



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, July 28, 2016

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, July 28, 2016, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklin.tn.gov/planning.

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

The typical process for discussing an item is as follows:

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

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

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

CALL TO ORDER

MINUTES

1. [16-0579](#) June 23, 2016 FMPC minutes

Attachments: [6-23-16 FMPC Minutes](#)

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. [16-0597](#) 510 Columbia Avenue Subdivision, site plan, (FirstBank); release the maintenance agreement for sidewalk improvements. (CONSENT AGENDA)
3. [16-0598](#) Cool Springs Life Science Center Subdivision, site plan; accept the stormwater drainage/detention improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
4. [16-0599](#) Nissan North America Subdivision, site plan, revision 2 (Parking Addition); accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
5. [16-0600](#) South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); release the maintenance agreement for drainage/detention improvements. (CONSENT AGENDA)
6. [16-0601](#) Tywater Crossing PUD Subdivision, site plan, section 1; release the maintenance agreement for sidewalks improvements. (CONSENT AGENDA)
7. [16-0602](#) Westhaven PUD Subdivision, site plan, section 25; extend the performance agreement for drainage improvements for six months. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

8. [16-0513](#) Consideration of Ordinance 2016-21, "An Ordinance to Rezone 35.74 Acres from Agricultural District to Specific Development Residential 0.56 District for the Property Located North of Del Rio Pike and East of Del Rio Court."; Establishing a Public Hearing for September 27, 2016 (07/28/16 FMPC recommended favorably 6-2)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: [Rizer Withdrawal Request](#)
 [6144 MAP RizerPointRezoning.pdf](#)
 [Rizer Point Rezoning 6.2.2016.pdf](#)
 [Ord 2016-021 RizerPoint_with location map Law Approved](#)
 [Rizer Point Rezoning 6.2.2016.pdf](#)
 [6144 RP_RZ_Conditions of Approval 01.pdf](#)
 [citizen comment Mr. Eric Pan](#)
 [citizen comment Mrs Lupe Veloz](#)
 [citizen comment Mr Jeff Brodoski](#)
 [Item 22- Rizer Agricultural rezoning](#)
 [RizerPoint Letter Mr. ONeal](#)

Legislative History

6/23/16	Franklin Municipal Planning Commission	referred to the Franklin Municipal Planning Commission
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9. [16-0530](#) Consideration of Resolution 2016-30, "A Resolution to Approving a Development Plan for Rizer Point PUD Subdivision, for the Property Located North of Del Rio Pike and East of Del Rio Court."; Establishing a Public Hearing for September 27, 2016. (07/28/16 FMPC recommended for disapproval 7-1)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: [Rizer Dev Plan Withdrawal request](#)
[6145RizerPointDevPlan.pdf](#)
[Elevations.pdf](#)
[Layout.pdf](#)
[Full Rizer Point PUD Dev Plan 6.2.2016.pdf](#)
[6145_RizerPoint_COA.pdf](#)
[2016-30 RES_RizerPointPUD Dev Plan with attachment Law Approved](#)
[citizen comment Mr. Eric Pan](#)
[citizen comment Mrs Lupe Veloz](#)
[citizen comment Mr Jeff Brodoski](#)
[Item 23- Rizer development plan](#)
[RizerPoint Letter Mr. ONeal](#)

Legislative History

6/23/16	Franklin Municipal Planning Commission	referred to the Franklin Municipal Planning Commission
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10. [16-0587](#) PUBLIC HEARING: Consideration of Resolution 2016-39, To Be Entitled, "A Resolution Approving A Revised Development Plan For Highlands At Ladd Park PUD Subdivision (Revision 7), With 1 Modification Of Development Standards (Cul-De-Sac Length), For The Property Located North Of Long Lane And West Of Carothers Parkway."; (07/28/16 FMPC 8-0; 08/09/16 WS)

Sponsors: Ald. Ann Petersen and Brad Baumgartner

Attachments: [RES 2016-39 Highlands at Ladd Park PUD Revision 2nd version Law Appro](#)
[Conditions of Approval 01](#)
[6175 Highlands at Ladd Park DP Rev 7 Map.pdf](#)
[Ladd Park Devel Plan REV 7_7.7.2016.pdf](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

11. [16-0586](#) Amelia Park PUD Subdivision, Final Plat, Section 5, 27 lots (25 Single-Family Lots and 2 Open-Space Lots) on 29.63 Acres, located south of Clovercroft Road and east of Market Street. (CONSENT AGENDA)

Attachments: [Conditions of Approval_01.pdf](#)
[6173 Amelia Park PUD Subd, FP, Sec 5 Map.pdf](#)
[20130368_2016-7-7_Final Plat_Section 5.pdf](#)

12. [16-0580](#) Stream Valley PUD Subdivision, final plat, section 13, creating 33 single-family lots and two open spaces on 16.77 acres located at Lewisburg Pike and Stream Valley Boulevard. (CONSENT AGENDA)

Attachments: [Conditions of Approval_01 6171](#)
[Stream Valley, Section 13 Final Plat 2016-07-07 6171](#)
[MAP 6171 Stream Valley PUD Subd, FP, Sec 13](#)

13. [16-0582](#) Stream Valley PUD Subdivision, final plat, section 14, creating 34 single-family lots and one open space on 11.11 acres, located at Lewisburg Pike and Stream Valley Boulevard. (CONSENT AGENDA)

Attachments: [Conditions of Approval_01 6172](#)
[MAP 6172 Stream Valley Subd, FP, Sec 14](#)
[Stream Valley, Section 14 Final Plat 2016-07-07](#)

ZONING ORDINANCE TEXT AMENDMENTS

14. [16-0363](#) Consideration of Ordinance 2015-80, As Amended, To Be Entitled, "An Ordinance To Amend The Zoning Ordinance Of The City Of Franklin, Tennessee, To Update The Development Standards And Sub-District Boundaries For The CAO-Columbia Avenue Overlay District By Amending Chapter 3, Subsection 3.4.7."

Sponsors: Ald. Ann Petersen

Attachments: [Ordinance 2015-80 3rd Reading 6.28.2016](#)
[CAO Map](#)
[Draft Ordinance 2015-80 CAO District Text Amendment Law Approved 3 As Arr](#)
[Draft Ordinance 2015-80 CAO District Text Amendment.Law Approved 2](#)

Legislative History

4/28/16	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
5/10/16	Work Session	acknowledged
5/10/16	Board of Mayor & Aldermen	referred as a Public Hearing Item to the Board of Mayor & Aldermen
6/14/16	Board of Mayor & Aldermen	referred to the Board of Mayor & Aldermen
6/28/16	Board of Mayor & Aldermen	approved on third and final reading

15. [16-0612](#) Consideration Of Ordinance 2016-29, To Be Entitled, "An Ordinance To Amend The Zoning Ordinance Of The City Of Franklin, Tennessee, To Amend Chapter 3, Section 3.4.5, Floodway Fringe Overlay (FFO) District, In Order To Add The Use, Boutique Hotels, Located In CFCO-1, To The List Of Permitted Uses And Amend Section 3.2.3, Use Table, Table 3-2, Permitted Uses, In Order To Revise The Additional Requirements For Boutique Hotels." (08/25/16 FMPC Recommended for Disapproval 8-0)

Sponsors: Ald. Ann Petersen

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

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, June 23, 2016

7:00 PM

Board Room

CALL TO ORDER

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

MINUTES

1. May 26th, 2016, FMPC Minutes

Attachments: [5-26-16 FMPC Minutes](#)

Commissioner Harrison moved, seconded by Commissioner Orr to approve the May 26, 2016, Minutes as presented. The motion carried by the following vote:

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

Absent: 1 - Commissioner Lindsey

Chairing: 0

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

ANNOUNCEMENTS

Mr. Martin stated that the City would have a mobile workshop on July 15, at 11:15 a.m., for some of the existing developments in Franklin. The developments will be critiqued from a design standpoint. He encouraged the Planning Commission and as many designers as the staff can get to join the planners on the mobile workshop. An email will also be sent to the Planning Commissioners regarding this.

Chair Hathaway stated that the applicant was asking for a deferral for items 22 and 23, which would be the Rizer Point discussion. The items would be deferred to the July 28, 2016, Planning Commission meeting. This would not be included as part of the vote until the item was heard. If any citizens were at the meeting for that project, the Planning Commission would still listen to citizen comments.

Chair Hathaway stated that since Vice Chair Lindsey was not at the meeting, a new vice chair would need to be elected for this meeting.

Commissioner Harrison moved, seconded by Commissioner McLemore to nominate Alderman Petersen. The motion carried unanimously (7-0).

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

CONSENT AGENDA

Chair Hathaway stated that the Consent Agenda would be items 2 through 19 and items 26 through 30.

Approval of the Consent Agenda

Commissioner Harrsion moved, seconded by Commissioner McLemore to approve items 2 through 19 and items 26 through 30 on the Consent Agenda. The motion carried by the following vote:

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

Absent: 1 - Commissioner Lindsey

Chairing: 0

SITE PLAN SURETIES

2. 510 Columbia Avenue Subdivision, site plan, (FirstBank); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

3. Bancorp South Subdivision, site plan, (Liberty Pike Office Building); accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
4. Brentwood Pointe III PUD Subdivision, site plan, lot 8 (The View); release the maintenance agreement for landscaping (Phase 2) improvements. (CONSENT AGENDA)
This Planning Item was approved.
5. Hearth at Franklin Subdivision, site plan, (Assisted Living); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
6. Highlands at Ladd Park PUD Subdivision, site plan, sections 1-4; release the maintenance agreement for landscaping section 2 improvements. (CONSENT AGENDA)
This Planning Item was approved.
7. Hurstbourne Park PUD Subdivision, site plan, sections 1-3; release the maintenance agreement for landscaping (section 1) improvements; extend the performance agreement for landscaping (section 3) improvements. (CONSENT AGENDA)
This Planning Item was approved.
8. LedgeLawn Subdivision, site plan; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
9. Nissan North America Subdivision, site plan, revision 2 (Parking Addition); accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
10. Silver Grace PUD Subdivision, site plan, section 1; release the maintenance agreement for landscaping Phase A improvements. (CONSENT AGENDA)
This Planning Item was approved.

11. Spring Creek Subdivision, site plan, section 1, revision 4 (Spring Creek Center); release the maintenance agreement for landscaping (Hotel) improvements; extend the performance agreement for landscaping (Retail) improvements. (CONSENT AGENDA)
This Planning Item was approved.
12. Stream Valley PUD Subdivision, site plan, section 3; release the maintenance agreement for landscaping Phase 1 improvements. (CONSENT AGENDA)
This Planning Item was approved.
13. Westhaven PUD Subdivision, site plan, section 21, revision 2 (resubdivision of lot 1140); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
14. Westhaven PUD Subdivision, site plan, section 22; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
15. Westhaven PUD Subdivision, site plan, section 26; release the maintenance agreement for landscaping (Phase 1) and landscaping (Phase 2) improvements. (CONSENT AGENDA)
This Planning Item was approved.
16. Westhaven PUD Subdivision, site plan, section 27; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
17. Westhaven PUD Subdivision, site plan, section 28; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
18. Westhaven PUD Subdivision, site plan, section 34; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.

19. Westhaven PUD Subdivision, site plan, section 35; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

20. Consideration Of Ordinance 2016-008, To Be Entitled, "An Ordinance To Rezone 30.39 Acres From General Commercial (GC) District To Specific Development-Residential (SD-R 10) District For The Property Located West Of Interstate 65, At 840 And 880 Oak Meadow Drive." (06-23-16 FMPC Recommended Disapproval 7-1; 07-12-16 BOMA WS) FIRST OF THREE READINGS

Attachments: [6085 Map Epoch Development PUD Subdivision Rezoning](#)
[2016-008 ORD Epoch Rezoning Law Approved 3](#)
[Epoch Rezoning Set](#)
[Impact Study \(5.26.16\) - WITHOUT ACCESS ON SRO](#)
[Staff report and attachments from 4.28.16 FMPC Agenda item](#)

Ms. Diaz-Barriga stated that, on December 17, 2015, the Planning Commission approved a change to the Land use Plan for McEwen Character Area 5. Previously it had read:

"The southwest corner of this area is appropriate for a mixture of uses, including Attached and Detached Residential and Neighborhood Retail, but not until the intersection of South Royal Oaks Boulevard and Mack Hatcher Parkway is improved."

The Land Use Plan was amended to now state:

"A mixture of Attached and Detached Residential and Neighborhood or Local Retail uses is recommended."

Therefore, based on the Land Use Plan Amendment approved on December 17, 2015, approval of Ordinance 2016-008 is recommended to the Board of Mayor and Aldermen.

Mr. Adam Crunk, of Crunk Engineering, and Mr. Brian Echols, Attorney-at Law, represented the owner of the property, Mr. Warner Bass.

Mr. Crunk stated that he understood that the staff had recommended approval, in part because they had significantly decreased the units proposed for this project by over 50 units. This had added additional formal open space by 60 percent more than what was required, providing amenities, such as dog parks, pools, etc., around the development. With the reduction in the units, the applicant has been able to meet the parking standards that the City requires for multifamily, so they were no longer seeking a modification of standards. As it related to traffic, he stated that this area would have modest impacts for some movements at specific intersections. Based on this assessment, the applicant did not anticipate widespread or significant impacts within the study area. As part of the traffic study, an analysis was conducted to consider what the traffic and the trips might look like for a number of uses, including office and retail. If the project were built out to the point that it could be for office uses, the peak trips and the peak uses in the morning and the afternoon would actually be more than what their proposed development would be. For retail, it would approximately double the amount of peak trips in the evening time and on a total basis for retail throughout the day, about three times more than an apartment usage would be. If this project was going to be voted on tonight, based on traffic, Mr. Crunk stated that the Planning Commission must consider that it is not a "no build" scenario. This was a developable piece of property. Trips would be added to anything that goes on this property. This property would be developed with a mixture of uses, which generally tended to decrease across-town trips,

and tended to have less impact on the transportation infrastructure. They believed that this would be a benefit to the City, it would have the development very close to the infrastructure and the traffic corridors as opposed to having to criss-cross the City from the other side of town. He appreciated the recommendation for approval from the staff and requested approval to the Board of Mayor and Aldermen.

Chair Hathaway asked for citizen comments.

The following citizens requested that the Planning Commission recommend disapproval of Ordinance 2016-008 to the Board of Mayor and Aldermen for the following reasons:

Traffic concerns: Mike Skinner, Franklin City Alderman; Dana Ausbrooks, Williamson County Commissioner; Don Mencke; Dave Styblo; Tim Leidig; Rich Buckner, representing ten communities; Todd Hess; Terry Durham; George Oxnam, Cummins Johnson; Eric Smith; Steve Cantrell; Michael Lerche; Bob Kreker; and Dipendra Chattopadhyay.

Economy: Barry Cullen

Spot Zoning: Doug Buttrey

Neighborhood safety and security: Katy Zipper and John Blankenship

Services: George Oxnam

School needs: Leslie Fuller

Threat to wildlife: Dan Sirakis

Infrastructure: Bob Kreker

Attorney Brian Echols introduced Mr. Warner Bass, who stated that his family owned the property, that it was difficult to stand and speak in favor of something that so many individuals were against, and he could understand because of the traffic. He discussed the background and history of this land.

Attorney Brian Echols stated that there were many elements regarding quality of life. He thought that the staff had considered not only the applicant's engineer but the City's own consultant. He thought that that was an objective measure of the expectation of the impact of this development. The second aspect of quality of life went much broader than just traffic, it went to the availability of housing styles. The City was growing as a community and had people come into Franklin every day. That was because jobs were being created in Franklin. There needed to be a better place for the people in those jobs to live. The housing needs assessment in the City of Franklin stated that housing rents in multifamily were greater than those in Nashville because Franklin did not have enough multifamily homes in stock to serve the needs of the community. The people in those jobs will live in Franklin and have a shorter commute, or they will come from some place else. That will create longer commutes and just as many trips as the ones being discussed at this meeting. When one had the chance to create a mixed-use center, which would include retail and residential, and have a chance to make a permanent reduction in the potential traffic from a piece of property, it was worth considering.

Mr. Orr moved, seconded by Ms Gregory, to recommend disapproval of Ordinance 2016-008 to the Board of Mayor and Aldermen. He stated that the piece

of property would better benefit the City of Franklin by staying GC than it would be to go Residential. The motion carried by the following vote:

Aye: 7 - Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, and Commissioner Hathaway

No: 1 - Commissioner Harrison

Absent: 1 - Commissioner Lindsey

Chairing: 0

21. Consideration Of Resolution 2016-20, To Be Entitled: "A Resolution Approving A Development Plan For Epoch Development PUD Subdivision, For The Property Located West Of Interstate 65, At 840 And 880 Oak Meadow Drive." (06-23-16 FMPC Recommended Disapproval 7-1; 07-12-16 WS)

Attachments: [6086 Map Epoch Development PUD Subdivision DP](#)
[6086 Conditions of Approval 02](#)
[2016-20 RES Epoch PUD Development Plan Law Approved 2](#)
[Epoch PUD Site layout sheets](#)
[Epoch PUD elevations and perspectives](#)
[Epoch PUD FULL Resubmittal](#)
[Impact Study \(5.26.16\) - WITHOUT ACCESS ON SRO](#)
[4.28.16 FMPC item.staff report and attachments](#)

Ms. Diaz-Barriga stated that, other than the conditions given this project, the development plan was in order and recommended that approval of Resolution 2016-20 be recommended to the Board of Mayor and Aldermen.

Chair Hathaway asked for citizen comments.

Alderman Mike Skinner, of 258 Sontag, stated that he represented the Third Ward for the City of Franklin. One of the things that he remembered when the citizens were speaking earlier was that there had been a neighborhood meeting regarding this project, and he had asked someone, "What kind of development and residents did one have in a place that was stuck in between I-65 and the back side of Home Depot." The person told Mr. Skinner that their residents were rather transient. He thought it would be less likely for individuals to feel this way if they had lived somewhere and had set down roots, and that was another reason that he thought this was the wrong plan for the wrong place. He requested denial of Resolution 2016-20.

Mr. Rich Buckner, of 411 Valley View Drive, stated that he was president of the Creekstone Homeowners Association, and represented about 6,000 residents in the coalition that they had put together. They did not think that apartments were the right mix of use for this property. They saw many things that this property could bring, especially with the addition to the Senior Living Center in the vicinity of it, with the retail and office buildings that support it. He and the residents were against the rezoning and Resolution 2016-20.

Mr. Adam Crunk, of Crunk Engineering, stated that they believed this was a good plan, should it be approved by the Board of Mayor and Aldermen, and they were in agreement with the conditions of approval.

Mr. McCarley Davis, Chief Investment Officer of Epoch Residential, stated that he was at the meeting to which Alderman Skinner referred. If Alderman Skinner was quoting anyone, he was quoting Mr. Davis, so he took personal offense to that. Their residents were not transient. This was a stepping-stone to becoming homeowners while they were waiting to get the "American Dream." If they did not live in Franklin, then they would live someplace else, and that was something that should definitely be considered.

Commissioner Allen moved, seconded by Commissioner Orr, to recommend disapproval of Resolution 2016-20, based on the fact that she did not believe that this was the place for more residential development in the City of Franklin due to traffic concerns. The motion carried by the following vote:

Aye: 7 - Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, and Commissioner Hathaway

No: 1 - Commissioner Harrison

Absent: 1 - Commissioner Lindsey

Chairing: 0

22. Consideration of Ordinance 2016-21, "An Ordinance to Rezone 35.74 Acres from Agricultural District to Specific Development Residential .56 District for the Property Located North of Del Rio Pike and East of Del Rio Court."

Attachments: [6144 MAP RizerPointRezoning.pdf](#)
[Rizer Point Rezoning 6.2.2016.pdf](#)
[Ord 2016-021 RizerPoint with location map Law Approved](#)
[Rizer Point Rezoning 6.2.2016.pdf](#)
[6144 RP RZ Conditions of Approval 01.pdf](#)
[citizen comment Mr. Eric Pan](#)
[citizen comment Mrs Lupe Veloz](#)
[citizen comment Mr Jeff Brodoski](#)
[Item 22- Rizer Agricultural rezoning](#)

Mr. King stated that the applicant would like to defer Ordinance 2016-21.

Chair Hathaway asked for citizen comments. There were none.

Mr. Greg Gamble, of Gamble Design Collaborative, stated that they requested deferral of Ordinance 2016-21 to the July 28, 2016, Planning Commission meeting.

Commissioner Allen moved, seconded by Commissioner Orr, to defer Ordinance 2016-21, at the request of the applicant. The motion passed by the following vote:

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

Absent: 1 - Commissioner Lindsey

Chairing: 0

23. Consideration of Resolution 2016-30, "A Resolution to Approving a Development Plan for Rizer Point PUD Subdivision, for the Property Located North of Del Rio Pike and East of Del Rio Court."

Attachments: [6145RizerPointDevPlan.pdf](#)
[Elevations.pdf](#)
[Layout.pdf](#)
[Full_Rizer Point PUD Dev Plan_6.2.2016.pdf](#)
[6145_RizerPoint_COA.pdf](#)
[2016-30 RES_RizerPointPUD Dev Plan with attachment Law Approved](#)
[citizen comment Mr. Eric Pan](#)
[citizen comment Mrs Lupe Veloz](#)
[citizen comment Mr Jeff Brodoski](#)
[Item 23- Rizer development plan](#)

Mr. King stated that the applicant would like to defer Resolution 2016-30.

Chair Hathaway asked for citizen comments. There were none.

Mr. Greg Gamble, of Gamble Design Collaborative, stated that they requested deferral of Resolution 2016-30, to the July 28, 2016, Planning Commission.

Commissioner Allen moved, seconded by Commissioner Orr, to defer Resolution 2016-30 at the request of the applicant. The motion passed by the following vote:

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

Absent: 1 - Commissioner Lindsey

Chairing: 0

24. Consideration of Ordinance 2016-22, An Ordinance to Rezone 0.99 Acres from Office Residential To Specific Development Residential (10.0) District For The Property Located South of West Main Street, Located At 725 West Main Street. (06-23-16 FMPC 8-0; 07-12-16 WS, 07/12/16 BOMA 7-0) SECOND OF THREE READINGS

Attachments: [Ord 2016-22 Arlington at West Main Rezoning Map.pdf](#)
[16-06-02 PUD Rezoning Resubmittal - Bound.pdf](#)
[2016-22 Ord Rezone 725 West Main Steet with Map Law Approved](#)

Mr. King stated that this Rezoning and Development Plan was for a nine-unit condominium complex, replacing an existing nine-unit attached dwelling-unit complex. It was in the historic district, and the Historic Zoning Commission had approved the design elevations. It was recommended that approval of Ordinance 2016-22 berecommended to the Board of Mayor and Aldermen, with conditions.

Chair Hathaway asked for citizen comments. There were none.

Mr. Matt Taylor, of Studio 8 Design, stated that he was representing the applicant, Mr. Bernie Butler, he agreed with the conditions of approval, and he requested approval to the Board of Mayor and Aldermen.

Mr. Harrison moved, seconded by Mr. Orr, to recommend approval of Ordinance 2016-22 to the Board of Mayor and Aldermen. The motion carried by the following vote:

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

Absent: 1 - Commissioner Lindsey

Chairing: 0

25. PUBLIC HEARING: Consideration of Resolution 2016-32, To Be Entitled "A Resolution Approving A Development Plan for Arlington at West Main PUD Subdivision For The Property Located South of West Main Street Located At 725 West Main Street. (06-23-16 FMPC 8-0; 07-12-16 WS)

Attachments: [6148 Arlington at West Main PUD Subd Dev Plan Conditions of Approval.pdf](#)
[Res 2016-32 Arlington at West Main Dev Plan Map.pdf](#)
[Arlington PUD DevPlan Dev Plan Sheets.pdf](#)
[Arlington PUD DevPlan Elevations.pdf](#)
[Res 2016-32 Arlington at West Main PUD Subd DP with map Law Approved](#)

Mr. King stated that Resolution 2016-32 was the Development Plan, which was supporting the rezoning in item 24. It called for replacing nine dwelling units. Approval of Resolution 2016-32 was recommended to the Board of Mayor and Aldermen, with conditions.

Chair Hathaway asked for citizen comments. There were none.

Mr. Matt Taylor, of Studio 8 Design, stated that he was representing the applicant, Mr. Bernie Butler, he agreed with the conditions of approval, and he requested approval to the Board of Mayor and Aldermen.

Alderman Petersen asked if Resolution 2016-32 could be shown on the walls so the viewers at home could see.

Mr. King described the front elevation and perspectives from different angles of the project, coming in and out of downtown. The second slide showed the front elevation with the neighboring properties and the side elevation, which would not be visible from West Main Street.

Mr. Harrison moved, seconded by Mr. Franks, to recommend approval of Resolution 2016-32 to the Board of Mayor and Aldermen. The motion carried by the following vote:

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

Absent: 1 - Commissioner Lindsey

Chairing: 0

26. PUBLIC HEARING: Consideration of Ordinance 2016 - 19, To Be Entitled:
"An Ordinance To Rezone 5.03 Acres From Specific
Development-Residential District (SD-R 2.82) To Specific
Development-Residential District (SD-R 2.92) For The Property Located
South Of South Carothers Road And East Of Carothers Parkway, 4373
South Carothers Road." (06-23-16 FMPC 8-0; 07-12-16 WS, 07/12/16
BOMA 7-0) SECOND OF THREE READINGS

Attachments: [Updated Ord 2016-19 6021 Lockwood Glen Rezoning Res Map](#)
[Updated](#)
[Lockwood Glen PUD Subdivision, rezoning \(Residential\) - submittal](#)
[003 Plans.pdf](#)
[Lockwood Glen 2nd reading date move request](#)
[Ordinance 2016-19 Lockwood Glen PUD Subd Rezoning](#)
[Residential with map Revised-Law Approved 2](#)
[Ord 2016-19 6021 Lockwood Glen Rezoning Res Map.pdf](#)

This Ordinance was recommended favorably to the Board of Alderman and. to
the Work Session due back on 7/12/2016

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

27. Highlands at Ladd Park PUD Subdivision, final plat, section 33 &
resubdivision of Lot 1080, creating 38 single-family lots and 4 open space
lots located southeast of Carothers Parkway and north of Long Lane.
(Consent Agenda)

Attachments: [6149 Highlands at Ladd Park Sec 33 FP Conditions of](#)
[Approval 01.pdf](#)
[6149 Highlands at Ladd Park PUD Subd, FP, Sec 33 Map.pdf](#)
[2016028-52- final plat ladd sec 33-SUBMITTED 6-1-16.pdf](#)

This Planning Item was approved.

28. Sullivan Farms PUD Subdivision, final plat, section G, lots 833-835, a
revision to three lots located at the intersection of Inwood Way and Birkdale
Court within the Sullivan Farms Subdivision (CONSENT AGENDA)

Attachments: [6146sULLIVANfARMSfp.pdf](#)
[SullivanFarmsPlat.pdf](#)
[6146 SullivanFarms Conditions of Approval 01.pdf](#)

This Planning Item was approved.

29. Watson Glen Subdivision, final plat, Section 1, Revision 17, resubdivision of Lot 24 into 2 lots, on 20.54 acres, located at Oak Meadow Drive. (Consent Agenda)

Attachments: [4.28.16 FMPC item, staff report and attachments](#)
[6091 MAP Watson Glen Subd Sec 1 Rev 17 Final Plat](#)
[Final Plat WATSON GLEN SEC 1 REV 17](#)
[6091 Conditions of Approval 02](#)

This Planning Item was approved.

STREET NAMING APPROVALS AND LAND USE PLAN AMENDMENTS

30. Consideration of the street name "Centley Way" for the connector street between Century Court and Beasley Drive". (CONSENT AGENDA)

Attachments: [Map Centley Way](#)

This Planning Item was approved.

31. Land Use Plan Amendment request, to amend language in the Franklin Road Small Area Plan (FRSAP) and the Special Area Considerations for Berrys Chapel Character Area, Special Area 7 (BCCO-7).

Attachments: [6142 BCCO-7 LUPA MAP](#)
[Franklin Land Use Plan BCCO 7 Section](#)
[Ironhorse LUPA presentation 6.7.2016](#)

Chair Hathaway recused himself from item 31 and turned the chair over to Vice Chair Petersen.

Mr. Andrew Orr stated that the applicant was seeking to develop a 20-acre parcel located at 145 Legends Club Lane, which was at the northeast corner of the intersection of Mack Hatcher Parkway and Franklin Road. It was locally known as the Ironhorse Property. The property was undeveloped, had an agricultural use, and was zoned Civic/Institutional (CI) with a Scientific Research Overlay (SRO). The applicant was seeking to develop the property with an attached residential use and was requesting two Land Use Plan amendments.

The first was to allow the potential for three-story buildings. The applicant proposed to change Berrys Chapel Special Area 7 Development Form Statement 3 to the following: Building scale should be limited to one to two stories. In certain circumstances, buildings may be at a height up to three stories, pursuant to a Planned Unit Development (PUD). The second amendment would be to the Franklin Road Small Area Plan, Vehicular Circulation and Access Statement 1 and would potentially allow emergency access onto Franklin Road from the Ironhorse property. The proposed language stated, "Legends Club Lane shall be the primary vehicular access on Franklin Road for future development in the northeast quadrant of the intersection. Emergency access to Franklin Road may be considered, subject to City Engineer and TDOT Approval. If the northwest quadrant develops, then access shall be coordinated to create a four-way intersection with signalization, subject to TDOT approval."

The final determination for height and access would be made during the PUD review process, but this amendment opened the door for the requests.

Approval of the Land Use Plan Amendments was recommended to the Planning Commission.

Chair Hathaway asked for citizen comments. There were none.

Mr. Greg Gamble, of Gamble Design Collaborative, requested approval of the Land Use Plan Amendments to the Planning Commission.

Vice Chair Petersen asked about the traffic signal on Legends Club Lane and Franklin Road.

Mr. Gamble stated that his understanding was that, when the intersection improvements occurred, with the installation of this light and the turn lanes for the proposed development, an access would be constructed toward the west so that the westerly property would have an access point.

Commissioner Allen moved to approve the Land Use Plan Amendments as

recommended by the staff, and Mr. Orr seconded the motion. The motion carried by the following vote:

Aye: 7 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Allen, and Commissioner Orr

Absent: 1 - Commissioner Lindsey

Recused: 1 - Commissioner Hathaway

Chairing: 0

32. Land Use Plan Amendment request, to remove the property located at 1152 Hillview Lane from Southall Character Area, Special Area 3 (SOCO-3), add it to Southall Character Area, Special Area 7 (SOCO-7), and revise recommendations for SOCO-7.

Attachments: [Land Use Location Map](#)
[Zoning Map](#)
[Franklin Land Use Plan SOCO Section](#)
[Shadow Green LUPA presentation 6.7.2016](#)

Chair Hathaway recused himself from item 32 and turned the chair over to newly elected Vice Chair Petersen.

Mr. Andrew Orr stated that the applicant was requesting to extend the boundary of Southall Special Area 7. The parcel at 1152 Hillview Lane was in Southall 3 and zoned Light Industrial. It was contiguous to the Shadow Green Townhomes.

In addition to the change in special area, the applicant was requesting to delete statement 4, "Interconnectivity to the north shall be prohibited. Interconnectivity shall be provided to the east and west and in addition require north/south interconnectivity to the east within Special Area 1 to Century Court."

Access to Century Court was established with Through the Green PUD Subdivision, and the staff recommended future connectivity to the Sanitation and Environmental Services property of the City.

The applicant was also requesting to add the statement, "Where a property is adjacent to single-family homes or lands intended for a detached residential use, attached residential dwellings should be in the form of townhomes or big houses, where multiple dwelling units resemble detached residential."

Adding this statement would limit the types of attached residential on this property to development forms that are more compatible in massing and scale with single-family development.

Finally, the applicant was requesting that the following statement be added, "That Mack Hatcher Parkway right-of-way should be the southern limit of attached residential dwelling units."

The future Mack Hatcher will likely bisect the southern portion of the property. Adding this statement would keep the attached residential use from continuing south of Mack Hatcher.

This area has changed significantly, with Through the Green making the parcel at 1152 Hillview Lane a natural extension of the residential development.

Approval of the Land Use Plan Amendments was recommended to the Planning Commission.

Chair Hathaway asked for citizen comments. There were none.

Mr. Greg Gamble, of Gamble Design Collaborative, requested approval of the Land Use Plan Amendments to the Planning Commission.

Commissioner Allen asked if there was still a house on this property.

Mr. Gamble stated that the house on the property had been removed.

Commissioner Allen verified that this took into account all of the building that was going on around Chick-fil-A.

Commissioner Franks moved, seconded by Commissioner Orr, to approve the Land Use Plan Amendment. The motion carried by the following vote:

Aye: 7 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Allen, and Commissioner Orr

Absent: 1 - Commissioner Lindsey

Recused: 1 - Commissioner Hathaway

Chairing: 0

33. Land Use Plan Amendment request, to remove the properties located at 4344 and 4350 South Carothers Road from Seward Hall Character Area, Special Area 3 (SWCO-3), and add them to McEwen Character Area, Special Area 6 (MECO-6).

Attachments: [Location Map](#)

[LUPA presentation 6.2.2016](#)

[Land Use Plan SWCO-3 Section](#)

[Land Use Plan MECO-6 Section](#)

Mr. Orr stated that the applicant was seeking to remove the properties located at 4344 and 4350 South Carothers Road from Seward Hall 3 and move them into McEwen 6.

The two properties totaled 29.1 acres and were located directly south of Cross Creek Subdivision and the Adams Property and could potentially be added to the master plan. Since the Land Use Plan was adopted in 2004, conditions have significantly changed in this area, specifically along South Carothers Road. Lockwood Glen and Simmons Ridge Subdivisions have been approved, totaling over 1,000 attached and detached dwelling units. These neighborhoods are in proximity to the requested properties and have helped shape the development pattern in this area.

If these two parcels were added to McEwen 6, the staff recommended also including the six parcels located directly to the south between the Adams Property and Simmons Ridge Subdivision into McEwen 6 Character Area in order to create a cohesive and consistent development pattern. McEwen 6 calls for detached residential as the predominant use, with townhomes and big-house-style multifamily residential as complimentary uses.

Approval of the Land Use Plan Amendments were recommended to the Planning Commission.

Chair Hathaway asked if there was a title that could be used to identify this when the motion was made.

Mr. Orr stated that the addresses were listed in the staff report for each of the six parcels.

Commissioner Allen stated that the parcels were listed as the following: 4352, 4356, 4364, 4372, 4378, and 4378.

The two parcels within a parcel were listed twice as 4378 and 4378.

Chair Hathaway asked for citizen comments.

Ms. Monique Kueker, of 4245 Warren Road, stated that she had a presentation, with arguments, which she had found online, and it seemed reasonable. She distributed a copy of the online presentation, with justifications for what the developer was proposing. She presented the annotations that she had made to the presentation and requested disapproval for this Land Use Plan Amendment, due to additional traffic, infrastructure, schools, quality of life, the environment, the wildlife, and the property values. It did not make sense that the two properties that would be decided at this meeting were just a

little piece of a much bigger picture. She thought this should be developed within the constraints of Seward Hall, which would be on larger lots.

Mr. Matt Ferguson, of 1112 Ridgeway, stated that this was a stepping-stone into potential development where significant residential development would, most likely, pass through existing county roads, were not build to City standards, that had extremely high standards, so he would ask that the Planning Commission deny this Land Use Plan Amendment.

Ms. Susan Caplen, of 1991 Beacon Hill Drive, stated that there were very few people at this meeting because they had been told to attend the 4:30 p.m. Joint Meeting, and some people may have come to that meeting, but were unable to come to this meeting. She had stood in front of this microphone quite a few times in the last eighteen months. From the outset she and her neighbors had opposed what was the Ashcroft Ridge Development because it was set to bring much traffic to her county roads. In February 2016, the Board of Mayor and Aldermen voted 5 to 3 to support the neighborhood's cause. Her neighborhood would be like a doughnut hole if Ashcroft Valley was developed. They were concerned that the continuity of the City, which looked good on paper, would be very disadvantageous to Ms. Caplen and the neighbors because it would bring much more traffic through the County roads, which were not built to City standards. She requested that the Planning Commission deny this Land Use Plan Amendment for safety reasons.

Mr. Mike Kueker, of 4245 Warren Road, stated, that if this property was annexed, it would lead to the next request, which was the next property that borders his residence. The character area of his and his neighbors' homes would change significantly if this plan were to go through. It was not conducive to high density without clearing many trees and dynamiting a lot of land. He would ask that the Planning Commission deny this Land Use Plan Amendment for safety reasons.

Mr. Greg Gamble, of Gamble Design Collaborative, stated that he wanted to clarify several things that the adjacent neighbors had spoken about. They were asking for a Land Use Plan Amendment, not for annexation, not for a development plan approval, and not for development approval. This was a Land Use Plan Amendment request that addressed the character of development as it related to this area. The vast majority of Carothers Road was in the McEwen Character Area. There were only a handful of lots that were not in the McEwen Character Area. In looking at what had been Plan approved, such as Lockwood Glen across the street, they were looking at creating compatibility and transition. According to the Zoning Ordinance, there were transitional features and design requirements that were additional overlays but work in concert with the Land Use Plan. The Land Use Plan amendment that was being requested was to create a more integrated development pattern along Carothers Road.

Commissioner Allen stated that, when characters were set, the City sets these characters as what it sees as a vision for the City, and, even though development takes place, the City sets the tone and the character for the City. Development does not set the tone for the City, the Planning Commission, as visionaries, set the tone. As things progress and change, the Planning Commission needs to make sure that it does compromise. She did not think that the Planning Commission should get so caught up in growth that it allowed the character of the City to change. Transition was needed, but the City needed to maintain the character. If the City was not careful, it would allow those things to die that had made the City so great.

Commissioner Franks asked if any other property owners wanted to be included in the overlay.

Ms. Hunter stated that the applicant was requesting that two parcels be added to McEwen Character Area Six. That would leave the gap to only six parcels along South Carothers Road on either side that were not in the McEwen Six. Presently, the eight that were shown were the only eight parcels along South Carothers Road on either side that were not in the McEwen Six. The City was trying to show some consistency. As Commissioner Allen stated, the City set the precedence and created the Land Use Plan; however, the Land Use Plan had not been updated in many years. The City was presently going through the process of updating the Land Use Plan. There had been land use decisions that had happened over the past ten years that had changed the development along South Carothers Road.

Commissioner Harrison moved, seconded by Commissioner McLemore, to approve the Land Use Plan Amendment, with an amendment to add the six properties located between the requested parcels and Simmons Ridge.

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

No: 2 - Commissioner Petersen, and Commissioner Allen

Absent: 1 - Commissioner Lindsey

Chairing: 0

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

There being no further business, the meeting adjourned at 8:56 p.m.

Chair, Mike Hathaway



August 4, 2016

YOUR *Dream* STARTS HERE

Mr. Josh King
Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064
August 4, 2016

RE:COF Rizer Point PUD Subdivision,Rezoning and development plan
COF no: 6144

Dear Josh:

We respectfully request that the above referenced application be withdrawn.

Very truly yours,

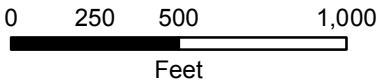
Jack Ludington, P.E.
Vice President of Development



RIZER POINT PUD SUBDIVISION, REZONING,
(ORDINANCE 2016-21)
FRANKLIN MUNICIPAL PLANNING COMMISSION
06/23/2016

<UND><BOL>Project Information</BOL></UND>
Existing Zoning: Agricultural (AG)
Proposed Zoning: SD-R 0.56
Existing Land Use: Vacant
Proposed Land Use: Detached Residential
Character Area: WHCO 2 & 3
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 35.74 acres

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



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It was compiled from the most authentic information available.
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RIZER POINT PUD SUBDIVISION REZONING REQUEST

REVISION 2

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

OWNER/APPLICANT:
GOODALL INC, BUILDERS
393 MAPLE STREET, SUITE 100
GALLATIN, TN 37066
JACK LUDINGTON
615.451.5029

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

CIVIL ENGINEER:
DEWEY ENGINEERING
MICHEAL DEWEY
2925 BERRY HILL DRIVE
NASHVILLE, TENNESSEE 37204
615.401-9956
mdewey@dewey-engineering.com

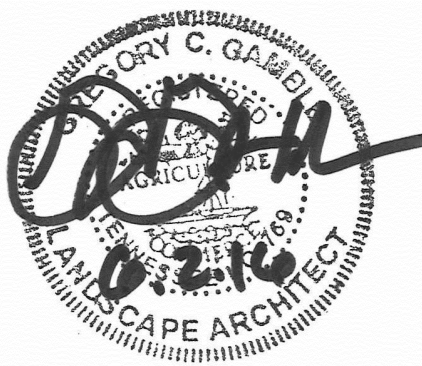


REVISION 2 SUMMARY:

This Rezoning Request is to accompany the Development Plan Revision 3, and is to include a new Section, Section 5 to the overall PUD. Section 5 is an additional parcel (+/-35.14 AC) and 20 new single family detached homes. The other four sections of the original Rizer Point PUD have approved Site Plans and are either in construction or complete. No change is proposed to Sections 1 - 4.

INDEX OF SHEETS

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



COF # 6144
MAY 9, 2016
REVISED: JUNE 2, 2016

LEGAL DESCRIPTIONS:
LEGAL DESCRIPTION OF NEW PROPERTY, TO BE REZONED
The following legal description is for property in Williamson County, City of Franklin, TN, located on the lands of F-L Farms, LLC, of record in Deed Book 4530, Page 178, R.O.W.C., TN. Property is also described as Parcel 3.01 on Map 63.

Commencing at the point of beginning, point being the Northeastern property line of the land conveyed to Ryan and Krystin Lemmon, of record in Deed Book 6534, Page 854, R.O.W.C., TN, Point also being along the westerly margin of the Viola Lane Right of Way;

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

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

Thence, N 00° 30' 49" E for a distance of 505.70 feet to a point on a line.

Thence, N 03° 37' 49" E for a distance of 362.80 feet to a point on a line.

Thence, N 29° 37' 49" E for a distance of 519.50 feet to a point on a line.

Thence, N 42° 12' 49" E for a distance of 318.00 feet to a point on a line.

Thence, N 40° 20' 49" E for a distance of 300.00 feet to a point on a line.

Thence, N 50° 04' 49" E for a distance of 300.00 feet to a point on a line.

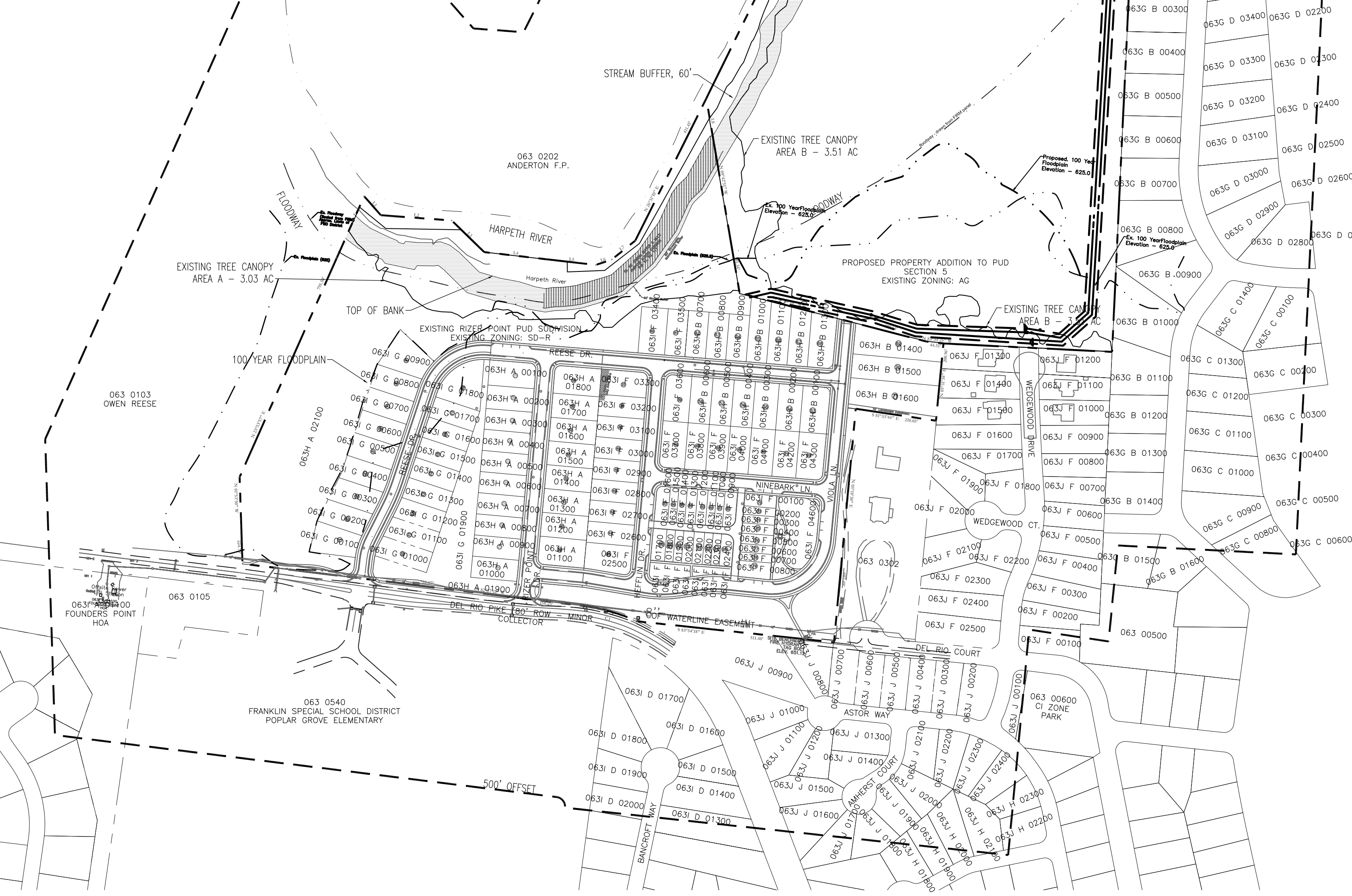
Thence, S 26° 33' 27" E for a distance of 172.40 feet to a point on a line.

