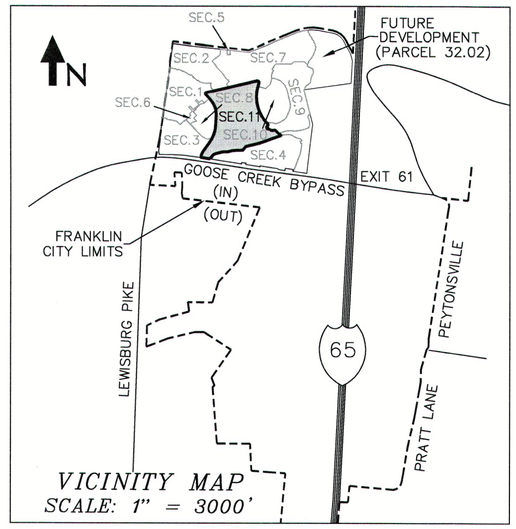
24. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING URBAN BIORETENTION IN RIGHT-OF-WAY, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S), OR POA, OR ASSIGNS.

25. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES LOT 1110 OF BERRY FARMS TOWN CENTER PUD SUBDIVISION, SECTION 11 AS RECORDED IN PLAT BOOK_____, PAGE_____ REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

26. ANY UNUSED UTILITY STUBS SHALL BE TERMINATED AT THE MAIN.



SHEET LAYOUT
NOT TO SCALE



VICINITY MAP
SCALE: 1" = 3000'

LEGEND

PARCEL NO.	( )	PROPOSED FIRE HYDRANT	FH
LOT NUMBER	00	PROPOSED WATER VALVE	
STREET ADDRESS	000	PROPOSED STORM STRUCTURE	
IRON ROD (SET)		PROPOSED MANHOLE	
CONC MON (SET)		PROPOSED TRANSFORMER	
PROPERTY LINE		PROPOSED SECTOR PAD	
CORPORATE LIMIT LINE		PROPOSED ELECTRIC MANHOLE	
WATER VALVE	WV	PROPOSED ELECTRIC PULL BOX	
GUY WIRE		PROPOSED SANITARY SEWER LINE	8"SA
LIGHT POLE		PROPOSED STORM SEWER LINE	15"RCP
ELECTRIC POLE		PROPOSED WATER LINE	8"W
SIGN		PROPOSED RECLAIMED WATER LINE	4"RCW
FENCE	X	PROPOSED UNDERGROUND ELECTRIC LINE	UGE
GAS LINE	G	PROPOSED OVERHEAD ELECTRIC LINE	OH
UNDERGROUND TELEPHONE LINE	UGT		
PROPOSED STREET LIGHT			
PROPOSED CONCRETE			

T.S.P.C.S.

ROBERT M. SEARSON
REGISTERED LAND SURVEYOR
AGRICULTURE COMMERCE
TENNESSEE NO. 1666
8/1/19

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:
(1) the water and sewer systems designated in "Berry Farms Town Center Pud Subdivision Final Plat, Section 11, Revision 1" Subdivision have been installed in accordance with City specifications, or
2) a performance agreement and surety in the amount of $_____ for the water system and $_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director Water Management Department — Date
City of Franklin

CERTIFICATE OF ELECTRIC POWER

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

Middle Tennessee Electric Membership Corporation — Date

CERTIFICATE OF APPROVAL 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 _____, 2019, and this plat has been approved for recording in the Registers Office of Williamson County.

Secretary — Date
Franklin Municipal Planning Commission

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 STREETS, DRAINAGE, AND SIDEWALKS

I hereby certify that:
(1) the streets, drainage, and sidewalks designated in "Berry Farms Town Center Pud Subdivision Final Plat, Section 11, Revision 1" Subdivision have been installed in accordance with City specifications, or
(2) a performance agreement and surety in the amount of $_____ for streets, $_____ for drainage, and $_____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department — Date
City of Franklin, Tennessee

CERTIFICATE OF SURVEY

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been or will be placed as indicated. This subdivi-sion plat correctly represents a survey made under my supervision on the 4th day of April, 2019.

Robert M. Searson, Tenn. License No. 1666 — Date 8/1/19

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 2654, Page 823, 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 subdi-vided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Book _____, Page _____, R.O.W.C.

Rural Plains Partnership — Date
Owner

1935 21ST AVENUE SOUTH
NASHVILLE, TN 37212
(615) 385-4144

ENGINEERING FIRM LICENSE NUMBER: F-0176

BERRY FARMS TOWN CENTER

PUD SUBDIVISION
FINAL PLAT
SECTION 11, REVISION 1
RESUBDIVISION OF LOT 1110
C.O.F. NO. 7032

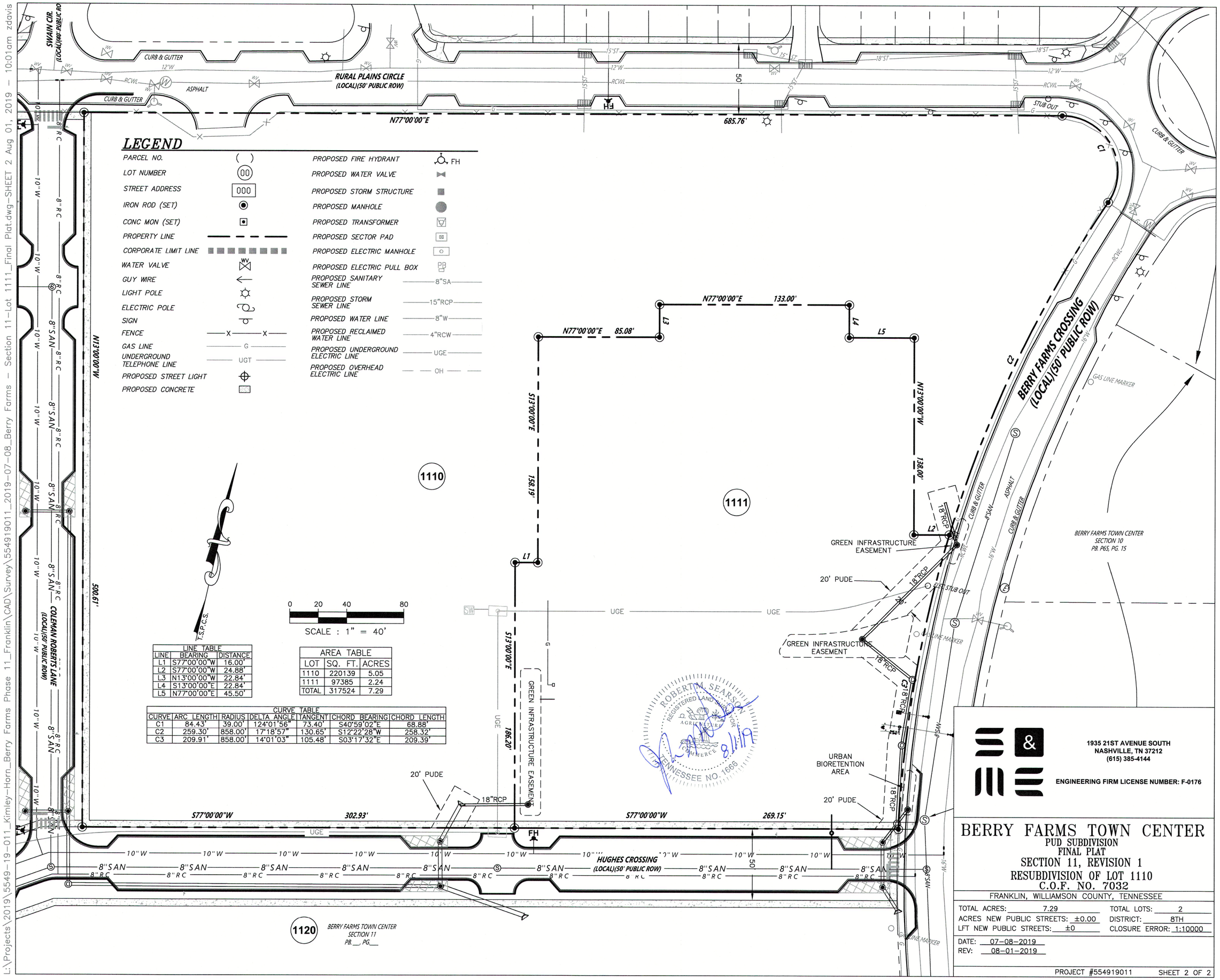
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES:	7.29	TOTAL LOTS:	2
ACRES NEW PUBLIC STREETS:	±0.00	DISTRICT:	8TH
LFT NEW PUBLIC STREETS:	±0	CLOSURE ERROR:	1:10000

DATE: 07-08-2019
REV: 08-01-2019

PROJECT #554919011 SHEET 1 OF 2

L:\Projects\2019\5549-19-011_Kimley-Horn_Berry Farms Phase 11_Franklin\CAD\Survey\554919011_2019-07-08_Berry Farms - Section 11-Lot 1111_Final Plat.dwg-SHEET 2 Aug 01, 2019 - 10:01am zdavis