Thence, S 03° 59' 27" E for a distance of 169.00 feet to a point on a line.

Thence, S 02° 50' 33" W for a distance of 1829.84 feet to a point on a line.

Thence, N 83° 36' 11" W for a distance of 439.04 feet to a point on a line.

Thence N 75° 28' 11" W a distance of 238.86 feet to the point of beginning and containing 35.74 acres more or less.



OVERALL EXISTING CONDITIONS



ADJACENT PROPERTY OWNERS WITHIN 500'

MAP, PARCEL	PROPR. STREET	OWNER1	OWNER2
063-0103	2010 Del Rio Pk	Gordon Owen Reese	
063-0104	DEL RIO PK	Founders Point HOA	
063-0105	DEL RIO PK	Zaring Homes Inc	
063-0002	1100 Del Rio Ck	Tennessee Valley Authority	
063-0540	750 New HWY 96 W	Franklin Special School Dist	
063-01700	547 Bancroft Way	James Robert Brown	
063-01800	545 Bancroft Way	Robert E Bright	
063-02000	541 Bancroft Way	Joel Lee Bennett	
063-02100	541 Bancroft Way	Villard M Swenness	
063-02200	540 Bancroft Way	Timothy A Parker	
063-02300	538 Bancroft Way	Nancy Samuel	
063-02400	536 Bancroft Way	Xingy Guo	
063-02500	534 Bancroft Way	Shirley Vicki	
063-02600	536 Astor Way	Charles V Garrett	
063-02700	559 Astor Way	Kristal Dale	
063-02800	555 Astor Way	Rolling Hollow Prop LLC	
063-02900	551 Astor Way	Victoria L Marcoe	
063-03000	704 Amhurst Ct	Venus Adams	
063-03100	706 Amhurst Ct	Shawneer Amhurst	
063-03200	709 Amhurst Ct	James L Hough	
063-03300	707 Amhurst Ct	David A Cole	
063-03400	705 Amhurst Ct	Angela Marie Powell	
063-03500	700 Amhurst Ct	Judith Hill	
063-03600	702 Amhurst Ct	Tapes Pringle	
063-03700	354 Astor Way	ARP 2014 - B Borrower LLC	
063-03800	352 Astor Way	Keith Everett Smith	
063-03900	350 Astor Way	Budger Clark R Row Trust	
063-04000	348 Astor Way	Ronald Jay Hill	
063-04100	344 Astor Way	Kenny M Coleman	
063-04200	342 Astor Way	Christopher Harris	
063-04300	Astor Way	City of Franklin	
063-04400	701 Amhurst Ct	Miss S Bengali	
063-04500	359 Astor Way	Victor M Menard	
063-04600	355 Astor Way	Benjamin L Davis	
063-04700	331 Astor Way	McCortie T S & Family Trust	
063-04800	327 Astor Way	Camille T Ford	
063-04900	323 Astor Way	Paul V Skovicki	
063-05000	608 Doubrocks Ct	James D Carter	
063-05100	606 Doubrocks Ct	Kris Hubbard	
063-05200	604 Doubrocks Ct	James E Siegel IV	
063-05300	602 Doubrocks Ct	Henry J Seneal	
063-05400	1105 Wedgewood Dr	Timothy J Forbes	
063-05500	1100 Wedgewood Dr	Trent Collier	
063-05600	1113 Wedgewood Dr	Patricia Patterson	
063-05700	585 Wedgewood Ct	Robert M Chiles	
063-05800	1115 Wedgewood Dr	Hansel Jonathan Eason	
063-05900	1113 Wedgewood Dr	Kean Patterson	
063-06000	1108 Wedgewood Dr	Pearso Trust Company Custodian	
063-06100	1104 Wedgewood Dr	Glenn H Moore	
063-06200	1109 Del Rio Ct	Gerardo Ruiz	
063-06300	605 Edwards Dr	Daryl W Sanders	
063-06400	603 Edwards Dr	Jennifer Hart	
063-06500	789 Edwards Dr	James E Bough	
063-06600	815 Rabel Ct	Stanley A Christiansen	
063-06700	Hillboro Rd	Anderson Family Partnership	
063-06800	1100 Del Rio Ct	Anderson Family Partnership	
063-06900	HILLSBORO RD	ANDERSON FAMILY PARTNERSHIP	
063-07000	DEL RIO PK	F.F. FARMER LLC	
063-07100	2660 DEL RIO PK	REITLER RYAN	
063-07200	1108 HILLSBORO RD	GLENWALTER M TR	
063-07300	512 ALLEN AVE	HORTON ALDEN II	
063-07400	514 ALLEN AVE	ANDERSON ADAM L	
063-07500	516 ALLEN AVE	HARRIS ROBERT CLYDE JR	
063-07600	518 ALLEN AVE	PARRISH EDWARD J	
063-07700	517 CRAFTON AVE	SAMS TIMOTHY A	
063-07800	515 CRAFTON AVE	CATHER ROBERT DALE JR	
063-07900	513 CRAFTON AVE	MURDO NICOLE	
063-08000	513 VICTORIA DR	CAGLE DEBBIE L	
063-08100	512 CRAFTON AVE	SCHALK FRANKIE J	
063-08200	514 CRAFTON AVE	SMITHSON OVERALL S TR	
063-08300	512 REBEL CIR	SMITHSON ROBBIE A	
063-08400	514 REBEL CIR	CANN FRANK A II	
063-08500	502 REBEL CIR	STATE OF TENNESSEE	
063-08600	519 VICTORIA DR	STATE OF TENNESSEE	
063-08700	517 VICTORIA DR	SHEPHERD WILLIAM GENE	
063-08800	502 REBEL CIR	STATE OF TENNESSEE	
063-08900	502 REBEL CIR	STATE OF TENNESSEE	
063-09000	502 REBEL CIR	STATE OF TENNESSEE	
063-09100	519 REBEL CIR	STATE OF TENNESSEE	
063-09200	517 REBEL CIR	STATE OF TENNESSEE	
063-09300	515 REBEL CIR	CHRISTENSEN BRADLEY A	
063-09400	513 REBEL CIR	ROBEY TIMOTHY J	
063-09500	511 REBEL CIR	COBBINS NORMAN WADE	
063-09600	509 REBEL CIR	ARSLAN MEMET	
063-09700	507 REBEL CIR	TERRY BULLE E	
063-09800	505 REBEL CIR	JOHNS JAMES E	
063-09900	503 REBEL CIR	LONG VINCENT LEO JR	
063-10000	501 REBEL CIR	BATTERFIELD LESLIE J	
063-10100	500 REBEL CIR	CHOWNE DONALD R	
063-10200	500 REBEL CIR	LETT PAUL J	
063-10300	500 REBEL CIR	HICKSON ROBERT D JR	
063-10400	500 REBEL CIR	HICKSON STEPHANIE	
063-10500	500 REBEL CIR	FELDS WILLIAM H	
063-10600	500 REBEL CIR	LICHARLES	
063-10700	500 REBEL CIR	RAY BILLY D	
063-10800	513 RONALD DR	PREST EARL D	
063-10900	511 RONALD DR	WILSON KENNETH W	
063-11000	509 RONALD DR	HERNANDEZ AMARCO	
063-11100	507 RONALD DR	HARRIS TERRY MORGAN	
063-11200	505 RONALD DR	WHITLEY JAMIE LEDON	
063-11300	78 EDWARDS DR	HARRETH HOMES LLC	
063-11400	78 EDWARDS DR	MARTIN JUSTIN E	
063-11500	81 EDWARDS DR	PATTON MINNIE J	
063-11600	81 EDWARDS DR	NUNEZ FRANCISCO S	
063-11700	809 EDWARDS DR	CAUILL DENNIS ROSS	
063-11800	807 EDWARDS DR	RENFRO JERN L	
063-11900	802 RONALD DR	SMITH MARK S	
063-12000	804 RONALD DR	EMMONS JAS NATHAN	
063-12100	806 RONALD DR	WHERRY WM EVERETT	
063-12200	808 RONALD DR	SAVAGE PHIL	
063-12300	810 RONALD DR	SZABO JAMES	
063-12400	812 RONALD DR	LINN JOHNNY R	
063-12500	832 CHRISMAN DR	GINN JOHN ROBERT	
063-12600	831 CHRISMAN DR	ROLEY FRANK E	
063-12700	829 CHRISMAN DR	FRASER JONATHAN	
063-12800	827 CHRISMAN DR	KITSMILLER PATRICIA L	
063-12900	825 CHRISMAN DR	UNION JEFFREY Z	
063-13000	823 CHRISMAN DR	RASSAND MALINDA	
063-13100	821 CHRISMAN DR	HATCHER NORM GENE TR	
063-13200	819 CHRISMAN DR	ELLIOTT DANIEL	
063-13300	817 CHRISMAN DR	DEPATA SARAH M	
063-13400	814 REBEL CIR	HAGAN MICHAEL C	
063-13500	816 REBEL CIR	ADD LISA MAE	
063-13600	820 REBEL CIR	EHRNSBERGER MARGARET A	
063-13700	822 REBEL CIR	CLOVERBY ANDREW V	
063-13800	824 REBEL CIR	BEILD CHRISTY F	
063-13900	826 REBEL CIR	GENTRY JOE W	
063-14000	828 REBEL CIR	PERDUE ABRI DENISE	
063-14100	830 REBEL CIR	LAYTON FORREST	
063-14200	832 REBEL CIR	MCCALL CHARLES C TR	
063-14300	5014 RIZER POINT DR	HOCKASSIAN SHEYOND	
063-14400	5016 RIZER POINT DR	BERRY BRIAN RAY	
063-14500	5018 RIZER POINT DR	GOODALL NC BUILDERS	
063-14600	1219 REESE DR	GOODALL NC BUILDERS	
063-14700	1214 REESE DR	THOMAS EBY KATTAPURATHU	
063-14800	1212 REESE DR	SMITH GARY S	
063-14900	1210 REESE DR	GOODALL NC BUILDERS	
063-15000	1208 REESE DR	GOODALL NC BUILDERS	
063-15100	1206 REESE DR	GOODALL NC BUILDERS	
063-15200	1204 REESE DR	GOODALL NC BUILDERS	
063-15300	1202 REESE DR	GOODALL NC BUILDERS	
063-15400	1200 REESE DR	GOODALL NC BUILDERS	
063-15500	1211 REESE DR	CONNELLY FRANCH X II	
063-15600	1213 REESE DR	GOODALL NC BUILDERS	
063-15700	1215 REESE DR	WHITE DANIEL C	
063-15800	1217 REESE DR	LEMON RYAN M	
063-15900	5004 VOLA DR	GOODALL NC BUILDERS	
063-16000	5002 VOLA DR	BRODSKY JEFFREY	
063-16100	5000 VOLA DR	JOHNSON ANDREW G	
063-16200	5001 VOLA LN	GOODALL NC BUILDERS	
063-16300	2011 HEFLIN LN	GOODALL NC BUILDERS	
063-16400	2013 HEFLIN LN	FRIDENSTINE GEORGE W	
063-16500	2015 HEFLIN LN	FRIDENSTINE GEORGE W	
063-16600	2017 HEFLIN LN	FRIDENSTINE GEORGE W	
063-16700	1201 REESE DR	MATHEWS PAUL J JR	
063-16800	1203 REESE DR	STICKLEY MELINDA J	
063-16900	1204 REESE DR	CLEVELAND LISA A	
063-17000	3001 NINE BARK LN	BROWN ANSLEY T	
063-17100	3003 NINE BARK LN	NGUYEN JUSTIN T	
063-17200	3005 NINE BARK LN	KARTCHNER JEANNETTE E	
063-17300	3007 NINE BARK LN	WRIGHT JAMES C JR	
063-17400	3009 NINE BARK LN	EBLE DAVID M	
063-17500	3011 NINE BARK LN	GRIFIN MICHAEL S	
063-17600	3013 NINE BARK LN	FRIDENSTINE STEVEN	
063-17700	5000 VOLA LN	GOODALL NC BUILDERS	
063-17800	1120 WEDGEWOOD DR	VAN SORREN ERIC	
063-17900	1124 WEDGEWOOD DR	FEISTER ANGEL A	
063-18000	1126 WEDGEWOOD DR	SMITHSON DEBORAH L	
063-18100	1128 WEDGEWOOD DR	MCCLEATHY ANDREW J	
063-18200	1136 WEDGEWOOD DR	LOGAN BRENDA G	
063-18300	1140 WEDGEWOOD DR	LOCKWOOD PROP LLC	
063-18400	1144 WEDGEWOOD DR	MUCCI BARBARA A	
063-18500	1146 WEDGEWOOD DR	MADONIA INV LLC	
063-18600	1147 WEDGEWOOD DR	MATHEWS JAMES A	
063-18700	1143 WEDGEWOOD DR	LOCKWOOD PROP LLC	
063-18800	1138 WEDGEWOOD DR	WHITFIELD JAMES F	
063-18900	1136 WEDGEWOOD DR	DUNN KEVAN G	
063-19000	1134 WEDGEWOOD DR	DUNE STEPHANIE A	
063-19100	306 WEDGEWOOD CT	K-TEAM REALTORS	
063-19200	308 WEDGEWOOD CT	VAN GORDEN DALE G	
063-19300	312 WEDGEWOOD CT	FABLER CHEYENNE	
063-19400	309 WEDGEWOOD CT	WINTER SCOTT D	
063-19500	305 WEDGEWOOD CT	GARNER CATHERINE C	

SITE DATA:

PROJECT NAME: RIZER POINT PUD SUBDIVISION
REZONING REQUEST, REV. 2
6144
SUBDIVISION: RIZER POINT
LOT NUMBER: DEL RIO PIKE
ADDRESS: FRANKLIN, TN
CITY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS: MAP 63, PARCEL 3.01 (NEW PARCEL)
EXISTING ZONING: S-R & AG
PROPOSED ZONING NEW PARCEL: S-DR (0.57)
CHARACTER AREA OVERLAY: WHCO 2 & 3
OTHER APPLICABLE OVERLAYS: FFO, FWO
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
TOTAL AREA: ORIGINAL RIZER POINT AREA: 35.94 AC
63-00031 (NEW PARCEL) AREA: 35.14 AC
TOTAL AREA: 71.08 AC
1.62 UNITS/AC TOTAL SITE
2.64 UNITS/AC ORIGINAL PUD AREA
0.57 UNITS/AC NEW PROPERTY
1.88 UNITS/AC

OVERALL DENSITY: NET DENSITY (MINUS 5.92 AC ROW): 2.75 UNITS/AC
NET DENSITY (MINUS ROW AND 24 AC FWO OVERLAY): 2.75 UNITS/AC
NUMBER OF RESIDENTIAL UNITS BY USE TYPE: 24 TOWN HOME (CURRENT RIZER POINT PUD)
71 SINGLE FAMILY HOME (CURRENT RIZER POINT PUD)
20 SINGLE FAMILY HOME (NEW PROPERTY)

NONRESIDENTIAL SQUARE FOOTAGE: N/A
TOTAL ACREAGE BY USE, ENTIRE SITE: 16.68 AC LOT IN RESERVE
26.88 AC OPEN SPACE
5.92 AC ROW
21.52 AC RESIDENTIAL LOTS

SECTION	RESIDENTIAL LOTS	OPEN SPACE	TOTAL
1	3,08 AC	14.82 AC	17.90 AC
2	4.35 AC	0.81 AC	5.16 AC
3	3.30 AC	- AC	3.30 AC
4	3.11 AC	0.93 AC	4.04 AC
5	3.69 AC	14.16 AC	17.85 AC

MINIMUM REQUIRED SETBACK LINES: SEE LOT DIAGRAMS

OWNER (RIZER POINT MASTER DEVELOPER): GOODALL INC BUILDERS
CONTACT: JACK LUDINGTON
ADDRESS: 393 MAPLE STREET, SUITE 100
GALLATIN, TN 37066
PHONE: 615-451-5029
EMAIL: ludington@goodallhomes.com

OWNER (PARCEL 3.01): F-L FARMS
ADDRESS: 4720 HARPERH PLYTONSVILLE RD
THOMPSON STATION, TN 37179

APPLICANT: GOODALL HOMES
ADDRESS: 393 MAPLE STREET, SUITE 100
GALLATIN, TN 37066
OFFICE PHONE: 615-451-5029
CONTACT: JACK LUDINGTON
EMAIL ADDRESS: ludington@goodallhomes.com

BUILDING SQUARE FOOTAGE: 1,700 SF - 4,200 SF
BUILDING HEIGHT: 2 STORIES
LANDSCAPE SURFACE RATIO: .49
MINIMUM LANDSCAPE SURFACE RATIO: .20
MINIMUM PARKING REQUIREMENT: 2 PER SINGLE FAMILY HOME
MAXIMUM PARKING LIMIT: N/A
PARKING PROVIDED: 2 PER SINGLE FAMILY HOME
RESIDENTIAL DENSITY: 1.62 DUA (TOTAL SITE)
TREE CANOPY: 6.54 AC (9.2%) EXISTING
DEDICATION OF GREENWAY TRAIL AREA (35x100 SF) + (60x600 SF) = 90,000 SF
FORMAL OPEN SPACE REQUIRED: 33% (15.2 AC)
FORMAL OPEN SPACE REQUIRED: 66% (7.04 AC)

OPEN SPACE: 27.04 AC (49.7% PUD SITE)
FORMAL OPEN SPACE REQUIRED: 15% (10.66 AC)
FORMAL OPEN SPACE REQUIRED: 33% (15.2 AC)
FORMAL OPEN SPACE REQUIRED: 66% (7.04 AC)

LAND USE PLAN COMPLIANCE: LANDSCAPE SURFACE RATIO: .49
MINIMUM LANDSCAPE SURFACE RATIO: .20
MINIMUM PARKING REQUIREMENT: 2 PER SINGLE FAMILY HOME
MAXIMUM PARKING LIMIT: N/A
PARKING PROVIDED: 2 PER SINGLE FAMILY HOME
RESIDENTIAL DENSITY: 1.62 DUA (TOTAL SITE)
TREE CANOPY: 6.54 AC (9.2%) EXISTING
DEDICATION OF GREENWAY TRAIL AREA (35x100 SF) + (60x600 SF) = 90,000 SF
FORMAL OPEN SPACE REQUIRED: 33% (15.2 AC)
FORMAL OPEN SPACE REQUIRED: 66% (7.04 AC)

CHARACTER AREA OVERLAY: WHCO 2 & 3
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
RIZER POINT PUD WAS APPROVED IN AUGUST 2007. THE PROPERTY HAS BOTH SPECIAL AREA 2 AND 3 ON THE PROPERTY. THIS DEVELOPMENT PLAN MAKES NO CHANGE TO THE ORIGINALLY APPROVED RIZER POINT PUD; IT ADDS AN ADDITIONAL PROPERTY TO THE NORTH WITH 20 NEW SINGLE FAMILY LOTS AND OPEN SPACE.

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

DESIGN CONCEPT

THE ADDITION OF THE NEW PROPERTY TO THE RIZER POINT PUD ALLOWS FOR VIOLA LANE TO EXTEND AND CREATE A VEHICULAR AND PEDESTRIAN CONNECTION TO WEDGEWOOD DRIVE. ADDITIONALLY, LOT LINES FOR THE PROPOSED ADDITION HAVE BEEN PROPOSED TO BE SIMILAR TO THEIR EXISTING ADJACENT LOTS.

LOCAL COMPATIBILITY

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

STATEMENT OF IMPACTS

WATER
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN WATER SERVICES. WATER MAIN IS LOCATED ON DEL RIO PIKE.
115 SFU / 350 GPD = 40,250 GPD

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

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

STREET NETWORK
THE MAJOR THROUGHFARE PLAN INDICATES THE FUTURE DEVELOPMENT MACK HATCHER PARKWAY NORTH OF RIZER POINT. PROJECTED TRIPS FOR THIS ADDITION IS 214 TRIPS PER DAY (20 SINGLE FAMILY RESIDENTIAL UNITS @ 10.7 TRIPS PER DAY).

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

POLICE AND FIRE
FIRE STATION, HWY 96 - 3.6 MILES DRIVING DISTANCE



OVERALL EXISTING CONDITIONS



EXISTING TREE CANOPY:
TOTAL EXISTING CANOPY: 6.54 AC (9.2%)
REQUIRED PRESERVATION: 54% 3.53 AC
TREE CANOPY AREA A: 3.03 AC (ORIGINAL RIZER POINT PROPERTY)
TREE CANOPY AREA B: 3.51 AC (NEW PROPERTY)

SOIL TYPES		
A/B	ARMOUR SILT LOAM	2-5% SLOPES
ArC2	ARMOUR SILT LOAM (ERODED)	5-12% SLOPES
BrC2	BRAXTON CHERTY SILT LOAM (ERODED)	5-12% SLOPES
BsD3	BRAXTON CHERTY SILT LOAM (ERODED)	12-20% SLOPES
Hu	HUNTINGTON SILT LOAM (PHOSPHATIC)	N/A
MbB2	MAURY SILT LOAM (ERODED)	2-5%
MbC2	MAURY SILT LOAM (ERODED)	5-12%

SITE DATA:

PROJECT NAME:

RIZER POINT PUD SUBDIVISION
REZONING REQUEST, REV. 2

PROJECT NUMBER:

6144

SUBDIVISION:

RIZER POINT

LOT NUMBER:

N/A

ADDRESS:

DEL RIO PIKE

CITY:

FRANKLIN, TN

COUNTY:

WILLIAMSON

STATE:

TENNESSEE

CIVIL DISTRICT:

14TH CIVIL DISTRICT

MAP, GROUP, PARCEL NUMBERS:

MAP 63, PARCEL 3.01 (NEW PARCEL)

EXISTING ZONING:

S-DR & AG

PROPOSED ZONING NEW PARCEL:

S-DR (0.57)

CHARACTER AREA OVERLAY:

WHCO 2 & 3

OTHER APPLICABLE OVERLAYS:

FFO, FWO

APPLICABLE DEVELOPMENT STANDARD:

CONVENTIONAL

TOTAL AREA:

ORIGINAL RIZER POINT AREA: 35.94 AC
63-000301 (NEW PARCEL) AREA: 35.14 AC
TOTAL AREA: 71.08 AC

OVERALL DENSITY:

1.62 UNITS/AC TOTAL SITE
2.64 UNITS/AC ORIGINAL PUD AREA
0.57 UNITS/AC NEW PROPERTY
1.88 UNITS/AC

NET DENSITY (MINUS 5.92 AC ROW):

NET DENSITY (MINUS ROW AND 24 AC FWO OVERLAY):

2.79 UNITS/AC

NUMBER OF RESIDENTIAL UNITS BY USE TYPE:

24 TOWN HOME (CURRENT RIZER POINT PUD)
71 SINGLE FAMILY HOME (CURRENT RIZER POINT PUD)
20 SINGLE FAMILY HOME (NEW PROPERTY)

NONRESIDENTIAL SQUARE FOOTAGE:

N/A

TOTAL ACREAGE BY USE, ENTIRE SITE:

16.68 AC LOT IN RESERVE
26.88 AC OPEN SPACE
5.92 AC ROW
21.52 AC RESIDENTIAL LOTS

TOTAL ACREAGE BY USE, PER SECTION:

SECTION	RESIDENTIAL LOTS	OPEN SPACE	TOTAL
1	3.08 AC	10.57 AC	14.82 AC
2	4.35 AC	0.81 AC	9.24 AC
3	3.30 AC	- AC	4.10 AC
4	3.11 AC	0.93 AC	4.89 AC
5	3.69 AC	14.18 AC	17.87 AC

MINIMUM REQUIRED SETBACK LINES:	SEE LOT DIAGRAMS
OWNER (RIZER POINT MASTER DEVELOPER):	GOODALL INC BUILDERS JACK LUDINGTON 393 MAPLE STREET, SUITE 100 GALLATIN, TN 37066 615-451-5029 jludington@goodallhomes.com
OWNER (PARCEL 3.01):	F-L FARMS 4720 HARPETH PEYTONSVILLE RD THOMPSON STATION, TN 37179
APPLICANT:	GOODALL HOMES 393 MAPLE STREET, SUITE 100 GALLATIN, TN 37066 615-451-5029 JACK LUDINGTON jludington@goodallhomes.com
BUILDING SQUARE FOOTAGE:	1,700 SF - 4,200 SF
BUILDING HEIGHT:	2 STORIES
LANDSCAPE SURFACE RATIO:	.49
MINIMUM LANDSCAPE SURFACE RATIO:	.20
MINIMUM PARKING REQUIREMENT:	2 PER SINGLE FAMILY HOME
MAXIMUM PARKING LIMIT:	N/A
PARKING PROVIDED:	2 PER SINGLE FAMILY HOME
RESIDENTIAL DENSITY:	1.62 DUA (TOTAL SITE)
TREE CANOPY:	6.54 AC (9.2%) EXISTING
PARKLAND (IF APPLICABLE):	DEDICATION OF GREENWAY TRAIL AREA (35x1200 SF) + (80x600 SF) = 90,000 SF 78,000 SF ORIGINAL PUD 12,000 SF REVISION 3 27.04, (49.7% PUD SITE)
OPEN SPACE:	
OPEN SPACE ACREAGE REQUIRED: 15% (10.66 AC)	
FORMAL OPEN SPACE REQUIRED: 33% (3.52 AC)	
FORMAL OPEN SPACE REQUIRED: 66% (7.04 AC)	

LAND USE PLAN COMPLIANCE:
CHARACTER AREA OVERLAY: WHCO 2 & 3
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL

RIZER POINT PUD WAS APPROVED IN AUGUST 2007. THE PROPERTY HAS BOTH SPECIAL AREA 2 AND 3 ON THE PROPERTY. THIS DEVELOPMENT PLAN MAKES NO CHANGE TO THE ORIGINALLY APPROVED RIZER POINT PUD: IT ADDS AN ADDITIONAL PROPERTY TO THE NORTH WITH 20 NEW SINGLE FAMILY LOTS AND OPEN SPACE.

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

DESIGN CONCEPT
THE ADDITION OF THE NEW PROPERTY TO THE RIZER POINT PUD ALLOWS FOR VIOLA LANE TO EXTEND AND CREATE A VEHICULAR AND PEDESTRIAN CONNECTION TO WEDGEWOOD DRIVE. ADDITIONALLY, LOT LINES FOR THE PROPOSED ADDITION HAVE BEEN PROPOSED TO BE SIMILAR TO THEIR EXISTING, ADJACENT LOTS.

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

STATEMENT OF IMPACTS
WATER
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN WATER SERVICES. WATER MAIN IS LOCATED ON DEL RIO PIKE.
11" SFI * 350 GPD * 40,250 GPD
SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN WILL CONNECT INTO PUMP STATION LOCATED ON DEL RIO PIKE.

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

STREET NETWORK
THE MAJOR THROUGHFARE PLAN INDICATES THE FUTURE DEVELOPMENT MACK HATCHER PARKWAY NORTH OF RIZER POINT. PROJECTED TRIPS FOR THIS ADDITION IS 214 TRIPS PER DAY (20 SINGLE FAMILY RESIDENTIAL UNITS @ 10.7 TRIPS PER DAY).

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

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

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

PROJECTED STUDENT POPULATION
THE STUDENT POPULATION IS PROJECTED AT A RATE OF ONE STUDENT PER .64 HOMES.
115 X .64 = 73.6 STUDENTS

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

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

- NOTES
1. A PORTION OF THIS PROPERTY FALLS WITHIN A FLOOD HAZARD AREA, ZONE AE, AS DEPICTED ON THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) NUMBERS: 47187C0184F & 47187C0192F, DATED SEPT 2006. ELEVATION VARIES 625.0-625.5.
 2. NO MINERAL RIGHTS ARE HELD BY PARTIES OUTSIDE OF THE OWNER.

RIZER POINT PUD SUBDIVISION
REZONING REQUEST, REVISION 2
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE 37064
COF PROJECT NO. xxxx



rev. date
June 2, 2016

△
△
△
△

MAY 9, 2016

SHEET

C1.1
EXISTING
CONDITIONS

ORDINANCE 2016-21

TO BE ENTITLED, “AN ORDINANCE TO REZONE 35.74 ACRES FROM AGRICULTURAL – AG DISTRICT TO SPECIFIC DEVELOPMENT RESIDENTIAL – SD-R (0.56) DISTRICT FOR THE PROPERTY LOCATED NORTH OF DEL RIO PIKE AND EAST OF DEL RIO COURT.”

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

WHEREAS, the Specific Development Residential – SR-R (0.57) district provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2016-30, approving a Revised Plan Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of Agriculture – AG District to Specific Development Residential – SD-R (0.57) District:

PREMISES CONSIDERED

Map-Parcel	Acres
63 3.01	35.74
Total	35.74

The following legal description is for property in Williamson County, City of Franklin, TN, located on the lands of F-L Farms, LLC, of record in Deed Book 4530, Page 178, R.O.W.C., TN. Property is also described as Parcel 3.01 on Map 63.

Commencing at the point of beginning, point being the Northeastern property line of the land conveyed to Ryan and Krystin Lemmon, of record in Deed Book 6534, Page 854, R.O.W.C., TN, Point also being along the westerly margin of the Viola Lane Right of Way;

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

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

Thence, N 00° 30' 49" E for a distance of 505.70 feet to a point on a line.

Thence, N 03° 37' 49" E for a distance of 362.80 feet to a point on a line.

Thence, N 29° 37' 49" E for a distance of 519.50 feet to a point on a line.

Thence, N 42° 12' 49" E for a distance of 318.00 feet to a point on a line.

Thence, N 40° 20' 49" E for a distance of 300.00 feet to a point on a line.

Thence, N 50° 04' 49" E for a distance of 300.00 feet to a point on a line.

Thence, S 26° 33' 27" E for a distance of 172.40 feet to a point on a line.
Thence, S 03° 59' 27" E for a distance of 169.00 feet to a point on a line.
Thence, S 02° 50' 33" W for a distance of 1829.84 feet to a point on a line.
Thence, N 83° 36' 11" W for a distance of 439.04 feet to a point on a line.
Thence N 75° 28' 11" W a distance of 238.86 feet to the point of beginning
and containing 35.74 acres more or less.

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

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

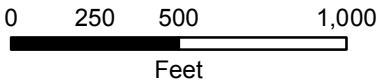
Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:	_____
PASSED FIRST READING:	_____
PUBLIC HEARING HELD:	_____
PASSED SECOND READING:	_____
PASSED THIRD READING:	_____

RIZER POINT PUD SUBDIVISION, REZONING,
(ORDINANCE 2016-21)
FRANKLIN MUNICIPAL PLANNING COMMISSION
06/23/2016

<UND><BOL>Project Information</BOL></UND>
Existing Zoning: Agricultural (AG)
Proposed Zoning: SD-R 0.57
Existing Land Use: Vacant
Proposed Land Use: Detached Residential
Character Area: WHCO 2 & 3
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 35.14 acres

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



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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RIZER POINT PUD SUBDIVISION REZONING REQUEST

REVISION 2

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

OWNER/APPLICANT:

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

PLANNER/LANDSCAPE ARCHITECT

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

CIVIL ENGINEER:

DEWEY ENGINEERING
MICHEAL DEWEY
2925 BERRY HILL DRIVE
NASHVILLE, TENNESSEE 37204
615.401-9956
mdewey@dewey-engineering.com

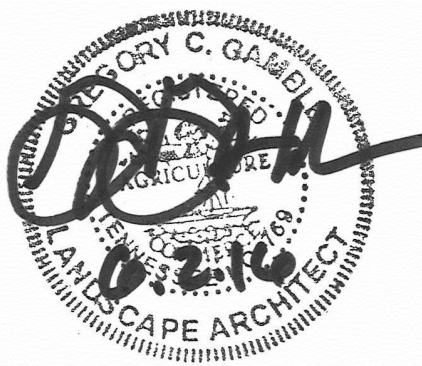


REVISION 2 SUMMARY:

This Rezoning Request is to accompany the Development Plan Revision 3, and is to include a new Section, Section 5 to the overall PUD. Section 5 is an additional parcel (+/-35.14 AC) and 20 new single family detached homes. The other four sections of the original Rizer Point PUD have approved Site Plans and are either in construction or complete. No change is proposed to Sections 1 - 4.

INDEX OF SHEETS

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



COF # 6144
MAY 9, 2016
REVISED: JUNE 2, 2016

LEGAL DESCRIPTIONS:
LEGAL DESCRIPTION OF NEW PROPERTY, TO BE REZONED
The following legal description is for property in Williamson County, City of Franklin, TN, located on the lands of F-L Farms, LLC, of record in Deed Book 4530, Page 178, R.O.W.C., TN. Property is also described as Parcel 3.01 on Map 63.

Commencing at the point of beginning, point being the Northeastern property line of the land conveyed to Ryan and Krystin Lemmon, of record in Deed Book 6534, Page 854, R.O.W.C., TN, Point also being along the westerly margin of the Viola Lane Right of Way;

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

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

Thence, N 00° 30' 49" E for a distance of 505.70 feet to a point on a line.

Thence, N 03° 37' 49" E for a distance of 362.80 feet to a point on a line.

Thence, N 29° 37' 49" E for a distance of 519.50 feet to a point on a line.

Thence, N 42° 12' 49" E for a distance of 318.00 feet to a point on a line.

Thence, N 40° 20' 49" E for a distance of 300.00 feet to a point on a line.

Thence, N 50° 04' 49" E for a distance of 300.00 feet to a point on a line.

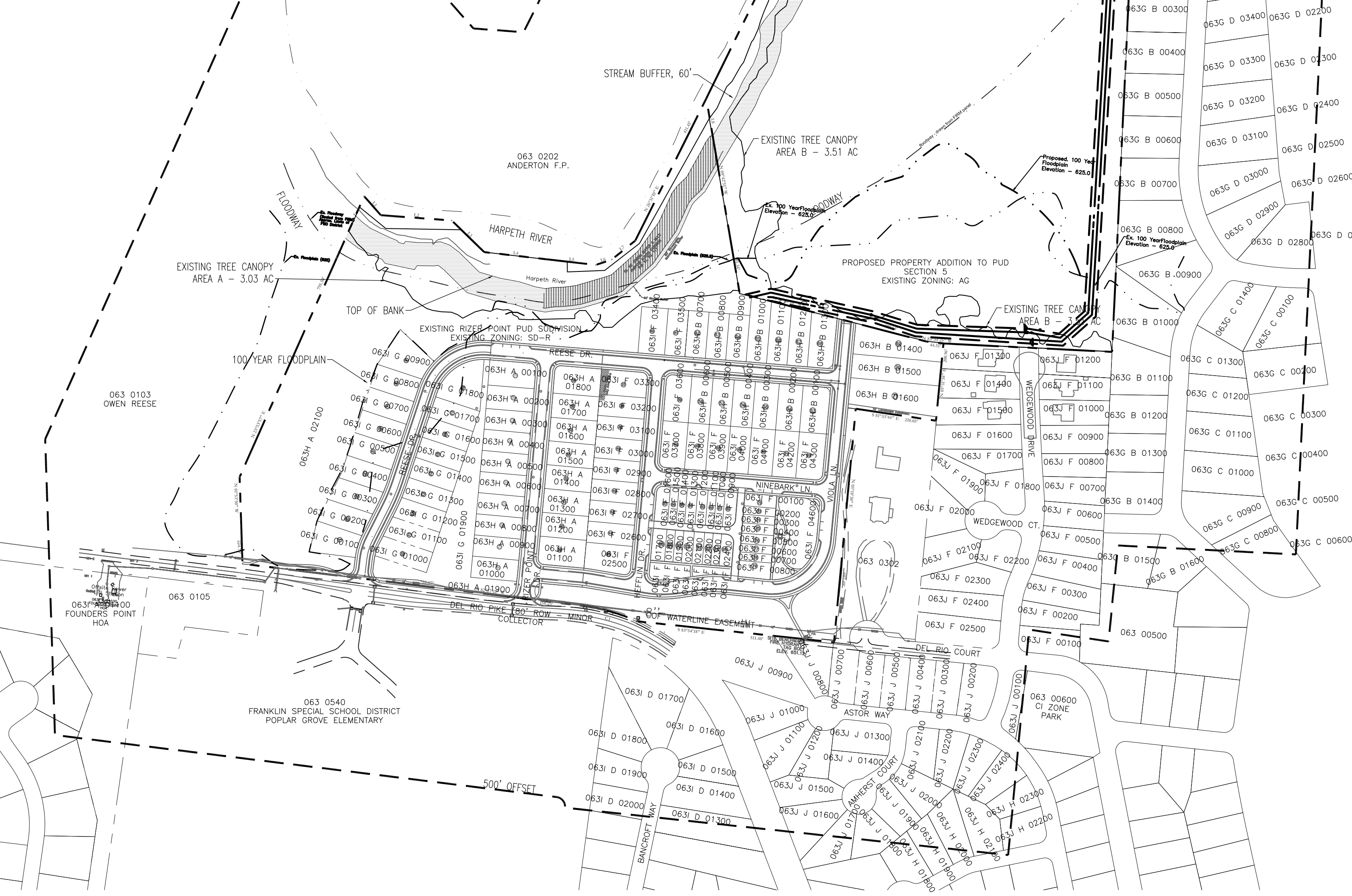
Thence, S 26° 33' 27" E for a distance of 172.40 feet to a point on a line.

Thence, S 03° 59' 27" E for a distance of 169.00 feet to a point on a line.

Thence, S 02° 50' 33" W for a distance of 1829.84 feet to a point on a line.

Thence, N 83° 36' 11" W for a distance of 439.04 feet to a point on a line.

Thence N 75° 28' 11" W a distance of 238.86 feet to the point of beginning and containing 35.74 acres more or less.



ADJACENT PROPERTY OWNERS WITHIN 500'

063 0103	2010 Del Rio Pk	Condon Owen Reese			OWNER2
063 0104	2010 Del Rio Pk	Founders Point HOA			
063 0105	2010 Del Rio Pk	Zaring Homes Inc			
063 0106	1100 Del Rio Pk	Tennessee Valley Authority			
063 0107	750 New HWY 98 W	Franklin Special School Dist			
063 0108	541 Bancroft Way	James Robert Brown			Deborah Lynne Bowen
063 0109	545 Bancroft Way	Robert E Bright			Pamela V Bright
063 0110	541 Bancroft Way	Joel Lee Bennett			James L Bennett
063 0111	541 Bancroft Way	William M Swenness			
063 0112	545 Bancroft Way	Timothy A Parker			Markie Parker
063 0113	538 Bancroft Way	Nancy Samuel			Ann Samuel
063 0114	538 Bancroft Way	Xingy Guo			Robert Wright
063 0115	534 Bancroft Way	Shirley Wright			Stephanie L Garrett
063 0116	536 Astor Way	Charles V Garrett			
063 0117	559 Astor Way	Kristal Dale			
063 0118	555 Astor Way	Rolling Hollow Prop LLC			
063 0119	551 Astor Way	Victoria L Marlowe			
063 0120	704 Amhurst Ct	Venus Adams			Steadfastness (Bhannan)
063 0121	706 Amhurst Ct	Shawneer Amhurst			
063 0122	709 Amhurst Ct	James L Hough			
063 0123	707 Amhurst Ct	David A Cole			
063 0124	709 Amhurst Ct	Angela Marie Powell			
063 0125	700 Amhurst Ct	Judith Hill			
063 0126	702 Amhurst Ct	James P. Pappell			
063 0127	354 Astor Way	ARP 2014 - B Borrower LLC			
063 0128	352 Astor Way	Keith Everett Smith			
063 0129	350 Astor Way	Budger Clark R. Rex Trust			
063 0130	348 Astor Way	Ronald Jay Hill			
063 0131	344 Astor Way	Kenny M Coleman			
063 0132	342 Astor Way	Christopher Harris			
063 0133	Astor Way	City of Franklin			
063 0134	701 Amhurst Ct	Miss S Bengali			Carla E Harris
063 0135	339 Astor Way	Victor M Menzies			PO BOX 306
063 0136	335 Astor Way	Benjamin L Harris			Nancy L Bengali
063 0137	331 Astor Way	McCarte T S & Family Trust			Tammy Harris
063 0138	327 Astor Way	Camille T Ford			
063 0139	323 Astor Way	Paul V. Skovicki			
063 0140	608 Doubrocks Ct	James D Carter			
063 0141	608 Doubrocks Ct	Kris Hubbard			Wynaford W Hubbard
063 0142	604 Doubrocks Ct	James E Siegel IV			Kimberly J Siegel
063 0143	602 Doubrocks Ct	Henry J Seneal			Hannah J Seneal
063 0144	1105 Wedgewood Dr	Timothy J Forbes			James D Forbes
063 0145	1100 Wedgewood Dr	Trent Collier			Robert Collier
063 0146	1113 Wedgewood Dr	Patricia Patterson			Patricia Patterson
063 0147	585 Wedgewood Ct	Robert M Chiles			Toni Chiles
063 0148	1115 Wedgewood Dr	Hansel Jonathan Eason			Michael Eason
063 0149	1113 Wedgewood Dr	Kean Patterson			William H Eason
063 0150	1108 Wedgewood Dr	Pearson Trust Company Custodian			Tawana Patterson
063 0151	1104 Wedgewood Dr	Glenn H Moore			
063 0152	1109 Del Rio Ct	Gerardo Ruiz			
063 0153	605 Edwards Dr	Daryl W Sanders			Mary L Moore
063 0154	603 Edwards Dr	Jennifer Hart			Ada Ruiz
063 0155	789 Edwards Dr	James E Bough			Janice L Sanders
063 0156	815 Rabel Ct	Stanley A Christiansen			
063 0157	Hillboro Rd	Anderson Family Partnership			
063 0158	1100 Del Rio Ct	Tennessee Valley Authority			Mary L Bough
063 0159	HILLSBORO RD	ANDERTON FAMILY PARTNERSHIP			Caroline A Delacorte Christiansen
063 0160	DEL RIO PK	ANDERTON FAMILY PARTNERSHIP			
063 0161	2660 DEL RIO PK	REITLER RYAN			
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OVERALL EXISTING CONDITIONS



EXISTING TREE CANOPY:
TOTAL EXISTING CANOPY: 6.54 AC (9.2%)
REQUIRED PRESERVATION: 54% 3.53 AC
TREE CANOPY AREA A: 3.03 AC (ORIGINAL RIZER POINT PROPERTY)
TREE CANOPY AREA B: 3.51 AC (NEW PROPERTY)

SOIL TYPES		
A/B	ARMOUR SILT LOAM	2-5% SLOPES
ArC2	ARMOUR SILT LOAM (ERODED)	5-12% SLOPES
BrC2	BRAXTON CHERTY SILT LOAM (ERODED)	5-12% SLOPES
BsD3	BRAXTON CHERTY SILT LOAM (ERODED)	12-20% SLOPES
Hu	HUNTINGTON SILT LOAM (PHOSPHATIC)	N/A
MbB2	MAURY SILT LOAM (ERODED)	2-5%
MbC2	MAURY SILT LOAM (ERODED)	5-12%

SITE DATA:

PROJECT NAME:

PROJECT NUMBER:

SUBDIVISION:

LOT NUMBER:

ADDRESS:

CITY:

COUNTY:

STATE:

CIVIL DISTRICT:

MAP GROUP, PARCEL NUMBERS:

EXISTING ZONING:

PROPOSED ZONING NEW PARCEL:

CHARACTER AREA OVERLAY:

OTHER APPLICABLE OVERLAYS:

APPLICABLE DEVELOPMENT STANDARD:

TOTAL AREA:

OVERALL DENSITY:

RIZER POINT PUD SUBDIVISION
REZONING REQUEST, REV. 2
6144
RIZER POINT
N/A
DEL RIO PIKE
FRANKLIN, TN
WILLIAMSON
TENNESSEE
14TH CIVIL DISTRICT
MAP 63, PARCEL 3.01 (NEW PARCEL)
S-DR & AG
S-DR (0.57)
WHCO 2 & 3
FFO, FWO
CONVENTIONAL
ORIGINAL RIZER POINT AREA: 35.94 AC
63-000301 (NEW PARCEL) AREA: 35.14 AC
TOTAL AREA: 71.08 AC
1.62 UNITS/AC TOTAL SITE
2.64 UNITS/AC ORIGINAL PUD AREA
0.57 UNITS/AC NEW PROPERTY
1.88 UNITS/AC

NET DENSITY (MINUS 5.92 AC ROW):
NET DENSITY (MINUS ROW AND 24 AC FWO OVERLAY):
24 TOWN HOME (CURRENT RIZER POINT PUD)
71 SINGLE FAMILY HOME (CURRENT RIZER POINT PUD)
20 SINGLE FAMILY HOME (NEW PROPERTY)

N/A
16.68 AC LOT IN RESERVE
26.88 AC OPEN SPACE
5.92 AC ROW
21.52 AC RESIDENTIAL LOTS

TOTAL ACREAGE BY USE, PER SECTION:

SECTION	RESIDENTIAL LOTS	OPEN SPACE	TOTAL
1	3.08 AC	10.57 AC	14.82 AC
2	4.35 AC	0.81 AC	9.24 AC
3	3.30 AC	- AC	4.10 AC
4	3.11 AC	0.93 AC	4.89 AC
5	3.69 AC	14.18 AC	17.87 AC

MINIMUM REQUIRED SETBACK LINES:	SEE LOT DIAGRAMS
OWNER (RIZER POINT MASTER DEVELOPER):	GOODALL INC BUILDERS JACK LUDINGTON 393 MAPLE STREET, SUITE 100 GALLATIN, TN 37066 615-451-5029 jludington@goodallhomes.com
OWNER (PARCEL 3.01):	F-L FARMS 4720 HARPETH PEYTONSVILLE RD THOMPSON STATION, TN 37179
APPLICANT:	GOODALL HOMES 393 MAPLE STREET, SUITE 100 GALLATIN, TN 37066 615-451-5029 JACK LUDINGTON jludington@goodallhomes.com
BUILDING SQUARE FOOTAGE:	1,700 SF - 4,200 SF
BUILDING HEIGHT:	2 STORIES
LANDSCAPE SURFACE RATIO:	.49
MINIMUM LANDSCAPE SURFACE RATIO:	.20
MINIMUM PARKING REQUIREMENT:	2 PER SINGLE FAMILY HOME
MAXIMUM PARKING LIMIT:	N/A
PARKING PROVIDED:	2 PER SINGLE FAMILY HOME
RESIDENTIAL DENSITY:	1.62 DUA (TOTAL SITE)
TREE CANOPY:	6.54 AC (9.2%) EXISTING
PARKLAND (IF APPLICABLE):	DEDICATION OF GREENWAY TRAIL AREA (35x1200 SF) + (80x600 SF) = 90,000 SF 78,000 SF ORIGINAL PUD 12,000 SF REVISION 3 27.04, (49.7% PUD SITE)
OPEN SPACE:	
OPEN SPACE ACREAGE REQUIRED: 15% (10.66 AC)	
FORMAL OPEN SPACE REQUIRED: 33% (3.52 AC)	
FORMAL OPEN SPACE REQUIRED: 66% (7.04 AC)	

LAND USE PLAN COMPLIANCE:
CHARACTER AREA OVERLAY: WHCO 2 & 3
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL

RIZER POINT PUD WAS APPROVED IN AUGUST 2007. THE PROPERTY HAS BOTH SPECIAL AREA 2 AND 3 ON THE PROPERTY. THIS DEVELOPMENT PLAN MAKES NO CHANGE TO THE ORIGINALLY APPROVED RIZER POINT PUD: IT ADDS AN ADDITIONAL PROPERTY TO THE NORTH WITH 20 NEW SINGLE FAMILY LOTS AND OPEN SPACE.