LEGEND

PARCEL NO.	( )	PROPOSED FIRE HYDRANT	FH
LOT NUMBER	00	PROPOSED WATER VALVE	
STREET ADDRESS	000	PROPOSED STORM STRUCTURE	
IRON ROD (SET)		PROPOSED MANHOLE	
CONC MON (SET)		PROPOSED TRANSFORMER	
PROPERTY LINE		PROPOSED SECTOR PAD	
CORPORATE LIMIT LINE		PROPOSED ELECTRIC MANHOLE	
WATER VALVE	WV	PROPOSED ELECTRIC PULL BOX	PB
GUY WIRE		PROPOSED SANITARY SEWER LINE	8"SA
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FENCE	X X	PROPOSED UNDERGROUND ELECTRIC LINE	UGE
GAS LINE	G	PROPOSED OVERHEAD ELECTRIC LINE	OH
UNDERGROUND TELEPHONE LINE	UGT		
PROPOSED STREET LIGHT			
PROPOSED CONCRETE			

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S77°00'00"W	16.00'
L2	S77°00'00"W	24.88'
L3	N13°00'00"W	22.84'
L4	S13°00'00"E	22.84'
L5	N77°00'00"E	45.50'

AREA TABLE		
LOT	SQ. FT.	ACRES
1110	220139	5.05
1111	97385	2.24
TOTAL	317524	7.29

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	84.43'	39.00'	124°01'56"	73.40'	S40°59'02"E	68.88'
C2	259.30'	858.00'	17°18'57"	130.65'	S12°22'28"W	258.32'
C3	209.91'	858.00'	14°01'03"	105.48'	S03°17'32"E	209.39'

ROBERT M. SEARS JR. REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO. 1666 8/1/19

1935 21ST AVENUE SOUTH
NASHVILLE, TN 37212
(615) 385-4144

ENGINEERING FIRM LICENSE NUMBER: F-0176

BERRY FARMS TOWN CENTER

PUD SUBDIVISION
FINAL PLAT
SECTION 11, REVISION 1
RESUBDIVISION OF LOT 1110
C.O.F. NO. 7032

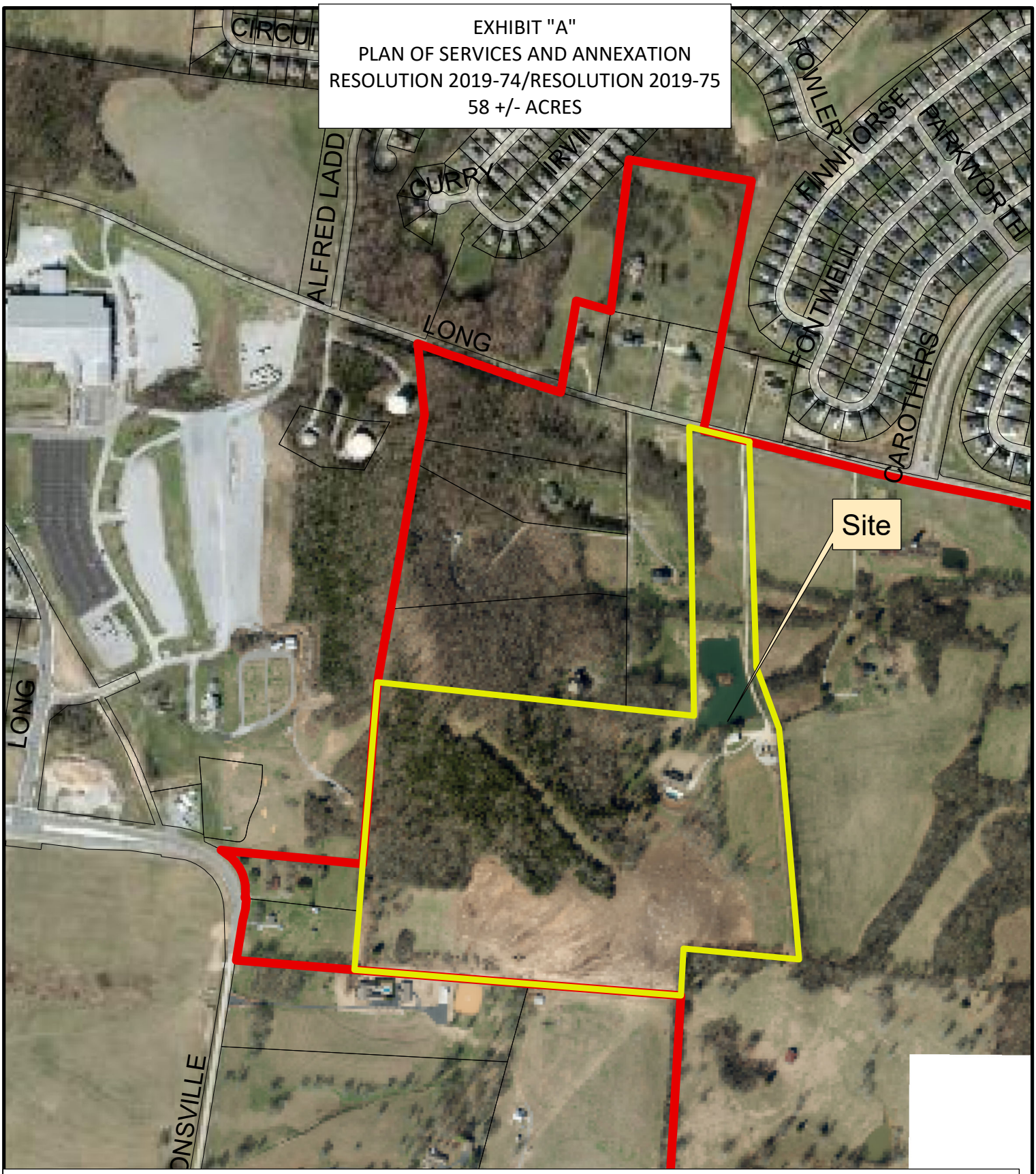
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 7.29 TOTAL LOTS: 2
ACRES NEW PUBLIC STREETS: ±0.00 DISTRICT: 8TH
LFT NEW PUBLIC STREETS: ±0 CLOSURE ERROR: 1:10000

DATE: 07-08-2019
REV: 08-01-2019

PROJECT #554919011 SHEET 2 OF 2

EXHIBIT "A"
PLAN OF SERVICES AND ANNEXATION
RESOLUTION 2019-74/RESOLUTION 2019-75
58 +/- ACRES



Legend

Sunset Farms

Existing City Limits

N

0 250 500 1,000 1,500
Feet

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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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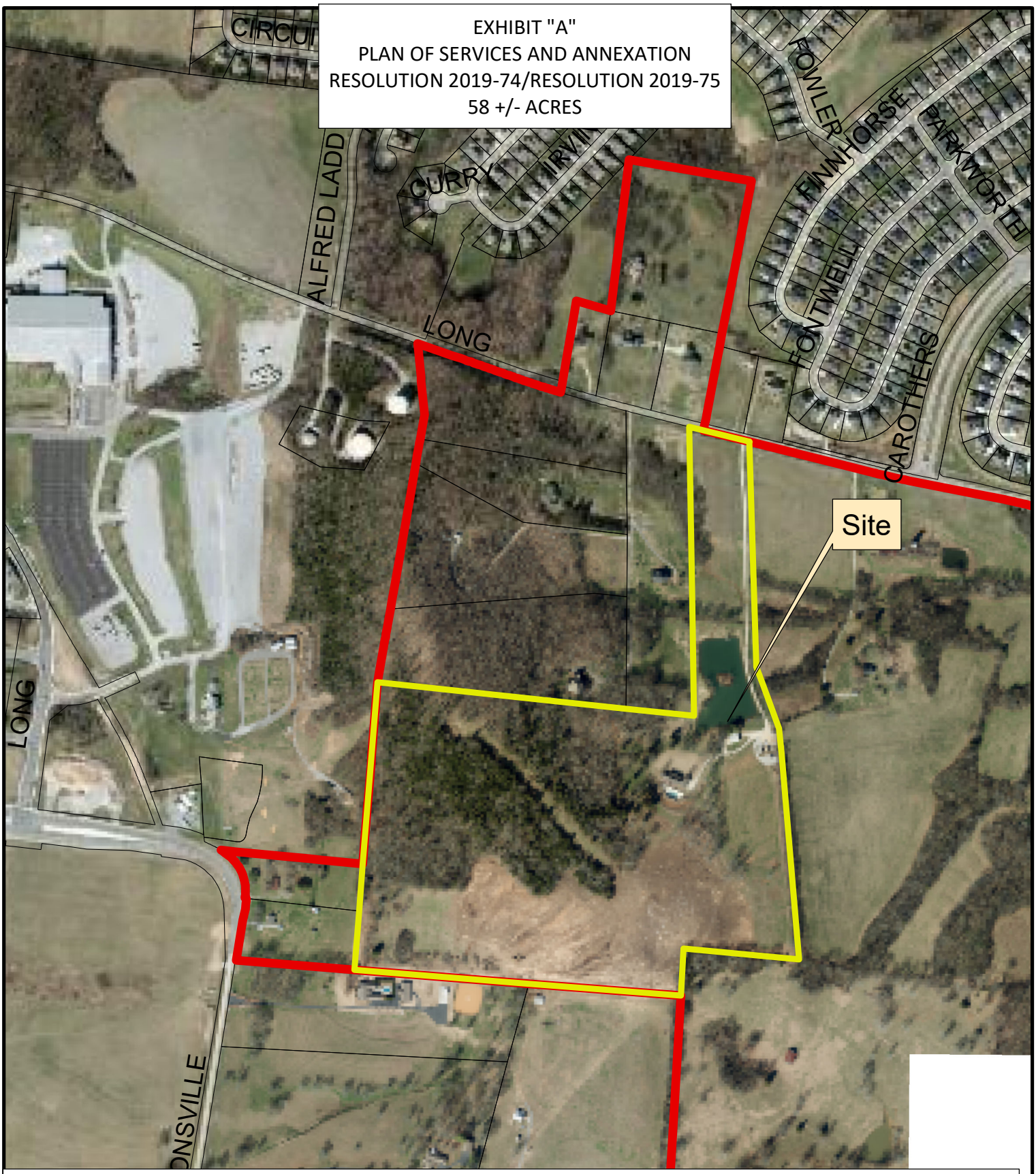
EXHIBIT "A"
PLAN OF SERVICES AND ANNEXATION
RESOLUTION 2019-74/RESOLUTION 2019-75
58 +/- ACRES



Legend

Sunset Farms

Existing City Limits

N

0 250 500 1,000 1,500
Feet

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gamble design collaborative

March 6, 2019

City of Franklin
Planning Department
Emily Hunter, Planning Director
Franklin, Tennessee

Dear Emily,

Our client, Chapter 2 Investments, LLC, owns a property at 4331 Long Lane. They are requesting annexation of their property into the City of Franklin. Attached is an exhibit showing the location of the property. A legal description of the property will be provided with a boundary survey when the annexation request is filed.

A Development Plan and a Rezoning Request will be filed concurrently with the Annexation Request. This property is a part of a larger master plan inclusive of 2 hotels, 1200 apartments, 150,000sf of office and 60,000sf of retail.

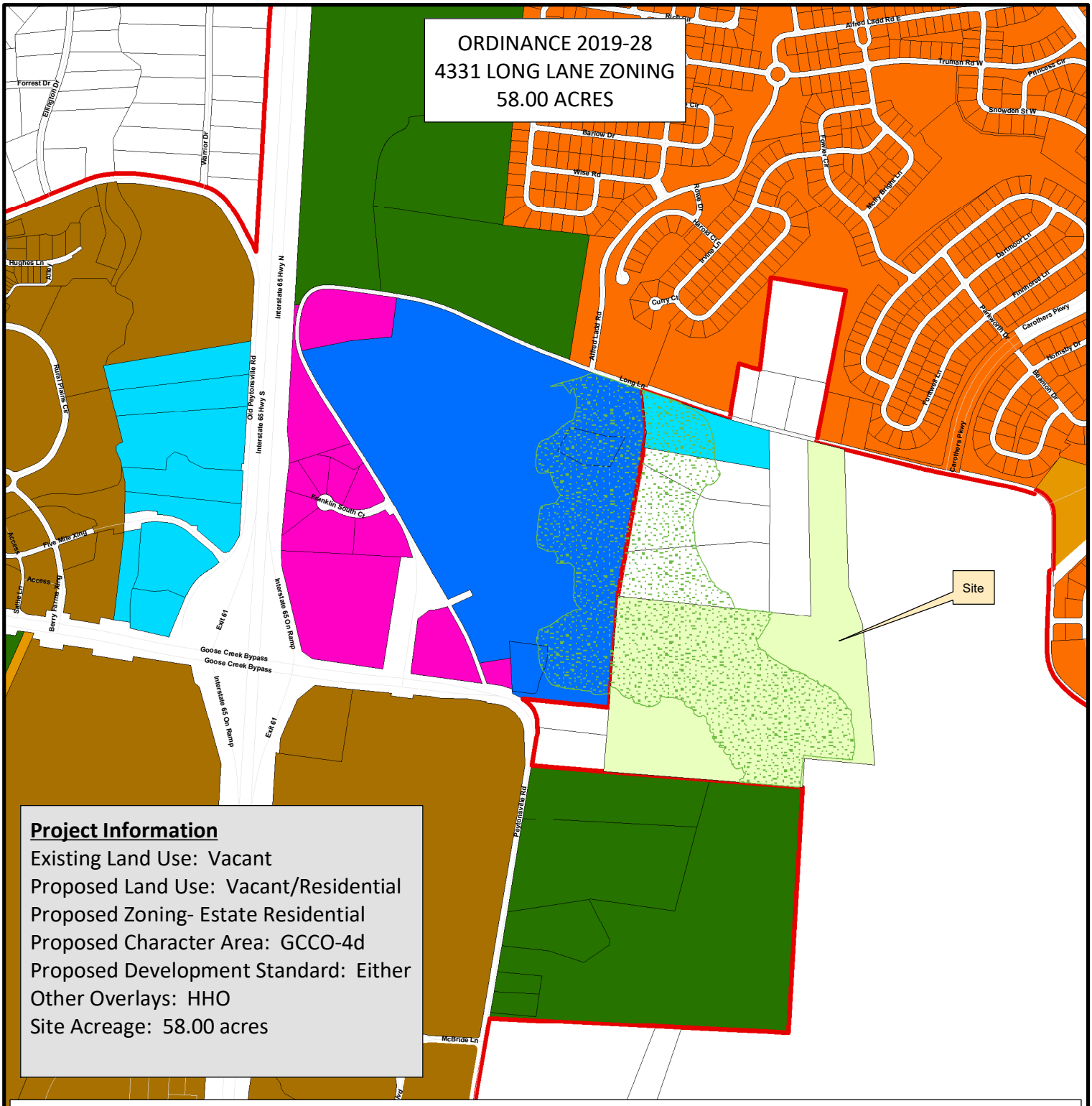
This property is within the Urban Growth area of the City of Franklin and is listed as Regional Commerce Policy in Envision Franklin.

The water service provider for this area is Milcrofton Utility District. The sewer service provider is the City of Franklin. A sewer availability request has been filed with the City of Franklin.
At this time, we request to start the process for the Plan of Services and look forward to working with you as we proceed. Please do not hesitate to contact me if you have any questions or need any additional information.

Sincerely,

Greg Gamble
Gamble Design Collaborative
615.975.5765
Greggamble209@gmail.com

greg.gamble@gdc-tn.com
615.975.5765 cell
324 Liberty Pike, Suite 145
Franklin, Tennessee 37064