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

DESIGN CONCEPT
THE ADDITION OF THE NEW PROPERTY TO THE RIZER POINT PUD ALLOWS FOR VIOLA LANE TO EXTEND AND CREATE A VEHICULAR AND PEDESTRIAN CONNECTION TO WEDGEWOOD DRIVE. ADDITIONALLY, LOT LINES FOR THE PROPOSED ADDITION HAVE BEEN PROPOSED TO BE SIMILAR TO THEIR EXISTING, ADJACENT LOTS.

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

STATEMENT OF IMPACTS
WATER
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN WATER SERVICES. WATER MAIN IS LOCATED ON DEL RIO PIKE.
11" SFI * 350 GPD * 40,250 GPD
SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN WILL CONNECT INTO PUMP STATION LOCATED ON DEL RIO PIKE.

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

STREET NETWORK
THE MAJOR THROUGHFARE PLAN INDICATES THE FUTURE DEVELOPMENT MACK HATCHER PARKWAY NORTH OF RIZER POINT. PROJECTED TRIPS FOR THIS ADDITION IS 214 TRIPS PER DAY (20 SINGLE FAMILY RESIDENTIAL UNITS @ 10.7 TRIPS PER DAY).

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

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

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

PROJECTED STUDENT POPULATION
THE STUDENT POPULATION IS PROJECTED AT A RATE OF ONE STUDENT PER .64 HOMES.
115 X .64 = 73.6 STUDENTS

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

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

- NOTES
1. A PORTION OF THIS PROPERTY FALLS WITHIN A FLOOD HAZARD AREA, ZONE AE, AS DEPICTED ON THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) NUMBERS: 47187C0184F & 47187C0192F, DATED SEPT 2006. ELEVATION VARIES 625.0-625.5.
 2. NO MINERAL RIGHTS ARE HELD BY PARTIES OUTSIDE OF THE OWNER.

RIZER POINT PUD SUBDIVISION
REZONING REQUEST, REVISION 2
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE 37064
COF PROJECT NO. xxxx



rev. date
June 2, 2016

- △
- △
- △

MAY 9, 2016

SHEET

C1.1
EXISTING
CONDITIONS

COF no: 6144

CONDITIONS OF APPROVAL:

Planning

[Rizer Point Rezoning_6.2.2016.pdf](#)

1. Zoning

- Applicant shall correct zoning to:

SD-R 0.56

Based on 20 DWU on 35.74 Acres

2. Acreage

- Applicant shall correct site acreage to 35.74 acres per the surveyors description

Comment to June 23 FMPC meeting

Thank you for the opportunity to address the commission on agenda item 16-0513, consideration of ordinance 2016-21, and agenda item 16-0530, consideration of ordinance 2016-30 on the issue of Rizer Point Development Plan Revision and Rezoning, and Development requests.

My name is Eric Pan, and I reside at 1213 Reese Drive, one of five Goodall Rizer Point homes that borders the new property in question.

On May 15th, I was shocked to discover that there is a rezoning request for my neighborhood. My shock was only compounded when I learned the next day that it's going to be right behind my house, and I had already missed the first hearing! The first Goodall representative I spoke with said, "I was surprised I didn't see you there. I thought for sure this would be something you'd be all over on." Even Goodall knew and agreed that this issue would affect me deeply, that I would be actively involved, and that I would have a major stake in the outcome. If I had known, I would have taken every opportunity to be present and address the Commission on April 28th. I had planned on being here tonight in person, and would have been but for my father, a cancer survivor with failing health, who is flying in tonight to see us before he gets too sick to travel.

The next day, May 18th, I spoke with my alderman, Mr. McLendon, and the planning office to see why I wasn't notified about the April meeting. The planning office confirmed that my home, 1213 Reese Drive, was supposed to be notified for the April 28th meeting. However, the addressee list city provided to Goodall accidentally listed my home as still being owned by Goodall. I immediately requested the city to update the records and inform Goodall to correct their records, so I am notified for tonight's meeting and all future meetings.

I want to point out that section 2.3.8.4 of the Franklin Zoning Ordinance placed the entire responsibility of written notification on the applicant. Even though the city mistakenly listed Goodall as the owner of my home, it does not lessen Goodall's obligation to notify me when it has direct knowledge of the truth — Goodall knows that Goodall doesn't own my home, and Goodall knows that it sold me the home at the end of last year. I have also checked with the other 4 homes at Rizer Point that border the new property, and only 3 of 5 had received notice for the prior meeting. Tonight's rezoning request still erroneously identify no less than 8 private homes, including mine, as Goodall properties.

Comment to June 23 FMPC meeting

Since May 19th, I have been trying to meet with Goodall to learn more about their plans and discuss my concerns. We've finally met on the evening of June 20th, and many issues were raised but not resolved. It has taken more than a month just to have a first meeting, and I need more time to understand Goodall's proposal and its implications.

Since I am not at this meeting in person, I want to be explicit to avoid misunderstanding. I want to be clear that I am not accusing Goodall of malice or conspiracy. Nonetheless, the fact remains that someone at Goodall knowingly accepted mistaken information from the city, conveniently overlooked the fact that Goodall no longer owns my home, avoided mailing the public notice to my home, and denied me the right to be notified about this important issue that affects my daily living and my property value.

The public notification process exist to protect and give private property owners time and opportunity to voice their concerns. There was inadequate public notice in this case, and the applicant's responsibility should not be lessened just because of a paperwork error on the city's part when the applicant has direct knowledge of the truth, and when a simple letter of notice to the property address would have fulfilled the applicant's obligation.

As such, I am asking the Commission to restart the hearing process on this rezoning request due to inadequate public notification, so that my neighbors and I have time to understand the plan and impacts to our community, give this matter our full consideration, and discuss our concerns with Goodall, so that other neighbors and stakeholders who are not here tonight won't have their rights and their voices taken away like mine was.

Thank you,

Eric Pan

From: [Mario](#)
To: [Amy Diaz-Barriga](#)
Subject: Items #22, #23; Hillsboro Rd Improvements; Sidewalk Request
Date: Wednesday, June 22, 2016 9:29:53 AM

Date: June 21, 2016

Ms. Amy Diaz-Barriga:

As a resident of the Magnolia Place Subdivision since 1999, I would like to express my opinion regarding the Rizer Point Subdivision's request for expansion of 20 single family homes and the Hillsboro Road improvements now underway.

Let me begin by stating that I am not opposed to the Rizer Point proposal for additional housing. I am delighted that the success of Goodall Inc. Builders has generated additional interest in further expansion of their existing subdivision. Who wouldn't want to live in this wonderful city we call home. Franklin is a coveted area and growth is inevitable.

Equally, I am elated with the Hillsboro Road improvements now underway. They were and are greatly needed and long overdue.

My reason for writing is simply this: Due to the increase in traffic in the subdivisions affected by these endeavors, I would like to propose Safety features be provided for residents.

Sidewalks, for example would be greatly appreciated. There are two elementary schools, one middle school, one high school, and a private school all within a half mile radius of these proposals. Children are forced to walk these narrow and dangerous streets or stand on the corners waiting for the school bus. With the increase of traffic flow the risk to children is multiplied. Please provide sidewalks for our children. My daughter walks to school everyday during the school year and the traffic projected in the fall causes me great concern.

Additionally, along with sidewalks, the improvement for rain water drains would be a welcoming upgrade to our neighborhoods. The drainage improvements made on Del Rio Pike a few years ago have been appreciated, the only disappointment was that the development fell short of including Del Rio Court.

Thank you for your attention to my concerns.

Mrs. Lupe Veloz
1009 Del Rio Court
Franklin, TN 37064
Phone 615-879-8260
Email: veloz6@msn.com

Comment to June 23, 2016 FMPC Meeting

Thank you for the opportunity to address the commission on the following agenda items. . .

- 1) Item #22 (File 16-0513), consideration of ordinance 2016-21, on the issue of Rizer Point Development Plan Revision and Rezoning request.
- 2) Item #23 (File 16-0630), consideration of resolution 2016-30, on the proposal from Goodall Homes for a Phase 5 development plan on property discussed on item #22

My name is Jeff Brodoski, and I reside at 5002 Viola Lane, one of the Goodall Rizer Point homes that will be greatly impacted by the new Phase 5 development proposal. We are a family of 5 with 3 kids under the age of 10 and a pet dog.

First, let me state my family's position on the above items #22 and #23. We strongly oppose both proposal, especially the resolution 2016-30 proposal from Goodall Homes to develop a phase 5 expansion of Rizer Point. This proposed expansion of the neighborhood dramatically alters the environment that we bought into on July 2015.

We moved to Franklin in September 2008, spending almost 7 years in Villages of Clovercroft. In 2015 we wanted to find a home that was closer to school, had less traffic, was quieter, was safer, and was more private. Rizer Point provided us with a very nice and new neighborhood that was closer to school and was a smaller subdivision. What sold us on the home was that we were able to get a lot in the back corner Rizer Point, which gave us the **privacy, quietness, very low traffic, and safety** that we coveted in a new home.

Below is a picture of where our lot is within Rizer Point . . .



This proposal to expand our neighborhood into the wooded area does the following to why we bought our home . . .

- Reduces Safety by adding traffic in front of our house. As you can see, right now we only have 1 neighbor (not developed yet in this picture, but sits between us and tree line) that needs to drive past our house to get home.
- Quietness – adding 20 homes will obviously create more noise than we have now. The biggest noisemakers now are the birds and other animals that live in the wooded area. IN ADDITION, Goodall's proposal to have a playground right next to our neighbors yard will add even more noise.
- The view – right now we have a very nice view looking out the North side of our home into the wooded area. While the proposal does keep the tree line, the view would still be somewhat impacted in a negative way, especially with the playground there.
- Privacy – it goes without saying that by adding 20 additional homes in our corner of Rizer Point will definitely reduce our level of privacy.
- Home value – I have bought and sold 4 homes over the past 13 years, one thing I know for sure is that our home value will take a hit during the 2+ years it will take Goodall to prep land, develop the streets, sell and build the homes. While our home value will likely recover, the recovery will be delayed and it will be slower than if this proposal did not occur. The selling points that go away due to this proposal will greatly impact the home value recovery.
 - o In fact, the impact on our home value in the next 5 years would conservatively be \$15,000-\$20,000. That assumes losing a modest 1.0-1.5% increase each year.
- Construction – while not permanent, our home will be dealing with construction traffic for at least 2 years, and every single vehicle will have to pass our driveway to get to the Phase 5 expansion. This will greatly reduce the ability for our young kids, and 8 other young kids next to us, to play outdoors together the way they do now.

So it is easy to see why my family does not support this expansion, and you will see by the comments made during the meeting and written that other neighbors oppose this plan as well.

Please also keep in mind that not only did we buy our home for the reasons above, we also paid the highest lot premium (\$15,000) in Rizer Point to attain all of these reasons to purchase. While the long term impact on our home environment is the most important thing, I do not take it lightly when someone tries to take away what we paid for.

Which brings me to the bigger picture question I have for the City of Franklin and Goodall Homes . . .

The incentive from Goodall Homes is understood, they are a business and they stand to profit a few million from this expansion. BUT, I must mention that myself and all the other neighbors around me were told last year that Goodall has no plans to expand into the land (land subject in Item #22), and that Goodall could not build there if they wanted to because of the flood zones. This is one of the major reasons that neighbors are upset about this plan.

As for the City of Franklin, if you were to accept this proposal, the only incentive I can think of is more tax revenue. And by my estimates the city would gain about \$75-85,000 in tax revenue each year from these 20 homes. This proposal would do nothing to enhance your city, it would make several of your current residents unhappy, and it would destroy quiet land that really poses no strategic advantage for a potential builder. If you look at the land in question on item #22, it lies between Harpeth river, Rizer Point, and another established neighborhood that has been in existence since the 70's and early 80's.

I ask the City of Franklin, is it really worth the extra tax revenue to accept a plan that does not enhance your city and only upsets existing residents?

My family and I are hopeful that you will say no to this question and reject the proposed items #22 and #23.

Thank you for allowing us the opportunity to voice our concerns,

A handwritten signature in black ink, appearing to read "Jeff Brodoski". The signature is fluid and cursive, with the first name "Jeff" being more prominent and the last name "Brodoski" written in a continuous script.

Jeff Brodoski

5002 Viola Lane, Franklin, TN 37069

Agenda # 22
Re: Rizer Point Rezoning

City of Franklin Planning Commission,

I write to you today as a 30-year resident of Franklin, Tennessee who currently resides on Wedgewood Drive. I have multiple concerns about the proposed plans to rezone and develop the property north of Del Rio Pike and East of Del Rio Court.

My first concern is that this land should not be rezoned from agricultural to residential due to the implications for surrounding homes and the Harpeth River. As an avid kayaker, I am very familiar with the stretch of river that runs adjacent to this property as well as other portions of the river downstream. I understand that Goodall Homes plans to “dig out” an area equal to 125% of the flood plain that they are developing, however this does not compensate for the effects created by changing this landscape. First, when this land is converted from a pasture to development, the rain will no longer soak into the ground and then gradually percolate to the nearby river. Instead, it will immediately rush into the storm drains and the river at high speeds, washing away banks and vegetation. This flow of water will continue downstream at a rapid pace, putting stress and unnecessary wear and tear on bridges that are already aging, specifically the bridge at Cotton Lane. The long term implications of changing the landscapes will only lead to more cost for the city and the tax payers when these bridges are in need of repair and Goodall homes has already moved on to their next project.

The implications of changing this flood plain on surrounding homes should also be obvious to anyone who lived in Franklin during the 2010 flood, when this property and the adjacent neighborhood of Rebel Meadows were underwater. Many homes were completely destroyed and some have yet to be fully repaired due to the financial implications for these families. Leaving this property as an agricultural zone allows more absorption of water, slower runoff, and less impact on existing homeowners if the river were to rise to similar flood levels again. The addition of pavement and houses for Rizer Point would certainly divert more water into Rebel Meadows due to it's lower lying geography, so the increased risk you are placing on the existing home owners should not be ignored. Additionally, you must take responsibility that your decision also impacts neighborhoods downstream likely causing increased flooding in Fieldstone Farms, CottonWood, and the wastewater treatment plant behind Cottonwood.

I will conclude by reassuring you that I am not against developments in Franklin. We moved to Cottonwood when I was 5 years old and I watched as Fieldstone Farms, Mach Hatcher, and every other development create the town that I still call home. I appreciate the way our city scrutinizes developments and holds residential and commercial builders to high standards. However, I believe your role as the planning commission involves weighing the pros and cons of each application. In this scenario, I do not think the revenue generated by 20 additional homes in a flood plain will outweigh the environmental impact and threat of loss that will be placed on existing residents of your county.

Thank you for your consideration and please contact me directly for further discussion of this or related topics.

Jennifer Dunn, LCSW
(615) 218-8826
jennmdunn@gmail.com

1135 Wedgewood Drive Franklin, TN 37069



YOUR *Dream* STARTS HERE

July 21, 2016

Franklin Planning Department
Franklin City Hall
109 3rd Ave. South, Suite 120
Franklin, TN 37064

Dear Planning Commissioners,

This letter is in reference to the steps that have been taken, on behalf of Goodall Homes, as we go through the process of entitlement for a proposed section of 20 lots at the Rizer Point community, in Franklin. As we start a possible development we understand the feedback from the existing and surrounding community is vital in establishing a good plan. As you well know while it is challenging to address the concerns and request of everyone, it is important to have a thoughtful process and implement those suggestions that are both reasonable and improve the plan. We have had multiple meetings with homeowners of Rizer Point, both as a group and individually. In each of these meetings we have listened to concerns and suggestions. While this process has taken a considerable amount of time, it has ultimately provided us with information that we believe improves the overall plan for Rizer Point. Listed below is a list of items that Goodall Homes has agreed to provide within the plan, based on the community feedback.

1. Goodall Homes will add a significant landscape buffer between existing homeowners and the new section to provide separation and privacy between the two sections.
2. Within the new section, Goodall Homes will be shifting the original lot layout further away from the existing community to provide more distance between the two sections.
3. Goodall Homes will add a playground within the new section that will serve the entire Rizer Point Community.
4. Goodall Homes will add a walking trail to connect the playground to the existing community. In addition, walking trails will be added along the river. The walking trail system will serve the entire community.
5. Goodall Homes recommends adding traffic calming features entering into the new 20 lot section to minimize the effects of traffic.
6. Finally, we identified nine homeowners that we felt were directly impacted by the new section (Those home owners that back directly to the development) and partially impacted by the new section (Those home owners that are along the traffic route of the new section) and met with each individually. In those meetings we offered to refund the full lot premium for those directly impacted and refund ½ of the lot premium for those impacted partially. While we feel like each of these lots still warrants a premium for its location, we felt that since the homeowners bought prior to the proposed section being discussed that this was the right step to take.

As I mentioned before, while it difficult at times to meet the request of every homeowner, I believe that Goodall Homes as taken the steps to listen intently to the community and offer multiple enhancements for the community. I want to personally thank each of you for your time and consideration in this matter.

Sincerely,

Chris O'Neal
Chief Sales Officer
Goodall Homes
615.681.4335
coneal@goodallhomes.com





August 4, 2016

YOUR *Dream* STARTS HERE

Mr. Josh King
Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064
August 4, 2016

RE:COF Rizer Point PUD Subdivision,Rezoning and development plan
COF no: 6144

Dear Josh:

We respectfully request that the above referenced application be withdrawn.

Very truly yours,

Jack Ludington, P.E.
Vice President of Development



RIZER POINT PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3
 RESOLUTION 2016-30
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 6/23/2016

Site

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

Existing Zoning: Agricultural (AG)
 Proposed Zoning: SD-R 0.56
 Existing Land Use: Vacant
 Proposed Land Use: Detached Residential
 Character Area: WHCO-2 & WHCO - 3
 Development Standard: Conventional
 Other Overlays: FFO, FWO
 Site Acreage: 35.14 acres
 Proposed Number of Dwelling Units: 20
 Proposed Building Height: 2 stories

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



0 250 500 1,000
 Feet

This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained hereon.
 All data and materials (c) copyright 2016. All rights reserved.



rev.	date
1	JUNE 2, 2016

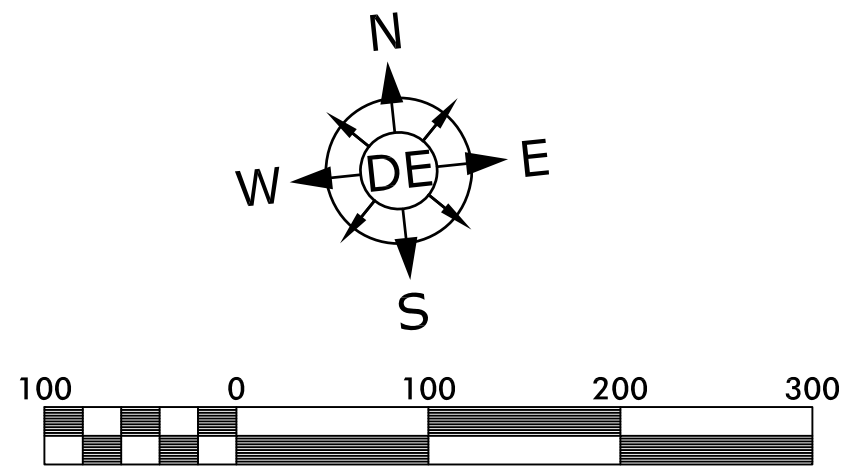
MAY 9, 2016

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

S H E E T

C2.1

TYPICAL
ARCHITECTURE



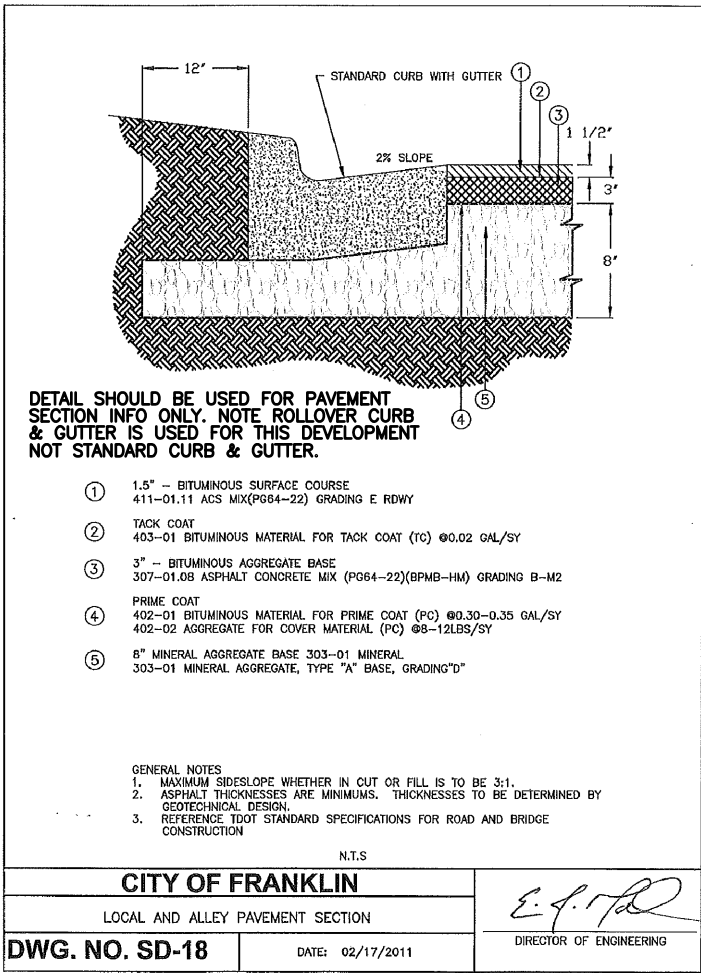
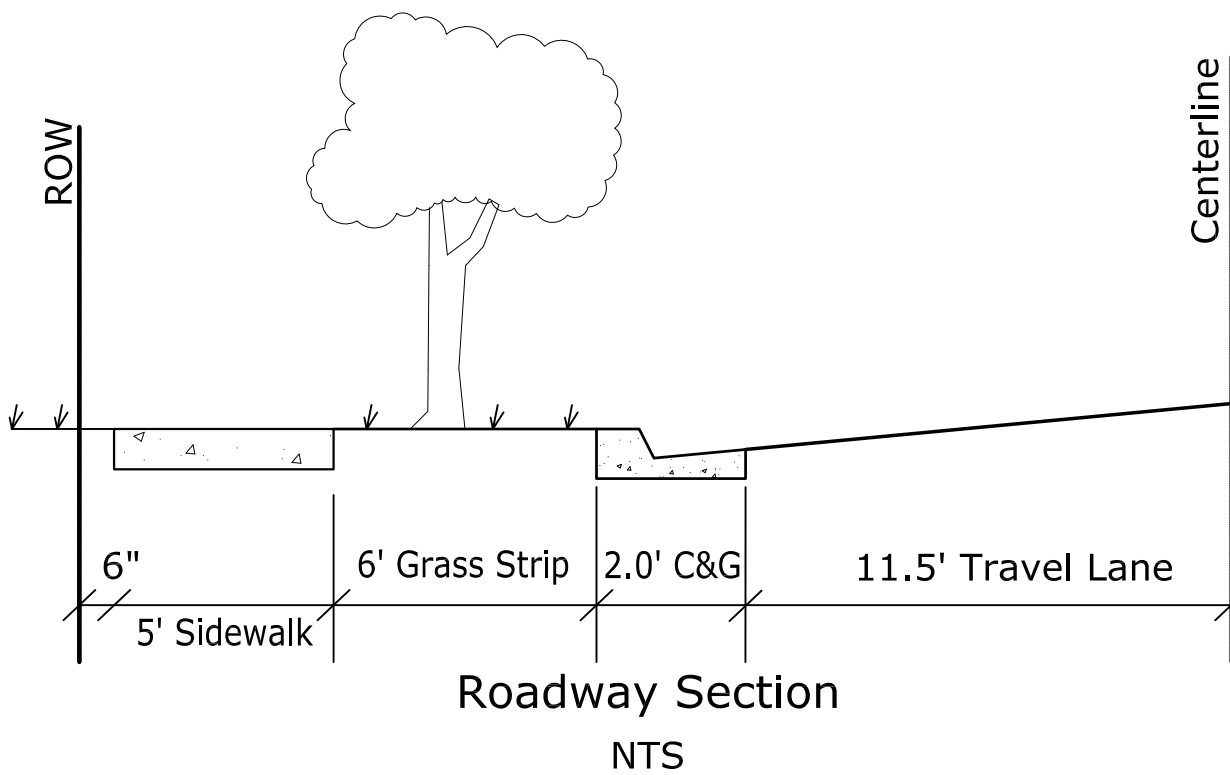
Scale 1" = 100'
Total Site Area = 68.5 ac
Section 5 Area = 35.5 ac

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

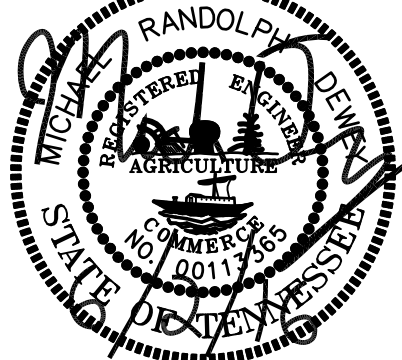
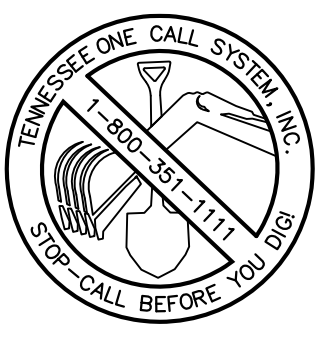
Developer
Goodall Inc. Builders
Contact: Jack Ludington
393 Maple Street #100
Gallatin, TN 37066
Phone: (615) 451-5029
Fax: (615) 451-4029

Flood Note
A Portion of this Property is
Located Within a Flood Hazard
Area, Zone AE, As Shown on Map
Panel Number 47187C0184F &
47187C0192F.
Dated Sept. 29, 2006.
Elev. Varies: 625.3-625.6
*Note: Preliminary FIRM
Dated: August 29, 2014
100 Year Floodplain Elevation 625.0

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



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



Revisions:

Drawing Notes:
COF Project # 6145

Date: June 2, 2016

Rizer Point PUD

Section 5 Development Plan

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

DEWEY
ENGINEERING

Overall ROW & Access Plan

C4.0

RIZER POINT PUD SUBDIVISION DEVELOPMENT PLAN

REVISION 3

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

OWNER/APPLICANT:
GOODALL INC, BUILDERS
393 MAPLE STREET, SUITE 100
GALLATIN, TN 37066
JACK LUDINGTON
615.451.5029

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

CIVIL ENGINEER:
DEWEY ENGINEERING
MICHEAL DEWEY
2925 BERRY HILL DRIVE
NASHVILLE, TENNESSEE 37204
615.401-9956
mdewey@dewey-engineering.com



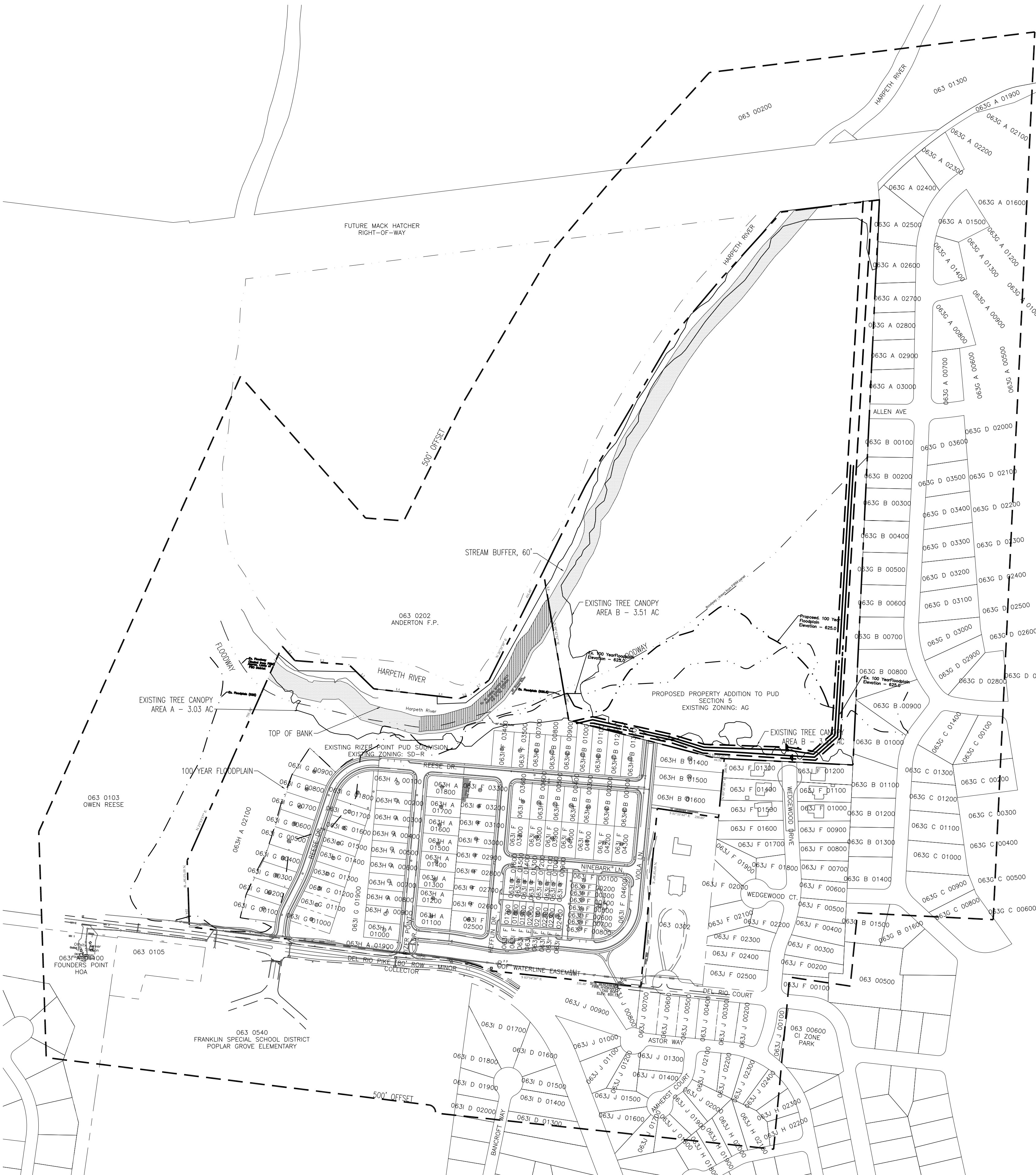
REVISION 3 SUMMARY:

This Development Plan Revision is to include a new Section, Section 5 to the overall PUD. Section 5 is an additional parcel (+/-35.14 AC) and 20 new single family detached homes. The other four sections of the original Rizer Point PUD have approved Site Plans and are either in construction or complete. No change is proposed to Sections 1 - 4.

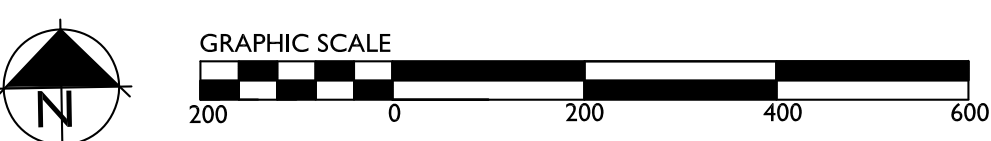
INDEX OF SHEETS

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





OVERALL EXISTING CONDITIONS



ADJACENT PROPERTY OWNERS WITHIN 500'

PARCEL	PROP. STREET	OWNER1	OWNER2
063-0103	2070 Del Rio Pk	Condon Owen Reese	
063-0104	DEL RIO PK	Founders Point HOA	
063-0105	DEL RIO PK	Zaring Homes Inc	
063-0002	1100 Del Rio Ct	Tennessee Valley Authority	
063-0540	750 New HWY 98 W	Franklin Special School Dist	
063 D 01700	447 Bancroft Way	James Robert Brown	Deborah Lynne Brown
063 D 01800	545 Bancroft Way	Robert E Bright	Pamela V Bright
063 D 02000	545 Bancroft Way	William M Swenness	Sandra Bennett
063 D 01901	541 Bancroft Way	Timothy A Parker	
063 D 01900	540 Bancroft Way	Nancy Samuel	Marie Parker
063 D 01901	538 Bancroft Way	James L Smith	Terri Colwell
063 D 01900	536 Bancroft Way	Xingy Guo	
063 D 01900	534 Bancroft Way	Shelley Wright	
063J A 00000	556 Astor Way	Charles V Garrett	Stephanie L Garrett
063J A 01000	559 Astor Way	Kristal Dade	
063J A 01100	555 Astor Way	Rolling Hollow Prop LLC	
063J A 01200	551 Astor Way	Victoria L Vance	
063J A 01300	704 Amhurst Ct	Venu, Adam	
063J A 01400	706 Amhurst Ct	Shouneer Ammuruk	
063J A 01500	709 Amhurst Ct	James L Hough	
063J A 01600	707 Amhurst Ct	David A Cole	
063J A 01700	705 Amhurst Ct	Angela Marie Powell	
063J A 01800	700 Amhurst Ct	Judith Hill	
063J A 01900	702 Amhurst Ct	Tapes Pappalop	
063J A 02000	354 Astor Way	ARP 2014 - B Borrower LLC	
063J A 02100	352 Astor Way	Keith Ewenite Smith	
063J A 02200	350 Astor Way	Budner Glenn R Rev Trust	
063J A 02300	348 Astor Way	Ronald Jay Hill	
063J A 02400	344 Astor Way	Kamy M Coleman	
063J A 02500	342 Astor Way	Christopher Harris	
063J A 02600	Astor Way	City of Franklin	
063J A 02700	701 Amhurst Ct	Miss S Bengali	
063J A 02800	359 Astor Way	Victor M Mendez	
063J A 02900	355 Astor Way	Benjamin L Harris	
063J A 03000	331 Astor Way	McCormick T & S Family Trust	
063J A 03100	327 Astor Way	Camille T Ford	
063J A 03200	323 Astor Way	Paul V Skovicki	
063J A 03300	608 Doubrooke Ct	James E Skovicki	
063J A 03400	606 Doubrooke Ct	Kris Hubbard	
063J A 03500	604 Doubrooke Ct	James E Skovicki IV	
063J A 03600	602 Doubrooke Ct	Henry J Seneel	
063J A 03700	1105 Wedgewood Dr	Timothy J Forbes	
063J A 03800	1103 Wedgewood Dr	Thomas Coffman	
063J A 03900	1101 Wedgewood Dr	Roger E Patterson	
063J A 04000	1099 Wedgewood Dr	Catherine C Ganser	
063J A 04100	1115 Wedgewood Dr	Hansel Jonathan Eason	
063J A 04200	1113 Wedgewood Dr	Kristen Patterson	
063J A 04300	1108 Wedgewood Dr	Stuart H Moore	
063J A 04400	1104 Wedgewood Dr	Gerardo Ruiz	
063J A 04500	605 Edwards Dr	Daryl W Sanders	
063J A 04600	603 Edwards Dr	Jennifer Hart	
063J A 04700	789 Edwards Dr	James E Baugh	
063J A 04800	915 Rebel Cir	Stanley A Christensen	
063J A 04900	Hillboro Rd	Anderson Family Partnership	
063J A 05000	1100 Del Rio Ct	Tennessee Valley Authority	
063J A 05100	HILLSBORO RD	ANDERTON FAMILY PARTNERSHIP	
063J A 05200	DEL RIO PK	ANDERTON FAMILY PARTNERSHIP	
063J A 05300	2060 DEL RIO PK	REITLER RYAN	
063J A 05400	1108 HILLSBORO RD	GLEN WALTER M TR	
063J A 05500	512 ALLEN AVE	HORTON ALDEN II	
063J A 05600	514 ALLEN AVE	ANDERSON ADAM L	
063J A 05700	516 ALLEN AVE	HARRIS ROBERT CLYDE JR	
063J A 05800	518 ALLEN AVE	PARRISH EDWARD J	
063J A 05900	517 CRAFTON AVE	SAMS TIMOTHY A	
063J A 06000	515 CRAFTON AVE	CATHER ROBERT DALE JR	
063J A 06100	513 CRAFTON AVE	MURDO NICOLE	
063J A 06200	511 CRAFTON AVE	CAGLE DEBBIE E	
063J A 06300	509 CRAFTON AVE	CHALK FRANKIE J	
063J A 06400	507 CRAFTON AVE	SMITHSON OVERALL S TR	
063J A 06500	505 CRAFTON AVE	SMITHSON ROBBIE A	
063J A 06600	503 CRAFTON AVE	CANN FRANK A II	
063J A 06700	501 CRAFTON AVE	STATE OF TENNESSEE	
063J A 06800	499 CRAFTON AVE	STATE OF TENNESSEE	
063J A 06900	497 CRAFTON AVE	SHEPHERD WILLIAM GENE	
063J A 07000	495 CRAFTON AVE	STATE OF TENNESSEE	
063J A 07100	493 CRAFTON AVE	STATE OF TENNESSEE	
063J A 07200	491 CRAFTON AVE	STATE OF TENNESSEE	
063J A 07300	489 CRAFTON AVE	CHRISTIANSEN BRADLEY A	
063J A 07400	487 CRAFTON AVE	HOCH TIMOTHY J	
063J A 07500	485 CRAFTON AVE	COBBINS NORMAN WADE	
063J A 07600	483 CRAFTON AVE	ARSLAN MEMET	
063J A 07700	481 CRAFTON AVE	TERRY BILLY E	
063J A 07800	479 CRAFTON AVE	JOHNS JAMES E	
063J A 07900	477 CRAFTON AVE	LONG VINCENT LEO JR	
063J A 08000	475 CRAFTON AVE	BATTERFIELD LESLIE J	
063J A 08100	473 CRAFTON AVE	FOURNE DONALD R	
063J A 08200	471 CRAFTON AVE	LIST PAUL J	
063J A 08300	469 CRAFTON AVE	HICKSON ROBERT D JR	
063J A 08400	467 CRAFTON AVE	HICKLESS STEPHANIE	
063J A 08500	465 CRAFTON AVE	FELDS WILLIAM H	
063J A 08600	463 CRAFTON AVE	LICHARLES	
063J A 08700	461 CRAFTON AVE	RAY BILLY D	
063J A 08800	459 CRAFTON AVE	PREST EARL D	
063J A 08900	457 CRAFTON AVE	WILSON KENNETH W	
063J A 09000	455 CRAFTON AVE	HERNANDEZ AMARCO	
063J A 09100	453 CRAFTON AVE	HARRIS TERRY MORRIS	
063J A 09200	451 CRAFTON AVE	WHITLEY JAMIE LEDON	
063J A 09300	449 CRAFTON AVE	HARRIS THOMAS L	
063J A 09400	447 CRAFTON AVE	MARTIN JUSTIN E	
063J A 09500	445 CRAFTON AVE	PATTON MINNIE L	
063J A 09600	443 CRAFTON AVE	NUNEZ FRANCISCO S	
063J A 09700	441 CRAFTON AVE	CAUILL DEBRA K	
063J A 09800	439 CRAFTON AVE	RENFROE JERN L	
063J A 09900	437 CRAFTON AVE	SMITH MARK S	
063J A 10000	435 CRAFTON AVE	SMITHSON JAS NATHAN	
063J A 10100	433 CRAFTON AVE	WHITLEY VM EVERETT	
063J A 10200	431 CRAFTON AVE	SAVAGE PHIL	
063J A 10300	429 CRAFTON AVE	SAVAGE PHIL	
063J A 10400	427 CRAFTON AVE	UNIK JOHNNY R	
063J A 10500	425 CRAFTON AVE	GINN JOHN ROBERT	
063J A 10600	423 CRAFTON AVE	REIDY FRANK E	
063J A 10700	421 CRAFTON AVE	FRAZER JONATHAN	
063J A 10800	419 CRAFTON AVE	KITSMILLER PATRICIA L	
063J A 10900	417 CRAFTON AVE	UNION JEFFREY Z	
063J A 11000	415 CRAFTON AVE	RASBAND MALINDA	
063J A 11100	413 CRAFTON AVE	HATCHER NORRIS GENE TR	
063J A 11200	411 CRAFTON AVE	ELLIOTT DANIEL	
063J A 11300	409 CRAFTON AVE	DEPATTA SARAH M	
063J A 11400	407 CRAFTON AVE	HAGAN MICHAEL C	
063J A 11500	405 CRAFTON AVE	ADD LISA MAE	
063J A 11600	403 CRAFTON AVE	CHRISBERGER MARGARET A	
063J A 11700	401 CRAFTON AVE	CLOVERBERRY ANDREW V	
063J A 11800	399 CRAFTON AVE	BEID CHERRY F	
063J A 11900	397 CRAFTON AVE	GENTRY JOE W	
063J A 12000	395 CRAFTON AVE	PERDUE ABILE DENISE	
063J A 12100	393 CRAFTON AVE	LAYTON FORREST	
063J A 12200	391 CRAFTON AVE	MCALL CHARLES C TR	
063J A 12300	389 CRAFTON AVE	HOCKASSIAN GHEYOND	
063J A 12400	387 CRAFTON AVE	BERRY BRIAN RAY	
063J A 12500	385 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 12600	383 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 12700	381 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 12800	379 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 12900	377 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 13000	375 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 13100	373 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 13200	371 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 13300	369 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 13400	367 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 13500	365 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 13600	363 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 13700	361 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 13800	359 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 13900	357 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 14000	355 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 14100	353 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 14200	351 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 14300	349 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 14400	347 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 14500	345 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 14600	343 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 14700	341 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 14800	339 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 14900	337 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 15000	335 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 15100	333 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 15200	331 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 15300	329 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 15400	327 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 15500	325 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 15600	323 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 15700	321 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 15800	319 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 15900	317 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 16000	315 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 16100	313 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 16200	311 CRAFTON AVE	GOODALL NC BUILDERS	
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063J A 16400	307 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 16500	305 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 16600	303 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 16700	301 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 16800	299 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 16900	297 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 17000	295 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 17100	293 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 17200	291 CRAFTON AVE	GOODALL NC BUILDERS	
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063J A 17700	281 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 17800	279 CRAFTON AVE	GOODALL NC BUILDERS	
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063J A 18100	273 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 18200	271 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 18300	269 CRAFTON AVE	GOODALL NC BUILDERS	
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063J A 18700	261 CRAFTON AVE	GOODALL NC BUILDERS	
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063J A 24200	151 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 24300	149 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 24400	147 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 24500	145 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 24600	143 CRAFTON AVE	GOODALL NC BUILDERS	
063J A 24700	141 CRAFTON AVE	GOODALL NC BUILDERS	