ORDINANCE 2019-28
4331 LONG LANE ZONING
58.00 ACRES
Site
Forrest Dr
Ellington Dr
Warrior Dr
Hughes Ln
Rural Prairie Cir
Five Mile Xing
Access
Smith Ln
Berry Farms Xing
Old Peytonsville Rd
Interstate 65 Hwy S
Interstate 65 Hwy N
Interstate 65 On Ramp
Exit 61
Goose Creek Bypass
Franklin South Cir
Barlow Dr
Wise Rd
Rowe Dr
Harold Ct
Irvine Ln
Curry Ct
Alfred Ladd Rd
Long Ln
Alfred Ladd Rd E
Truman Rd W
Princess Cir
Snowden St W
Fowler Cir
Molly Bright Ln
Dartmoor Ln
Primrose Ln
Carothers Pkwy
Hornsby Dr
Beaufort Dr
Fontwell Ln
Parkwood Dr
Peytonsville Rd
McBride Ln
Project Information
Existing Land Use: Vacant
Proposed Land Use: Vacant/Residential
Proposed Zoning- Estate Residential
Proposed Character Area: GCCO-4d
Proposed Development Standard: Either
Other Overlays: HHO
Site Acreage: 58.00 acres
Corporate Boundaries
4331 Long Lane
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
Hillside/Hillcrest Overlay District
N
0 250 500 1,000
Feet
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It was compiled from the most authentic information available.
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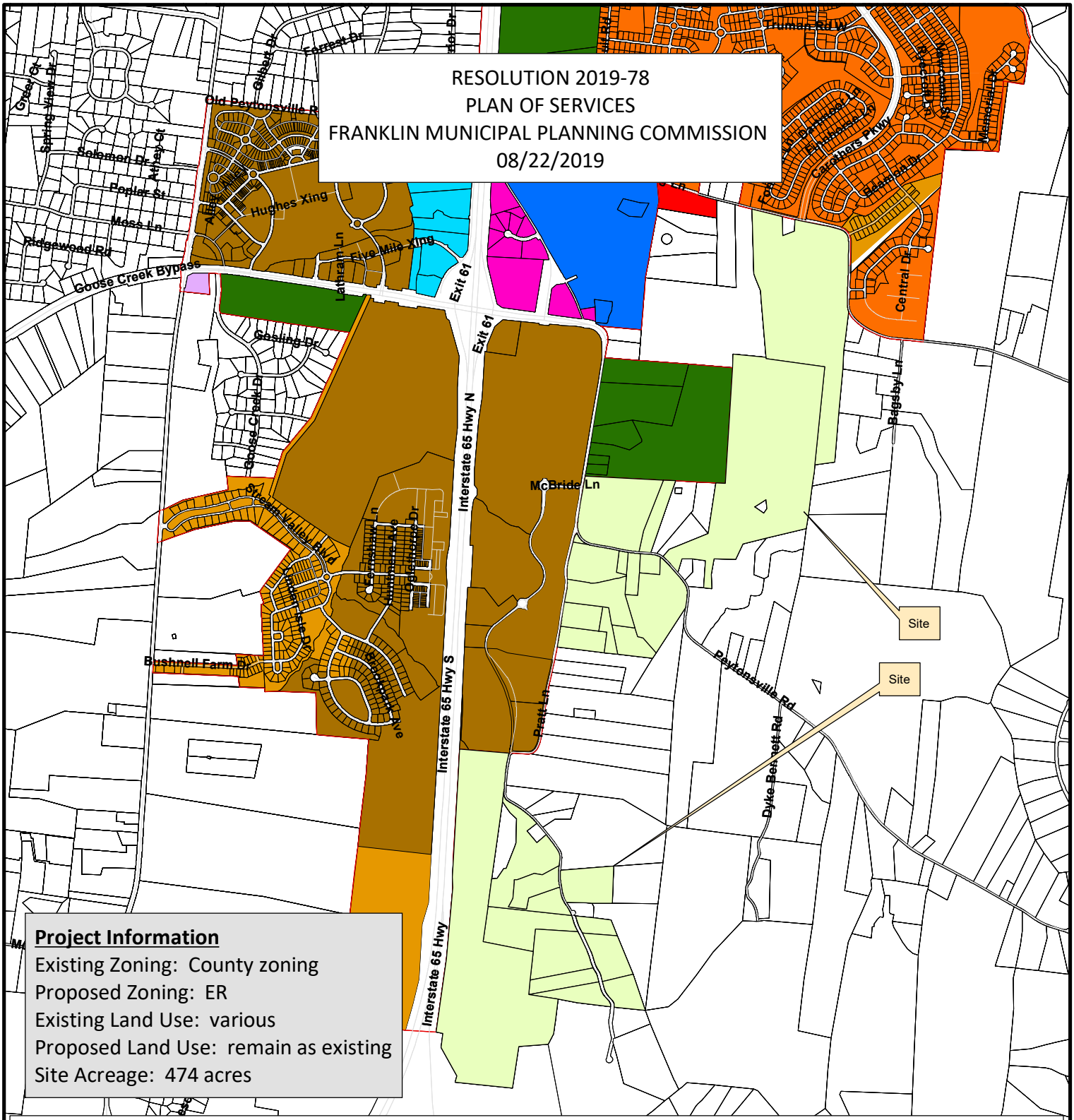
RESOLUTION 2019-78
PLAN OF SERVICES
FRANKLIN MUNICIPAL PLANNING COMMISSION
08/22/2019



Project Information

Existing Zoning: County zoning

Proposed Zoning: ER

Existing Land Use: various

Proposed Land Use: remain as existing

Site Acreage: 474 acres

- Properties Considered
- Properties Considered
- 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
- Parcels outside UGB

N

0 500 1,000 2,000 3,000 4,000

Feet

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

May 24, 2019

City of Franklin
Planning Department
Emily Hunter, Planning Director
Franklin, Tennessee

Dear Emily,

Multiple property owners own 27 parcels along Pratt Lane and Peytonsville Road near Berry Farms. They are requesting annexation of their properties into the City of Franklin. Attached is an exhibit showing the location of the properties. On the reference map we show all of the properties on Peytonsville Road and Pratt Lane that are requesting Annexation. Property A is within the City of Franklin limits and had requested Annexation on March 6, 2019. Properties B, C & D requested Annexation on January 22, 2019, but have been included herein.

We have attained signed Owner Affidavits from all property owners except for the three of them – 133 01809, 133 01814, and 133 01802. These owners are highly interested in this project, and we will have these affidavits next week. A legal description of the properties will be provided with a boundary survey when the annexation request is filed.

The water service provider for this area is Milcrofton Utility District. The sewer service provider is the City of Franklin. A sewer availability request has been filed with the City of Franklin.
At this time, we request to start the process for the Plan of Services, and look forward to working with you as we proceed. Please do not hesitate to contact me if you have any questions or need any additional information.

Sincerely,

Greg Gamble
Gamble Design Collaborative
615.975.5765
Greggamble209@gmail.com

greggamble209@gmail.com
615.975.5765 cell
144 Southeast Parkway, Suite 200
Franklin, Tennessee 37064

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Chapter 2 Investments, LLC
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 03201
(Property Parcel/Tax ID Number)
and located at:

4331 Long Lane, Franklin, TN 37064
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Gamble Design Collaborative
(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Pete Cuitchon VP
Signature

4424 Peytonsville Rd.
Property Owner Mailing Address

Franklin TN. 37064
City, State & Zip

Subscribed and sworn to before me this 22 day of January, 20 19

Lindsay Rackley
Notary Public

My Commission Expires: 1-19-2022

LINDSAY RACKLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-19-2022

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Long Lane Office Partners, LLC
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

106 179.00 & 106 179.07
(Property Parcel/Tax ID Number)
and located at:

4341 Long Lane, Franklin, Williamson County, Tennessee 37064
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Gamble Design Collaborative, LLC
(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Signature JAMES A. WEBB, IV, SECRETARY, LONG LANE OFFICE PARTNERS, LLC

104 Woodmont Blvd, Ste 218
Property Owner Mailing Address

Nashville, Tennessee 37205
City, State & Zip

Subscribed and sworn to before me this
7 day of March, 20 19.

Notary Public

My Commission Expires: 11/3/20

KERI V. McINNIS NOTARY PUBLIC EXPIRES TENNESSEE Nov 03, 2020 DAVIDSON COUNTY

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Chapter 2 Investments, LLC
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 03300
(Property Parcel/Tax ID Number)
and located at:

4444 Peytonsville Rd, Franklin, TN 37064
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Gamble Design Collaborative
(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Pete Cantelin VP
Signature

4424 PEYTONSVILLE RD
Property Owner Mailing Address

Franklin TN. 37064
City, State & Zip

Subscribed and sworn to before me this 27 day of January, 20 19.

Lindsay Rackley
Notary Public

My Commission Expires: 1-19-22

LINDSAY RACKLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
Commission Expires 01-19-2022

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Pratt Lane Office Partners, LLC
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

133 016.00
(Property Parcel/Tax ID Number)
and located at:

Pratt Lane, Franklin, Williamson County, Tennessee 37024
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Gamble Design Collaborative, LLC
(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Signature JAMES A. WEBB, IV, SECRETARY, PRATT LANE OFFICE PARTNERS, LLC

104 Woodmont Blvd, Ste 218
Property Owner Mailing Address

Nashville, Tennessee 37205
City, State & Zip

KERI V. McINNIS NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY EXPIRES Nov 03, 2020

Subscribed and sworn to before me this
7 day of March, 20 19.

Keri McInnis
Notary Public

My Commission Expires: 11/3/20

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Panzey Maxwell
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 03301
(Property Parcel/Tax ID Number)

and located at:

4474 Peytonsville Rd., Franklin, TN 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

_____
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Panzey Maxwell
Signature

4474 Peytonsville Rd.
Property Owner Mailing Address

Franklin TN 37064
City, State & Zip

CAROLYN ROARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn to before me this

26 day of March, 20 19.

Carolyn Roark
Notary Public

My Commission Expires May 17, 2020

My Commission Expires:_____

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Mary Kate Pratt Cratcher, Marion Boyd Pete Cratcher
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 04210
(Property Parcel/Tax ID Number)

and located at:

4465 Peytonsville Rd. Franklin, Tenn. 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

_____
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Mary Kate Pratt Cratcher, Marion Boyd Pete Cratcher
Signature

4465 Peytonsville Rd.
Property Owner Mailing Address

Franklin, Tenn. 37064
City, State & Zip

Subscribed and sworn to before me this

25th day of March, 2019.