OVERALL EXISTING CONDITIONS



SITE DATA:

PROJECT NAME:	ORIZER POINT PUD SUBDIVISION DEVELOPMENT PLAN, REV. 3
PROJECT NUMBER:	6145
SUBDIVISION:	ORIZER POINT
LOT NUMBER:	N/A
ADDRESS:	DEL RIO PIKE
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 63, PARCEL 3.01 (NEW PARCEL)
EXISTING ZONING:	S-DR & AG
PROPOSED ZONING NEW PARCEL:	S-DR (0.57)
CHARACTER AREA OVERLAY:	VHCO 2 & 3
OTHER APPLICABLE OVERLAYS:	FFO, FWO
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL AREA:	ORIGINAL RIZER POINT AREA: 35.94 AC 63-000301 (NEW PARCEL) AREA: 35.14 AC TOTAL AREA: 71.08 AC
OVERALL DENSITY:	1.62 UNITS/AC TOTAL SITE 2.64 UNITS/AC ORIGINAL PUD AREA 0.57 UNITS/AC NEW PROPERTY

MINIMUM REQUIRED SETBACK LINES:
SEE LOT DIAGRAMS

OWNER (ORIZER POINT MASTER DEVELOPER)	GOODALL INC BUILDERS
CONTACT ADDRESS	JACK LUDINGTON 393 MAPLE STREET, SUITE 100 GALLATIN, TN 37066 615-451-5029 judington@goodallhomes.com
OWNER (PARCEL 3.01)	F-L FARMS
ADDRESS	4720 HARPEH PEYTONSVILLE RD THOMPSON STATION, TN 37179
APPLICANT:	GOODALL HOMES
ADDRESS	393 MAPLE STREET, SUITE 100 GALLATIN, TN 37066 615-451-5029
OFFICE PHONE	JACK LUDINGTON
CONTACT	judington@goodallhomes.com
EMAIL ADDRESS	

BUILDING SQUARE FOOTAGE:	1,700 SF - 4,200 SF
BUILDING HEIGHT:	2 STORIES
LANDSCAPE SURFACE RATIO:	.49
MINIMUM LANDSCAPE SURFACE RATIO:	.20
MINIMUM PARKING REQUIREMENT:	2 PER SINGLE FAMILY HOME
MAXIMUM PARKING LIMIT:	N/A
PARKING PROVIDED:	2 PER SINGLE FAMILY HOME
RESIDENTIAL DENSITY:	1.62 DUA (TOTAL SITE)
TREE CANOPY:	6.54 AC (9.2%) EXISTING
PARKLAND (IF APPLICABLE):	DEDICATION OF GREENWAY TRAIL AREA (58x1200 SF) + (60x600 SF) = 90,000 SF 78,000 SF ORIGINAL PUD 12,000 SF REVISION 3 27.04, (49.7% PUD SITE)
OPEN SPACE:	
OPEN SPACE ACREAGE REQUIRED:	15% (10.66 AC)
FORMAL OPEN SPACE REQUIRED:	33% (3.52 AC)
FORMAL OPEN SPACE REQUIRED:	66% (7.04 AC)

EXISTING TREE CANOPY:

TOTAL EXISTING CANOPY:	6.54 AC (9.2%)
REQUIRED PRESERVATION:	54%, 3.53 AC
TREE CANOPY AREA A:	3.03 AC (ORIGINAL RIZER POINT PROPERTY)
TREE CANOPY AREA B:	3.51 AC (NEW PROPERTY)

SOIL TYPES

ArB	ARMOUR SILT LOAM	2-5% SLOPES
ArC2	ARMOUR SILT LOAM (ERODED)	5-12% SLOPES
BcC2	BRAXTON CHERTY SILT LOAM (ERODED)	12-20% SLOPES
BsD3	BRAXTON CHERTY SILT LOAM (ERODED)	12-20% SLOPES
Hu	HUNTINGTON SILT LOAM (PHOSPHATIC)	N/A
MbB2	MAURY SILT LOAM (ERODED)	2-5%
MbC2	MAURY SILT LOAM (ERODED)	5-12%

LEGAL DESCRIPTIONS:

LEGAL DESCRIPTION OF NEW PROPERTY, TO BE REZONED

The following legal description is for property in Williamson County, City of Franklin, TN, located on the lands of F-L Farms, LLC, of record in Deed Book 4530, Page 178, R.O.W.C., TN. Property is also described as Parcel 3.01 on Map 63.

Commencing at the point of beginning, point being the Northeastern property line of the land conveyed to Ryan and Krystin Lemmon, of record in Deed Book 6534, Page 854, R.O.W.C., TN, Point also being along the westerly margin of the Viola Lane Right of Way;

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

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

Thence, N 00° 30' 49" E for a distance of 505.70 feet to a point on a line.

Thence, N 03° 37' 49" E for a distance of 362.80 feet to a point on a line.

Thence, N 29° 37' 49" E for a distance of 519.50 feet to a point on a line.

Thence, N 42° 12' 49" E for a distance of 318.00 feet to a point on a line.

Thence, N 40° 20' 49" E for a distance of 300.00 feet to a point on a line.

Thence, N 50° 04' 49" E for a distance of 300.00 feet to a point on a line.

Thence, S 26° 33' 27" E for a distance of 172.40 feet to a point on a line.

Thence, S 03° 59' 27" E for a distance of 169.00 feet to a point on a line.

Thence, S 02° 50' 33" W for a distance of 1829.84 feet to a point on a line.

Thence, N 83° 36' 11" W for a distance of 439.04 feet to a point on a line.

Thence N 75° 28' 11" W a distance of 238.86 feet to the point of beginning and containing 35.74 acres more or less.

NOTES

1. A PORTION OF THIS PROPERTY FALLS WITHIN A FLOOD HAZARD AREA, ZONE AE, AS DEPICTED ON THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) NUMBERS 47187C0184F & 47187C0192F, DATED SEPT 2006, ELEVATION VARIES 625.0-625.5.
2. NO MINERAL RIGHTS ARE HELD BY PARTIES OUTSIDE OF THE OWNER.



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

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

COF PROJECT NO. xxxx



rev. date

1 June 2, 2016



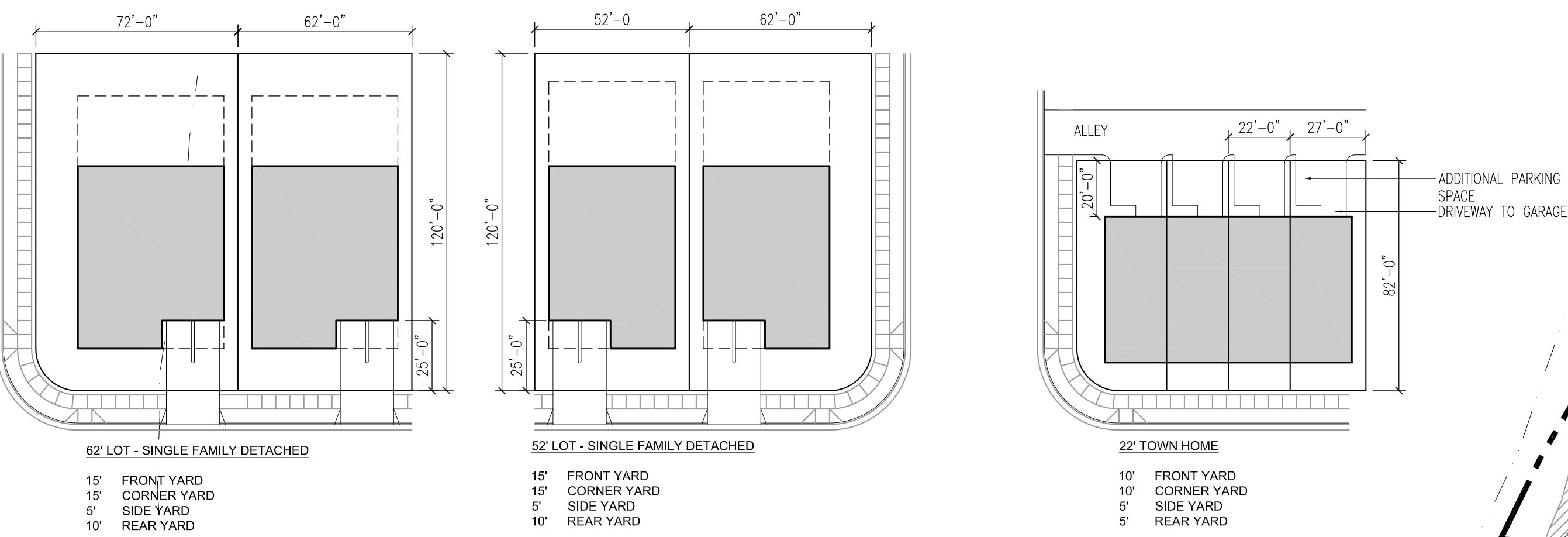
MAY 9, 2016

S H E E T

C1.1

EXISTING
CONDITIONS

LOT STANDARDS



CONNECTIVITY INDEX

● LINKS 16
 * NODES 9
 16 / 9 = 1.78 INDEX

REDUCED INDEX IS DUE TO ENVIRONMENTAL CONSTRAINTS OF THE PROPERTY TO THE NORTH AND WEST.

OPEN SPACE REQUIREMENT CHART

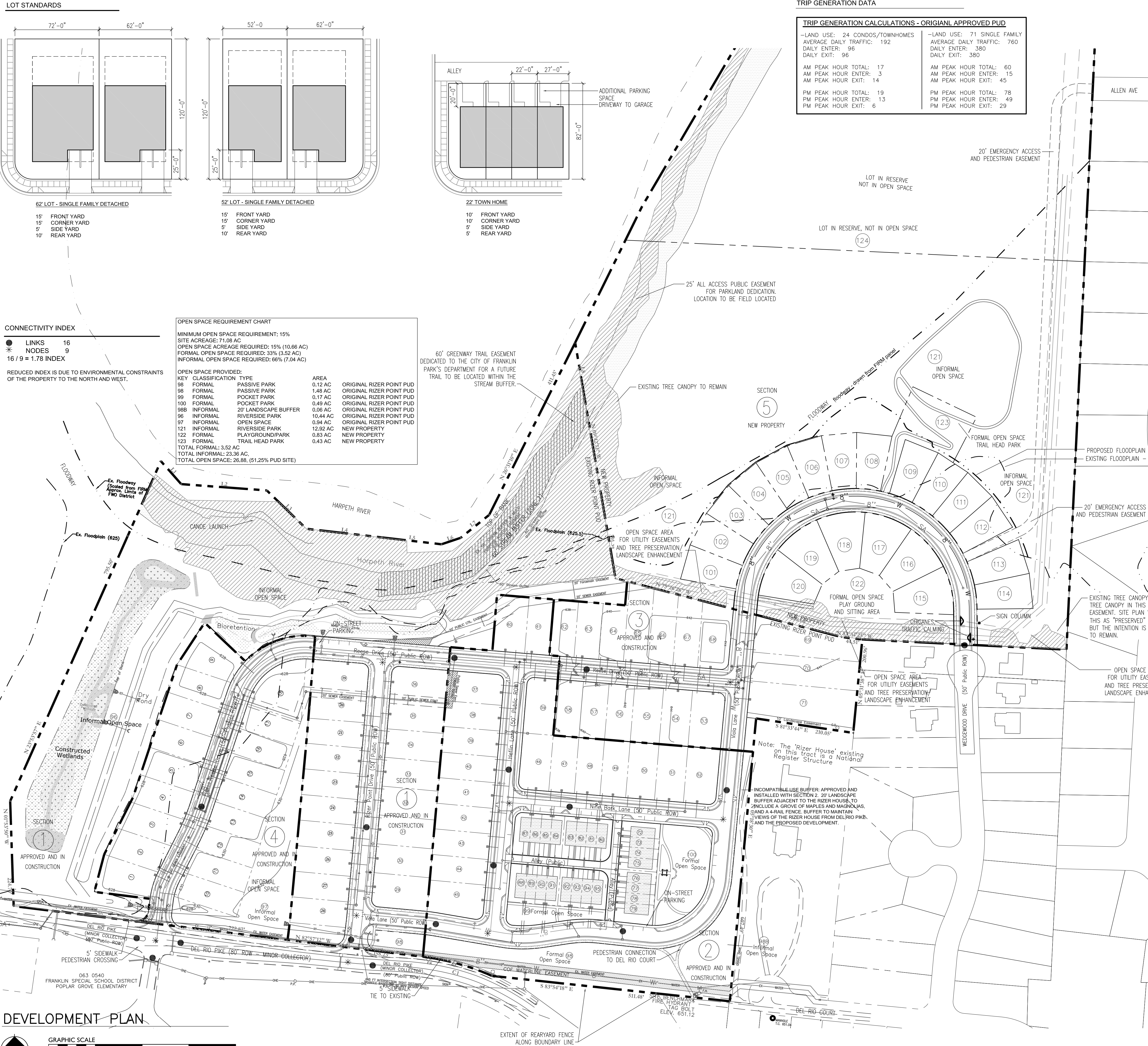
MINIMUM OPEN SPACE REQUIREMENT: 15%
 SITE ACREAGE: 71.08 AC
 OPEN SPACE ACREAGE REQUIRED: 15% (10.66 AC)
 FORMAL OPEN SPACE REQUIRED: 33% (3.52 AC)
 INFORMAL OPEN SPACE REQUIRED: 66% (7.04 AC)

KEY	CLASSIFICATION	TYPE	AREA
98	FORMAL	PASSIVE PARK	0.12 AC
98	FORMAL	PASSIVE PARK	1.48 AC
99	FORMAL	POCKET PARK	0.17 AC
100	FORMAL	POCKET PARK	0.49 AC
98B	INFORMAL	20' LANDSCAPE BUFFER	0.06 AC
96	INFORMAL	RIVERSIDE PARK	10.44 AC
97	INFORMAL	OPEN SPACE	0.94 AC
121	INFORMAL	RIVERSIDE PARK	12.92 AC
122	FORMAL	PLAYGROUND/PARK	0.83 AC
123	FORMAL	TRAIL HEAD PARK	0.43 AC
TOTAL FORMAL: 3.52 AC			
TOTAL INFORMAL: 23.36 AC			
TOTAL OPEN SPACE: 26.88 (51.25% PUD SITE)			

60' GREENWAY TRAIL EASEMENT DEDICATED TO THE CITY OF FRANKLIN PARK'S DEPARTMENT FOR A FUTURE TRAIL TO BE LOCATED WITHIN THE STREAM BUFFER.

TRIP GENERATION DATA

TRIP GENERATION CALCULATIONS - ORIGIANL APPROVED PUD			
-LAND USE: 24 CONDOS/TOWNHOMES	-LAND USE: 71 SINGLE FAMILY		
AVERAGE DAILY TRAFFIC: 192	AVERAGE DAILY TRAFFIC: 760		
DAILY ENTER: 96	DAILY ENTER: 380		
DAILY EXIT: 96	DAILY EXIT: 380		
AM PEAK HOUR TOTAL: 17	AM PEAK HOUR TOTAL: 60		
AM PEAK HOUR ENTER: 3	AM PEAK HOUR ENTER: 15		
AM PEAK HOUR EXIT: 14	AM PEAK HOUR EXIT: 45		
PM PEAK HOUR TOTAL: 19	PM PEAK HOUR TOTAL: 78		
PM PEAK HOUR ENTER: 13	PM PEAK HOUR ENTER: 49		
PM PEAK HOUR EXIT: 6	PM PEAK HOUR EXIT: 29		



SITE DATA:

PROJECT NAME:	RIZER POINT PUD SUBDIVISION
PROJECT NUMBER:	DEVELOPMENT PLAN, REV. 3
SUBDIVISION:	6145
LOT NUMBER:	RIZER POINT
ADDRESS:	N/A
CITY:	DEL RIO PIKE
COUNTY:	FRANKLIN, TN
STATE:	WILLIAMSON
CIVIL DISTRICT:	TENNESSEE
MAP, GROUP, PARCEL NUMBERS:	14TH CIVIL DISTRICT
EXISTING ZONING:	MAP 63, PARCEL 3.01 (NEW PARCEL)
PROPOSED ZONING:	S-DR & AG
CHARACTER AREA OVERLAY:	S-DR (2.11)
OTHER APPLICABLE OVERLAYS:	WHC0 2 & 3
APPLICABLE DEVELOPMENT STANDARD:	FFO, FWO
TOTAL AREA:	CONVENTIONAL

OVERALL DENSITY:

NET DENSITY (MINUS ROW & 24 AC FWO OVERLAY): 1.88 UNITS/AC
 NET DENSITY (MINUS ROW AND 24 AC FWO OVERLAY): 2.79 UNITS/AC
 NUMBER OF RESIDENTIAL UNITS BY USE TYPE:
 24 TOWN HOME (CURRENT RIZER POINT PUD)
 71 SINGLE FAMILY HOME (CURRENT RIZER POINT PUD)
 20 SINGLE FAMILY HOME (NEW PROPERTY)

NONRESIDENTIAL SQUARE FOOTAGE:

TOTAL ACREAGE BY USE, ENTIRE SITE:
 16.68 AC LOT IN RESERVE
 26.88 AC OPEN SPACE
 5.92 AC ROW
 21.52 AC RESIDENTIAL LOTS

TOTAL ACREAGE BY USE, PER SECTION:

SECTION	RESIDENTIAL LOTS	OPEN SPACE	TOTAL
1	3.08 AC	10.57 AC	14.82 AC
2	4.35 AC	0.81 AC	9.24 AC
3	3.30 AC	-AC	4.10 AC
4	3.11 AC	0.93 AC	4.89 AC
5	3.69 AC	14.18 AC	17.87 AC

MINIMUM REQUIRED SETBACK LINES:

SEE LOT DIAGRAMS

OWNER (RIZER POINT MASTER DEVELOPER)

CONTACT: GOODALL INC BUILDERS
 ADDRESS: JACK LUDINGTON
 385 MAPLE STREET, SUITE 100
 GALLATIN, TN 37066
 615-451-5029
 j.ludington@goodallhomes.com

OWNER (PARCEL 3.01)

ADDRESS: F-L FARMS
 4720 HARPETH PEYTONSVILLE RD
 THOMPSON STATION, TN 37179

APPLICANT:

ADDRESS: GOODALL HOMES
 393 MAPLE STREET, SUITE 100
 GALLATIN, TN 37066
 615-451-5029
 j.ludington@goodallhomes.com

BUILDING SQUARE FOOTAGE:

1,700 SF - 4,200 SF

BUILDING HEIGHT:

2 STORIES

LANDSCAPE SURFACE RATIO:

.20

MINIMUM LANDSCAPE SURFACE RATIO:

2 PER SINGLE FAMILY HOME

MINIMUM PARKING REQUIREMENT:

2 PER SINGLE FAMILY HOME

MAXIMUM PARKING LIMIT:

1.62 DIA (TOTAL SITE)

PARKING PROVIDED:

6.54 AC (9.2%) EXISTING

DEDICATION OF GREENWAY TRAIL AREA

(35x1200 SF) + (80x600 SF) = 90,000 SF

78,000 SF ORIGINAL PUD

12,000 SF REVISION 3

27.04 (49.7% PUD SITE)

OPEN SPACE:

OPEN SPACE ACREAGE REQUIRED: 15% (10.66 AC)

FORMAL OPEN SPACE REQUIRED: 33% (3.52 AC)

FORMAL OPEN SPACE REQUIRED: 66% (7.04 AC)

LAND USE PLAN COMPLIANCE:

CHARACTER AREA OVERLAY: WHC0 2 & 3

APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL

RIZER POINT PUD WAS APPROVED IN AUGUST 2007. THE PROPERTY HAS BOTH SPECIAL AREA 2 AND 3 ON THE PROPERTY. THIS DEVELOPMENT PLAN MAKES NO CHANGE TO THE ORIGINALLY APPROVED RIZER POINT PUD. IT ADDS AN ADDITIONAL PROPERTY TO THE NORTH WITH 20 NEW SINGLE FAMILY LOTS AND OPEN SPACE.

1. THE PROPOSED DEVELOPMENT PLAN IS DESIGNED WITH LOT SIZES CONSISTENT WITH THE APPROVED RIZER POINT PUD AND ADJACENT NEIGHBORHOOD EAST AND SOUTH OF THE PROPOSED NEW PARCEL.

2. NO RETAIL IS PLANNED FOR THIS PROPERTY.

DESIGN CONCEPT

THE ADDITION OF THE NEW PROPERTY TO THE RIZER POINT PUD ALLOWS FOR VIOLA LANE TO EXTEND AND CREATE A VEHICULAR AND PEDESTRIAN CONNECTION TO WEDGEWOOD DRIVE. ADDITIONALLY, LOT LINES FOR THE PROPOSED ADDITION HAVE BEEN PROPOSED TO BE SIMILAR TO THEIR EXISTING, ADJACENT LOTS.

LOCAL COMPATIBILITY

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

STATEMENT OF IMPACTS

WATER

WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN WATER SERVICES. WATER MAIN IS LOCATED ON DEL RIO PIKE.
 115 SFU * 350 GPD = 40,250 GPD

SEWER

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

REPURIFIED (REUSE) WATER FACILITIES

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

STREET NETWORK

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

DRAINAGE FACILITIES

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

POLICE AND FIRE

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

RECREATION FACILITIES

WILLIAMSON COUNTY RECREATION FACILITY - 1.8 MILES FROM THE PROPERTY

PROJECTED STUDENT POPULATION

THE STUDENT POPULATION IS PROJECTED AT A RATE OF ONE STUDENT PER .64 HOMES.
 115 X .64 = 73.6 STUDENTS

REFUSE COLLECTION

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

RESTRICTIVE COVENANTS

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



GAMBLE

DESIGN COLLABORATIVE

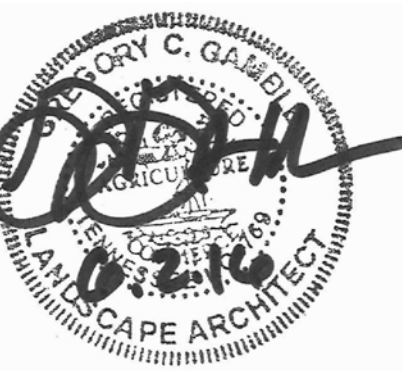
DEVELOPMENT PLANNING AND
 LANDSCAPE ARCHITECTURE

RIZER POINT PUD SUBDIVISION

DEVELOPMENT PLAN, REVISION 3

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE 37064

COF PROJECT NO. xxxx



rev. date

▲ JUNE 2, 2016

▲
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MAY 9, 2016

SHEET

C2.0

OVERALL
 DEVELOPMENT PLAN



rev.	date
1	JUNE 2, 2016

MAY 9, 2016

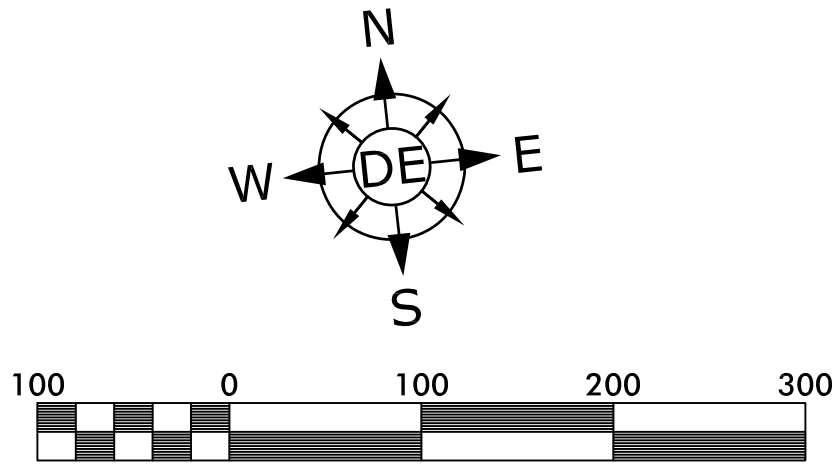
TYPICAL ARCHITECTURE NOTES:

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

S H E E T

C2.1

TYPICAL
ARCHITECTURE



Scale 1" = 100'
Total Site Area = 68.5 ac
Section 5 Area = 35.5 ac

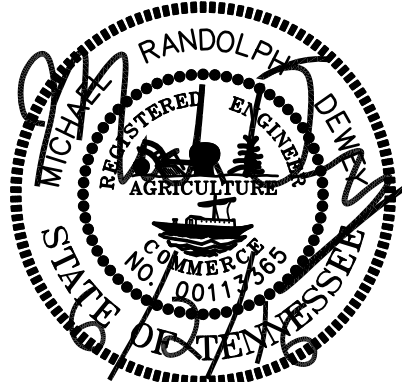
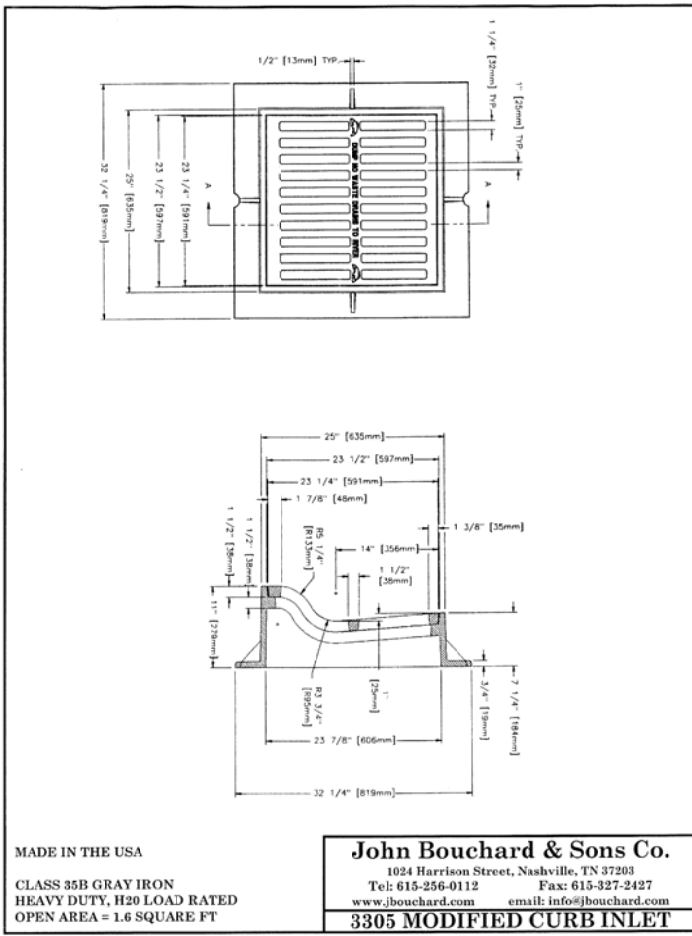
Engineer
Dewey Engineering
Contact: Michael Dewey, PE
2925 Berry Hill Drive
Nashville, TN 37204
Phone: (615) 401-9956
E-mail: mdewey@dewey-engineering.com

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

Flood Note
A Portion of this Property is Located Within a Flood Hazard Area, Zone AE, As Shown on Map Panel Number 47187C0184F & 47187C0192F.
Dated Sept. 29, 2006.
Elev. Varies: 625.3-625.6
*Note: Preliminary FIRM
Dated: August 29, 2014
100 Year Floodplain Elevation 625.0

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

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

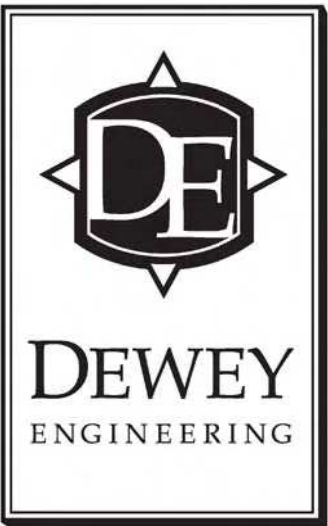


Revisions:

Drawing Notes:
COF Project # 6145

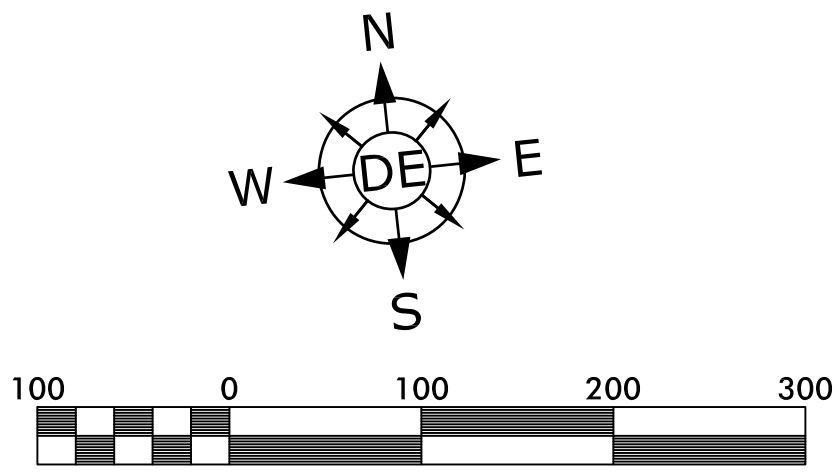
Date: June 2, 2016

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



Overall Grading
& Drainage Plan

C3.0



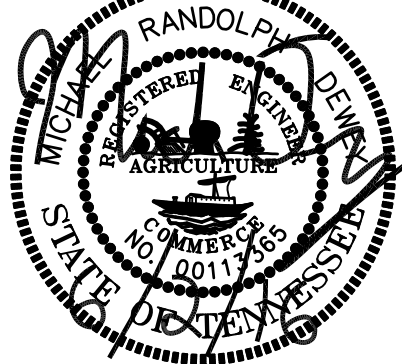
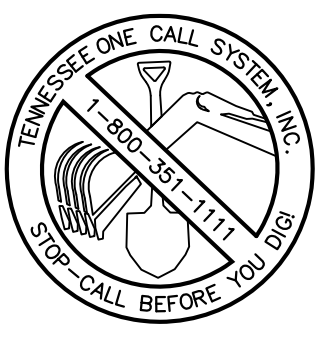
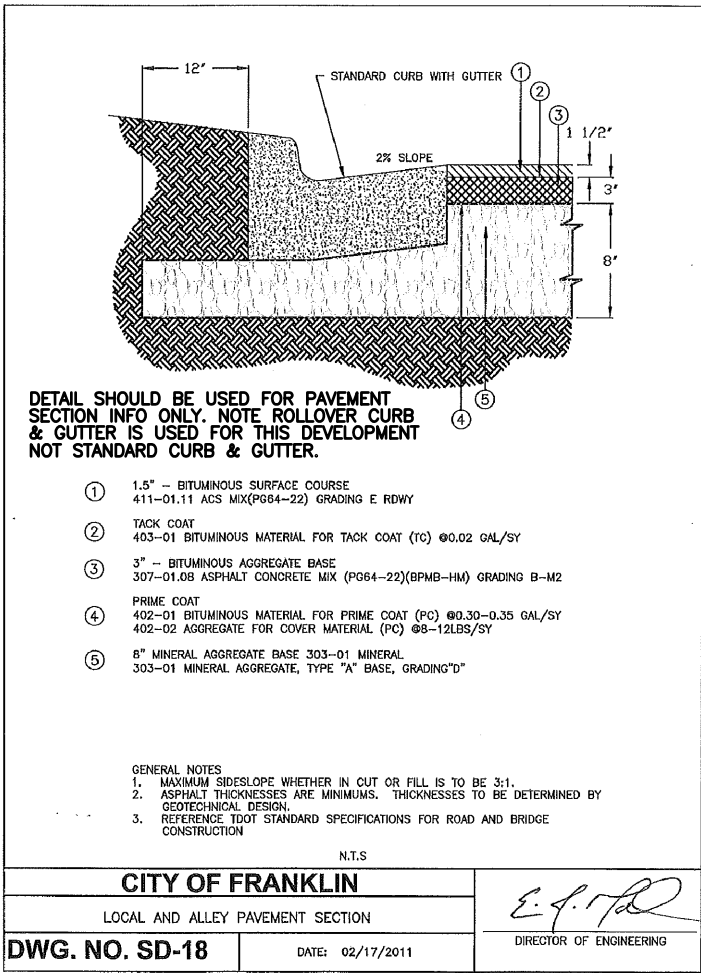
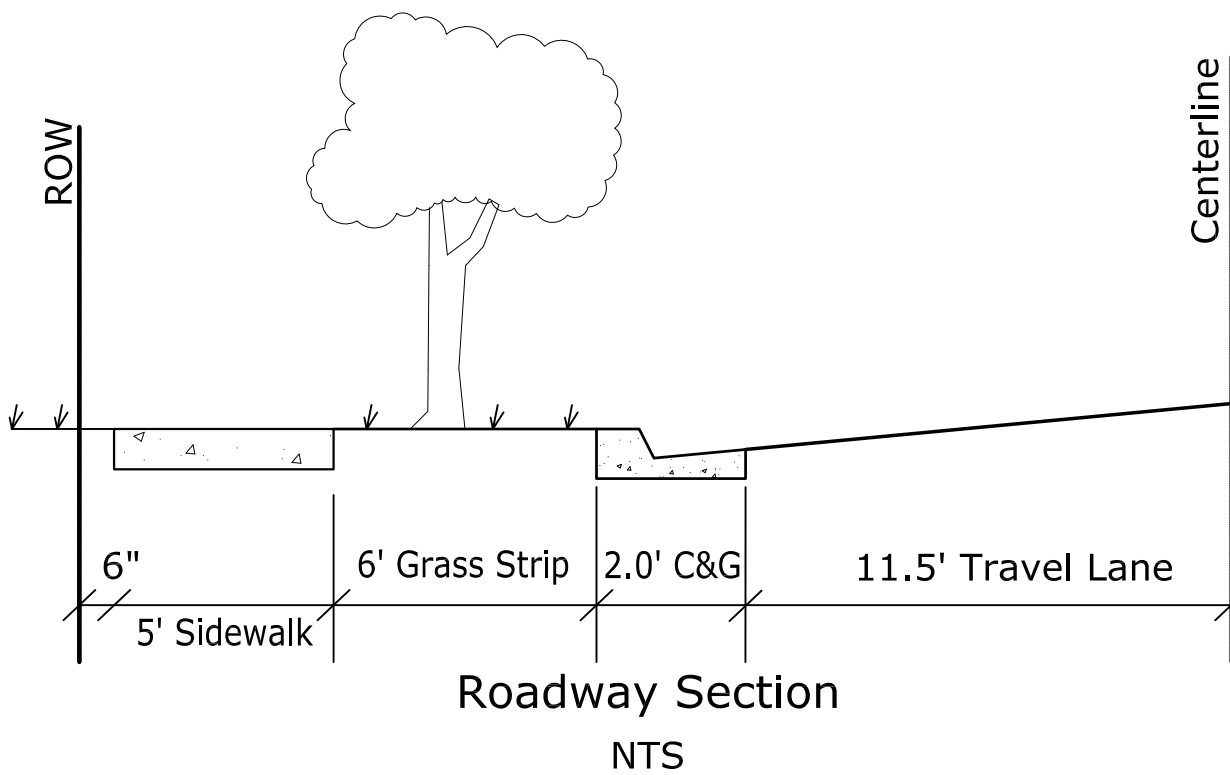
Scale 1" = 100'
Total Site Area = 68.5 ac
Section 5 Area = 35.5 ac

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

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

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Site Benchmark
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Revisions:

Drawing Notes:
COF Project # 6145

Date: June 2, 2016

Rizer Point PUD

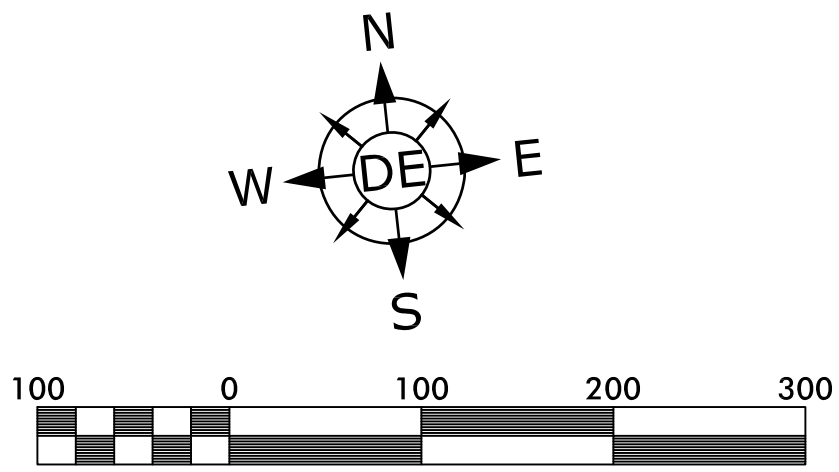
Section 5 Development Plan

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

DEWEY
ENGINEERING

Overall ROW & Access Plan

C4.0



Scale 1" = 100'
Total Site Area = 68.5 ac
Section 5 Area = 35.5 ac

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

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

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47187C0192F.
Dated Sept. 29, 2006.
Elev. Varies: 625.3-625.6
*Note: Preliminary FIRM
Dated: August 29, 2014
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Site Benchmark
Tag Bolt of Existing Fire Hydrant
Located Near the Southeast
Corner of the Subject Property,
Approximately 100 feet West of
the Terminus of Del Rio Court.
NGVD Elevation 651.12.

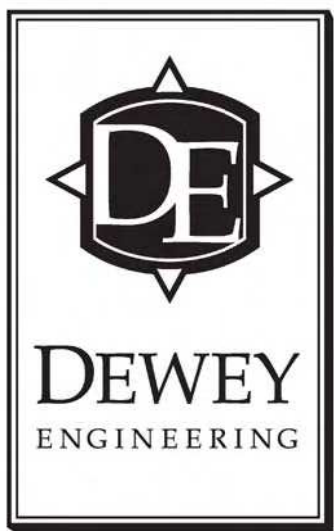
Revisions:

Drawing Notes:
COF Project # 6145

Date: June 2, 2016

Rizer Point PUD Section 5 Development Plan

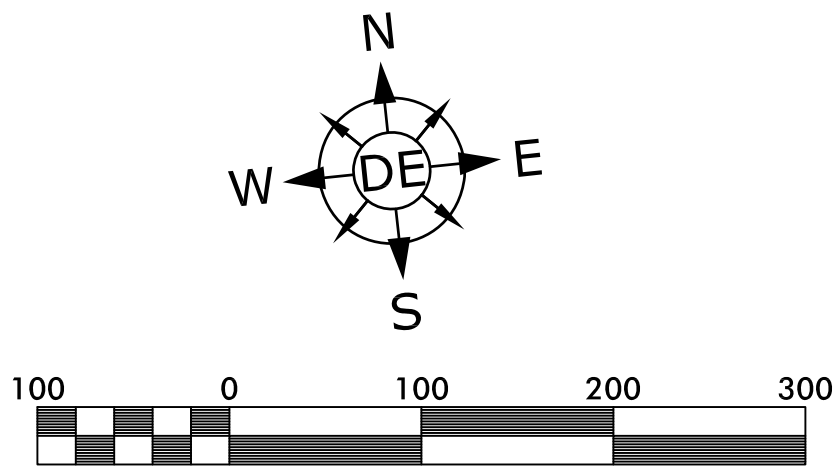
Being Parcel 1.09 on Tax Map 63
Franklin, Williamson County, Tennessee



AutoTurn
Exhibit

C4.1





Scale 1" = 100'
Total Site Area = 68.5 ac
Section 5 Area = 35.5 ac

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

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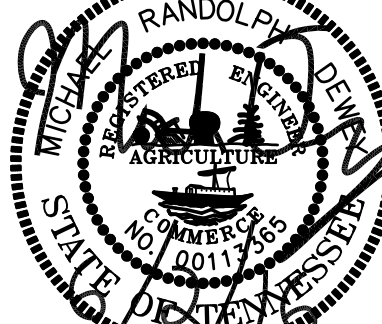
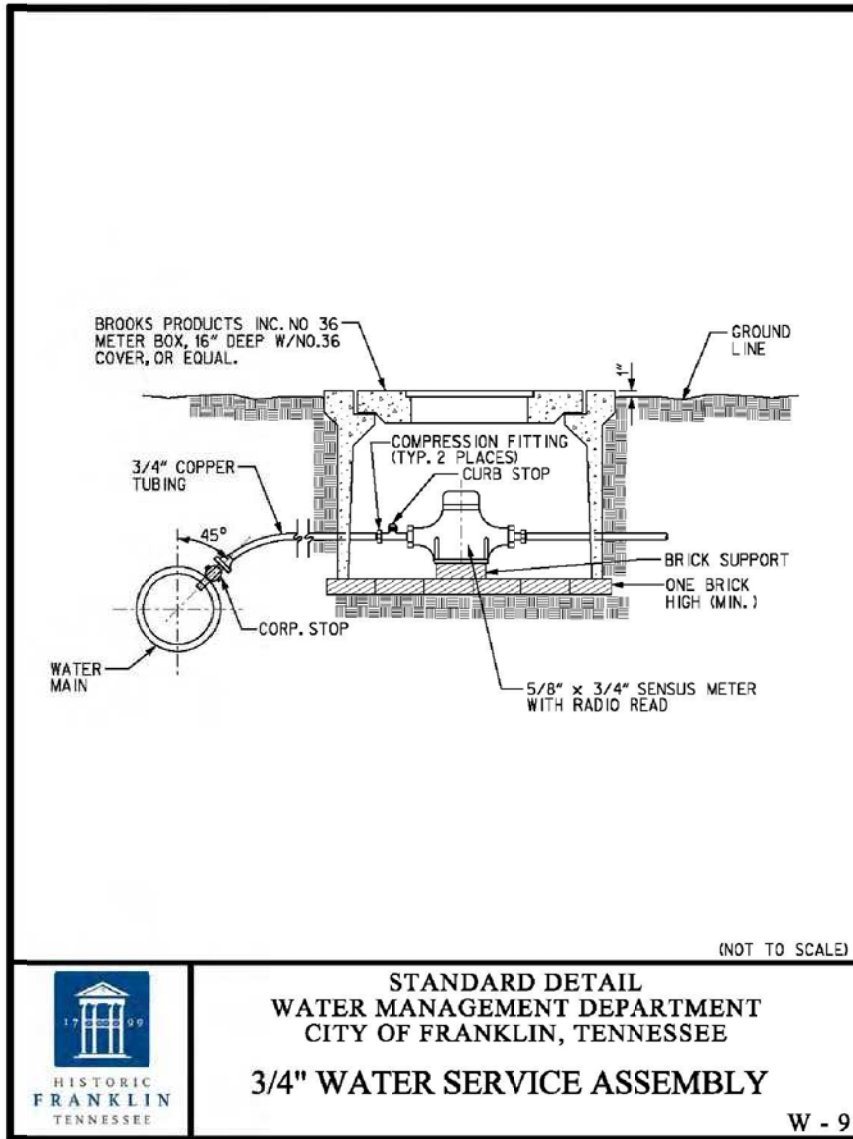
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Site Benchmark
Tag Bolt of Existing Fire Hydrant Located Near the Southeast Corner of the Subject Property, Approximately 100 feet West of the Terminus of Del Rio Court. NGVD Elevation 651.12.