Andrea Finley
Notary Public

ANDREA FINLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires 04/11/2020

My Commission Expires:_____

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Mary Kate Pratt Crutcher, Marion Boyd Crutcher
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 04209
(Property Parcel/Tax ID Number)

and located at:

4465 Peytonsville Rd, Franklin, TN 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

_____
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Mary Kate Pratt Crutcher, Marion Boyd Pratt Crutcher
Signature

4465 Peytonsville Rd.
Property Owner Mailing Address

Franklin, Tenn. 37064
City, State & Zip

Subscribed and sworn to before me this 25th day of March, 20 19.

Andrea Finley
Notary Public

ANDREA FINLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: My Commission Expires 04/11/2020

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Mary Kate Pratt
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 04203
(Property Parcel/Tax ID Number)

and located at:

4465 Peytonsville Rd, Franklin, TN 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

_____
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Mary Kate Pratt
Signature

4465 Peytonsville Rd.
Property Owner Mailing Address

Franklin Tenn. 37064
City, State & Zip

Subscribed and sworn to before me this 25th day of March, 2019.

Andrea Finley
Notary Public

ANDREA FINLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: My Commission Expires 04/11/2020

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Helen Pratt Brakebill / WILLIAM A. BRAKEBILL
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 04201
(Property Parcel/Tax ID Number)

and located at:

4471 Peytonsville Rd, Franklin, TN 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

_____
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Helen Pratt Brakebill William A. Brakebill
Signature

4471 Peytonsville Rd.
Property Owner Mailing Address

Franklin, Tenn. 37064
City, State & Zip

Subscribed and sworn to before me this

25th day of March, 20 19.

Andrea Finley
Notary Public

ANDREA FINLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: My Commission Expires 04/11/2020

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Todd Brakebill
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 04200
(Property Parcel/Tax ID Number)

and located at:

4475 Peytonsville Rd., Franklin, TN 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

_____
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Signature

4475 Peytonsville Rd
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

25th day of March, 2019.

Notary Public

ANDREA FINLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires 04/11/2020

My Commission Expires:_____

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Mary Kate Crutcher
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 04214
(Property Parcel/Tax ID Number)

and located at:

4465 Peytonsville Rd., Franklin, TN 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

_____
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Mary Kate Crutcher
Signature

4465 Peytonsville Rd.
Property Owner Mailing Address

Franklin, Tenn. 37064
City, State & Zip

Subscribed and sworn to before me this 25th day of March, 2019

Andrea Finley
Notary Public

ANDREA FINLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: My Commission Expires 04/11/2020

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Helen P. Brakebill / WILLIAM A. BRAKEBILL
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 04212
(Property Parcel/Tax ID Number)

and located at:

4471 Peytonsville Rd., Franklin, TN 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

_____
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Helen P. Brakebill William A. Brakebill
Signature

4471 Peytonsville Rd
Property Owner Mailing Address

Franklin, Tenn 37064
City, State & Zip

Subscribed and sworn to before me this 25th day of March, 20 19.

Andrea Finley
Notary Public

ANDREA FINLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: My Commission Expires 04/11/2020

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Thomas A. Jordan
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 03400
(Property Parcel/Tax ID Number)
and located at:

Peytonsville Rd., Franklin, TN 37064
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

_____
(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Signature

4500 Peytonsville Road
Property Owner Mailing Address

Franklin TN 37064
City, State & Zip

Subscribed and sworn to before me this
8th day of March, 2019.

Notary Public

ANN ELIZABETH CHUNN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires August 4, 2019

My Commission Expires: 8.4.19

Owner Affidavit

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I TRP FARMS LLC
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 04300
(Property Parcel/Tax ID Number)
and located at:

4422 PRATT LANE
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

GAMBLE DESIGN COLLABORATIVE
(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Signature

9615 Bouchaine Pass
Property Owner Mailing Address

Brentwood TN 37027
City, State & Zip

Subscribed and sworn to before me this
17th day of May, 2019.

Notary Public

My Commission Expires: 6/22/20

Judy S. Wells
State of Tennessee Notary Public
Williamson County

Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the Ownership Affidavit prior to submittal.

Owner Affidavit

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I TRP FARMS, LLC
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 04 208
(Property Parcel/Tax ID Number)
and located at:

4424 PRATT LANE
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Gamble Design Collaborative.
(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Signature

9615 Bouchaine Pass
Property Owner Mailing Address

Brentwood TN 37027
City, State & Zip

Subscribed and sworn to before me this
17th day of May, 2019.

Notary Public

My Commission Expires: 6/22/20

Judy S. Wells
State of Tennessee
Notary Public
Williamson County

Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the Ownership Affidavit prior to submittal.

Owner Affidavit

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I TRP FARMS LLC
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 04215
(Property Parcel/Tax ID Number)
and located at:

Peytonsville Road
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Gamble Design Collaborative
(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Signature

9615 Bouchaine Pass
Property Owner Mailing Address

Brentwood TN 37027
City, State & Zip

Subscribed and sworn to before me this
17th day of May, 2019.

Notary Public

My Commission Expires: 6/22/20

Judy S. Wells
State of Tennessee Notary Public
Williamson County

Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the Ownership Affidavit prior to submittal.

Owner Affidavit

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I TRP FARMS LLC
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 04213
(Property Parcel/Tax ID Number)
and located at:

PRATT LANE
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

GAMBLE DESIGN COLLABORATIVE
(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Signature

9615 Bouchaine Pass
Property Owner Mailing Address

Brentwood TN 37027
City, State & Zip

Subscribed and sworn to before me this
17th day of May, 20 19.

Notary Public

My Commission Expires: 6/22/20

Judy S. Wells
State of Tennessee Notary Public
Williamson County

Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the Ownership Affidavit prior to submittal.

Owner Affidavit

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I VVK Fishpond LLC Vamsi Polavarapu (member)
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

133 01803
(Property Parcel/Tax ID Number)

and located at:

4516 PRATT LANE
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Gamble Design Collaborative.
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Signature

1016 Sunset Rd
Property Owner Mailing Address

Brentwood, TN 37027
City, State & Zip

STEFANNY PEREZ-MUNIZ
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me this
22nd day of May 2019 by Vamsi C. Polavarapu.

Notary Public

My Commission Expires: March/31/2020

Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the Ownership Affidavit prior to submittal.

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I WILLIAM DAVID CRAFTON EXECUTOR
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

133 0 1800
(Property Parcel/Tax ID Number)

and located at:

PRATT LANE
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

_____
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

William David Crafton Executor
Signature

5316 Carter Creek Pike
Property Owner Mailing Address

Thompson Station, Tn 37179
City, State & Zip

Subscribed and sworn to before me this
23 day of May 20 19

Jennifer Ladd
Notary Public

My Commission Expires: 2/1/21

JENNIFER LADD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMM. EXP. 02-01-2021

Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the Ownership Affidavit prior to submittal.

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I MARGARET ANN MCCORD
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

133 01815
(Property Parcel/Tax ID Number)

and located at:

PRATT LANE
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

GAMBLE DESIGN COLLABORATIVE.
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Margaret Ann McCord
Signature

1186 Roy Seelers Road
Property Owner Mailing Address

Columbia, TN 38401
City, State & Zip

Subscribed and sworn to before me this
23 day of May, 2019.

Jennifer Ladd
Notary Public

My Commission Expires: 2/1/21

JENNIFER LADD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMM. EXP. 02-01-2021

Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the Ownership Affidavit prior to submittal.

Owner Affidavit

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Betty Jo TURNAGE
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

133 01817
(Property Parcel/Tax ID Number)
and located at:

PRATT LANE
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

GAMBLE DESIGN COLLABORATIVE
(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Betty Jo Turnage
Signature

4225 North Chapel Rd
Property Owner Mailing Address

Franklin, TN 37067
City, State & Zip

Subscribed and sworn to before me this

23 day of May, 2019.

Jennifer Ladd
Notary Public

My Commission Expires: 2/1/21

JENNIFER LADD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMM. EXP. 02-01-2021

Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the Ownership Affidavit prior to submittal.

Owner Affidavit

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I William Chad Turnage
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

133 01811
(Property Parcel/Tax ID Number)

and located at:

4549 Pratt Lane
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Gamble Design Collaborative
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

William Chad Turnage
Signature

4549 Pratt LN
Property Owner Mailing Address

Franklin TN 37064
City, State & Zip

Subscribed and sworn to before me this

23 day of May, 20 19

Jennifer Ladd
Notary Public

My Commission Expires: 2/1/21

JENNIFER LADD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMM. EXP. 02-01-2021

Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the Ownership Affidavit prior to submittal.

Owner Affidavit

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Betty Jo Turnage
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

133 01816
(Property Parcel/Tax ID Number)
and located at:

PRATT LANE
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

GAMBLE DESIGN COLLABORATIVE
(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Betty Jo Turnage
Signature

4225 North Chapel Rd.
Property Owner Mailing Address

Franklin, Tn. 37067
City, State & Zip

Subscribed and sworn to before me this
23 day of May, 20 19.