Utility Plan Legend

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

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

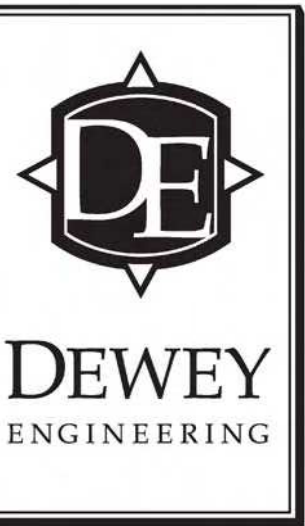


Revisions:

Drawing Notes:
COF Project # 6145

Date: June 2, 2016

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



Overall Utility Plan

C5.0

CONDITIONS OF APPROVAL:

Engineering - PUD Plan Checklist

General Comments

1. F. Development Plan

- The previous comment "Applicant shall provide right-of-way for a future street connection or emergency access to the north of the proposed lots that will connect to Allen Avenue." was discussed in a meeting prior to this submittal but the following issues remain open. Provide grading and an auto turn exhibit for the access easement. Show the culvert required to cross over Reese Creek with the access drive. Place the emergency access drive outside of the utility easements.

2. F. Development Plan

- This is a new comment due to the chicanes being added at the subdivision entrance:

At Site Plan, "Fire Lane - No Parking" shall be marked on both sides of the curb and required accompanying signage posted between the proposed chicanes and extending 25 feet to the outside of the traffic calming area to prevent on-street parking within these spaces. The provided Autoturn exhibit indicates these areas pose a risk of potential conflict/collision should vehicles be parked in these areas.

This comment to remain open as a reminder to staff to be addressed at Site Plan, but should not hinder Development Plan approval.

Fire-Planning

General Comments

3. Fire Protection

- On 6/2/2016, the applicant responded a flow test had "been ordered and will be submitted prior to final approval or with the site plan submittal."

Please provide the results a full fire demand flow test (two hydrant).

The flow test must be performed within six (6) months of submittal date to be considered valid. Seasonal fluctuations should be discussed with the appropriate water utility based on the project's address/location.

Fire flow requirements in the International Fire Code shall be met as a minimum or fire sprinklers shall be provided if not otherwise required.

This comment remains open and unresolved.

Planning

General Comments

4. Zoning

- Applicant shall correct zoning to:
SD-R 0.56

Based on 20 DWU on 35.74 Acres

[Rizer Point PUD Dev Plan_6.2.2016.pdf](#)

5. Acreage

- Applicant shall correct site acreage to 35.74 acres per the surveyors description

Planning (Landscape)

General Comments

6. Formal Open Space

- Applicant shall supply on the site plan to be submitted a detail plan for the formal open spaces.

Water/Sewer

[Rizer Point PUD Dev Plan_6.2.2016.pdf](#)

7. General issues

- The location of the proposed access road is currently shown over the existing force main and reclaim water lines. At site plan if the proposed access road is to change the grade over the existing lines applicant shall meet with Water Management to ensure there is no effect to the utility lines. If the access road effects the utilities the access road shall be relocated.

Zoning

General Comments

8. FFO/FEMA

- Please remove the proposed floodplain line from sheets C1.0 and C1.1. These are existing condition sheets and should not contain proposed work.

9. FWO

- Please label the retaining wall as to the estimated height. Clearly show the wall so that it is apparent where it will begin and end.

RESOLUTION 2016-30

TO BE ENTITLED: "A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR RIZER POINT PUD SUBDIVISION, FOR THE PROPERTY LOCATED NORTH OF DEL RIO PIKE AND EAST OF DEL RIO COURT."

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2016-21; and

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

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

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

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

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

PREMISES CONSIDERED	
Map-Parcel	Acres
63 3.01	35.74
Total	35.74

The following legal description is for property in Williamson County, City of Franklin, TN, located on the lands of F-L Farms, LLC, of record in Deed Book 4530, Page 178, R.O.W.C., TN. Property is also described as Parcel 3.01 on Map 63.

Commencing at the point of beginning, point being the Northeastern property line of the land conveyed to Ryan and Krystin Lemmon, of record in Deed Book 6534, Page 854, R.O.W.C., TN, Point also being along the westerly margin of the Viola Lane Right of Way;

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

Thence, N 75° 28' 09" W for a distance of 32.25 feet to a point on a line.
 Thence, N 00° 30' 49" E for a distance of 505.70 feet to a point on a line.
 Thence, N 03° 37' 49" E for a distance of 362.80 feet to a point on a line.
 Thence, N 29° 37' 49" E for a distance of 519.50 feet to a point on a line.
 Thence, N 42° 12' 49" E for a distance of 318.00 feet to a point on a line.
 Thence, N 40° 20' 49" E for a distance of 300.00 feet to a point on a line.
 Thence, N 50° 04' 49" E for a distance of 300.00 feet to a point on a line.
 Thence, S 26° 33' 27" E for a distance of 172.40 feet to a point on a line.
 Thence, S 03° 59' 27" E for a distance of 169.00 feet to a point on a line.
 Thence, S 02° 50' 33" W for a distance of 1829.84 feet to a point on a line.
 Thence, N 83° 36' 11" W for a distance of 439.04 feet to a point on a line.
 Thence N 75° 28' 11" W a distance of 238.86 feet to the point of beginning and containing 35.74 acres more or less.

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

SECTION III. That the overall entitlements for the Rizer Point PUD Subdivision, as amended, are as follows:

Entitlements	Rizer Point
Base Zone District	SD-R (0.56) and SD-R (2.64)
Character Area Overlay	WHCO-2 and WHCO-3
Other Zoning Overlays	FFO, FWO
Development Standard	Conventional
Number of Dwelling Units	91 Detached 24 Attached
Original Concept Plan Approval	Ordinance No. 2007-113 Date of Approval: 02/12/2008
Number of Phases in Development	5

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

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

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:	_____ 5/04/2016
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:	_____ 5/26/2016
NEIGHBORHOOD MEETING:	_____ 5/04/2016
PLANNING COMMISSION RECOMMENDED APPROVAL:	_____
PUBLIC HEARING AND BOMA APPROVAL:	_____

RIZER POINT PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 3
 RESOLUTION 2016-30
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 6/23/2016

Site

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

Existing Zoning: Agricultural (AG)
 Proposed Zoning: SD-R 0.56
 Existing Land Use: Vacant
 Proposed Land Use: Detached Residential
 Character Area: WHCO-2 & WHCO - 3
 Development Standard: Conventional
 Other Overlays: FFO, FWO
 Site Acreage: 35.14 acres
 Proposed Number of Dwelling Units: 20
 Proposed Building Height: 2 stories

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



0 250 500 1,000
 Feet

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 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained hereon.
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Comment to June 23 FMPC meeting

Thank you for the opportunity to address the commission on agenda item 16-0513, consideration of ordinance 2016-21, and agenda item 16-0530, consideration of ordinance 2016-30 on the issue of Rizer Point Development Plan Revision and Rezoning, and Development requests.

My name is Eric Pan, and I reside at 1213 Reese Drive, one of five Goodall Rizer Point homes that borders the new property in question.

On May 15th, I was shocked to discover that there is a rezoning request for my neighborhood. My shock was only compounded when I learned the next day that it's going to be right behind my house, and I had already missed the first hearing! The first Goodall representative I spoke with said, "I was surprised I didn't see you there. I thought for sure this would be something you'd be all over on." Even Goodall knew and agreed that this issue would affect me deeply, that I would be actively involved, and that I would have a major stake in the outcome. If I had known, I would have taken every opportunity to be present and address the Commission on April 28th. I had planned on being here tonight in person, and would have been but for my father, a cancer survivor with failing health, who is flying in tonight to see us before he gets too sick to travel.

The next day, May 18th, I spoke with my alderman, Mr. McLendon, and the planning office to see why I wasn't notified about the April meeting. The planning office confirmed that my home, 1213 Reese Drive, was supposed to be notified for the April 28th meeting. However, the addressee list city provided to Goodall accidentally listed my home as still being owned by Goodall. I immediately requested the city to update the records and inform Goodall to correct their records, so I am notified for tonight's meeting and all future meetings.

I want to point out that section 2.3.8.4 of the Franklin Zoning Ordinance placed the entire responsibility of written notification on the applicant. Even though the city mistakenly listed Goodall as the owner of my home, it does not lessen Goodall's obligation to notify me when it has direct knowledge of the truth — Goodall knows that Goodall doesn't own my home, and Goodall knows that it sold me the home at the end of last year. I have also checked with the other 4 homes at Rizer Point that border the new property, and only 3 of 5 had received notice for the prior meeting. Tonight's rezoning request still erroneously identify no less than 8 private homes, including mine, as Goodall properties.

Comment to June 23 FMPC meeting

Since May 19th, I have been trying to meet with Goodall to learn more about their plans and discuss my concerns. We've finally met on the evening of June 20th, and many issues were raised but not resolved. It has taken more than a month just to have a first meeting, and I need more time to understand Goodall's proposal and its implications.

Since I am not at this meeting in person, I want to be explicit to avoid misunderstanding. I want to be clear that I am not accusing Goodall of malice or conspiracy. Nonetheless, the fact remains that someone at Goodall knowingly accepted mistaken information from the city, conveniently overlooked the fact that Goodall no longer owns my home, avoided mailing the public notice to my home, and denied me the right to be notified about this important issue that affects my daily living and my property value.

The public notification process exist to protect and give private property owners time and opportunity to voice their concerns. There was inadequate public notice in this case, and the applicant's responsibility should not be lessened just because of a paperwork error on the city's part when the applicant has direct knowledge of the truth, and when a simple letter of notice to the property address would have fulfilled the applicant's obligation.

As such, I am asking the Commission to restart the hearing process on this rezoning request due to inadequate public notification, so that my neighbors and I have time to understand the plan and impacts to our community, give this matter our full consideration, and discuss our concerns with Goodall, so that other neighbors and stakeholders who are not here tonight won't have their rights and their voices taken away like mine was.

Thank you,

Eric Pan

From: [Mario](#)
To: [Amy Diaz-Barriga](#)
Subject: Items #22, #23; Hillsboro Rd Improvements; Sidewalk Request
Date: Wednesday, June 22, 2016 9:29:53 AM

Date: June 21, 2016

Ms. Amy Diaz-Barriga:

As a resident of the Magnolia Place Subdivision since 1999, I would like to express my opinion regarding the Rizer Point Subdivision's request for expansion of 20 single family homes and the Hillsboro Road improvements now underway.

Let me begin by stating that I am not opposed to the Rizer Point proposal for additional housing. I am delighted that the success of Goodall Inc. Builders has generated additional interest in further expansion of their existing subdivision. Who wouldn't want to live in this wonderful city we call home. Franklin is a coveted area and growth is inevitable.

Equally, I am elated with the Hillsboro Road improvements now underway. They were and are greatly needed and long overdue.

My reason for writing is simply this: Due to the increase in traffic in the subdivisions affected by these endeavors, I would like to propose Safety features be provided for residents.

Sidewalks, for example would be greatly appreciated. There are two elementary schools, one middle school, one high school, and a private school all within a half mile radius of these proposals. Children are forced to walk these narrow and dangerous streets or stand on the corners waiting for the school bus. With the increase of traffic flow the risk to children is multiplied. Please provide sidewalks for our children. My daughter walks to school everyday during the school year and the traffic projected in the fall causes me great concern.

Additionally, along with sidewalks, the improvement for rain water drains would be a welcoming upgrade to our neighborhoods. The drainage improvements made on Del Rio Pike a few years ago have been appreciated, the only disappointment was that the development fell short of including Del Rio Court.

Thank you for your attention to my concerns.

Mrs. Lupe Veloz
1009 Del Rio Court
Franklin, TN 37064
Phone 615-879-8260
Email: veloz6@msn.com

Comment to June 23, 2016 FMPC Meeting

Thank you for the opportunity to address the commission on the following agenda items. . .

- 1) Item #22 (File 16-0513), consideration of ordinance 2016-21, on the issue of Rizer Point Development Plan Revision and Rezoning request.
- 2) Item #23 (File 16-0630), consideration of resolution 2016-30, on the proposal from Goodall Homes for a Phase 5 development plan on property discussed on item #22

My name is Jeff Brodoski, and I reside at 5002 Viola Lane, one of the Goodall Rizer Point homes that will be greatly impacted by the new Phase 5 development proposal. We are a family of 5 with 3 kids under the age of 10 and a pet dog.

First, let me state my family's position on the above items #22 and #23. We strongly oppose both proposal, especially the resolution 2016-30 proposal from Goodall Homes to develop a phase 5 expansion of Rizer Point. This proposed expansion of the neighborhood dramatically alters the environment that we bought into on July 2015.

We moved to Franklin in September 2008, spending almost 7 years in Villages of Clovercroft. In 2015 we wanted to find a home that was closer to school, had less traffic, was quieter, was safer, and was more private. Rizer Point provided us with a very nice and new neighborhood that was closer to school and was a smaller subdivision. What sold us on the home was that we were able to get a lot in the back corner Rizer Point, which gave us the **privacy, quietness, very low traffic, and safety** that we coveted in a new home.

Below is a picture of where our lot is within Rizer Point . . .



This proposal to expand our neighborhood into the wooded area does the following to why we bought our home . . .

- Reduces Safety by adding traffic in front of our house. As you can see, right now we only have 1 neighbor (not developed yet in this picture, but sits between us and tree line) that needs to drive past our house to get home.
- Quietness – adding 20 homes will obviously create more noise than we have now. The biggest noisemakers now are the birds and other animals that live in the wooded area. IN ADDITION, Goodall's proposal to have a playground right next to our neighbors yard will add even more noise.
- The view – right now we have a very nice view looking out the North side of our home into the wooded area. While the proposal does keep the tree line, the view would still be somewhat impacted in a negative way, especially with the playground there.
- Privacy – it goes without saying that by adding 20 additional homes in our corner of Rizer Point will definitely reduce our level of privacy.
- Home value – I have bought and sold 4 homes over the past 13 years, one thing I know for sure is that our home value will take a hit during the 2+ years it will take Goodall to prep land, develop the streets, sell and build the homes. While our home value will likely recover, the recovery will be delayed and it will be slower than if this proposal did not occur. The selling points that go away due to this proposal will greatly impact the home value recovery.
 - o In fact, the impact on our home value in the next 5 years would conservatively be \$15,000-\$20,000. That assumes losing a modest 1.0-1.5% increase each year.
- Construction – while not permanent, our home will be dealing with construction traffic for at least 2 years, and every single vehicle will have to pass our driveway to get to the Phase 5 expansion. This will greatly reduce the ability for our young kids, and 8 other young kids next to us, to play outdoors together the way they do now.

So it is easy to see why my family does not support this expansion, and you will see by the comments made during the meeting and written that other neighbors oppose this plan as well.

Please also keep in mind that not only did we buy our home for the reasons above, we also paid the highest lot premium (\$15,000) in Rizer Point to attain all of these reasons to purchase. While the long term impact on our home environment is the most important thing, I do not take it lightly when someone tries to take away what we paid for.

Which brings me to the bigger picture question I have for the City of Franklin and Goodall Homes . . .

The incentive from Goodall Homes is understood, they are a business and they stand to profit a few million from this expansion. BUT, I must mention that myself and all the other neighbors around me were told last year that Goodall has no plans to expand into the land (land subject in Item #22), and that Goodall could not build there if they wanted to because of the flood zones. This is one of the major reasons that neighbors are upset about this plan.

As for the City of Franklin, if you were to accept this proposal, the only incentive I can think of is more tax revenue. And by my estimates the city would gain about \$75-85,000 in tax revenue each year from these 20 homes. This proposal would do nothing to enhance your city, it would make several of your current residents unhappy, and it would destroy quiet land that really poses no strategic advantage for a potential builder. If you look at the land in question on item #22, it lies between Harpeth river, Rizer Point, and another established neighborhood that has been in existence since the 70's and early 80's.

I ask the City of Franklin, is it really worth the extra tax revenue to accept a plan that does not enhance your city and only upsets existing residents?

My family and I are hopeful that you will say no to this question and reject the proposed items #22 and #23.

Thank you for allowing us the opportunity to voice our concerns,

A handwritten signature in black ink, appearing to read "Jeff Brodoski". The signature is fluid and cursive, with the first name "Jeff" being more prominent and the last name "Brodoski" written in a continuous script.

Jeff Brodoski

5002 Viola Lane, Franklin, TN 37069

Agenda Item #23
Re: Rizer Point Development Plan

City of Franklin Planning Commission,

I write to you as a 30-year resident of Franklin, Tennessee who currently resides on Wedgewood Drive. I have multiple concerns about the proposed plans to rezone and develop the property north of Del Rio Pike and East of Del Rio Court.

The proposed development will connect Wedgewood Drive to Viola Lane thereby increasing traffic flow and creating additional safety concerns for existing residents of Wedgewood Drive, Del Rio Court, and the entire Rebel Meadows subdivision. I do not think it is in the best interest of our community to connect the Rizer Point Subdivision to Wedgewood Drive for thru traffic, instead I would request that you consider a connection to Wedgewood drive for pedestrian and emergency access only.

The traffic implications of connecting Rizer Point to Del Rio Court and Rebel Meadows will be more significant than the 20 homes proposed to build. The connection will increase traffic from the entire Rizer Point subdivision as people try to access Hillsboro road by cutting through Rebel Meadows. Speeding has already been a documented problem in Rebel Meadows and Del Rio Court and adding more volume to these neighborhood streets adds to frustration for current residents as well as safety concerns.

To address safety concerns, I would specifically like you to consider the city park located at the corner of Wedgewood Drive and Del Rio Court. This park is close to the road and near a sharp curve in Del Rio Court that has compromised visibility. Adding traffic volume to this curve in the road poses safety risk for all persons who utilize this park. Additionally, Wedgewood Drive and Del Rio court are both narrow roads with no sidewalks, making access to the park even more treacherous if there is a higher volume of vehicles.

I would also like to add that logistics of adding traffic volume to Wedgewood drive will be hazardous for all vehicles involved. Wedgewood Place is small subdivision with no HOA, there is little control over homeowners actions or maintenance of properties on our street. Literally 1/3 of the homes on our street (8 out of 25) are rental properties that are not always well maintained and frequently have 2-3 cars parked along the street in front of the home. Additionally, there are no designated parking places for the city park at the end of the street, encouraging more street parking on Del Rio Court and Wedgewood Drive. Due to the significant amount of street parking and the narrow design of these roads, it is already difficult for two cars to safely pass each other therefore adding construction traffic and ongoing volume will definitely lead to increased risk of traffic accidents or pedestrian injury.

Finally, I must add that as a resident of Wedgewood Drive for the past 11 years I have grown to enjoy our accessibility to walk from our home to the city park, bicentennial park, and downtown Franklin. I have a 3 year old daughter and another child coming soon and we deeply appreciate the value our city has placed on creating a walkable community for our family. However, by adding volume of vehicles without creating sidewalks, you take away accessibility or you ask us to forfeit our safety and the safety of our children. I conclude by reiterating that emergency access only to Wedgewood Drive would be sufficient to serve the needs of our community and all involved neighborhoods. Rizer Point already has 2 entry/exit points to the subdivision, therefore a 3rd access point for through traffic is redundant and only needed for emergencies.

Jennifer Dunn
jennmdunn@gmail.com
1135 Wedgewood Drive Franklin, TN 37069



YOUR *Dream* STARTS HERE

July 21, 2016

Franklin Planning Department
Franklin City Hall
109 3rd Ave. South, Suite 120
Franklin, TN 37064

Dear Planning Commissioners,

This letter is in reference to the steps that have been taken, on behalf of Goodall Homes, as we go through the process of entitlement for a proposed section of 20 lots at the Rizer Point community, in Franklin. As we start a possible development we understand the feedback from the existing and surrounding community is vital in establishing a good plan. As you well know while it is challenging to address the concerns and request of everyone, it is important to have a thoughtful process and implement those suggestions that are both reasonable and improve the plan. We have had multiple meetings with homeowners of Rizer Point, both as a group and individually. In each of these meetings we have listened to concerns and suggestions. While this process has taken a considerable amount of time, it has ultimately provided us with information that we believe improves the overall plan for Rizer Point. Listed below is a list of items that Goodall Homes has agreed to provide within the plan, based on the community feedback.

1. Goodall Homes will add a significant landscape buffer between existing homeowners and the new section to provide separation and privacy between the two sections.
2. Within the new section, Goodall Homes will be shifting the original lot layout further away from the existing community to provide more distance between the two sections.
3. Goodall Homes will add a playground within the new section that will serve the entire Rizer Point Community.
4. Goodall Homes will add a walking trail to connect the playground to the existing community. In addition, walking trails will be added along the river. The walking trail system will serve the entire community.
5. Goodall Homes recommends adding traffic calming features entering into the new 20 lot section to minimize the effects of traffic.
6. Finally, we identified nine homeowners that we felt were directly impacted by the new section (Those home owners that back directly to the development) and partially impacted by the new section (Those home owners that are along the traffic route of the new section) and met with each individually. In those meetings we offered to refund the full lot premium for those directly impacted and refund ½ of the lot premium for those impacted partially. While we feel like each of these lots still warrants a premium for its location, we felt that since the homeowners bought prior to the proposed section being discussed that this was the right step to take.

As I mentioned before, while it difficult at times to meet the request of every homeowner, I believe that Goodall Homes as taken the steps to listen intently to the community and offer multiple enhancements for the community. I want to personally thank each of you for your time and consideration in this matter.

Sincerely,

Chris O'Neal
Chief Sales Officer
Goodall Homes
615.681.4335
coneal@goodallhomes.com



RESOLUTION 2016-39

TO BE ENTITLED: “A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR HIGHLANDS AT LADD PARK PUD SUBDIVISION (REVISION 7) WITH 1 MODIFICATION OF DEVELOPMENT STANDARDS (CUL-DE-SAC LENGTH), FOR THE PROPERTY LOCATED NORTH OF LONG LANE AND WEST OF CAROTHERS PARKWAY.”

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

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

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

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

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

Being 2 tracts of land located in the 10th Civil District of Franklin, Williamson County, Tennessee and being shown on the plan entitled “The Highlands at Ladd Park Development Plan – Revision 7”, said plan’s digital copy being the reference from which these descriptions are made and being more particularly described as follows:

Tract 1

Beginning at the point where the easterly line of the herein described intersects with the northerly right-of-way line of Long Lane; thence with the northerly right-of-way line of Long Lane the following calls:

North 73° 22' 26" West 96.14 feet
North 75° 27' 26" West 94.66 feet
North 76° 59' 26" West 200.46 feet
North 78° 38' 26" West 362.31 feet
North 76° 35' 26" West 413.95 feet

North 75° 38' 26" West 101.00 feet; thence leaving said right-of-way line, North 10° 59' 34" East 330.00'; thence North 75° 38' 26" West 350.00 feet; thence North 10° 59' 34" East 739.53 feet; thence North 79° 48' 26" West 522.77 feet; thence South 09° 02' 34" West 671.98 feet; thence North 73° 47' 26" West 157.62 feet; thence South 09° 35' 34" West 359.68 feet to the northerly right-of-way line of Long Lane; thence with the northerly right-of-way line of Long Lane the following calls:

North 73° 00' 26" West 185.98 feet

North 70° 35' 26" West 869.66 feet

North 69° 38' 26" West 25.17 feet

North 69° 38' 26" West 162.07 feet; thence leaving said right-of-way line, North 09° 11' 34" East 884.15 feet; thence North 83° 23' 26" West 616.26 feet; thence North 05° 27' 34" East 1890.78 feet to the Harpeth River; thence with the Harpeth River the following calls:

South 75° 31' 26" East 131.42 feet

North 71° 54' 34" East 367.60 feet

North 55° 04' 34" East 250.42 feet

North 51° 28' 34" East 479.82 feet

North 36° 13' 34" East 402.92 feet

North 34° 54' 34" East 613.07 feet

North 55° 50' 34" East 179.83 feet

North 81° 04' 34" East 133.19 feet

South 75° 53' 26" East 347.66 feet

South 83° 21' 26" East 149.15 feet

North 80° 58' 34" East 145.55 feet

North 64° 17' 34" East 191.92 feet

North 52° 18' 34" East 161.23 feet; thence leaving the Harpeth River, North 52° 18' 34" East 337.04 feet; thence South 86° 53' 26" East 305.25 feet to the Harpeth River; thence with the Harpeth River the following calls:

North 85° 16' 34" East 703.68 feet

South 76° 11' 26" East 244.47 feet

South 46° 54' 26" East 123.23 feet

South 22° 20' 26" East 315.98 feet

South 13° 22' 26" East 470.27 feet

South 16° 57' 26" East 195.00 feet

South 39° 27' 26" East 610.38 feet

South 53° 46' 26" East 142.48 feet

South 61° 19' 26" East 1109.91 feet

South 64° 59' 26" East 480.75 feet

South 15° 58' 26" East 417.81 feet; thence leaving the Harpeth River, South 08° 14' 34" West 757.96 feet; thence North 82° 05' 26" West 246.09 feet; thence South 07° 59' 34" West 430.24 feet; thence South 07° 10' 34" West 653.33 feet; thence North 87° 46' 26" West 827.07 feet; thence South 06° 36' 34" West 357.50 feet; thence South 72° 11' 34" West 607.30 feet; thence South 46° 17' 34" West 650.16 feet; thence South 19° 54' 34" West 77.13 feet; thence North 72° 28' 26" West 308.47 feet; thence South 38° 09' 34" West 285.99 feet to the point of beginning, containing 576.02 acres, more or less.

Tract 2

Commencing from the point where the east line of Tract 1 described above intersects with the northerly right-of-way line of Long Lane, same being the point of beginning of said Tract 1; thence South 11° 15' 30" East 712.67 feet to a point in the easterly right-of-way line of Long Lane and the Point of Beginning of the herein described; thence leaving the easterly right of way line, North 46° 17' 35" East 1908.98 feet; thence South 06° 36' 36" West 809.44 feet; thence South 06° 32' 41"

West 1547.20 feet to the northerly right-of-way line of Long Lane; thence with the northerly right-of-way line of Long Lane and continuing with the easterly right-of-way line of Long Lane the following calls:

North 84° 41' 00" West 313.76 feet

North 85° 20' 00" West 97.54 feet

North 82° 58' 00" West 92.38 feet

North 76° 54' 00" West 91.72 feet; thence with a curve to the right, having a central angle of 32°26'41", a radius of 1025.00 feet, an arc length of 580.42 feet, and a chord bearing and distance of North 57° 24' 00" West 572.70 feet; thence

North 28° 21' 00" West 66.48 feet

North 10° 46' 00" West 98.52 feet

North 00° 34' 00" West 99.13 feet

North 01° 27' 00" East 194.54 feet

North 02° 33' 00" East 195.77 feet to the point of beginning, containing 43.27 acres, more or less.

SECTION II. That the attached Location Map and Development Plan, as amended, shall serve the purpose of further delimiting the geographical boundaries as described by this Resolution.

SECTION III. That the overall entitlements, as approved, for the Highlands at Ladd Park PUD Subdivision are as follows:

Entitlements	Berry Farms Town Center
Base Zone District	Detached Residential 2 (R-2)
Character Area Overlay	GCCO-2
Other Zoning Overlays	FFO
Development Standard	Conventional
Number of Dwelling Units	1,217 Total Detached
Number of Nonresidential Square Footage	N/A
Original Concept Plan Approval	Ordinance No. 2004-82 Date of approval: 6/14/2005

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

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

MOS 1: CUL-DE-SAC-LENGTH Approved: _____ Denied: _____	Request to increase the cul-de-sac length beyond the maximum of 500 feet, per Section 5.10.8 (1)(d) of the Zoning Ordinance. <i>Staff recommended</i> _____.
--	--

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

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

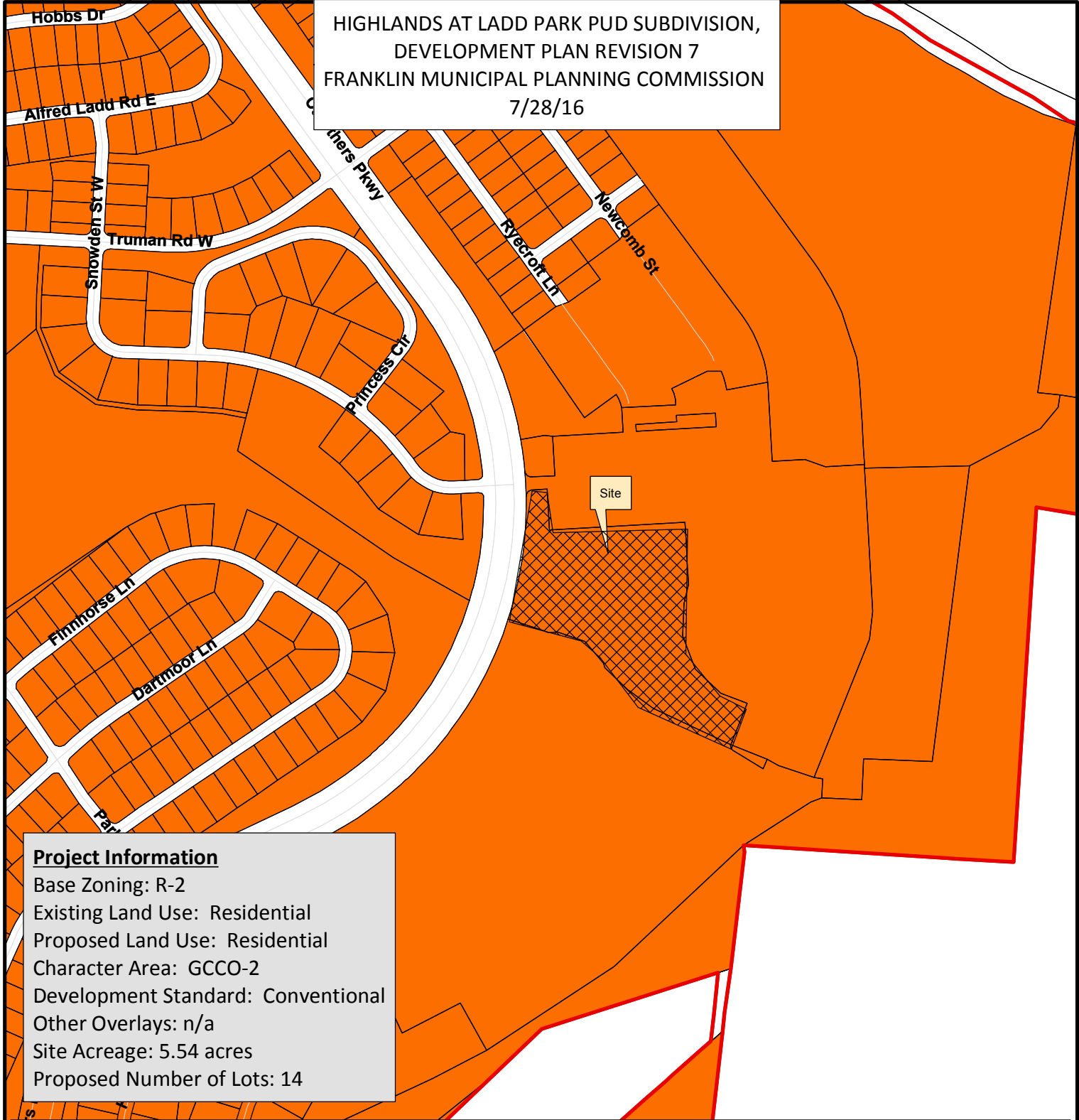
Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

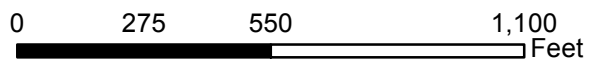
PUBLIC HEARING AND BOMA APPROVAL: _____

HIGHLANDS AT LADD PARK PUD SUBDIVISION,
DEVELOPMENT PLAN REVISION 7
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/28/16



Project Information
 Base Zoning: R-2
 Existing Land Use: Residential
 Proposed Land Use: Residential
 Character Area: GCCO-2
 Development Standard: Conventional
 Other Overlays: n/a
 Site Acreage: 5.54 acres
 Proposed Number of Lots: 14

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



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CONDITIONS OF APPROVAL:

Planning

General Comments

1. One-Stop Procedure

- Due to the applicant's diligence in addressing staff comments and resolving most issues prior to resubmittal, this project is eligible for the One-Stop Post-PC review process. To participate in the One-Stop Post-PC process, the applicant must submit complete and corrected plans electronically through the IDT online review system by the scheduled One-Stop review date and be present at the One-Stop Center on the scheduled date and time that the One-Stop Post-PC service is available. The intent of One-Stop review is to close all outstanding conditions of approval and gain final document approval in an abbreviated time frame. Plans are reviewed on a first-come, first-serve basis in the One-Stop Center.
- For eligible final plats, the applicant shall bring a mylar with all non-City Hall signatures provided. The applicant will also be required to establish required sureties prior to City Department signatures being applied. The sureties may be established after the one stop process.
- In the case of site plans, the one stop process can only satisfy the City of Franklin review process. The review by State Authority and pre-construction meetings with staff in the field will still be required prior to the issue of stormwater and grading and/or utility construction permits.

If all conditions of approval have not been met at the scheduled One-Stop review, the applicant will be required to submit the project for additional review at another scheduled One-Stop date. The next available One-Stop Post-PC date is **[8/3/2016]** and the applicant must check in at the One Stop center **between the hours of 8:00 and 11:00 a.m.** in order for their plans to be reviewed that day. The applicant may contact the Department of Building and Neighborhood Services with any questions regarding the process and for any future One-Stop Post-PC dates.

[Ladd Park Devel Plan REV 7_7.7.2016.pdf](#)

2. Architecture

- Please submit a digital copy of the Detached Residential Affidavit.

3. Architecture

- Please submit a digital copy of the Detached Residential Affidavit.

4. Architecture

- Applicant shall edit Section N from note on architectural elevations sheet to correct remaining section number/letter(s).

5. Project number

- Applicant shall include project number on elevations sheet.

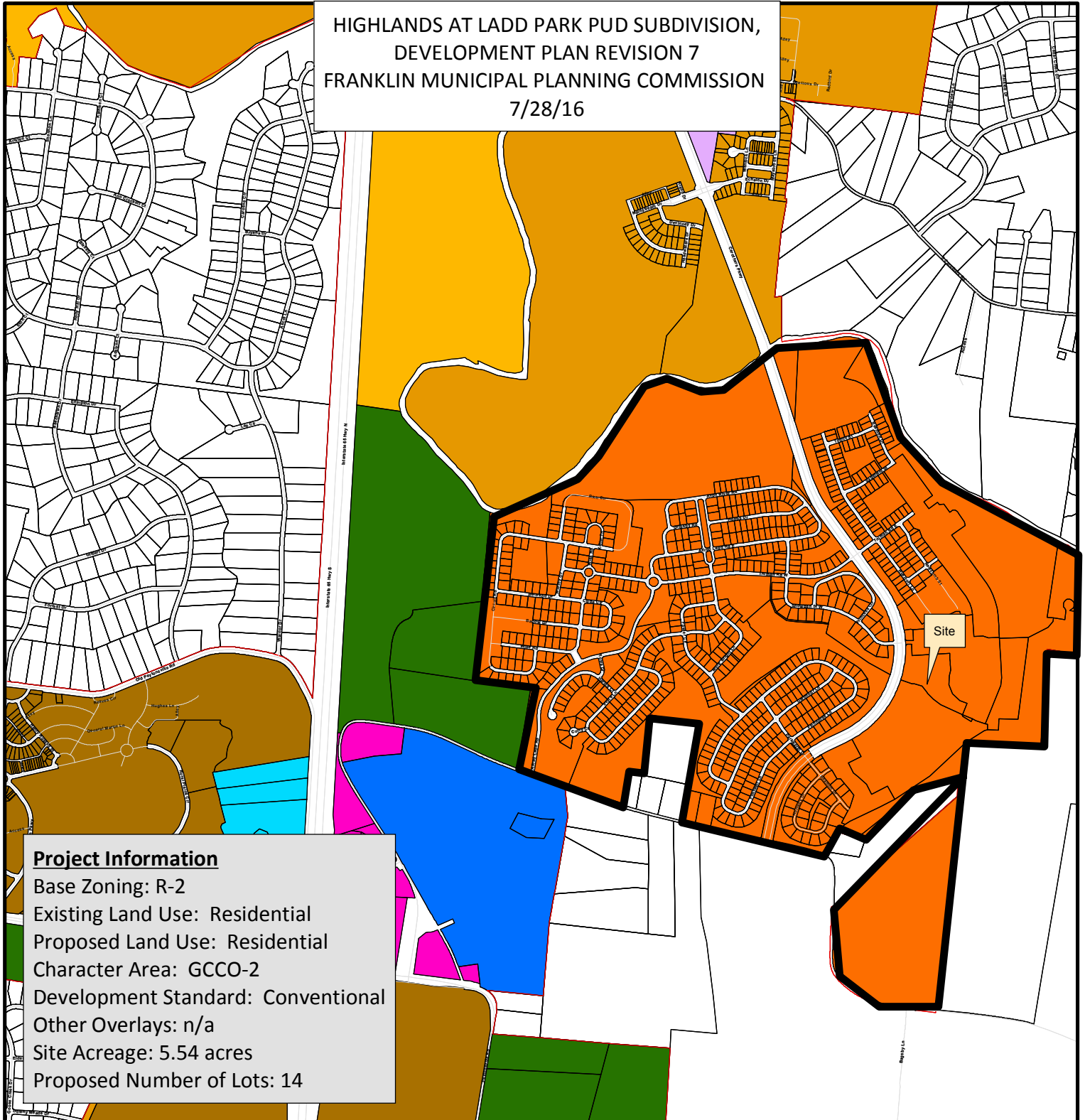
6. Recorded Plat Chart

- Applicant shall ensure that both charts match up correctly between sheets 2 and 3. Recorded plat chart should not change between those two sheets.

7. Future Lots

- Applicant shall remove the 14 lots asked for on existing conditions chart. Those lots are not existing.

HIGHLANDS AT LADD PARK PUD SUBDIVISION,
DEVELOPMENT PLAN REVISION 7
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/28/16



Project Information

Base Zoning: R-2
Existing Land Use: Residential
Proposed Land Use: Residential
Character Area: GCCO-2
Development Standard: Conventional
Other Overlays: n/a
Site Acreage: 5.54 acres
Proposed Number of Lots: 14

- | | |
|--|-------------------------------------|
| AG Agricultural District | OR Office Residential District |
| ER Estate Residential | GO General Office District |
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| R-6 Residential District | LI Light Industrial District |
| RM-10 Attached 10 Residential District | HI Heavy Industrial District |
| RM-15 Attached 15 Residential District | CI Civic and Institutional District |
| RM-20 Attached 20 Residential District | |
| SD-R Specific Development-Residential | |
| SD-X Specific Development-Variety | |



0 1,000 2,000 4,000 Feet

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The Highlands at Ladd Park Subdivision

DEVELOPMENT PLAN - REVISION 7

C.O.F. PROJ. #6175 JUNE 13, 2016

WILLIAMSON COUNTY, TENNESSEE
Property Map 106, Parcel 184

TRILLIUM VENTURES
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Franklin, TN 37064
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F 615.791.9045
C 615.604.4197
E parnold@trillium-ventures.com

SULLIVAN ENGINEERING, INC.
Richard "Dickie" Sullivan
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Franklin, TN 37064
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C 615.319.1855
E dickie@sullivanengineering.com

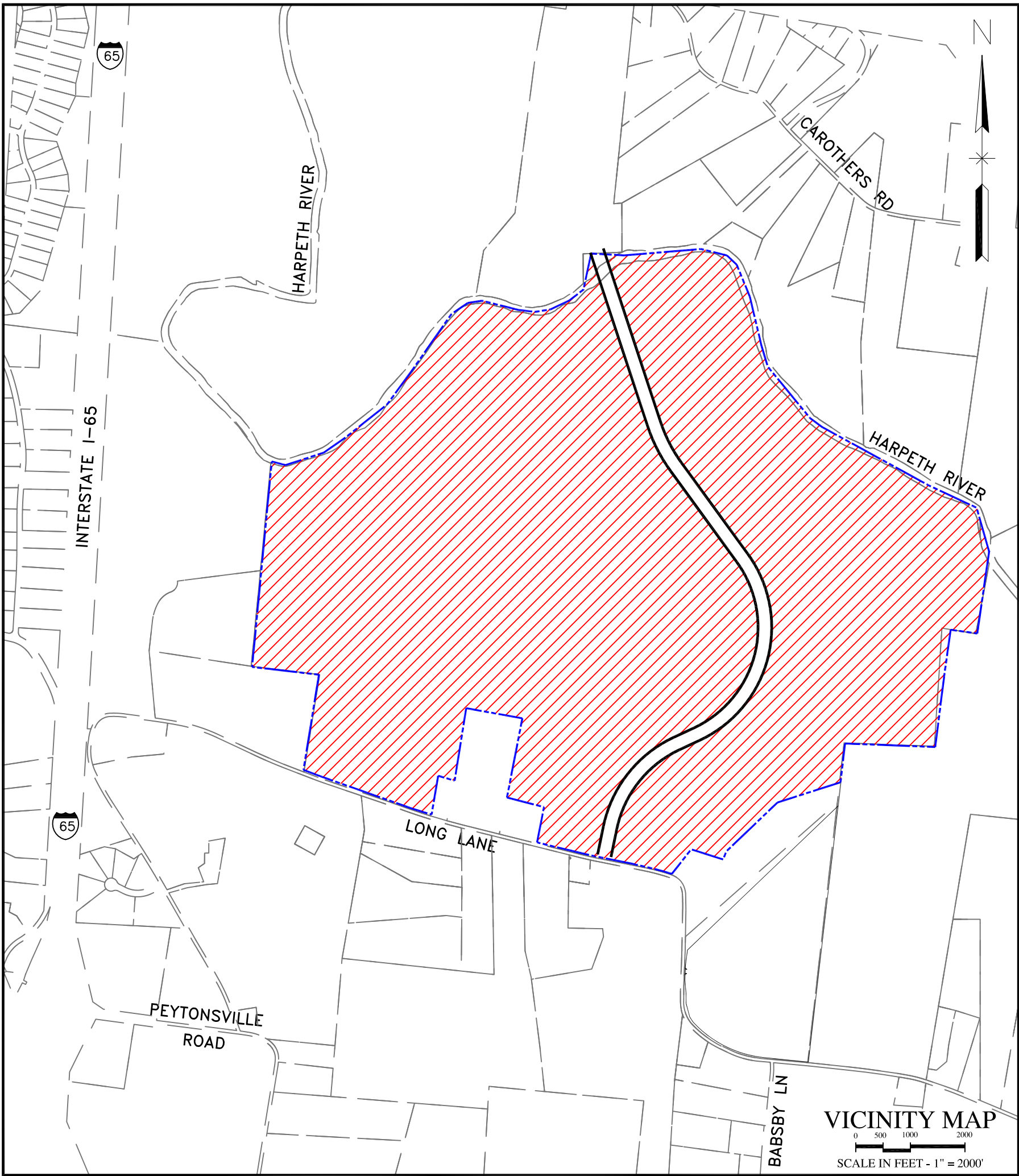
GAMBLE DESIGN
COLLABORATIVE
Greg Gamble
144 Southeast Pkwy., Ste. 230
Franklin, TN 37064
P 615.224.8378
C 615.975.5765
E greggamble209@gmail.com

Development Plan Changes (Revision 7)

- A. Sections 26, 28, 29, 40 and 32-34 are now shown as approved, and associated open spaces given recorded lot number and acreage.
- B. A previous Lot in Reserve in Section L has been absorbed into Open Space L3.
- C. Fourteen lots have been added in Section I (previously shown as a Lot in Reserve) on the east side of Carothers Parkway just south of Snowden Road East. Thus, the net increase of additional lots is 14, raising the total number of lots from 1203 which was approved with Rev. 6, to 1217. The revised density is 1.96 units / AC.
- D. Because of the above revisions, all Open Space and Lot Charts have been revised accordingly.
- E. Section L has one revision. The lots were pulled away from the east perimeter of the property to create a buffer to save existing trees.
- F. Section N has two revisions. One road culdesac to avoid a vertical grade greater than 10%. One open space, N4, added for water quality.
- G. Asking for one Modification of Standards (see below).

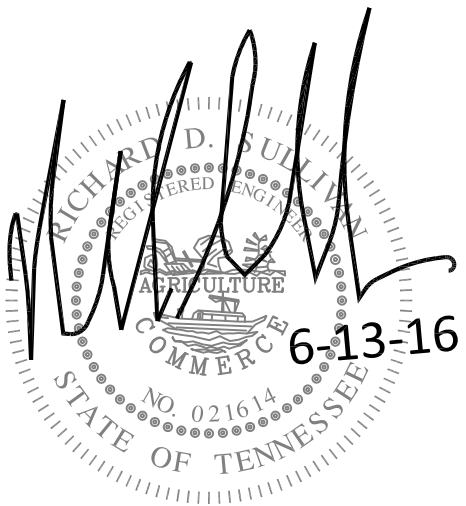
Modifications of Standards (Revision 7)

MOS 4: Trillium Ventures requests a modification of City of Franklin Development Standard 5.10.8, Alley and Cul-De-Sac Layout, allowing a cul-de-sac to be longer than 500' in length.



INDEX OF SHEETS

- | | |
|---|------------------------------|
| 1 | TITLE SHEET |
| 2 | EXISTING CONDITIONS |
| 3 | DEVELOPMENT PLAN (1" = 200') |
| 4 | DEVELOPMENT PLAN (1" = 40') |



Recorded Open Space				Recorded Open Space			
SEC	LOT	AC	SEC	LOT	AC	SEC	LOT
3	1051	0.33	1	1047	0.39		
3	1052	0.26	1	1048	0.31		
3	1054	0.09	2	1049	0.35		
3	1055	0.21	2	1050	0.75		
3	1056	0.21	2	1051	0.25		
3	1057	0.05	3	1052	0.75		
4	1061	0.18	3	1059	1.40		
4	1062	0.46	1	1060	2.30		
4	1064	0.74	4	1063	5.10		
4	1065	0.31	5	1064	1.20		
4	1066	0.31	5	1062	1.11		
4	1067	0.15	5	1065	2.60		
4	1068	0.20	1	1066	0.23		
5	1070	0.54	5	1069	0.49		
6	1080	5.00	9	1083	0.27		
13	2013	0.10	13	2015	0.60		
14	2016	0.10	14	2004	0.07		
20	2010	17.13	15	2009	0.85		
20	2011	0.11	15	2008	0.06		
20	2012	0.2	15	2006	1.18		
24	2018	0.33	17	2007	0.73		
25	2021	2.94	21	2011	0.63		
25	2022	2.56	21	2014	0.56		
25	2023	1.20	22	2015	0.64		
27	2018	1.09	23	2025	2.44		
27	2019	0.27	20	2008	0.17		
27	2020	0.10	24	2017	0.73		
27	2021	0.12	25	2004	1.60		
27	2022	0.12	25	2008	1.89		
40	(Amended)	1.32	26	2029	1.98		
			29	2030	10.77		
			19	2032	0.84		
			19	2033	1.41		
			31	2043	1.52		
			31	2044	1.78		
			31	2045	1.07		
			31	2046	1.83		
			31	2047	0.43		
			31	2048	2.91		
			31	2049	1.64		
			31	2050	1.64		
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			31	2111	1.64		
			31	2112	1.64		
			31	2113	1.64		
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			31	2206	1.64		
			31	2207	1.64		
			31	2208	1.64		
			31	2209	1.64		
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			31	2219	1.64		
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			31	2221	1.64		
			31	2222	1.64		
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			31	2240	1.64		
			31	2241	1.64		
			31				

RESIDENTIAL SUBDIVISION WILLIAMSON COUNTY, TENNESSEE		C.O.F. PROJ. #6175	DEVELOPMENT PLAN
TRILLIUM VENTURES	SULLIVAN ENGINEERING, INC.	February 9, 2010	PLAN NO.
Pat Arnold	Richard "Dickie" Sullivan	Rev: March 4, 2010	SHEET NO.
371 Main St., Suite 201	171 Main Street, Suite 107	Rev: April 12, 2010	3
Franklin, TN 37064	Franklin, TN 37064	Rev: November 4, 2010	
P 615.791.1507	P 615.791.1507	Rev: May 18, 2012	
F 615.791.9045	E dickie@sullivanengineering.com	Rev: May 13, 2013	
C 615.664.4197		Rev: December 9, 2013	
E gumpel@trillium-ventures.com		Rev: June 9, 2014	OF 4
		Rev: March 9, 2015	
		Rev: June 15, 2016	

SAMPLE FRONT ELEVATIONS



ELEVATION PROVIDED BY THE JONES COMPANY FOR FUTURE SECTIONS BUILT OUT BY THE JONES COMPANY.

ARCHITECTURAL ELEVATION NOTES

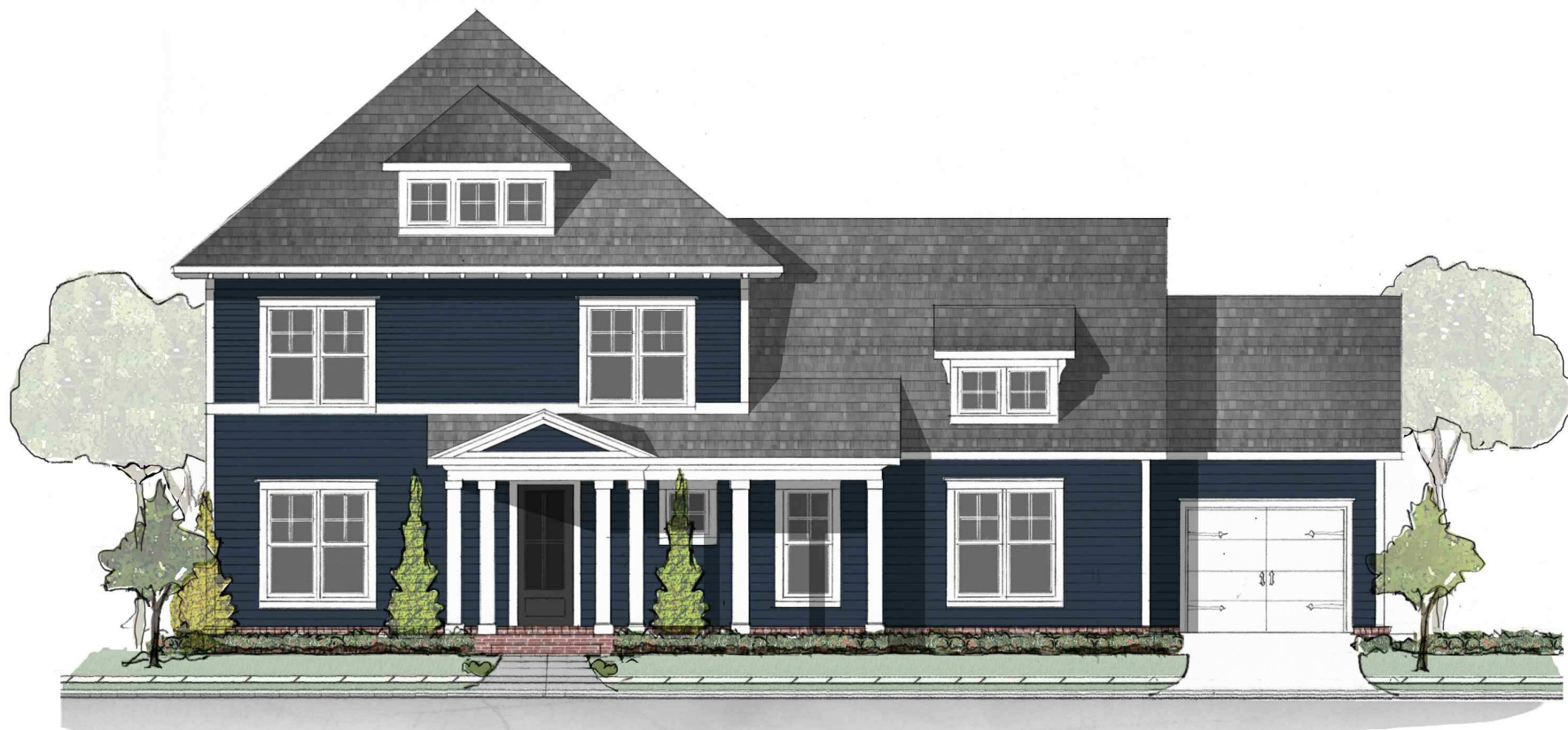
- 1. These elevations have been designed to meet the requirements of the City of Franklin's architectural design standards and the approval of the Planning Commission/City of Franklin. Changes shall not be made to the approved elevations unless approved by either the Codes Director or the Planning Commission.
- 2. Elevations shown are typical for this development. Final design plans shall be submitted with the request for Building Permits and shall indicate compliance with the City of Franklin's architectural design standards; specifically the requirement for exposed foundations or water tables/elevated finished floors and garage door separation/maximum widths.
- 3. Single family detached homes are to be designed for lots with garage access from the front-facing street with attached garage.
- 4. One to two stories in height.
- 5. Materials include brick, simulated stone, cementitious siding and architectural shingles.
- 6. Garage is setback a minimum of 3 feet from the front facade per Ladd Park PUD.
- 7. Garage doors shall be a maximum of 9 feet in width with a minimum separation (if two car garage is provided) by a minimum of 1 feet.
- 8. Homes for Ladd Park future sections shall be between 1,800 SF and 4,200 SF.

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

Greg Gamble, Registered Landscape Architect.



ELEVATION PROVIDED BY SIGNATURE HOMES FOR FUTURE SECTIONS BUILT OUT BY SIGNATURE HOMES.



ELEVATION PROVIDED BY SIGNATURE HOMES FOR FUTURE SECTIONS BUILT OUT BY SIGNATURE HOMES.

Typical Architectural Elevations

C.O.F. PROJ. #xxxx



REVISIONS :	<i>The Highlands</i> AT LADD PARK DEVELOPMENT PLAN REVISION 7—WILLIAMSON COUNTY, TENNESSEE		SEI JOB # 14.005
			SECTION
			SHEET NO.
			A1
TRILLIUM VENTURES, INC. 317 MAIN STREET, SUITE 201 FRANKLIN, TN 37064 (615) 791-7577			SCALE :
DRAWN BY :		DATE : 7.7.2016	APPROVED BY :

CONDITIONS OF APPROVAL:

Performance Agreement and Surety

General Comments

1. Engineering Sureties

- Any unposted sureties associated with this development from site plan(s) 6107 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.
- comment noted
- Any unposted sureties associated with this development from site plan(s) 6107 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

(Previous comment restated for informational purposes only, no response necessary.)

Planning

General Comments

2. Owner affidavit

- The applicant shall include the owner affidavit (available in the Administrative Manual) with the resubmittal.
- the owner affidavit is included in the submittal package
- Comment not addressed. Owner affidavit needs to be submitted.

3. One-Stop Procedure

- Due to the applicant's diligence in addressing staff comments and resolving most issues prior to resubmittal, this project is eligible for the One-Stop Post-PC review process. To participate in the One-Stop Post-PC process, the applicant must submit complete and corrected plans electronically through the IDT online review system by the scheduled One-Stop review date and be present at the One-Stop Center on the scheduled date and time that the One-Stop Post-PC service is available. The intent of One-Stop review is to close all outstanding conditions of approval and gain final document approval in an abbreviated time frame. Plans are reviewed on a first-come, first-serve basis in the One-Stop Center.
- For eligible final plats, the applicant shall bring a mylar with all non-City Hall signatures provided. The applicant will also be required to establish required sureties prior to City Department signatures being applied. The sureties may be established after the one stop process.
- In the case of site plans, the one stop process can only satisfy the City of Franklin review process. The review by State Authority and pre-construction meetings with staff in the field will still be required prior to the issue of stormwater and grading and/or utility construction permits.

If all conditions of approval have not been met at the scheduled One-Stop review, the applicant will be required to submit the project for additional review at another scheduled One-Stop date. The next available One-Stop Post-PC date is **[8/3/2016]** and the applicant must check in at the One Stop center **between the hours of 8:00 and 11:00 a.m.** in order for their plans to be reviewed that day. The applicant may contact the Department of Building and Neighborhood Services with any questions regarding the process and for any future One-Stop Post-PC dates.

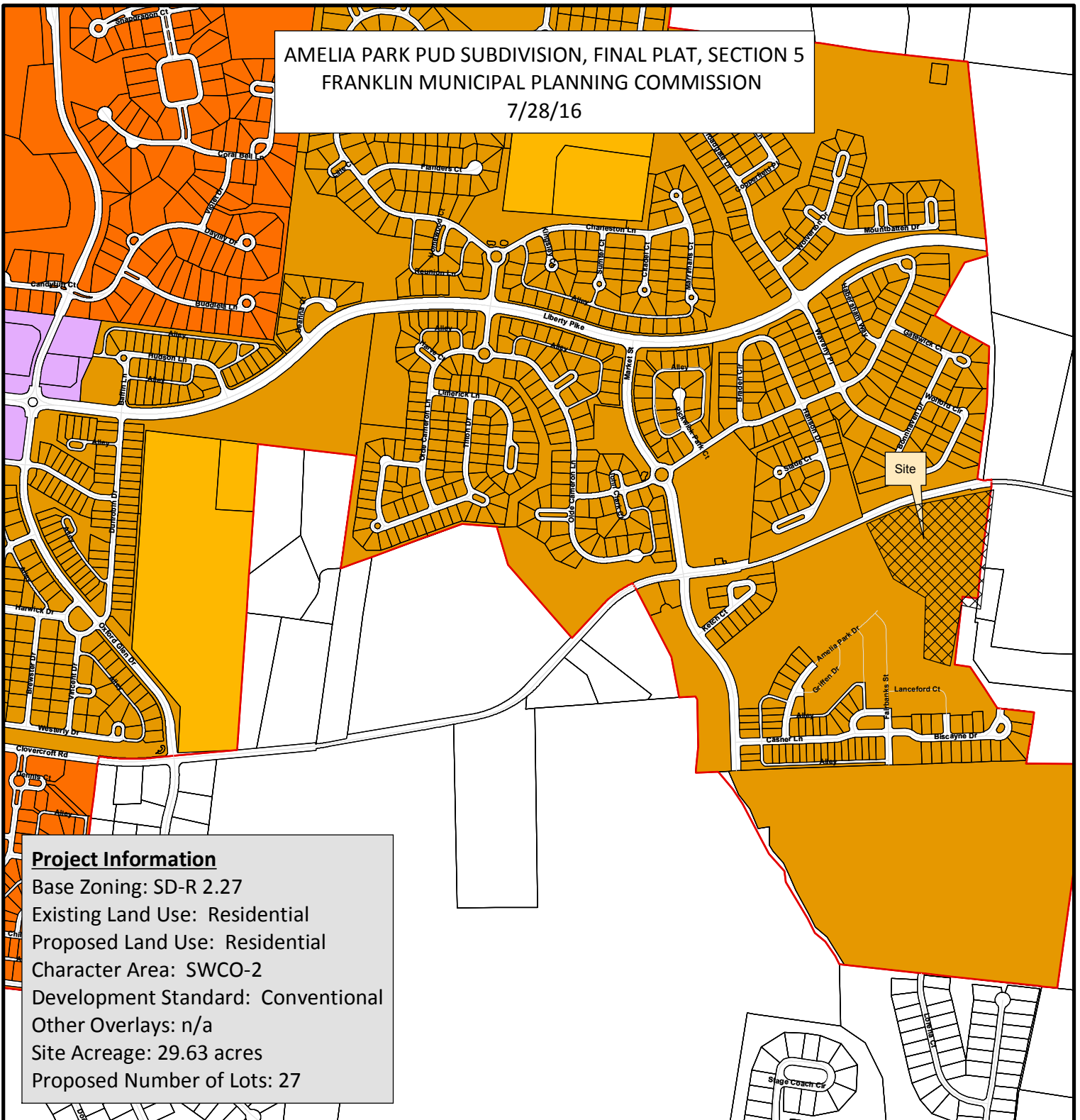
Water/Sewer

[20130368_2016-6-13_Section 5_Final Plat.pdf](#)

4. Sanitary sewer

- Applicant shall shown sanitary sewer line where 10' easement is called out.
- the sewer line designed for this easement was never constructed and doesn't exist.
- If sewer line is no longer need to serve the proposed area applicant shall remove the easement.

AMELIA PARK PUD SUBDIVISION, FINAL PLAT, SECTION 5
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/28/16



Project Information

Base Zoning: SD-R 2.27
Existing Land Use: Residential
Proposed Land Use: Residential
Character Area: SWCO-2
Development Standard: Conventional
Other Overlays: n/a
Site Acreage: 29.63 acres
Proposed Number of Lots: 27

Parcels selection 2

PARCEL_TYP

Section 5	RM-20 Attached 20 Residential District
AG Agricultural District	SD-R Specific Development-Residential
ER Estate Residential	SD-X Specific Development-Variety
R-1 Residential District	OR Office Residential District
R-2 Residential District	GO General Office District
R-3 Residential District	CC Central Commercial District
R-6 Residential District	NC Neighborhood Commercial District
RM-10 Attached 10 Residential District	GC General Commercial District
RM-15 Attached 15 Residential District	LI Light Industrial District
	HI Heavy Industrial District
	CI Civic and Institutional District



0 600 1,200 2,400 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.

L:\Projects\2013\20130368\dwg\20130368-2016-June-Final Plat_Section 5.dwg-SHEET 1 Jul 06, 2016 - 8:26am zdavis

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO DEDICATE RIGHT OF WAY AND CREATE 27 LOTS (25 BUILDABLE LOTS & 2 OPEN SPACE LOTS) AND IS A RESUBDIVISION OF LOT 161.
2. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES LOT 161 OF AMELIA PARK PUD SUBDIVISION, SECTION 4 AS RECORDED IN PLAT BOOK _____ PAGE _____ REGISTER'S OFFICE OF WILLIAMSON COUNTY (ROWC)
3. EXISTING BASE ZONING: SD-R (RESIDENTIAL VARIETY)
CHARACTER AREA OVERLAY: SWCO-2 (SEWARD HALL)
DEVELOPMENT AREA STANDARD: CONVENTIONAL
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 47187C0220F, DATED SEPTEMBER 29, 2006
5. THIS PROPERTY CAN BE FOUND ON WILLIAMSON COUNTY TAX MAP 80 AND IS KNOWN AS PARCELS 31 AND 31.01.
6. OWNER/ SUBDIVIDER: PULTE GROUP INC
ADDRESS: 370 MALLORY STATION RD., SUITE 500
FRANKLIN, TENNESSEE 37067
PHONE NO.: 615-794-1901
P.O.C.: TODD DOUPONA
7. SURVEYOR: LITTLEJOHN ENGINEERING ASSOCIATES, 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@leainc.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. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF M.T.E.M.C.
10. NO DOCUMENTATION HAS BEEN FOUND PERTAINING TO MINERAL RIGHTS TO THE PROPERTY.
11. ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.
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. ALL STREAMSIDE BUFFERS SHALL BE PLACED IN OPEN SPACE LOTS TO BE MAINTAINED BY THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION.
14. ANY SIDE ELEVATION VISIBLE FROM A STREET SHALL HAVE THE SAME DEGREE OF ARCHITECTURAL DETAILING AS THE FRONT FACADE.
15. GARAGES SHALL MEET CITY OF FRANKLIN STANDARDS.
16. THERE SHALL BE A MINIMUM OF 10' BETWEEN BUILDINGS ON ADJACENT LOTS.
17. FEES-IN-LIEU OF PARKLAND DEDICATION:
150 LOTS (AMELIA PARK) - 92 LOTS (REUNION PUD) = 58 LOTS
(35 LOTS X 1,200 SQFT) + (23 LOTS X 600 SQFT) =
42,000 SQFT + 13,800 SQFT =
55,800 SQFT FOR FEES-IN-LIEU OF PARKLAND DEDICATION
18. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
19. GARAGES SHALL EITHER BE BUILT TO THE REAR SETBACK FROM THE ALLEY OR SHALL BE A MINIMUM OF TWENTY FEET FROM THE EDGE OF THE ALLEY PAVEMENT.
20. LOTS SHALL CONFORM TO ALL THE REQUIREMENTS OF THE FRANKLIN ZONING ORDINANCE.

LEGEND

PARCEL NO.	()	GAS LINE	G
LOT NUMBER	(00)	OVERHEAD LINE	OH
STREET ADDRESS	000	FENCE	x x x x x
IRON ROD (SET)	●	PROPOSED STREET LIGHT	☼
CONC MON (SET)	■ MON(N)	PROPOSED SIDEWALK	□
PROPERTY LINE	-----	PROPOSED FIRE HYDRANT	● FH
CORPORATE LIMIT LINE	=====	PROPOSED STORM STRUCTURE	■
WATER VALVE	⋈	PROPOSED MANHOLE	●
GUY WIRE	⋈	PROPOSED SANITARY SEWER LINE	SA
LIGHT POLE	☼	PROPOSED STORM SEWER LINE	ST
ELECTRIC POLE	⋈	PROPOSED WATER LINE	W
SIGN	⋈		

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that: (1) the water systems designated in "Amelia Park, PUD Subdivision, Section 5" Subdivision have been installed in accordance with Milcrofton Utility District specifications, or (2) a performance agreement and surety in the amount of \$_____ for the water system has been posted with Milcrofton Utility District to assure completion of such systems.

Supt., Milcrofton Utility District

Date

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that: (1) the sewer systems designated in "Amelia Park, PUD Subdivision, Section 5" Subdivision have been installed in accordance with City specifications, or (2) a performance agreement and surety in the amount of \$_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director of Water Management Department
City of Franklin, TN

Date

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

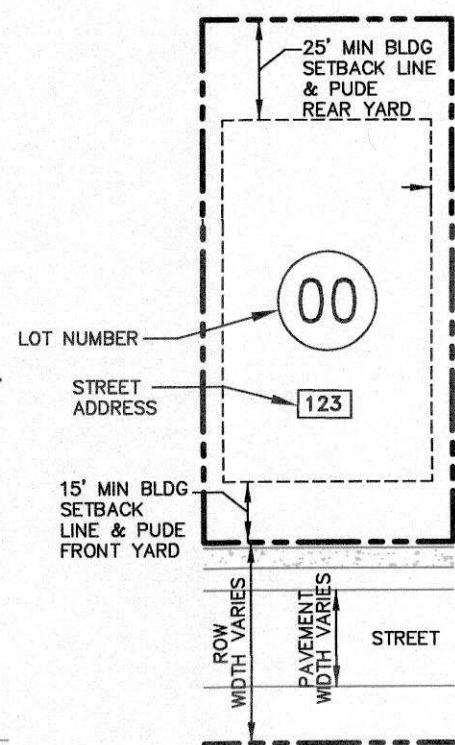
21. MILCROFTON UTILITY DISTRICT (MILCROFTON) HAS UNRESTRICTED ACCESS TO ITS WATER LINES AND WATER SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE WATER LINE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A MILCROFTON EASEMENT, MILCROFTON SHALL HAVE THE RIGHT TO REMOVE SUCH LANDSCAPING, FENCING OR OTHER STRUCTURE WITHIN THE EASEMENT AS MAY BE NECESSARY FOR MILCROFTON TO REPAIR, MAINTAIN, OR REPLACE ITS LINES, VALVES, APPLIANCES, FITTINGS OR OTHER WATER FACILITIES WHICH ARE NOW OR IN THE FUTURE WHICH MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM DECLARANT OR SUBSEQUENT PROPERTY OWNERS. DECLARANT OR ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING OR OTHER STRUCTURES REMOVED OR DISTURBED BY MILCROFTON AT THE DECLARANT'S OR ASSOCIATION'S EXPENSE IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE DECLARANT OR ASSOCIATION. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY MILCROFTON AT THE HOMEOWNER'S EXPENSE ON THE HOMEOWNER'S LOT.

22. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

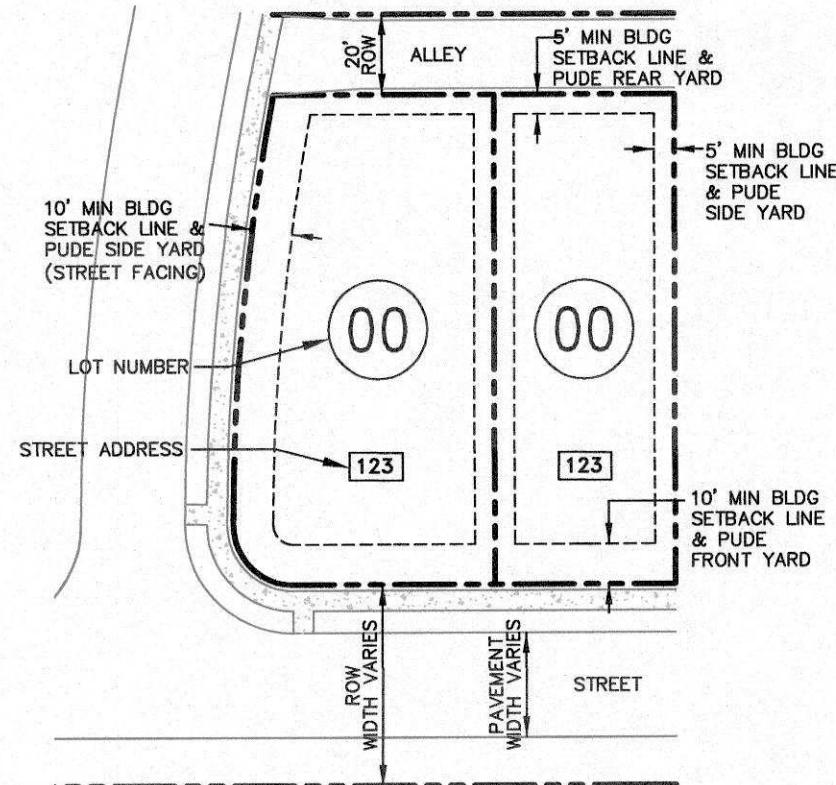
23. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY PAVEMENT, LANDSCAPING, FENCES, STRUCTURES OR OTHER ENCROACHMENTS WITHIN "PUBLIC DRAINAGE EASEMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN PUBLIC DRAINAGE EASEMENTS. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS.

24. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.

25. SEWER LINE DEPTHS SHOWN ARE BASED ON THE APPROVED SITE PLAN FOR AMELIA PARK PUD SUBDIVISION, CITY OF FRANKLIN #5832.



TYPICAL STREET LOADED LOT
NOT TO SCALE



TYPICAL ALLEY LOADED LOT
NOT TO SCALE

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
Franklin Municipal Planning Commission

Date

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 "Amelia Park, PUD Subdivision, Section 5" 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
City of Franklin, Tennessee

Date

CERTIFICATE OF SURVEY

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been or will be placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 10th day of October, 2013.

Robert M. Searson, Tenn. License No. 1666

Date

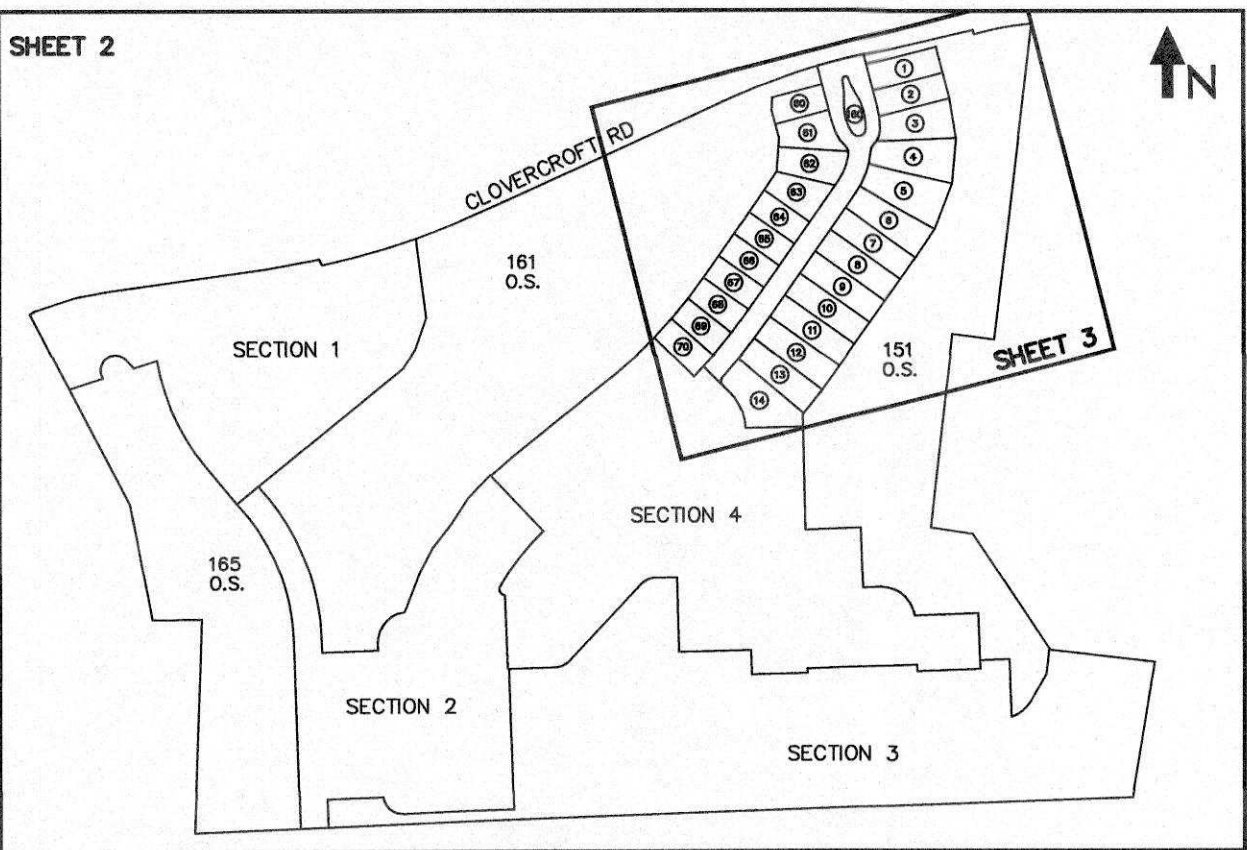
CERTIFICATE OF OWNERSHIP

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 6028, Page 944, R.O.W.C., Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, 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.

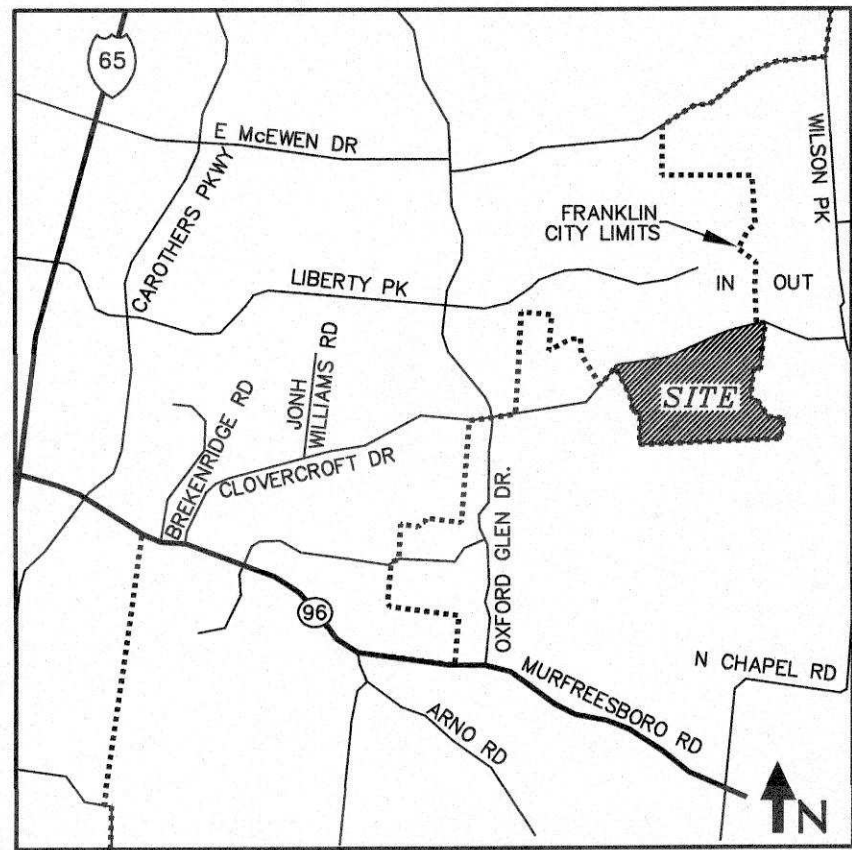
Pulte Group Inc.

Date

SHEET 2



SHEET INDEX
NOT TO SCALE



VICINITY MAP
SCALE: 1" = 3000'

LOT	AREA		MIN. SETBACKS				TREE REQUIREMENTS	
	SQFT	ACRES	LEFT	RIGHT	FRONT	BACK	ACI REQUIRED	3" TREES PROVIDED
1	10,470	0.24	5'	5'	15'	25'	12"	4
2	10,473	0.24	5'	5'	15'	25'	12"	4
3	13,219	0.30	5'	5'	15'	25'	12"	4
4	15,670	0.36	5'	5'	15'	25'	12"	4
5	17,041	0.39	5'	5'	15'	25'	12"	4
6	14,037	0.32	5'	5'	15'	25'	12"	4
7	12,400	0.28	5'	5'	15'	25'	12"	4
8	12,400	0.28	5'	5'	15'	25'	12"	4
9	12,400	0.28	5'	5'	15'	25'	12"	4
10	12,400	0.28	5'	5'	15'	25'	12"	4
11	12,400	0.28	5'	5'	15'	25'	12"	4
12	13,054	0.30	5'	5'	15'	25'	12"	4
13	13,166	0.30	5'	5'	15'	25'	12"	4
14	16,414	0.38	5'	15'	15' (AMELIA)	25'	12"	4
60	7,930	0.18	5'	5'	15'	25'	6"	2
61	10,663	0.24	5'	5'	15'	25'	12"	4
62	11,151	0.26	5'	5'	15'	25'	12"	4
63	10,330	0.24	5'	5'	15'	25'	12"	4
64	8,060	0.19	5'	5'	15'	25'	6"	2
65	8,060	0.19	5'	5'	15'	25'	6"	2
66	8,060	0.19	5'	5'	15'	25'	6"	2
67	8,082	0.19	5'	5'	15'	25'	6"	2
68	8,352	0.19	5'	5'	15'	25'	6"	2
69	8,352	0.19	5'	5'	15'	25'	6"	2
70	8,352	0.19	5'	5'	15'	25'	6"	2
151 OS	357,632	8.21	-	-	-	-	-	-
160 OS	4,621	0.11	-	-	-	-	-	-
161 OS	595,460	13.67	-	-	-	-	-	-
TOTAL O.S.	957,713	21.99	-	-	-	-	-	-
ROW	50,031	1.15	-	-	-	-	-	-
TOTAL	1,290,679	29.63	-	-	-	-	252"	84

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AMELIA PARK
PUD SUBDIVISION
SECTION 5
FINAL PLAT
C.O.F. NO. 6173

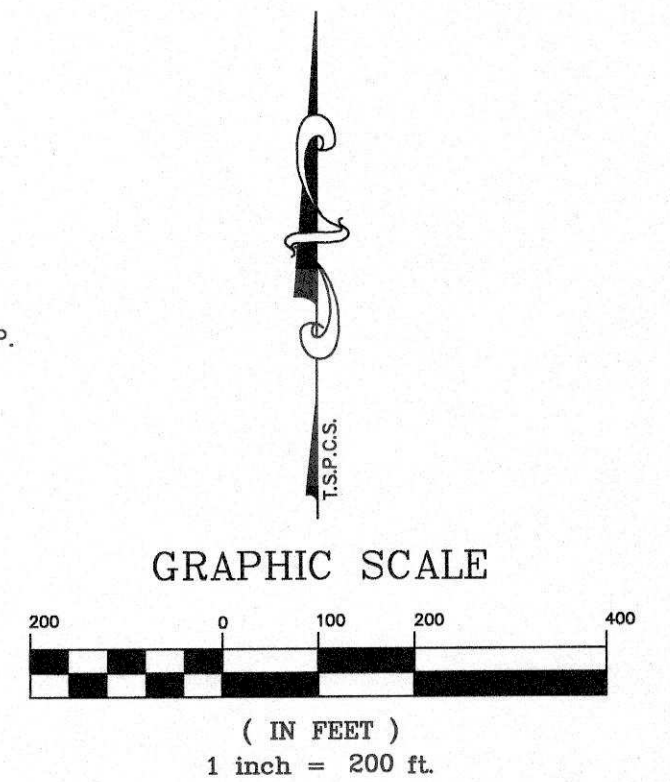
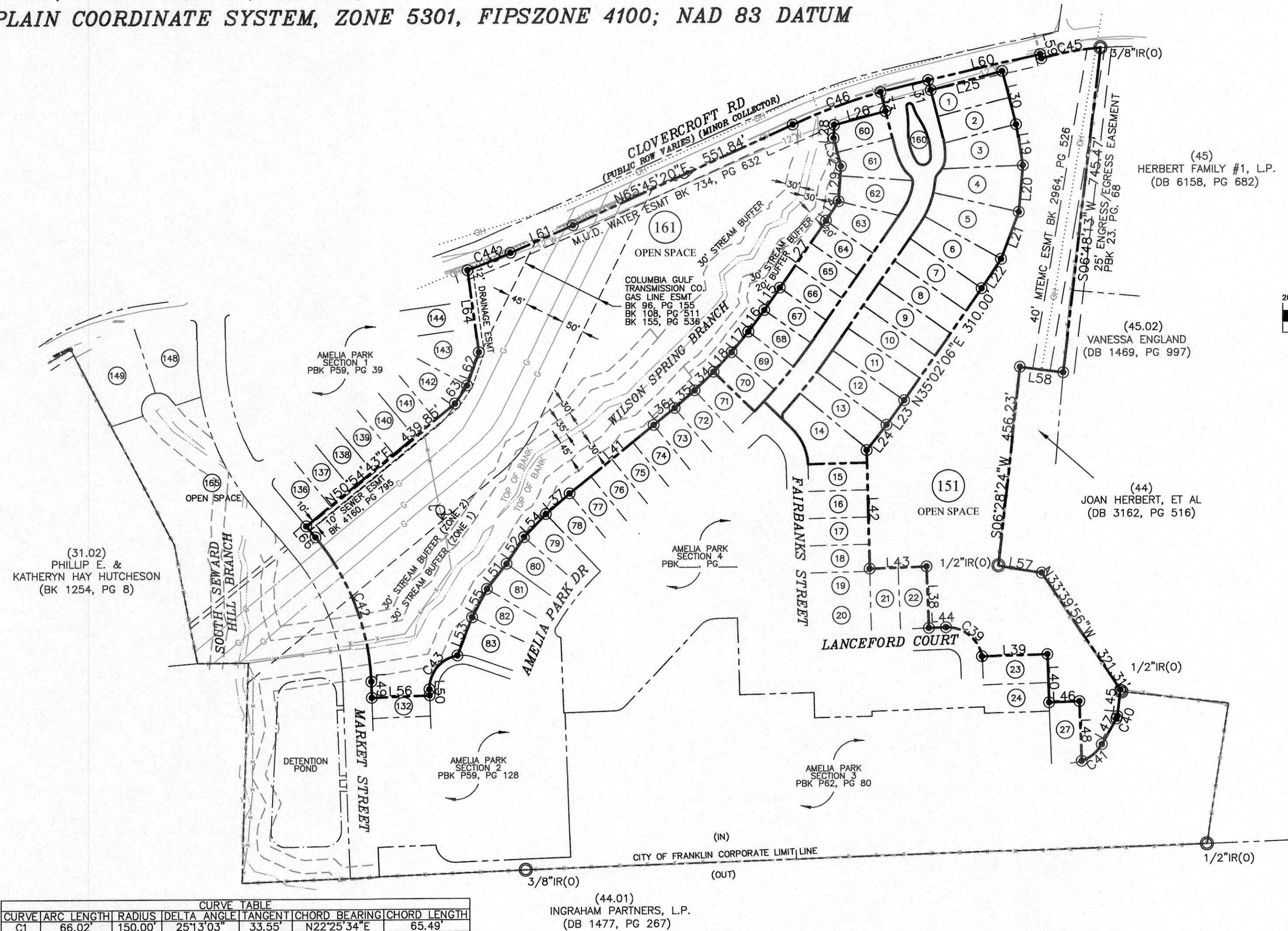
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 29.63 TOTAL LOTS: 28
ACRES NEW PUBLIC STREETS: ±0.61 DISTRICT: 14TH
LFT NEW PUBLIC STREETS: ±850 CLOSURE ERROR: 1:10000

DATE: 06/13/2016
REV: 07/07/2016

LEA PROJECT #20130368 SHEET 1 OF 3

SEE SHEET 1 FOR NOTES, SHEET LAYOUT, LEGEND, AND AREA AND SETBACK CHART.
TENNESSEE STATE PLAIN COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM



LINE	BEARING	DISTANCE
L1	N33°23'14"E	52.85'
L2	N35°02'38"E	61.90'
L3	N36°47'02"E	60.68'
L4	N39°48'27"E	60.68'
L5	N42°49'52"E	60.68'
L6	N36°01'07"E	69.30'
L7	S38°36'55"W	73.65'
L8	S02°50'54"W	30.14'
L9	S78°19'47"W	0.63'
L10	N14°36'04"W	66.00'
L11	S01°14'27"E	28.26'
L12	N76°53'30"E	52.19'
L13	N33°23'14"E	52.85'
L14	N35°02'38"E	61.90'
L15	N36°47'02"E	60.68'
L16	N39°48'27"E	60.68'
L17	N42°49'52"E	60.68'
L18	N09°15'48"W	94.65'
L19	N05°06'38"E	106.74'
L20	N21°04'05"E	115.35'
L21	N33°38'07"E	80.31'
L22	N36°01'07"E	69.30'
L23	S38°36'55"W	73.65'
L24	N75°23'56"E	168.88'
L25	N75°23'56"E	120.96'
L26	S35°02'06"W	186.00'
L27	S02°50'54"W	30.14'
L28	N04°00'11"E	79.81'
L29	N14°36'04"W	124.00'
L30	N14°36'04"W	23.44'
L31	N14°36'04"W	66.00'
L32	N14°36'04"W	44.81'
L33	N45°51'17"E	60.68'
L34	N48°52'42"E	60.68'
L35	N51°09'00"E	61.61'
L36	N49°11'07"E	71.40'
L37	S01°57'42"E	140.00'
L38	S88°02'18"W	149.15'
L39	S01°57'42"E	110.00'
L40	S51°16'43"W	248.00'
L41	S01°14'27"E	270.25'
L42	S88°02'18"W	130.00'
L43	S88°02'18"W	39.04'
L44	N06°37'43"E	60.55'
L45	S88°02'18"W	69.21'
L46	N30°17'27"E	67.39'
L47	S01°57'42"E	136.16'
L48	N01°57'42"W	37.05'
L49	S01°57'42"E	13.97'
L50	N38°09'46"E	72.70'
L51	S33°38'43"W	72.70'
L52	S21°48'22"W	92.80'
L53	N43°55'11"E	72.72'
L54	N27°53'18"E	72.72'
L55	N88°02'18"E	132.00'
L56	S81°06'25"E	99.94'
L57	N82°33'32"W	99.45'
L58	S15°47'15"E	10.00'
L59	N76°53'30"E	282.56'
L60	N66°31'00"E	156.41'
L61	N19°27'38"E	80.40'
L62	S34°08'49"W	49.56'
L63	S07°36'34"E	188.25'
L64	N66°31'00"E	156.41'
L65	N39°51'18"W	32.91'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	66.02'	150.00'	25°13'03"	33.55'	N22°25'34"E	65.49'
C2	106.88'	200.00'	30°37'09"	54.75'	N19°43'31"E	105.61'
C3	23.07'	15.00'	88°06'52"	14.51'	S01°41'35"E	20.86'
C4	170.13'	1330.00'	7°19'45"	85.18'	N38°41'58"E	170.02'
C5	56.91'	179.50'	18°10'00"	28.70'	N07°13'54"W	56.68'
C6	50.95'	144.50'	20°12'07"	25.74'	S23°30'00"E	50.69'
C7	25.06'	23.50'	61°05'18"	13.87'	N20°43'37"W	23.89'
C8	15.73'	51.00'	17°40'12"	7.93'	S42°26'09"E	15.67'
C9	17.13'	23.50'	41°46'09"	8.97'	S25°18'01"W	16.75'
C10	39.46'	51.00'	44°20'00"	20.78'	N24°01'06"E	38.48'
C11	68.72'	111.00'	35°28'12"	35.50'	S15°51'57"E	67.62'
C12	58.84'	304.00'	11°05'25"	29.51'	N03°40'34"W	58.75'
C13	10.70'	7.00'	87°33'03"	6.71'	S34°33'15"W	9.69'
C14	10.44'	7.00'	85°28'35"	6.47'	N58°55'56"W	9.50'
C15	33.45'	104.00'	18°25'48"	16.87'	S25°24'32"E	33.31'
C16	92.95'	146.00'	36°28'32"	48.11'	N16°23'10"W	91.38'
C17	44.15'	17.50'	144°32'51"	54.75'	N74°07'31"E	33.34'
C18	93.54'	125.00'	42°52'38"	49.08'	N24°18'42"W	91.38'
C19	60.08'	1407.39'	2°26'45"	30.04'	S75°40'26"W	60.08'
C20	207.94'	1280.00'	9°18'29"	104.20'	N39°41'20"E	207.72'
C21	19.82'	200.00'	5°40'36"	9.92'	N32°11'47"E	19.81'
C22	52.45'	1330.00'	2°15'35"	26.23'	N36°09'53"E	52.45'
C23	61.31'	1330.00'	2°38'29"	30.66'	N38°36'55"E	61.31'
C24	56.37'	1330.00'	2°25'42"	28.19'	N41°09'00"E	56.36'
C25	15.94'	23.50'	38°51'35"	8.29'	N31°50'28"W	15.63'
C26	9.12'	23.50'	22°13'43"	4.62'	N01°17'49"W	9.06'
C27	26.77'	51.00'	30°04'23"	13.70'	N16°53'17"E	26.46'
C28	5.30'	1280.00'	0°14'14"	2.65'	N35°09'13"E	5.30'
C29	67.55'	1280.00'	3°01'25"	33.78'	N36°47'02"E	67.54'
C30	67.55'	1280.00'	3°01'25"	33.78'	N39°48'27"E	67.54'
C31	36.21'	1280.00'	1°37'15"	18.11'	N42°07'47"E	36.21'
C32	31.34'	1280.00'	1°24'10"	15.67'	N43°38'30"E	31.34'
C33	57.88'	200.00'	16°34'49"	29.14'	N21°04'05"E	57.67'
C34	29.19'	200.00'	8°21'43"	14.62'	N08°35'48"E	29.16'
C35	12.69'	51.00'	14°15'37"	6.38'	N39°03'17"E	12.66'
C36	33.70'	179.50'	10°45'22"	16.90'	N03°31'35"W	33.65'
C37	23.22'	179.50'	7°24'38"	11.62'	N12°36'35"W	23.20'
C38	114.87'	80.00'	82°16'10"	69.87'	N50°49'37"W	105.25'
C39	6.19'	15.00'	23°39'44"	3.14'	N18°27'35"E	6.15'
C40	60.87'	86.00'	40°33'15"	31.77'	N50°34'05"E	59.61'
C41	358.79'	542.50'	37°53'36"	186.23'	N20°54'30"W	352.29'
C42	109.51'	75.00'	83°39'38"	67.13'	S39°52'07"W	100.04'
C43	105.70'	1643.00'	3°41'09"	52.87'	N68°21'35"E	105.68'
C44	137.98'	717.27'	11°01'19"	69.20'	S79°44'25"W	137.77'
C45	213.59'	1407.39'	8°41'43"	107.00'	S70°06'12"W	213.38'



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AMELIA PARK
PUD SUBDIVISION
SECTION 5
FINAL PLAT
C.O.F. NO. 6173

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

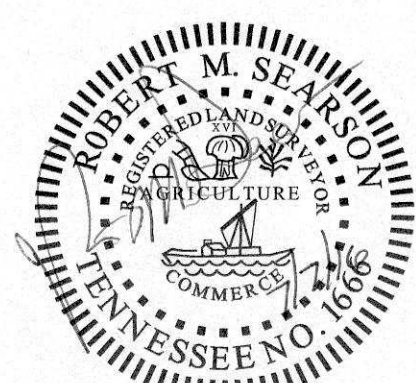
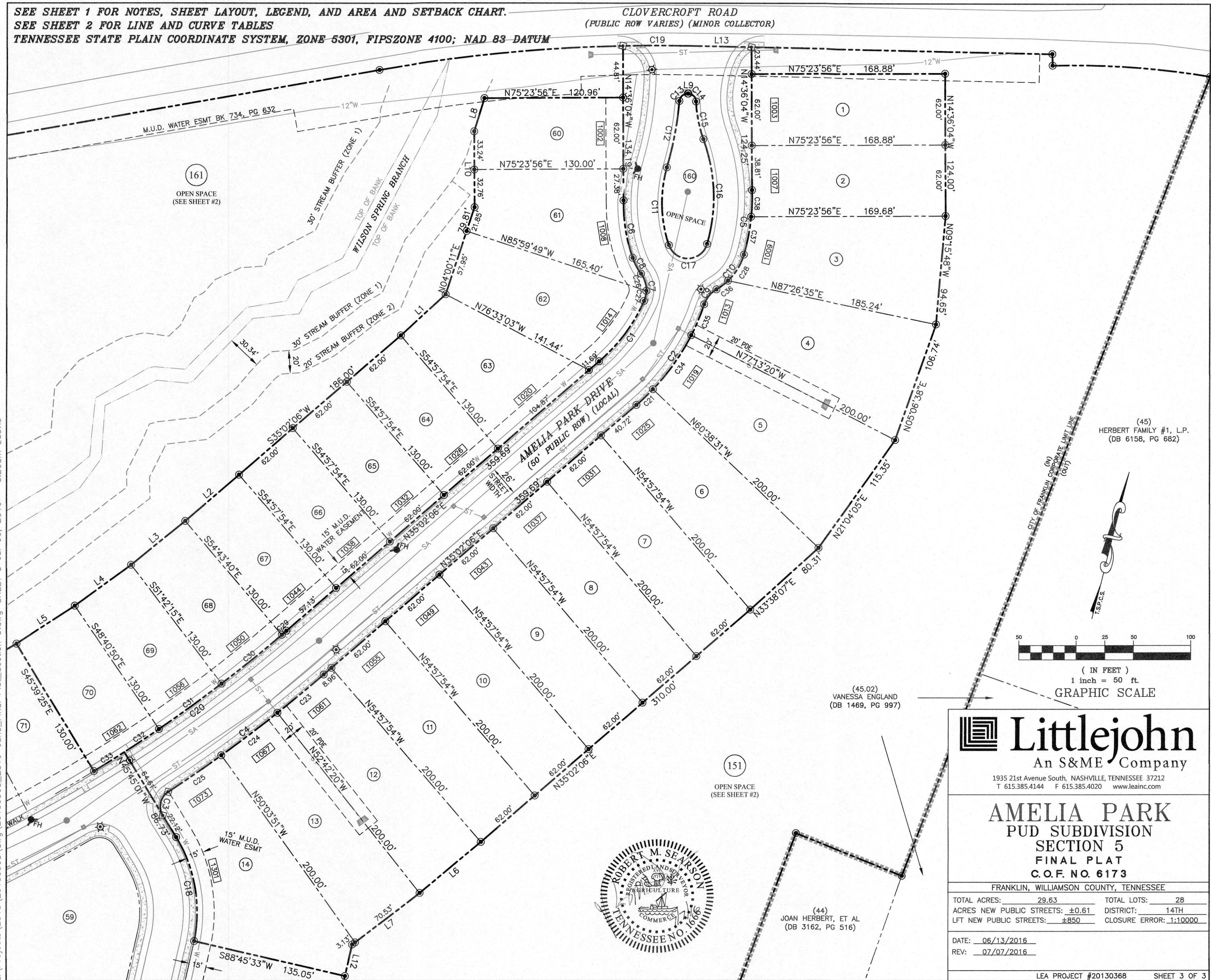
TOTAL ACRES:	29.63	TOTAL LOTS:	28
ACRES NEW PUBLIC STREETS:	±0.61	DISTRICT:	14TH
LFT NEW PUBLIC STREETS:	±850	CLOSURE ERROR:	1:10000

DATE: 06/13/2016
REV: 07/07/2016

SEE SHEET 1 FOR NOTES, SHEET LAYOUT, LEGEND, AND AREA AND SETBACK CHART.
 SEE SHEET 2 FOR LINE AND CURVE TABLES
 TENNESSEE STATE PLAIN COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

CLOVERCROFT ROAD
 (PUBLIC ROW VARIES) (MINOR COLLECTOR)

L:\Projects\2013\20130368\dwg_20130368_2016-June_Final_Plat_Section 5.dwg - SHEET 3 Jul 06, 2016 - 8:26am zdavis



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AMELIA PARK

PUD SUBDIVISION

SECTION 5

FINAL PLAT

C.O.F. NO. 6173

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 29.63	TOTAL LOTS: 28
ACRES NEW PUBLIC STREETS: ±0.61	DISTRICT: 14TH
LFT NEW PUBLIC STREETS: ±850	CLOSURE ERROR: 1:10000

DATE: 06/13/2016
 REV: 07/07/2016

LEA PROJECT #20130368 SHEET 3 OF 3

CONDITIONS OF APPROVAL:

Engineering - Final Plat Checklist

General Comments

1. C. Final Plat

- Applicant shall revise General Note #14 to read "... a 10' wide Public **Drainage** Easement shall exist along all common building lot lines..."

Performance Agreement and Surety

General Comments

2. Engineering Sureties

- Sureties associated with this development from site plan(s) 4579 shall be transferred to this final plat as a condition of approval.

Applicant shall post sureties in the following amounts:

I. City Water:	
II. City Sewer:	\$ 464,000
III. City Streets:	\$ 512,000
IV. Private Streets:	
V. Traffic Signals:	
VI. Public Sidewalks:	\$ 207,000
VII. Stormwater Drainage:	\$ 269,000
VIII. Green Infrastructure:	\$ 730,000
IX. ITS Elements:	

(Previous comment restated for informational purposes only, no response necessary.)

Planning

[Stream Valley, Section 13 Final Plat 2016-07-07.pdf](#)

3. FWO and FFO

- Applicant shall add a general note in the Notes section on Page 1 referencing the unbuildable lots due to the location of the FFO.

4. One-Stop Procedure

- Due to the applicant's diligence in addressing staff comments and resolving most issues prior to resubmittal, this project is eligible for the One-Stop Post-PC review process. To participate in the One-Stop Post-PC process, the applicant must submit complete and corrected plans electronically through the IDT online review system by the scheduled One-Stop review date and be present at the One-Stop Center on the scheduled date and time that the One-Stop Post-PC service is available. The intent of One-Stop review is to close all outstanding conditions of approval and gain final document approval in an abbreviated time frame. Plans are reviewed on a first-come, first-serve basis in the One-Stop Center.

- For eligible final plats, the applicant shall bring a mylar with all non-City Hall signatures provided. The applicant will also be required to establish required sureties prior to City Department signatures being applied. The sureties may be established after the one stop process.
- In the case of site plans, the one stop process can only satisfy the City of Franklin review process. The review by State Authority and pre-construction meetings with staff in the field will still be required prior to the issue of stormwater and grading and/or utility construction permits.

If all conditions of approval have not been met at the scheduled One-Stop review, the applicant will be required to submit the project for additional review at another scheduled One-Stop date. The next available One-Stop Post-PC date is **7/20/2016** and the applicant must check in at the One Stop center **between the hours of 8:00 and 11:00 a.m.** in order for their plans to be reviewed that day. The applicant may contact the Department of Building and Neighborhood Services with any questions regarding the process and for any

future One-Stop Post-PC dates.

Site Data

Project Name: Stream Valley - Section 13
COF Project #: 6171
Subdivision: Stream Valley PUD Subdivision
Lot numbers: Lots 427-459
with Lots 495-496 being Open Spaces
Address: Lewisburg Pike and Stream Valley Blvd.
City: Franklin
County: Williamson
State: Tennessee
Civil District: 10th

Existing Zoning: Specific Development-Variety (SD-X)
Charter Area Overlay: GCCO-4b
Other Applicable Overlays: FFO
Applicable development standard: Conventional
Acreage of site: 16.77 acres

Minimum required setback lines:
Garden Homes: Lots 430-436, 440-449 & 451-459
Front Yard: 15 Feet
Side Yard: 5-10 Feet (10' on a Street)
Rear Yard: 15 Feet
Manor Homes: Lots 427-429, 437-439 & 450
Front Yard: 25-40 Feet
Side Yard: 5-10 Feet (10' on a Street)
Rear Yard: 15 Feet

Owners representative: Stream Valley Partners, LLC
Address: P.O. Box 314
Franklin, TN 37065
615.305.1033
tyler.ring@tenncontractors.com
Contact Name: Tyler Ring

Applicant: Energy Land & Infrastructure
Address: 1420 Donelson Pike, Suite A12
Nashville, TN 37217

Phone number: (615) 383-6300
Email address: michael.ray@eli-llc.com
Contact name: Michael Ray

Land Surveyor: Energy Land & Infrastructure
Address: 1420 Donelson Pike, Suite A12
Nashville, TN 37217

Phone number: (615) 383-6300
Contact name: Mike Dial
Email address: mike.dial@eli-llc.com

Notes

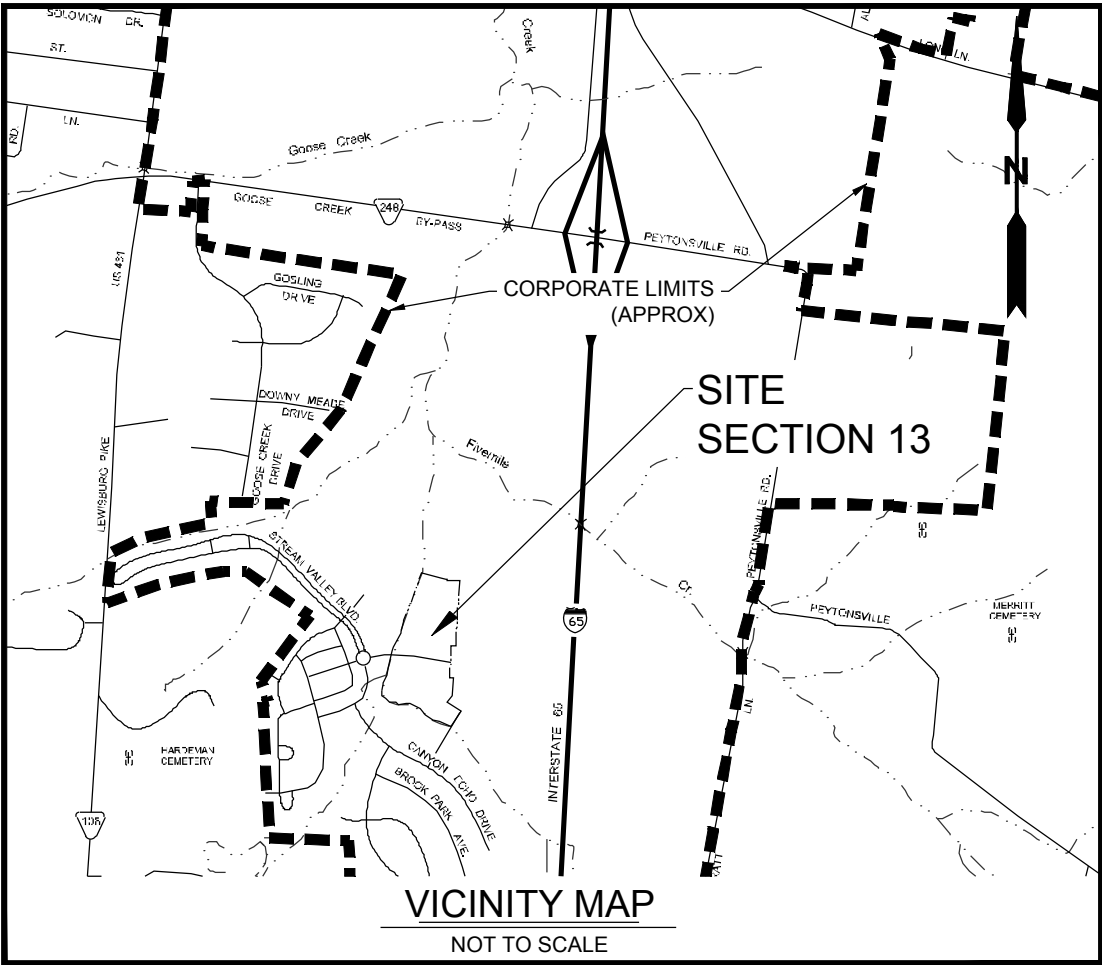
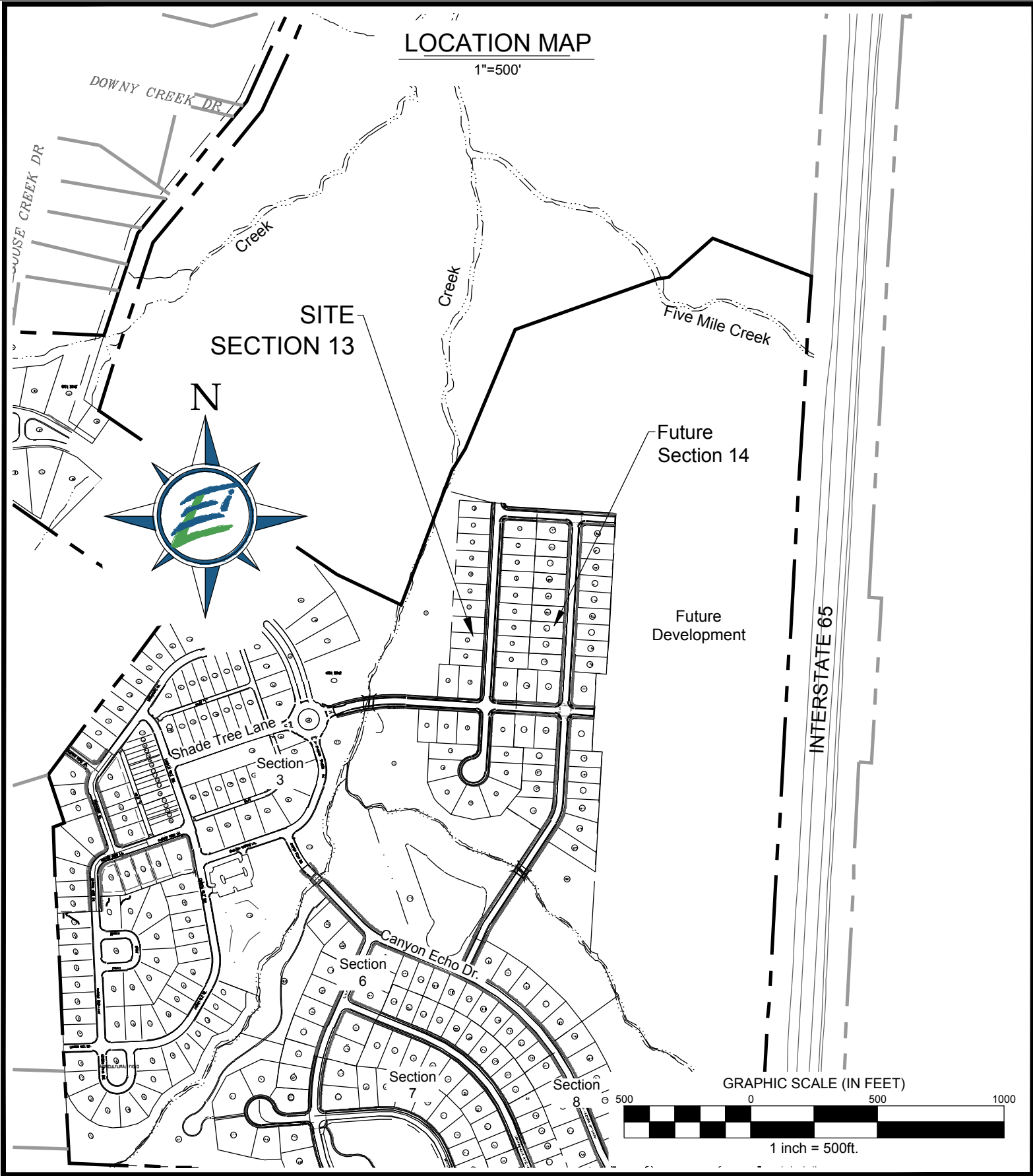
- The purpose of this plat is to create 33 single-family residential lots and two open space lots.
- A portion of the subject property lies within a flood hazard area (100-year Zone "AE") as per FEMA FIRM MAP NUMBER 47187C0355 F, MAP REVISED SEPTEMBER 29, 2006.
- The lots shall be served by water from HB&TS Utility District and sewer from the City of Franklin. Individual water and/or sanitary sewer service lines are required for each parcel.
- All property corners not designated otherwise shall be marked with 1/2" iron rods x 18" long with plastic caps.
- Bearings based on Tennessee Grid, NAD 83.
- Within new development and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, such as cable television, electrical (excluding transformers), gas, sewer, telephone and water lines shall be placed underground.
- All street light locations and quantities are approximate. Final positioning and quantity shall be at direction of MTEMC.
- All open space space shall be maintained by the HOA or Property Owner(s) and shall be Public Utility, Drainage and Access Easements.
- Residential fire sprinklers systems shall be provided until the second connection to the development is provided.
- Homeowner's association will maintain all open space, landscape and detention/retention areas, and all sidewalks and pathways located outside public rights-of-way. All roadways shall be public streets constructed to the City of Franklin specifications in public rights-of-way.
- Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
- Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowners Association.
- 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 activities within easements.
- Unless otherwise designated on the recorded plat, a 10' wide public easement shall exist along all common building lot lines (5' on each side of common lot line) the common building lot line being the center line of said easement. The owner or master developer reserves the right to enter upon all lots to establish or re-establish drainage swales within said easements for the purpose of controlling and directing storm water to collection facilities.
- Mineral rights shall be transferred to property owner.
- There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his designee.
- Residential lots abutting open space areas shall not contain opaque fences.
- The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines or system improvements located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be located within the easement without obtaining any further permission from the property owner or HOA. The property owner or HOA shall be responsible for repairing and/or replacing any such landscaping, fencing, concrete or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the homeowners' lot at the homeowners' expense.
- Any HB&TS Utility District easements shown are exclusice easements. No excavation, building, structure or obstruction of any kind shall be constructed or permitted within the easements except for the installation of pavement for private driveways which cross an easement. No trees or shrubbery will be planted within the easements.

Certificate Of Survey

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon will be placed as indicated upon completion of construction. This subdivision plat correctly represents a survey prepared by Littlejohn Engineering Associates dated August 12, 2005.

Surveyor
Date
7/7/16

Surveyor Information
Arthur M. Dial
ELI, LLC
1420 Donelson Pike, Suite A12
Nashville, Tn 37217
Phone: 615-383-6300
Email: mike.dial@eli-llc.com



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 5559, Page 782, R.O.W.C., Tennessee and that I (we) hereby adopt this plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, re-subdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission and under no condition shall such lot or lots be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property.

Owner _____ Date _____

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

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

Williamson County Emergency Management Agency _____ Date _____

City of Franklin _____ Date _____

Certificate Of Approval of Sewer Systems

I hereby certify that:
(1) The sewer system designated in Stream Valley Subdivision - Section 13 has been installed in accordance with City specifications, or
(2) A performance agreement and surety in the amount of \$ _____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director, Water Management Department _____ Date _____
City of Franklin, Tennessee

Certificate Of Approval of Water

I hereby certify that:
(1) The water system designated in Stream Valley Subdivision - Section 13 has been installed in accordance with City specifications, or

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

HB&TS Franklin, TN _____ Date _____

Certificate Of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:
(1) the streets, drainage, and sidewalks designated in Stream Valley Subdivision, Section 13 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

STREAM VALLEY PUD SUBDIVISION
SECTION 13
SHEET 1 OF 3
10th CIVIL DISTRICT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #6171
DATE: 06-13-2016
REVISED: 07-07-2016

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12
NASHVILLE, TN 37217
OFFICE 615-383-6300 · WWW.ELI-LLC.COM
ENGINEERS-SURVEYORS-INFRASTRUCTURE-ENVIRONMENTAL
© 2016 ENERGY LAND & INFRASTRUCTURE LLC, ALL RIGHTS RESERVED

Total area: 730,499 S.F. or 16.77 Acres

Deed Reference

Williamson Co. Map 117, PART OF PARCEL 19
Owner: Stream Valley Franklin, LLC
P/O Deed Book 5559, Page 782
Register's Office for Williamson County, TN

Road Data:

Acreage in new roads 2.208 Acres
Linear footage of new roads 1,819 Feet

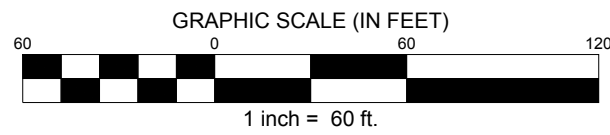
Certificate Of Approval for Recording

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 Register's Office of Williamson County.

Secretary, Franklin Municipal Planning Commission _____ Date _____



TN STATE PLANE
NAD 83



Stream Valley
Section Six
P.B. 59, Page 25

Stream Valley
Section Three
P.B. 51, Page 33

Stream Valley
Section Three
P.B. 51, Page 33

Map 117, Parcel 20
Chadwell Partnership
Bk 2654, Page 812

* Lots 444 - 449 shall remain unbuildable
until a FEMA approved LOMR is accepted
and the FFO relocation is approved by the
City of Franklin Board of Zoning Appeals

STREAM VALLEY PUD SUBDIVISION SECTION 13

SHEET 2 OF 3

10th CIVIL DISTRICT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

CITY OF FRANKLIN PROJECT #6171

DATE: 06-13-2016

REVISED: 07-07-2016

ENERGY LAND & INFRASTRUCTURE

1420 DONELSON PIKE, SUITE A12 ·

NASHVILLE, TN 37217

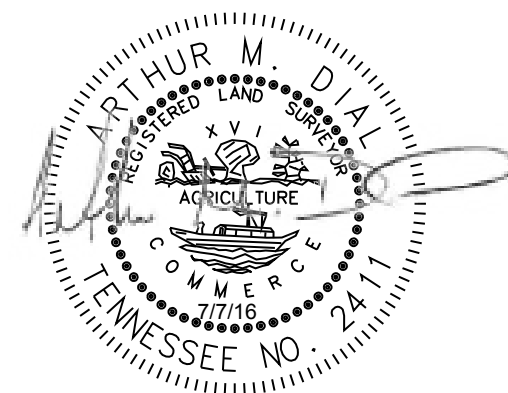
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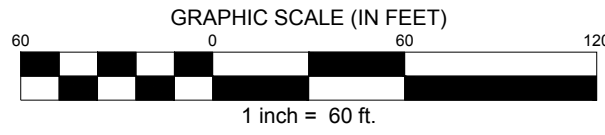
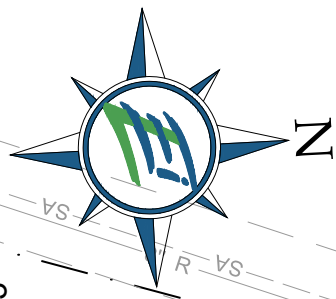
Legend

- Fire Hydrant
- Water Line
- Sewer Line
- Sewer Manhole
- Iron Rod (New)
- Monument (New)
- Proposed Stormwater Inlet
- Proposed Sidewalk
- Lot Number



SHEET 2
SHEET 3

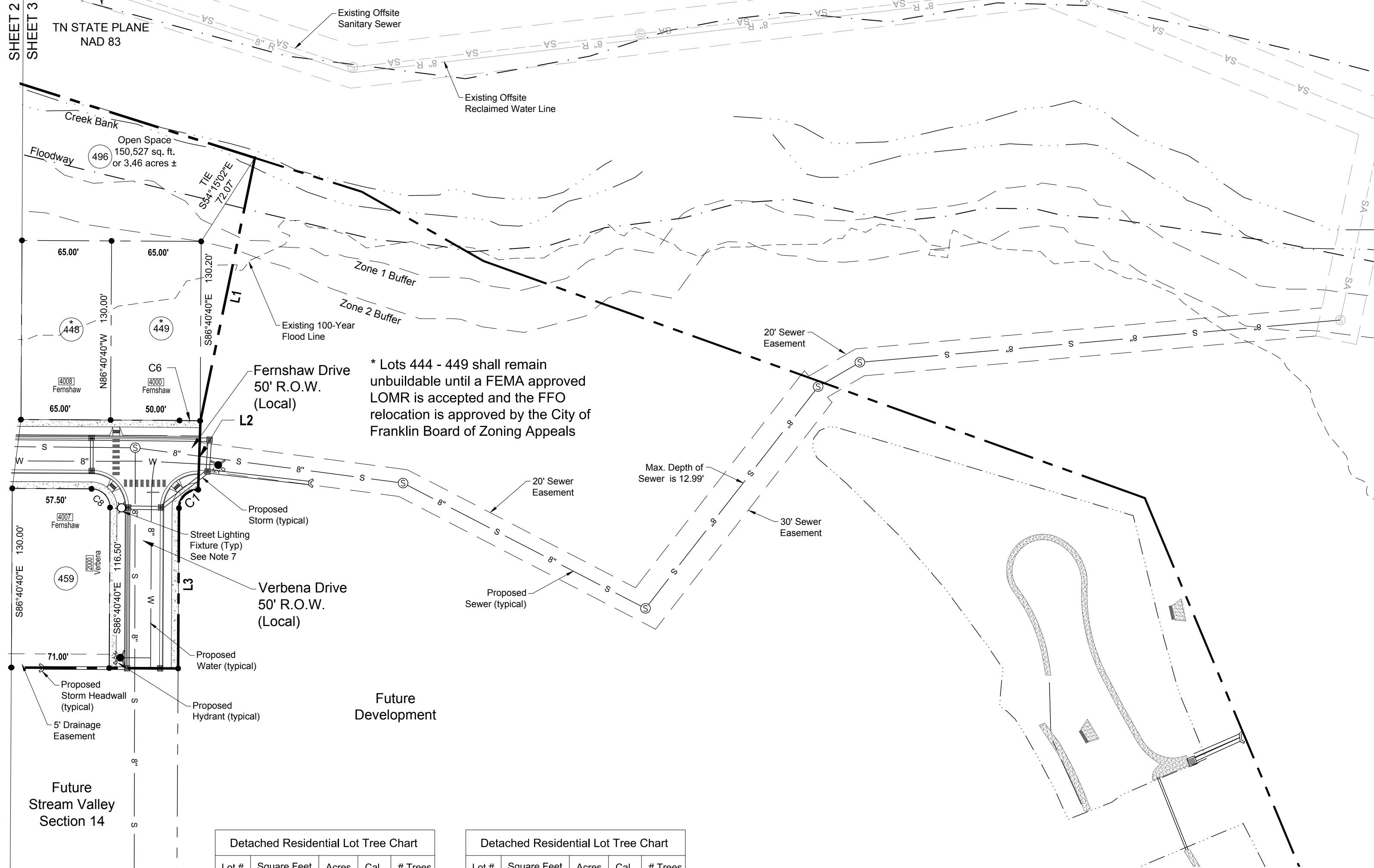
SHEET 2
SHEET 3



Map 117, Parcel 20
Chadwell Partnership
Bk 2654, Page 812

SHEET 2
SHEET 3

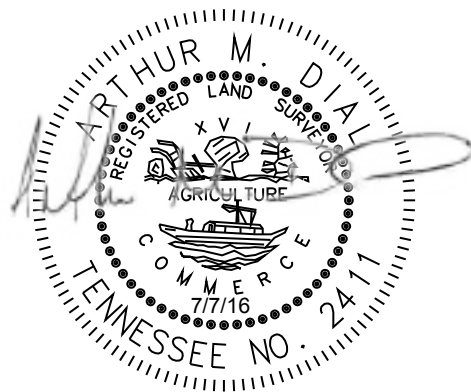
TN STATE PLANE
NAD 83



* Lots 444 - 449 shall remain
unbuildable until a FEMA approved
LOMR is accepted and the FFO
relocation is approved by the City of
Franklin Board of Zoning Appeals

Detached Residential Lot Tree Chart				
Lot #	Square Feet	Acres	Cal.	# Trees
427	10,081	0.23	2"	6
428	10,055	0.23	2"	6
429	11,290	0.26	2"	6
430	11,209	0.26	2"	6
431	9,521	0.22	2"	6
432	13,522	0.31	2"	6
433	13,435	0.31	2"	6
434	14,786	0.34	2"	6
435	10,570	0.24	2"	6
436	8,450	0.19	2"	6
437	11,625	0.27	2"	6
438	10,400	0.24	2"	6
439	11,661	0.27	2"	6
440	8,450	0.19	2"	6
441	8,450	0.19	2"	6
442	8,450	0.19	2"	6
443	8,450	0.19	2"	6

Detached Residential Lot Tree Chart				
Lot #	Square Feet	Acres	Cal.	# Trees
444	8,450	0.19	2"	6
445	8,450	0.19	2"	6
446	8,450	0.19	2"	6
447	8,450	0.19	2"	6
448	8,450	0.19	2"	6
449	8,451	0.19	2"	6
450	11,661	0.27	2"	6
451	8,450	0.19	2"	6
452	8,190	0.19	2"	6
453	8,190	0.19	2"	6
454	8,450	0.19	2"	6
455	8,450	0.19	2"	6
456	8,190	0.19	2"	6
457	8,450	0.19	2"	6
458	8,450	0.19	2"	6
459	9,191	0.21	2"	6



Legend	
	Fire Hydrant
	Water Line
	Sewer Line
	Sewer Manhole
	Iron Rod (New)
	Monument (New)
	Proposed Stormwater Inlet
	Proposed Sidewalk
	Lot Number

Line Table		
Line #	Direction	Length
L1	S75° 17' 30"E	194.87'
L2	S85° 09' 55"E	50.00'
L3	S86° 40' 40"E	116.32'
L5	S86° 56' 00"E	40.00'
L6	S38° 03' 46"W	89.68'
L7	N66° 29' 58"W	120.18'
L8	N72° 50' 56"W	70.94'
L9	N57° 34' 39"W	84.43'
L10	N37° 12' 58"W	75.52'
L11	N62° 10' 57"W	110.19'
L12	N86° 03' 29"W	47.18'
L13	S79° 13' 37"W	67.54'
L14	N43° 25' 17"W	38.22'

Line Table		
Line #	Direction	Length
L15	S80° 36' 16"W	62.20'
L16	N40° 53' 44"W	51.60'
L17	N54° 49' 08"W	49.09'
L18	N02° 03' 27"W	50.33'
L19	N06° 35' 08"E	55.48'
L20	N22° 00' 01"E	85.24'
L21	N10° 10' 21"E	158.20'
L22	N29° 23' 18"E	146.56'
L23	N11° 54' 48"E	99.33'
L24	N28° 05' 00"E	16.94'

Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	13.50'	21.56'	91°30'45"	S40°55'18"E	19.34'
C2	65.75'	17.69'	15°24'53"	N14°17'34"E	17.64'
C3	380.00'	78.44'	11°49'40"	N16°05'11"E	78.31'
C4	140.00'	46.95'	19°12'57"	N19°46'50"E	46.73'
C5	65.75'	20.05'	17°28'30"	N20°39'03"E	19.98'
C6	575.00'	15.00'	1°29'41"	S4°04'11"W	15.00'
C7	13.50'	21.21'	90°00'00"	S48°19'20"W	19.09'
C8	13.50'	21.21'	90°00'00"	N48°19'20"E	19.09'
C9	13.50'	21.21'	90°00'00"	N41°40'40"W	19.09'
C10	13.50'	21.21'	90°00'00"	S41°40'40"E	19.09'
C11	13.50'	21.21'	90°00'00"	N48°19'20"E	19.09'
C12	27.00'	37.10'	78°43'54"	S42°41'17"W	34.25'
C13	60.00'	270.94'	258°43'54"	S47°18'43"E	92.77'
C14	60.00'	38.81'	37°03'43"	S63°31'23"W	38.14'
C16	60.00'	61.27'	58°30'38"	S15°44'13"W	58.64'
C17	60.00'	50.40'	48°07'42"	S37°34'58"E	48.93'
C18	60.00'	50.40'	48°07'42"	S85°42'40"E	48.93'
C19	60.00'	50.40'	48°07'42"	N46°09'38"E	48.93'
C20	60.00'	19.66'	18°46'26"	N12°42'33"E	19.57'
C21	775.00'	157.39'	11°38'09"	S87°30'16"W	157.12'
C22	725.00'	164.02'	12°57'44"	N86°50'28"E	163.67'

STREAM VALLEY PUD SUBDIVISION SECTION 13

SHEET 3 OF 3

10th CIVIL DISTRICT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

CITY OF FRANKLIN PROJECT #6171

DATE: 06-13-2016

REVISED: 07-07-2016

STREAM VALLEY PUD SUBDIVISION, FINAL PLAT, SECTION 13
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/28/16



Project Information

Base Zoning: Specific Development-Variety (SD-X)
Existing Land Use: Vacant
Proposed Land Use: Detached Residential
Character Area: GCCO-4b
Development Standard: Conventional
Other Overlays: FFO
Site Acreage: 16.77 acres
Proposed Number of Lots: 33

- | | |
|--|-------------------------------------|
| Stream Valley, Sec 13 | SD-X Specific Development-Variety |
| AG Agricultural District | OR Office Residential District |
| ER Estate Residential | GO General Office District |
| R-1 Residential District | CC Central Commercial District |
| R-2 Residential District | NC Neighborhood Commercial District |
| R-3 Residential District | GC General Commercial District |
| R-6 Residential District | LI Light Industrial District |
| RM-10 Attached 10 Residential District | HI Heavy Industrial District |
| RM-15 Attached 15 Residential District | CI Civic and Institutional District |
| RM-20 Attached 20 Residential District | |
| SD-R Specific Development-Residential | |



0 220 440 880 Feet

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It was compiled from the most authentic information available.
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CONDITIONS OF APPROVAL:

Engineering - Final Plat Checklist

General Comments

1. C. Final Plat

- Applicant shall revise General Note #14 to read "... a 10' wide Public **Drainage** Easement shall exist along all common building lot lines..."

Performance Agreement and Surety

General Comments

2. Engineering Sureties

- Sureties associated with this development from site plan(s) 4580 shall be transferred to this final plat as a condition of approval.

Applicant shall post sureties in the following amounts:

I. City Water:	
II. City Sewer:	\$ 253,000
III. City Streets:	\$ 539,000
IV. Private Streets:	
V. Traffic Signals:	
VI. Public Sidewalks:	\$ 205,000
VII. Stormwater Drainage:	\$ 444,000
VIII. Green Infrastructure:	
IX. ITS Elements:	

(Previous comment restated for informational purposes only, no response necessary.)

Planning

[Stream Valley, Section 14 Final Plat 2016-07-07.pdf](#)

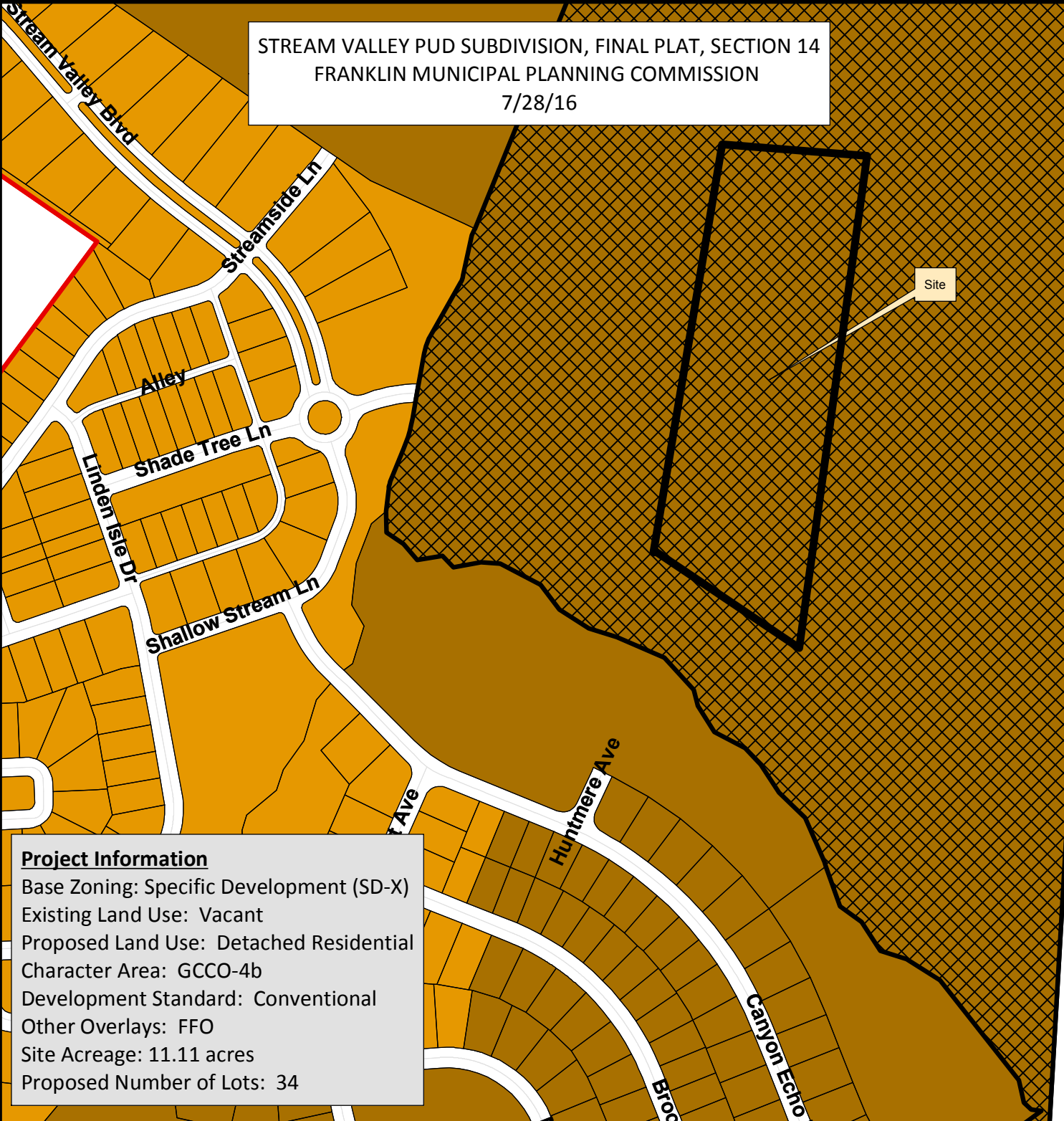
3. One-Stop Procedure

- Due to the applicant's diligence in addressing staff comments and resolving most issues prior to resubmittal, this project is eligible for the One-Stop Post-PC review process. To participate in the One-Stop Post-PC process, the applicant must submit complete and corrected plans electronically through the IDT online review system by the scheduled One-Stop review date and be present at the One-Stop Center on the scheduled date and time that the One-Stop Post-PC service is available. The intent of One-Stop review is to close all outstanding conditions of approval and gain final document approval in an abbreviated time frame. Plans are reviewed on a first-come, first-serve basis in the One-Stop Center.