Jennifer Ladd
Notary Public

My Commission Expires: 2/1/21

JENNIFER LADD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMM. EXP. 02-01-2021

Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the Ownership Affidavit prior to submittal.

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I MDW LLC

(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

133 01813

(Property Parcel/Tax ID Number)

and located at:

PRATT LANE

(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Gamble Design Collaborative

(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Signature

1920 ADELICIA STREET #300

Property Owner Mailing Address

NASH, TN. 37212

City, State & Zip

Subscribed and sworn to before me this

21 day of May, 20 19

Notary Public

My Commission Expires: 1-19-22

LINDSAY RACKLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-19-2022

Owner Affidavit

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Dorothy Ann CRAFTON & PEGGY DIANE SMARTT
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

133 01814
(Property Parcel/Tax ID Number)

and located at:

4540 PRATT LANE
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

_____
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Dorothy Ann Crafton Peggy Diane Smartt
Signature

4536 Pratt Lane
Property Owner Mailing Address

Franklin TN 37064
City, State & Zip

Subscribed and sworn to before me this

25 day of MAY, 2019.

Alpha Dean Baker
Notary Public

My Commission Expires: 03/29/2022

ALPHA DEAN BAKER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the Ownership Affidavit prior to submittal.

Owner Affidavit

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I GARY SMARTT
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

133 01809
(Property Parcel/Tax ID Number)
and located at:

4536 PRATT LANE
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore. (I)/ (we) hereby appoint

_____
(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Gary Smartt
Signature

4536 Pratt Lane
Property Owner Mailing Address

Franklin TN 37064
City, State & Zip

Subscribed and sworn to before me this

25 day of MAY, 2019.

Alpha Dean Baker
Notary Public

My Commission Expires: 03/29/2022

ALPHA DEAN BAKER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the Ownership Affidavit prior to submittal.

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I R Dorothy Ruth Wales
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

133 01802
(Property Parcel/Tax ID Number)

and located at:

4517 Pratt Lane, Franklin, TN 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Gamble Design Collaborative, LLC
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Dorothy Ruth Wales
Signature

4517 Pratt Lane
Property Owner Mailing Address

Franklin Tn 37064
City, State & Zip

Subscribed and sworn to before me this

11th day of June, 20 19.

Mary Catherine McAnulty
Notary Public MARY CATHERINE MCANULTY

My Commission Expires: 01-19-2020
WILLIAMSON COUNTY, TN

MARY CATHERINE MCANULTY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

gamble design collaborative

Wednesday, June 5, 2019

Dear Neighbors,

We are writing to you today because you signed an Owner Affidavit to be considered for Annexation into the City of Franklin. This request has been filed, and the City of Franklin has provided the following schedule.

June 11 Work Session—Discussion of annexation requests
August 13 Work Session—Discussion of resolution to approve holding a referendum (draft P.O.S. to be attached to the item in Granicus)
August 27 BOMA—Vote on resolution to approve holding a referendum (If I counted correctly, this would be 56 days before election date)
October 22—Referendum held
November 12 BOMA—BOMA ratifies results of referendum
December 12 FMPC—Recommendation Vote on P.O.S. Resolution, Annexation Ordinance, and Ordinance to Zone (ER is recommended zone)
January 14 Work Session—Discussion of P.O.S. Resolution, Annexation Ordinance, and Ordinance to Zone (ER is recommended zone)
January 14 BOMA*—Potential First Reading on Annexation Ordinance and Ordinance to Zone
February 11 BOMA*—Public Hearings on all three items, Second Reading on Annexation and Ordinance to Zone
February 25 BOMA*—Final Reading on Ordinances
March 26 FMPC—Recommended date for Public Hearing and Vote on Envision Franklin Amendment to add these properties into the plan and assign a design concept, which would guide future rezoning and development plans

If you have any questions regarding this schedule, please feel free to contact:
Greg Gamble at 615-975-5765 / greg.gamble@gdc-tn.com or
Pete Crutcher at 615-642-2852 / pete@claytonassociates.com.

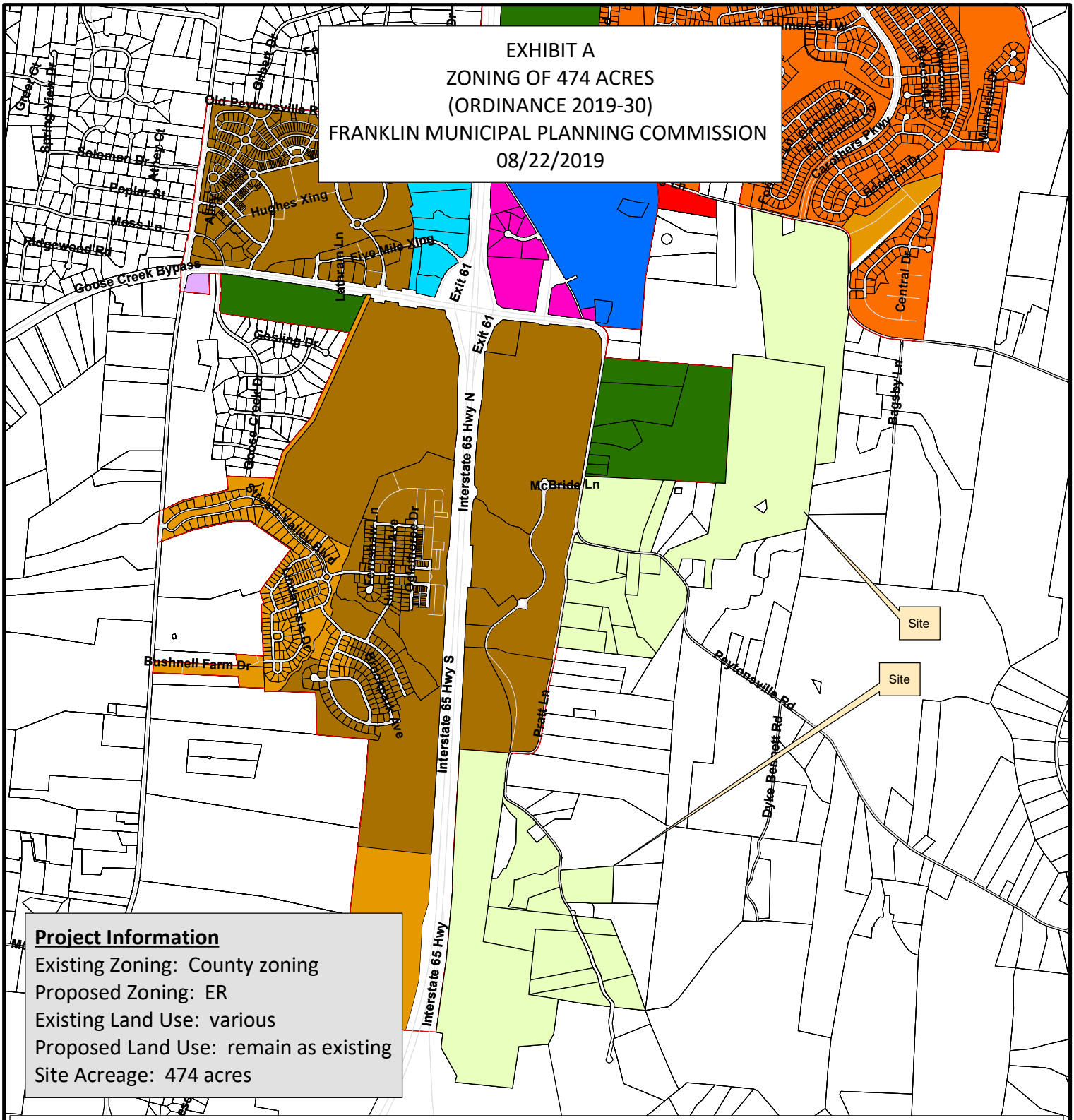
Sincerely,

Greg Gamble

Development planning, design, and management

greg.gamble@gdc-tn.com
615.975.5765 cell
324 Liberty Pike, Suite 145
Franklin, Tennessee 37064

EXHIBIT A
ZONING OF 474 ACRES
(ORDINANCE 2019-30)
FRANKLIN MUNICIPAL PLANNING COMMISSION
08/22/2019



Project Information

Existing Zoning: County zoning
Proposed Zoning: ER
Existing Land Use: various
Proposed Land Use: remain as existing
Site Acreage: 474 acres

- Properties to be Zoned
- Properties to be Zoned
- 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
- Parcels outside UGB

N

0 500 1,000 2,000 3,000 4,000
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.

gamble design collaborative

May 24, 2019

City of Franklin
Planning Department
Emily Hunter, Planning Director
Franklin, Tennessee

Dear Emily,

Multiple property owners own 27 parcels along Pratt Lane and Peytonsville Road near Berry Farms. They are requesting annexation of their properties into the City of Franklin. Attached is an exhibit showing the location of the properties. On the reference map we show all of the properties on Peytonsville Road and Pratt Lane that are requesting Annexation. Property A is within the City of Franklin limits and had requested Annexation on March 6, 2019. Properties B, C & D requested Annexation on January 22, 2019, but have been included herein.

We have attained signed Owner Affidavits from all property owners except for the three of them – 133 01809, 133 01814, and 133 01802. These owners are highly interested in this project, and we will have these affidavits next week. A legal description of the properties will be provided with a boundary survey when the annexation request is filed.

The water service provider for this area is Milcrofton Utility District. The sewer service provider is the City of Franklin. A sewer availability request has been filed with the City of Franklin.
At this time, we request to start the process for the Plan of Services, and look forward to working with you as we proceed. Please do not hesitate to contact me if you have any questions or need any additional information.

Sincerely,

Greg Gamble
Gamble Design Collaborative
615.975.5765
Greggamble209@gmail.com

greggamble209@gmail.com
615.975.5765 cell
144 Southeast Parkway, Suite 200
Franklin, Tennessee 37064

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Chapter 2 Investments, LLC
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 03201
(Property Parcel/Tax ID Number)
and located at:

4331 Long Lane, Franklin, TN 37064
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Gamble Design Collaborative
(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Pete Cuitchon VP
Signature

4424 Peytonsville Rd.
Property Owner Mailing Address

Franklin TN. 37064
City, State & Zip

Subscribed and sworn to before me this 22 day of January, 20 19

Lindsay Rackley
Notary Public

My Commission Expires: 1-19-2022

LINDSAY RACKLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-19-2022

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Long Lane Office Partners, LLC
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

106 179.00 & 106 179.07
(Property Parcel/Tax ID Number)
and located at:

4341 Long Lane, Franklin, Williamson County, Tennessee 37064
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Gamble Design Collaborative, LLC
(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Signature JAMES A. WEBB, IV, SECRETARY, LONG LANE OFFICE PARTNERS, LLC

104 Woodmont Blvd, Ste 218
Property Owner Mailing Address

Nashville, Tennessee 37205
City, State & Zip

Subscribed and sworn to before me this
7 day of March, 20 19.

Notary Public

My Commission Expires: 11/3/20

KERI V. McINNIS NOTARY PUBLIC EXPIRES TENNESSEE Nov 03, 2020 DAVIDSON COUNTY

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Chapter 2 Investments, LLC
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 03300
(Property Parcel/Tax ID Number)
and located at:

4444 Peytonsville Rd, Franklin, TN 37064
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Gamble Design Collaborative
(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Pete Cantelin VP
Signature

4424 PEYTONSVILLE RD
Property Owner Mailing Address

Franklin TN. 37064
City, State & Zip

Subscribed and sworn to before me this 27 day of January, 20 19.

Lindsay Rackley
Notary Public

My Commission Expires: 1-19-22

LINDSAY RACKLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
Commission Expires 01-19-2022

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Pratt Lane Office Partners, LLC
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

133 016.00
(Property Parcel/Tax ID Number)
and located at:

Pratt Lane, Franklin, Williamson County, Tennessee 37024
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Gamble Design Collaborative, LLC
(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Signature JAMES A. WEBB, IV, SECRETARY, PRATT LANE OFFICE PARTNERS, LLC

104 Woodmont Blvd, Ste 218
Property Owner Mailing Address

Nashville, Tennessee 37205
City, State & Zip

KERI V. McINNIS NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY EXPIRES Nov 03, 2020

Subscribed and sworn to before me this
7 day of March, 20 19.

Keri McInnis
Notary Public

My Commission Expires: 11/3/20

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Panzey Maxwell
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 03301
(Property Parcel/Tax ID Number)

and located at:

4474 Peytonsville Rd., Franklin, TN 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

_____
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Panzey Maxwell
Signature

4474 Peytonsville Rd.
Property Owner Mailing Address

Franklin TN 37064
City, State & Zip

CAROLYN ROARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn to before me this

26 day of March, 20 19.

Carolyn Roark
Notary Public

My Commission Expires May 17, 2020

My Commission Expires:_____

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Mary Kate Pratt Cratcher, Marion Boyd Pete Cratcher
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 04210
(Property Parcel/Tax ID Number)

and located at:

4465 Peytonsville Rd. Franklin, Tenn. 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

_____
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Mary Kate Pratt Cratcher, Marion Boyd Pete Cratcher
Signature

4465 Peytonsville Rd.
Property Owner Mailing Address

Franklin, Tenn. 37064
City, State & Zip

Subscribed and sworn to before me this

25th day of March, 2019.

Andrea Finley
Notary Public

ANDREA FINLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires 04/11/2020

My Commission Expires:_____

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Mary Kate Pratt Crutcher, Marion Boyd Crutcher
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 04209
(Property Parcel/Tax ID Number)

and located at:

4465 Peytonsville Rd, Franklin, TN 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

_____
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Mary Kate Pratt Crutcher, Marion Boyd Pratt Crutcher
Signature

4465 Peytonsville Rd.
Property Owner Mailing Address

Franklin, Tenn. 37064
City, State & Zip

Subscribed and sworn to before me this 25th day of March, 20 19.

Andrea Finley
Notary Public

ANDREA FINLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: My Commission Expires 04/11/2020

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Mary Kate Pratt
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 04203
(Property Parcel/Tax ID Number)

and located at:

4465 Peytonsville Rd, Franklin, TN 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

_____
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Mary Kate Pratt
Signature

4465 Peytonsville Rd.
Property Owner Mailing Address

Franklin Tenn. 37064
City, State & Zip

Subscribed and sworn to before me this 25th day of March, 2019.

Andrea Finley
Notary Public

ANDREA FINLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: My Commission Expires 04/11/2020

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Helen Pratt Brakebill / WILLIAM A. BRAKEBILL
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 04201
(Property Parcel/Tax ID Number)

and located at:

4471 Peytonsville Rd, Franklin, TN 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

_____
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Helen Pratt Brakebill William A. Brakebill
Signature

4471 Peytonsville Rd.
Property Owner Mailing Address

Franklin, Tenn. 37064
City, State & Zip

Subscribed and sworn to before me this

25th day of March, 20 19.

Andrea Finley
Notary Public

ANDREA FINLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: My Commission Expires 04/11/2020

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Todd Brakebill
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 04200
(Property Parcel/Tax ID Number)

and located at:

4475 Peytonsville Rd., Franklin, TN 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

_____
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Signature

4475 Peytonsville Rd
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

25th day of March, 2019.

Notary Public

ANDREA FINLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires 04/11/2020

My Commission Expires:_____

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Mary Kate Crutcher
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 04214
(Property Parcel/Tax ID Number)

and located at:

4465 Peytonsville Rd., Franklin, TN 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

_____
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Mary Kate Crutcher
Signature

4465 Peytonsville Rd.
Property Owner Mailing Address

Franklin, Tenn. 37064
City, State & Zip

Subscribed and sworn to before me this 25th day of March, 2019

Andrea Finley
Notary Public

ANDREA FINLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: My Commission Expires 04/11/2020

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Helen P. Brakebill / WILLIAM A. BRAKEBILL
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 04212
(Property Parcel/Tax ID Number)

and located at:

4471 Peytonsville Rd., Franklin, TN 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

_____
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Helen P. Brakebill William A. Brakebill
Signature

4471 Peytonsville Rd
Property Owner Mailing Address

Franklin, Tenn 37064
City, State & Zip

Subscribed and sworn to before me this 25th day of March, 20 19.

Andrea Finley
Notary Public

ANDREA FINLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: My Commission Expires 04/11/2020

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Thomas A. Jordan
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 03400
(Property Parcel/Tax ID Number)
and located at:

Peytonsville Rd., Franklin, TN 37064
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

_____
(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Signature

4500 Peytonsville Road
Property Owner Mailing Address

Franklin TN 37064
City, State & Zip

Subscribed and sworn to before me this
8th day of March, 2019.

Notary Public

ANN ELIZABETH CHUNN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires August 4, 2019

My Commission Expires: 8.4.19

Owner Affidavit

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I TRP FARMS LLC
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 04300
(Property Parcel/Tax ID Number)
and located at:

4422 PRATT LANE
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

GAMBLE DESIGN COLLABORATIVE
(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Signature

9615 Bouchaine Pass
Property Owner Mailing Address

Brentwood TN 37027
City, State & Zip

Subscribed and sworn to before me this
17th day of May, 2019.

Notary Public

My Commission Expires: 6/22/20

Judy S. Wells
State of Tennessee Notary Public
Williamson County

Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the Ownership Affidavit prior to submittal.

Owner Affidavit

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I TRP FARMS, LLC
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 04 208
(Property Parcel/Tax ID Number)
and located at:

4424 PRATT LANE
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Gamble Design Collaborative.
(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Signature

9615 Bouchaine Pass
Property Owner Mailing Address

Brentwood TN 37027
City, State & Zip

Subscribed and sworn to before me this
17th day of May, 2019.

Notary Public

My Commission Expires: 6/22/20

Judy S. Wells
State of Tennessee
Notary Public
Williamson County

Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the Ownership Affidavit prior to submittal.

Owner Affidavit

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I TRP FARMS LLC
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 04215
(Property Parcel/Tax ID Number)
and located at:

Peytonsville Road
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Gamble Design Collaborative
(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Signature

9615 Bouchaine Pass
Property Owner Mailing Address

Brentwood TN 37027
City, State & Zip

Subscribed and sworn to before me this
17th day of May, 2019.

Notary Public

My Commission Expires: 6/22/20

Judy S. Wells
State of Tennessee Notary Public
Williamson County

Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the Ownership Affidavit prior to submittal.

Owner Affidavit

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I TRP FARMS LLC
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

117 04213
(Property Parcel/Tax ID Number)
and located at:

PRATT LANE
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

GAMBLE DESIGN COLLABORATIVE
(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Signature

9615 Bouchaine Pass
Property Owner Mailing Address

Brentwood TN 37027
City, State & Zip

Subscribed and sworn to before me this
17th day of May, 20 19.

Notary Public

My Commission Expires: 6/22/20

Judy S. Wells
State of Tennessee Notary Public
Williamson County

Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the Ownership Affidavit prior to submittal.

Owner Affidavit

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I VVK Fishpond LLC Vamsi Polavarapu (member)
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

133 01803
(Property Parcel/Tax ID Number)

and located at:

4516 PRATT LANE
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Gamble Design Collaborative.
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Signature

1016 Sunset Rd
Property Owner Mailing Address

Brentwood, TN 37027
City, State & Zip

STEFANNY PEREZ-MUNIZ
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me this
22nd day of May 2019 by Vamsi C. Polavarapu.

Notary Public

My Commission Expires: March/31/2020

Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the Ownership Affidavit prior to submittal.

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I WILLIAM DAVID CRAFTON EXECUTOR
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

133 0 1800
(Property Parcel/Tax ID Number)

and located at:

PRATT LANE
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

_____
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

William David Crafton Executor
Signature

5316 Carter Creek Pike
Property Owner Mailing Address

Thompson Station, Tn 37179
City, State & Zip

Subscribed and sworn to before me this
23 day of May 20 19

Jennifer Ladd
Notary Public

My Commission Expires: 2/1/21

JENNIFER LADD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMM. EXP. 02-01-2021

Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the Ownership Affidavit prior to submittal.

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I MARGARET ANN MCCORD
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

133 01815
(Property Parcel/Tax ID Number)

and located at:

PRATT LANE
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

GAMBLE DESIGN COLLABORATIVE.
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Margaret Ann McCord
Signature

1186 Roy Seelers Road
Property Owner Mailing Address

Columbia, TN 38401
City, State & Zip

Subscribed and sworn to before me this
23 day of May, 2019.

Jennifer Ladd
Notary Public

My Commission Expires: 2/1/21

JENNIFER LADD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMM. EXP. 02-01-2021

Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the Ownership Affidavit prior to submittal.

Owner Affidavit

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Betty Jo TURNAGE
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

133 01817
(Property Parcel/Tax ID Number)
and located at:

PRATT LANE
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

GAMBLE DESIGN COLLABORATIVE
(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Betty Jo Turnage
Signature

4225 North Chapel Rd
Property Owner Mailing Address

Franklin, TN 37067
City, State & Zip

Subscribed and sworn to before me this

23 day of May, 2019.

Jennifer Ladd
Notary Public

My Commission Expires: 2/1/21

JENNIFER LADD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMM. EXP. 02-01-2021

Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the Ownership Affidavit prior to submittal.

Owner Affidavit

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I William Chad Turnage
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

133 01811
(Property Parcel/Tax ID Number)

and located at:

4549 Pratt Lane
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Gamble Design Collaborative
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

William Chad Turnage
Signature

4549 Pratt LN
Property Owner Mailing Address

Franklin TN 37064
City, State & Zip

Subscribed and sworn to before me this

23 day of May, 20 19

Jennifer Ladd
Notary Public

My Commission Expires: 2/1/21

JENNIFER LADD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMM. EXP. 02-01-2021

Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the Ownership Affidavit prior to submittal.

Owner Affidavit

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Betty Jo Turnage
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

133 01816
(Property Parcel/Tax ID Number)
and located at:

PRATT LANE
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

GAMBLE DESIGN COLLABORATIVE
(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Betty Jo Turnage
Signature

4225 North Chapel Rd.
Property Owner Mailing Address

Franklin, Tn. 37067
City, State & Zip

Subscribed and sworn to before me this
23 day of May, 20 19.

Jennifer Ladd
Notary Public

My Commission Expires: 2/1/21

JENNIFER LADD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMM. EXP. 02-01-2021

Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the Ownership Affidavit prior to submittal.

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I MDW LLC

(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

133 01813

(Property Parcel/Tax ID Number)

and located at:

PRATT LANE

(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Gamble Design Collaborative

(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Signature

1920 ADELICIA STREET #300

Property Owner Mailing Address

NASH, TN. 37212

City, State & Zip

Subscribed and sworn to before me this

21 day of May, 20 19

Notary Public

My Commission Expires: 1-19-22

LINDSAY RACKLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-19-2022

Owner Affidavit

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Dorothy Ann CRAFTON & PEGGY DIANE SMARTT
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

133 01814
(Property Parcel/Tax ID Number)

and located at:

4540 PRATT LANE
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

_____
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Dorothy Ann Crafton Peggy Diane Smartt
Signature

4536 Pratt Lane
Property Owner Mailing Address

Franklin TN 37064
City, State & Zip

Subscribed and sworn to before me this

25 day of MAY, 2019.

Alpha Dean Baker
Notary Public

My Commission Expires: 03/29/2022

ALPHA DEAN BAKER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the Ownership Affidavit prior to submittal.

Owner Affidavit

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I GARY SMARTT
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

133 01809
(Property Parcel/Tax ID Number)
and located at:

4536 PRATT LANE
(Street Address)
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore. (I)/ (we) hereby appoint

_____
(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Gary Smartt
Signature

4536 Pratt Lane
Property Owner Mailing Address

Franklin TN 37064
City, State & Zip

Subscribed and sworn to before me this

25 day of MAY, 2019.

Alpha Dean Baker
Notary Public

My Commission Expires: 03/29/2022

ALPHA DEAN BAKER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

Contact the Department of Planning and Sustainability to ensure you obtain the latest version of the Ownership Affidavit prior to submittal.

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I R Dorothy Ruth Wales
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

133 01802
(Property Parcel/Tax ID Number)

and located at:

4517 Pratt Lane, Franklin, TN 37064
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Gamble Design Collaborative, LLC
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Dorothy Ruth Wales
Signature

4517 Pratt Lane
Property Owner Mailing Address

Franklin Tn 37064
City, State & Zip

Subscribed and sworn to before me this

11th day of June, 20 19.

Mary Catherine McAnulty
Notary Public MARY CATHERINE MCANULTY

My Commission Expires: 01-19-2020
WILLIAMSON COUNTY, TN

MARY CATHERINE MCANULTY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

gamble design collaborative

Wednesday, June 5, 2019

Dear Neighbors,

We are writing to you today because you signed an Owner Affidavit to be considered for Annexation into the City of Franklin. This request has been filed, and the City of Franklin has provided the following schedule.

June 11 Work Session—Discussion of annexation requests
August 13 Work Session—Discussion of resolution to approve holding a referendum (draft P.O.S. to be attached to the item in Granicus)
August 27 BOMA—Vote on resolution to approve holding a referendum (If I counted correctly, this would be 56 days before election date)
October 22—Referendum held
November 12 BOMA—BOMA ratifies results of referendum
December 12 FMPC—Recommendation Vote on P.O.S. Resolution, Annexation Ordinance, and Ordinance to Zone (ER is recommended zone)
January 14 Work Session—Discussion of P.O.S. Resolution, Annexation Ordinance, and Ordinance to Zone (ER is recommended zone)
January 14 BOMA*—Potential First Reading on Annexation Ordinance and Ordinance to Zone
February 11 BOMA*—Public Hearings on all three items, Second Reading on Annexation and Ordinance to Zone
February 25 BOMA*—Final Reading on Ordinances
March 26 FMPC—Recommended date for Public Hearing and Vote on Envision Franklin Amendment to add these properties into the plan and assign a design concept, which would guide future rezoning and development plans

If you have any questions regarding this schedule, please feel free to contact:
Greg Gamble at 615-975-5765 / greg.gamble@gdc-tn.com or
Pete Crutcher at 615-642-2852 / pete@claytonassociates.com.

Sincerely,

Greg Gamble

Development planning, design, and management

greg.gamble@gdc-tn.com
615.975.5765 cell
324 Liberty Pike, Suite 145
Franklin, Tennessee 37064