- For eligible final plats, the applicant shall bring a mylar with all non-City Hall signatures provided. The applicant will also be required to establish required sureties prior to City Department signatures being applied. The sureties may be established after the one stop process.
- In the case of site plans, the one stop process can only satisfy the City of Franklin review process. The review by State Authority and pre-construction meetings with staff in the field will still be required prior to the issue of stormwater and grading and/or utility construction permits.

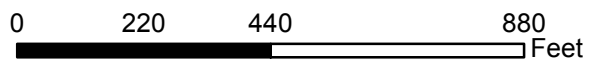
If all conditions of approval have not been met at the scheduled One-Stop review, the applicant will be required to submit the project for additional review at another scheduled One-Stop date. The next available One-Stop Post-PC date is 7/20/2016 and the applicant must check in at the One Stop center **between the hours of 8:00 and 11:00 a.m.** in order for their plans to be reviewed that day. The applicant may contact the Department of Building and Neighborhood Services with any questions regarding the process and for any future One-Stop Post-PC dates.

STREAM VALLEY PUD SUBDIVISION, FINAL PLAT, SECTION 14
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/28/16



Project Information
 Base Zoning: Specific Development (SD-X)
 Existing Land Use: Vacant
 Proposed Land Use: Detached Residential
 Character Area: GCCO-4b
 Development Standard: Conventional
 Other Overlays: FFO
 Site Acreage: 11.11 acres
 Proposed Number of Lots: 34

- | | |
|--|-------------------------------------|
| Stream Valley, Sec 14 | SD-X Specific Development-Variety |
| AG Agricultural District | OR Office Residential District |
| ER Estate Residential | GO General Office District |
| R-1 Residential District | CC Central Commercial District |
| R-2 Residential District | NC Neighborhood Commercial District |
| R-3 Residential District | GC General Commercial District |
| R-6 Residential District | LI Light Industrial District |
| RM-10 Attached 10 Residential District | HI Heavy Industrial District |
| RM-15 Attached 15 Residential District | CI Civic and Institutional District |
| RM-20 Attached 20 Residential District | |
| SD-R Specific Development-Residential | |



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Site Data

Project Name: Stream Valley - Section 14
COF Project #: 6172
Subdivision: Stream Valley PUD Subdivision
Lot numbers: Lots 460-494
with Lot 494 being an Open Space
Address: Lewisburg Pike and Stream Valley Blvd.
City: Franklin
County: Williamson
State: Tennessee
Civil District: 10th

Existing Zoning: Specific Development-Variety (SD-X)
Charter Area Overlay: GCCO-4b
Other Applicable Overlays: FFO
Applicable development standard: Conventional
Acreage of site: 11.11 acres

Minimum required setback lines:
Garden Homes: Lots 460-468, 473-482 & 485-493
Front Yard: 15 Feet
Side Yard: 5-10 Feet (10' on a Street)
Rear Yard: 15 Feet
Manor Homes: Lots 469-472 & 483-484
Front Yard: 25-40 Feet
Side Yard: 5-10 Feet (10' on a Street)
Rear Yard: 15 Feet

Owners representative: Stream Valley Partners, LLC
Address: P.O. Box 314
Franklin, TN 37065
615.305.1033
tyler.ring@tenncontractors.com
Contact Name: Tyler Ring

Applicant: Energy Land & Infrastructure
Address: 1420 Donelson Pike, Suite A12
Nashville, TN 37217

Phone number: (615) 383-6300
Email address: michael.ray@eli-llc.com
Contact name: Michael Ray

Land Surveyor: Energy Land & Infrastructure
Address: 1420 Donelson Pike, Suite A12
Nashville, TN 37217

Phone number: (615) 383-6300
Contact name: Mike Dial
Email address: mike.dial@eli-llc.com

Notes

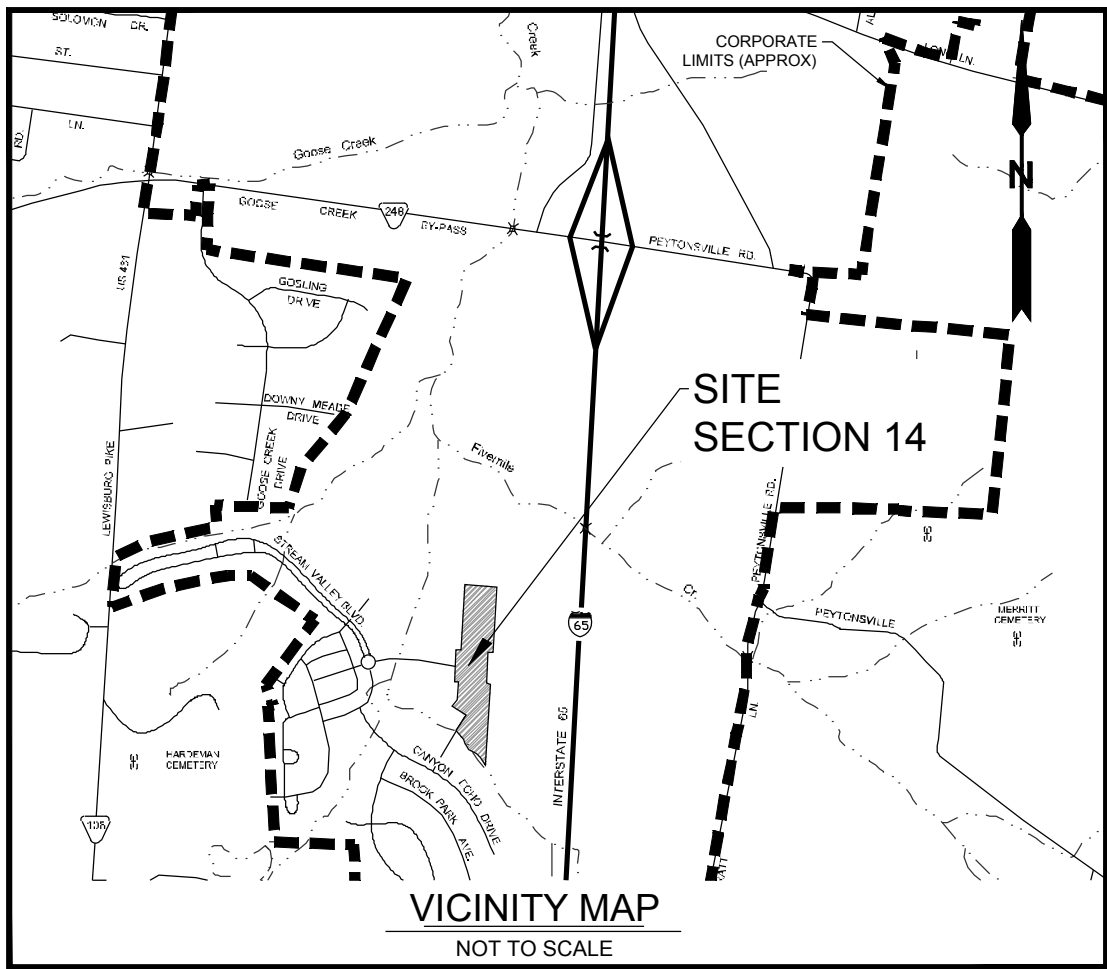
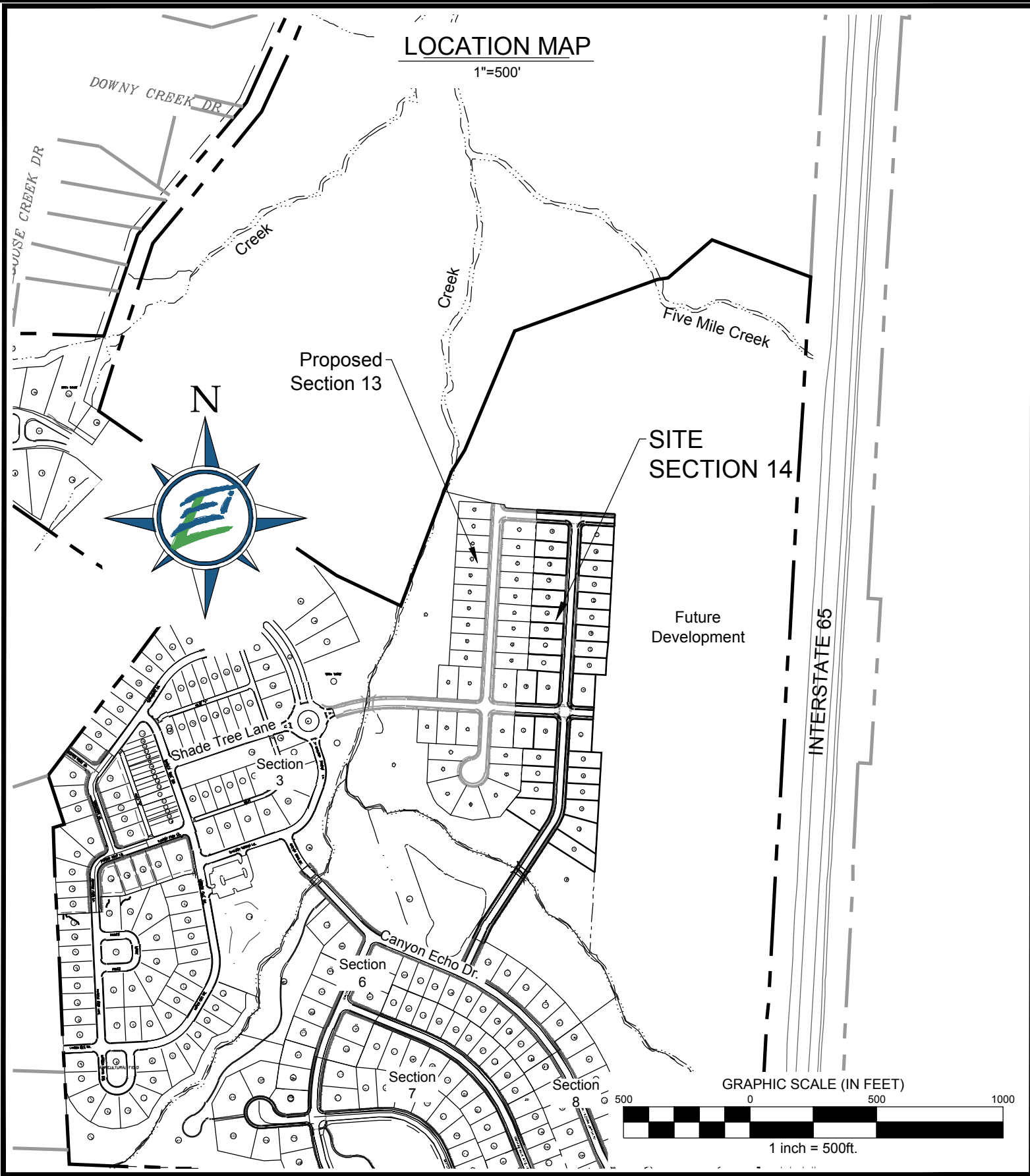
- The purpose of this plat is to create 34 single-family residential lots and one open space lots.
- A portion of the subject property lies within a flood hazard area (100-year Zone "AE") as per FEMA FIRM MAP NUMBER 47187C0355 F, MAP REVISED SEPTEMBER 29, 2006.
- The lots shall be served by water from HB&TS Utility District and sewer from the City of Franklin. Individual water and/or sanitary sewer service lines are required for each parcel.
- All property corners not designated otherwise shall be marked with 1/2" iron rods x 18" long with plastic caps.
- Bearings based on Tennessee Grid, NAD 83.
- Within new development and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, such as cable television, electrical (excluding transformers), gas, sewer, telephone and water lines shall be placed underground.
- All street light locations and quantities are approximate. Final positioning and quantity shall be at direction of MTEMC.
- All open space space shall be maintained by the HOA or Property Owner(s) and shall be Public Utility, Drainage and Access Easements.
- Residential fire sprinklers systems shall be provided until the second connection to the development is provided.
- Homeowner's association will maintain all open space, landscape and detention/retention areas, and all sidewalks and pathways located outside public rights-of-way. All roadways shall be public streets constructed to the City of Franklin specifications in public rights-of-way.
- Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
- Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowners Association.
- 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 activities within easements.
- Unless otherwise designated on the recorded plat, a 10' wide public easement shall exist along all common building lot lines (5' on each side of common lot line) the common building lot line being the center line of said easement. The owner or master developer reserves the right to enter upon all lots to establish or re-establish drainage swales within said easements for the purpose of controlling and directing storm water to collection facilities.
- Mineral rights shall be transferred to property owner.
- There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his designee.
- Residential lots abutting open space areas shall not contain opaque fences.
- The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines or system improvements located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be located within the easement without obtaining any further permission from the property owner or HOA. The property owner or HOA shall be responsible for repairing and/or replacing any such landscaping, fencing, concrete or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the homeowners' lot at the homeowners' expense.
- Any HB&TS Utility District easements shown are exlcusive easements. No excavation, building, structure or obstruction of any kind shall be constructed or permitted within the easements except for the installation of pavement for private driveways which cross an easement. No trees or shrubbery will be planted within the easements.

Certificate Of Survey

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon will be placed as indicated upon completion of construction. This subdivision plat correctly represents a survey prepared by Littlejohn Engineering Associates dated August 12, 2005.

Surveyor
Date 7/7/16

Surveyor Information
Arthur M. Dial
ELI, LLC
1420 Donelson Pike, Suite A12
Nashville, Tn 37217
Phone: 615-383-6300
Email: mike.dial@eli-llc.com



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 5559, Page 782, R.O.W.C., Tennessee and that I (we) hereby adopt this plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, re-subdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission and under no condition shall such lot or lots be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property.

Owner _____ Date _____

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

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

Williamson County Emergency Management Agency _____ Date _____

City of Franklin _____ Date _____

Certificate Of Approval of Sewer Systems

I hereby certify that:
(1) The sewer system designated in Stream Valley Subdivision - Section 14 has been installed in accordance with City specifications, or
(2) A performance agreement and surety in the amount of \$ _____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director, Water Management Department _____ Date _____
City of Franklin, Tennessee

Certificate Of Approval of Water

I hereby certify that:
(1) The water system designated in Stream Valley PUD Subdivision - Section 14 has been installed in accordance with City specifications, or
(2) A performance agreement and surety in the amount of \$ _____ for the water system has been posted with the City of Franklin to assure completion of such improvements.

HB&TS Franklin, TN _____ Date _____

Certificate Of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:
(1) the streets, drainage, and sidewalks designated in Stream Valley PUD Subdivision, Section 14 have been installed in accordance with City specifications, or
(2) a performance agreement and surety in the amount of \$ 539,000 for streets, \$ 444,000 for drainage, \$ 253,000 for city sewer, and \$ 205,000 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

STREAM VALLEY PUD SUBDIVISION

SECTION 14

SHEET 1 OF 3

10th CIVIL DISTRICT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #6172

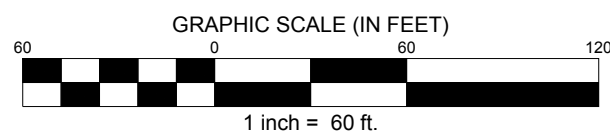
DATE: 06-13-2016

REVISED: 07-06-2016

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12
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TN STATE PLANE
NAD 83



Stream Valley
Section Six
P.B. 59, Page 25

Huntmere Avenue
50' R.O.W.
(Local)

Stream Valley
Section Six
P.B. 59, Page 25

Double Box
Culvert

Creek Bank

Open Space
63,637 sq. ft.
or 1.46 acres ±

S03°19'20"W
794.43'

Future
Stream Valley
Section Fourteen

Stream Valley
Section Thirteen
(pending)

Coffenbury Ct.
(50' R.O.W., Local)

Fernshaw Ln.
(50' R.O.W., Local)

Stream Valley
Section Thirteen
(pending)

Legend

- Fire Hydrant
- Water Line
- Sewer Line
- Sewer Manhole
- Iron Rod (New)
- Monument (New)
- Proposed Stormwater Inlet
- Proposed Sidewalk
- Lot Number

STREAM VALLEY PUD SUBDIVISION

SECTION 14

SHEET 2 OF 3

10th CIVIL DISTRICT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #6172

DATE: 06-13-2016
REVISED: 07-07-2016

ENERGY LAND & INFRASTRUCTURE

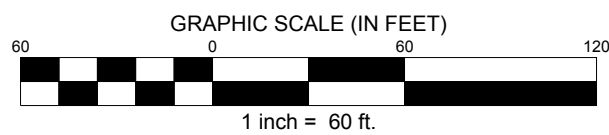
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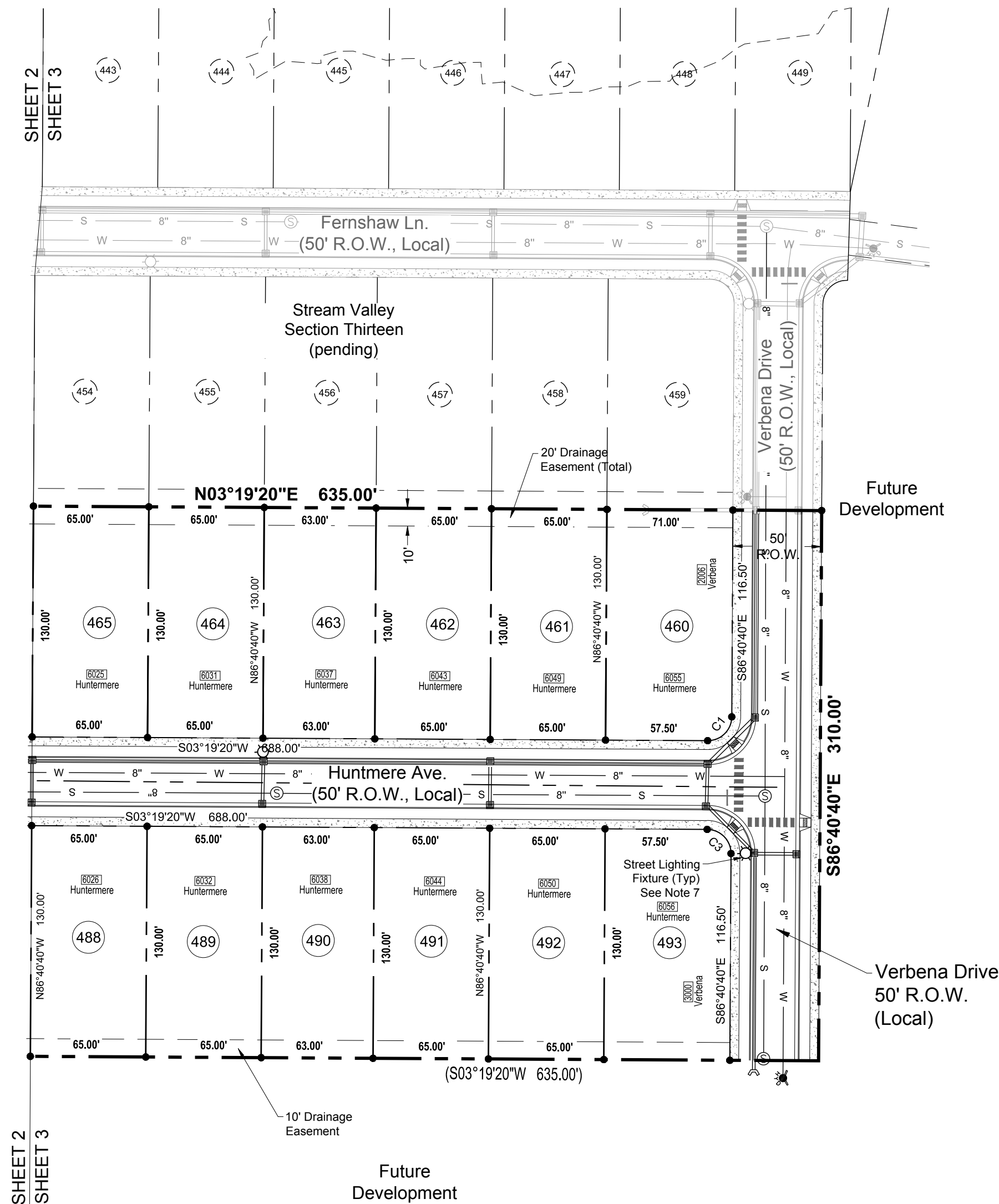
TN STATE PLANE
NAD 83



Total area: 484,102 S.F. or 11.11 Acres

Deed Reference

Williamson Co. Map 117, PART OF PARCEL 19
Owner: Stream Valley Franklin, LLC
P/O Deed Book 5559, Page 782
Register's Office for Williamson County, TN

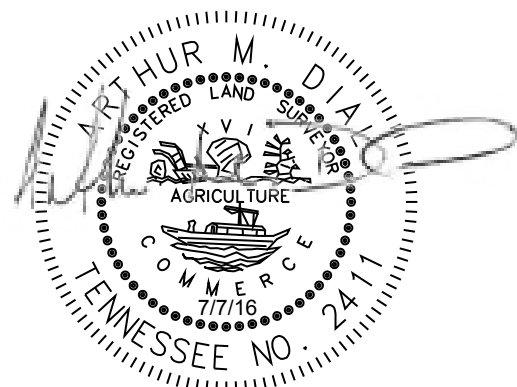


Line Table		
Line #	Direction	Length
L1	N86° 40' 40"W	40.00'
L2	S86° 56' 00"E	40.00'
L3	N46° 24' 12"W	12.41'
L4	N33° 00' 04"W	81.55'
L5	N43° 26' 18"W	54.25'
L6	N62° 22' 09"W	85.18'
L7	N31° 52' 44"W	74.50'
L8	N14° 30' 29"W	39.40'
L9	N42° 14' 54"W	105.74'
L10	N66° 29' 58"W	6.33'
L11	N33° 17' 37"E	174.65'
L12	N38° 03' 46"E	89.68'
L13	N03° 19' 20"E	168.52'
L14	N86° 56' 00"W	40.00'
L15	S86° 40' 40"E	40.00'

Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	13.50'	21.21'	90°00'00"	S41°40'40"E	19.09'
C2	13.50'	21.21'	90°00'00"	S48°19'20"W	19.09'
C3	13.50'	21.21'	90°00'00"	N48°19'20"E	19.09'
C4	13.50'	21.21'	90°00'00"	N41°40'40"W	19.09'
C5	13.50'	21.21'	90°00'00"	S41°40'40"E	19.09'
C6	125.00'	65.39'	29°58'17"	S18°18'29"W	64.64'
C7	13.50'	21.21'	90°00'00"	N48°19'20"E	19.09'
C8	175.00'	91.54'	29°58'17"	N18°18'29"E	90.50'
C9	175.00'	53.33'	17°27'41"	N24°33'47"E	53.13'
C10	175.00'	38.21'	12°30'36"	N9°34'38"E	38.13'

Detached Residential Lot Tree Chart				
Lot #	Square Feet	Acres	Cal.	# Trees
460	9,191	0.21	2"	6
461	8,450	0.19	2"	6
462	8,450	0.19	2"	6
463	8,190	0.19	2"	6
464	8,450	0.19	2"	6
465	8,450	0.19	2"	6
466	8,190	0.19	2"	6
467	8,190	0.19	2"	6
468	8,450	0.19	2"	6
469	10,400	0.24	2"	6
470	11,661	0.27	2"	6
471	10,338	0.24	2"	6
472	11,557	0.27	2"	6
473	8,450	0.19	2"	6
474	8,479	0.19	2"	6
475	8,665	0.20	2"	6
476	14,925	0.34	2"	6

Detached Residential Lot Tree Chart				
Lot #	Square Feet	Acres	Cal.	# Trees
477	13,084	0.30	2"	6
478	13,544	0.31	2"	6
479	9,784	0.22	2"	6
480	8,413	0.19	2"	6
481	8,190	0.19	2"	6
482	8,190	0.19	2"	6
483	11,500	0.26	2"	6
484	11,661	0.27	2"	6
485	8,450	0.19	2"	6
486	8,190	0.19	2"	6
487	8,190	0.19	2"	6
488	8,450	0.19	2"	6
489	8,450	0.19	2"	6
490	8,190	0.19	2"	6
491	8,450	0.19	2"	6
492	8,450	0.19	2"	6
493	9,191	0.21	2"	6



Legend	
	Fire Hydrant
	Water Line
	Sewer Line
	Sewer Manhole
	Iron Rod (New)
	Monument (New)
	Proposed Stormwater Inlet
	Proposed Sidewalk
	Lot Number

STREAM VALLEY PUD SUBDIVISION SECTION 14 SHEET 3 OF 3

10th CIVIL DISTRICT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #6172

DATE: 06-13-2016

REVISED: 07-07-2016

ENERGY LAND & INFRASTRUCTURE
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**ORDINANCE 2015-80
(AS AMENDED)**

TO BE ENTITLED: “AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FRANKLIN, TENNESSEE, TO UPDATE THE DEVELOPMENT STANDARDS AND SUB-DISTRICT BOUNDARIES FOR THE CAO-COLUMBIA AVENUE OVERLAY DISTRICT BY AMENDING CHAPTER 3, SUBSECTION 3.4.7.”

WHEREAS, US Highway 31 has historically linked Nashville and Columbia and serves as an important historic and cultural resource; and

WHEREAS, significant military action took place during the Civil War along Columbia Avenue (US Highway 31) between Winstead Hill and Downtown Franklin; and

WHEREAS, the City of Franklin, Tennessee, desires compatible and high-quality development along this important gateway; and

WHEREAS, the City of Franklin, Tennessee, first approved design standards for Columbia Avenue on June, 21, 2005; and

WHEREAS, the design standards were incorporated into the 2008 Franklin Zoning Ordinance, and it is within the best interests of the citizens of the City of Franklin to amend the Franklin Zoning Ordinance to update the Columbia Avenue Overlay standards.

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

SECTION I. That Chapter 3, Section 3.4 Subsection 3.4.7 of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strike through~~; to add the following text noted in **bold**; to renumber the subsequent figures in Chapter 3 accordingly, and is approved to read as follows:

1.1.1 CAO—Columbia Avenue Overlay District

(1) Purpose

Columbia Avenue serves as an integral southern gateway into Franklin. The corridor contains many important historic sites and many longstanding commercial and industrial uses. The City seeks to preserve and enhance the cultural resources along this corridor while also facilitating new development that will improve the character and function of this corridor. ~~Columbia Avenue is experiencing development pressures that threaten the area's visual and historic integrity.~~ The CAO District shall supplement the standards of the base districts and provide protective measures to preserve and enhance the character of Columbia Avenue. More specifically, the standards are intended to:

- (a)** Insure the compatibility of new buildings with respect to the specific character of their immediate context;

- (b) Reinforce the historically urban character of the portion of Columbia Avenue between the Five Points area and the Carter House;
- (c) Protect and enhance the economic viability of the corridor by promoting high-quality development;
- (d) Minimize negative impacts of development on the corridor's remaining open space; and
- (e) Enhance the quality of development surrounding historic and cultural resources.

(2) Establishment and Applicability

- (a) These standards generally address properties fronting along the Highway 31/Columbia Avenue corridor beginning at the Five Points area, located on the southern edge of the historic downtown commercial core, with the southernmost limits of the city's Urban Growth Boundary (UGB). Properties subject to the standards of this overlay district shall be designated as the Columbia Avenue Overlay District, hereinafter referred to as the CAO District, on the zoning map.
- (b) Development review for properties within the CAO District shall be subject to the standards of this district. The underlying base districts shall govern land use. In case of conflict with dimensional standards of the base district, the standards of the CAO District, and the development standards of Chapter 5: Development Standards, these standards shall control.
- (c) For the purpose of this ordinance, the CAO district is hereby divided into five sub-districts as depicted on the following maps. ~~These maps are provided for reference purposes only, and in case of conflict between the map in this Subsection and the Official Zoning Map, the Official Zoning Map shall control.~~
Most of the parcels located in CAO 5 are not located within the City limits, but it is anticipated that properties will be zoned into the CAO 5 if and when annexation occurs.

(3) General Development Standards

The following development standards shall apply to lots in all of the sub-districts of the CAO District:

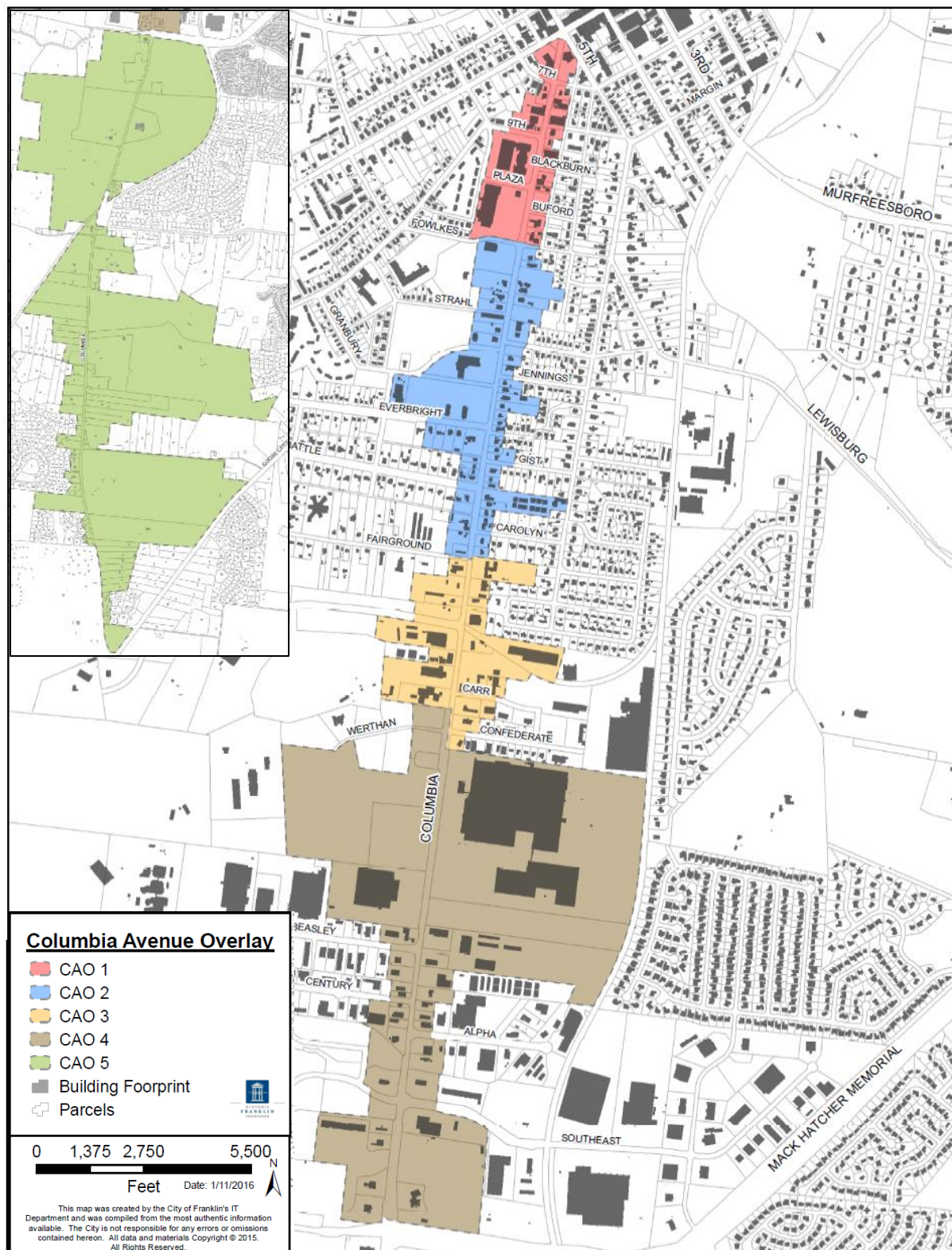
(a) Parking and Access

- (i) ~~Surface parking spaces provided in excess of the minimum requirement established in Subsection 5.9.4, Off-street Parking Standards, shall be constructed of pervious materials. The Department of Planning and Sustainability shall only approve such additional spaces for overflow events, seasonal demands, and related reasons, based upon a demonstration of need by the applicant. However, such additional parking and access lanes shall use alternate pervious materials, such as grass or mulch covered gridblocks, for the entire overflow area. Asphalt, concrete, crushed stone, and other impervious materials shall not be permitted for the entire overflow area.~~
- (ii) ~~Perimeter landscape is required for parking lots. A continuous perimeter planting strip with an average width of eight feet is required, or a five-foot wide planting strip may be used, with the inclusion of either a three-foot opaque wall/fence or evergreen shrubs planted two and one-half to three feet tall so as to achieve a solid screen within three years. Canopy trees shall be planted at a maximum separation of 30 feet on-center.~~
- (iii) ~~All development shall be subject to the requirements in Chapter 5: Development Standards, related to landscape, street tree, and screening requirements unless otherwise noted.~~
- (iv) ~~Because cross-access is encouraged between adjacent commercial properties, parking lots for nonresidential developments that have direct access to a public street shall have at least one vehicular connection to adjacent properties unless deemed infeasible or inappropriate due to topography or other constraints. Lots in a HI District are exempt from the interconnectivity requirements.~~



CAO 5—Rural Gateway

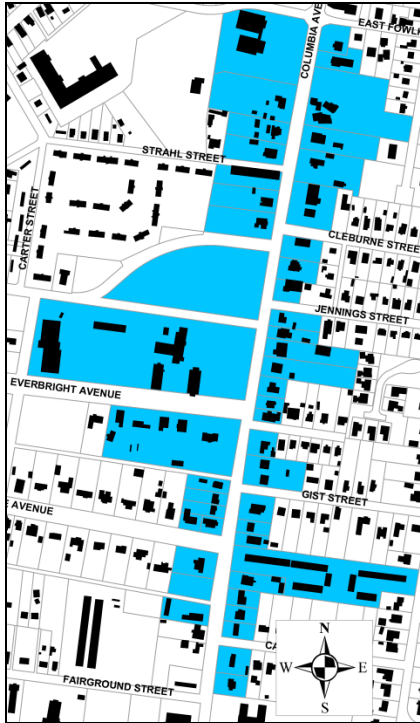
Figure 3-1: CAO—Columbia Avenue Overlay Sub-Districts



CAO 1—Urban Commercial



CAO 3—Commercial Transition



CAO 2—Historic Residential

CAO 4—Suburban Commercial/Industrial

(4) CAO 1—Urban Commercial Development Standards

(a) Area Description

This sub-district, which includes properties located between the Five Points area and East Fowlkes Street, is at the northernmost end of the study area and is directly connected to downtown. Contemporary strip commercial development, as well as pre-WWII and civic buildings, are present in this sub-district. **While many buildings do not have historic protections, there are several buildings that were constructed over 50 years ago.** While commercial structures are the predominant building type, two historic residential structures are also present. At the effective date of this ordinance, the sub-district is characterized by:

- (i) ~~Primarily one-story buildings with a limited number of two-story structures~~ **A mix of one and two-story buildings;**
- (ii) A wide range of materials, including brick, aluminum siding, vinyl siding, and wood siding;
- (iii) ~~Shallow front building setbacks with some variation in front and side building setbacks;~~ **Shallow front building setbacks with some variation in front and side building setbacks;**
- (iv) ~~A streetscape with narrow sidewalks, frequent curb cuts, and a lack of landscaping;~~ **Streetscape improvements were completed in 2010 providing a continuous sidewalk network on both sides of the street, access management, small-scale masonry signage, and landscaping enhancements.**
- (v) ~~Excessive signage that is poorly located and designed.~~

(b) Streetscape

- (i) ~~Sidewalks shall be required along public streets and shall have a minimum width of five feet, unobstructed by street trees, light poles, and similar features. Where such features block the sidewalk, a minimum sidewalk width of eight feet shall be required. To enhance pedestrian safety, a minimum strip of three and one half feet wide shall be provided from the edge of curb and shall contain pavers, sod, mulch, annuals, or low-growing shrubs.~~
- (ii) ~~A combination of concrete and brick pavers shall be used for the construction of new sidewalks.~~
- (iii) ~~For properties within the Franklin Gateway Corridors and Connector Streets Project (Franklin Streetscape Program), the adopted streetscape plan for those parcels shall govern.~~
- (iv) ~~Street trees should be installed in “plant wells” with tree grates and properly designed drainage and irrigation systems. Street trees shall be planted a minimum of 40 feet on center and shall be a minimum of three and one half inch caliper and 14 to 16 feet in height at the time of installation. Specific spacing of trees should be determined on a block-by-block case based on existing features such as building façades. Shade trees forming a canopy are recommended.~~

- (v) ~~If existing cobra head streetlights are removed, decorative replacement lighting shall be installed and may range between 16 and 20 feet in height. If the cobra head streetlights are not removed, supplemental decorative lights shall be installed but shall not exceed 14 feet in height.~~
- (vi) ~~Pedestrian crossings should be clearly delineated through the use of a different pavement color and texture.~~

(c) Building Heights, Massing, and Orientation

- (i) Buildings shall be aligned parallel to Columbia Avenue with the main entrance facing the street. Corner entrances are an acceptable alternative for corner buildings.
- (ii) ~~Buildings shall be built to the sidewalk. Buildings shall have front setbacks of 5 to 10 feet from the back of the sidewalk. Buildings along West Fowlkes Street shall have a minimum setback of 25 feet to provide a transition to the less intensive land uses and historic resources directly to the south.~~ Institutional uses are permitted to have a variable front building setback from ~~zero~~5 to 40 feet from the back of the sidewalk to signify and reinforce their prominent role in the urban fabric and to afford additional safety.
- (iii) Buildings **fronting Columbia Avenue and East and West Fowlkes Street** shall not exceed two stories or a maximum height of 35 feet. A maximum height limit of three stories, ~~not to exceed a total height of 42 feet,~~ is permitted **for buildings internal to the site (not along Columbia Avenue or East and West Fowlkes Street)** in PUDs if the building and site design complies with Subsection 5.3.4, Transitional Features.
- (iv) ~~The maximum linear length of an uninterrupted facade plane shall be 35 feet.~~ Building wall offsets (projections and recesses) or pilasters shall be used to break up the mass of a single building into bays. Variations in roofline, materials, and color may also be used to break up massing.



Figure 3-2: The rendering shows the Hill Center in Sylvan Park and serves as an example of having a taller building internal to the site.

- (v) To better replicate the historic urban fabric of Columbia Avenue, new buildings in this sub-district shall be designed to **either the following standards:**

- A.) ~~Differentiate, at a minimum, their Columbia Avenue façades every 100 feet or less of linear frontage so as to replicate the historic “rhythm” of building front widths along the street; or~~ **Differentiate the Columbia Avenue façades so as to replicate the historic rhythm of building front widths along the street. For one-story buildings, a different façade treatment shall be provided every 50 feet or less of linear frontage along Columbia Avenue. For two story buildings, a different façade treatment shall be provided every 100 feet or less of linear frontage along Columbia Avenue.**
- B.) ~~Have a maximum building width not exceeding 100 feet fronting Columbia Avenue. Irrespective of property lines, a new building shall be separated at least 15 feet, but no greater than 40 feet, from adjacent proposed or existing buildings. Between the buildings, pedestrian-scale lighting and formal open space shall be provided, as identified in Chapter 5: Development Standards.~~

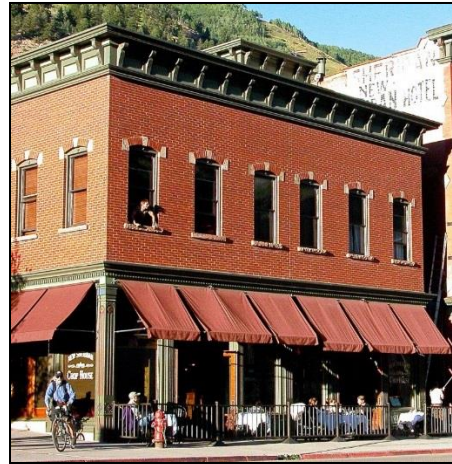


Figure 3-2 3-3: Examples of buildings having a different façade treatment every 100 feet or less to replicate the historic character of other buildings in the area.

(d) Roofs

- (i) ~~For commercial-type buildings,~~ **For non-residential, mixed-use, and attached residential buildings,** flat roofs or roofs with parapet walls shall be the predominant roof form.
- (ii) Buildings with a residential character shall employ either gable, hipped, or pyramidal roofs having a slope between 5:12 and 12:12. Sloped roofs shall include overhanging eaves that extend a minimum of one foot beyond the building wall.

Figure 3-3 3-4: Example of a flat roof with parapet walls, which should be the predominant roof type for commercial buildings in CAO 1, CAO 3, and CAO 4.



(e) Façades

- (i) Façades of buildings shall emphasize clearly identified main entrances using awnings, canopies, columns, pilasters, and recessed entrances. Storefronts shall be integrally designed with the upper floors of a building to be compatible with the overall character of the façade.
- (ii) Window and door openings shall have a vertical orientation and alignment between floors. **Faux windows, reflective glass, and tinted glass shall be prohibited.**
- (iii) Blank walls facing streets shall be prohibited.
- (iv) Commercial, office, institutional, and mixed-use buildings shall have a discernible base and cap that are clearly defined by horizontal elements along the bottom and top of the building. Elements to achieve this standard include water tables, storefront “kick-plates,” stringcourses, corbelling, and material changes.



Figure 3-4 3-5: ~~Example of with a building~~ **Examples of buildings in CAO 1** with a discernible base and cap.

- (v) For two **and three**-story commercial, office, institutional, and mixed-use buildings, **a minimum of 60** ~~65 to 85~~ percent of the first floor shall be glazed, while 35 to **60** ~~65~~ percent of the façade area on upper floors shall be glazed, exclusive of the parapet wall. For one-story commercial or office buildings, **60** ~~65 to 85~~ percent of the front façade shall be glazed, exclusive of the parapet wall. Reflective glass or tinted glass shall be prohibited.
- (vi) For buildings having a residential character, a minimum of 25 percent of the façade area shall be covered with window and door openings. ~~Storefronts with generous amounts of window and door transparency properly located and proportioned animate the streetscape by providing visual interest for pedestrians.~~
- (vii) **Internally illuminated signs attached to the building shall only be allowed on the façade facing Columbia Avenue**

(f) Building Materials

- (i) For commercial, office, institutional, and mixed-use buildings, brick or stone shall comprise a minimum of 75 percent of the primary building materials. For accent purposes, stone, cast stone, cement-based stucco, and split-faced concrete block shall be permitted.
- (ii) ~~For residential buildings, either brick, wood siding, or fibrous cement siding that closely resembles wood siding, shall comprise at least 50 percent of the primary building material. Cast stone, stone, and cementitious materials shall be permitted and are encouraged as accents to the primary building material.~~
- (iii) ~~Vinyl, aluminum siding, Exterior Insulation Finish Systems (referred to as EIFS), and smooth face block, and other synthetic materials shall be prohibited.~~

(g) Parking and Access

- (i) Off-street parking areas are prohibited between the building and Columbia Avenue.

- (ii) A maximum of 25 percent of the parking spaces may be located along the side of the building.
- (iii) To the maximum extent practicable, access to commercial uses shall be provided from side streets.
- (iv) Rear access from Cummins Street shall be required on the east side of Columbia Avenue.
- (v) Driveway-width curb radii for access shall be kept to a minimum to facilitate pedestrian traffic.
- (vi) ~~Developments shall be limited to no more than one access driveway unless a traffic report verifies the justification for an additional access point.~~
- (vii) Where parking abuts the public right-of-way, a three-foot-high masonry wall, designed to complement the building, fence, or evergreen shrubs, may be installed in lieu of the opaque screen required by Section 5.4, Landscape, Buffers, and Screening.
- (viii) **Where a nonresidential use or parking serving a nonresidential use is adjacent to or across the street from a residential use, a six foot masonry wall shall be installed.**
~~Parking lots shall be screened and landscaped pursuant to Chapter 5: Development Standards.~~

(5) CAO 2—Historic Residential Development Standards

(a) Area Description

Pre-WWII residential structures are the primary building type in this sub-district located between East Fowlkes and Fairground Streets. **Institutional buildings, strip commercial development, and reclaimed battlefield open space** are interspersed with the residential structures. ~~are institutional buildings (Boys and Girls Club and Battle Ground Academy) and strip commercial development.~~ While many of the residential structures are still used as homes, some now function as offices, small retail businesses, and museums (Carter House and Lotz House). ~~The properties that are located north of Jennings Street (east side of Columbia Avenue) and Granbury Street (west side of Columbia Avenue) are zoned GC, while the properties to the south of these streets are zoned R-3.~~ The physical development form in this sub-district is characterized by:

- (i) One and two-story residential structures and one-story commercial buildings;
- (ii) The use of brick and wood siding as the primary building materials;
- (iii) **Most** front building setbacks range between 15 and 75 feet; and
- (iv) Sidewalks located directly adjacent to the street that do not extend the entire length of the sub-district.

(b) Streetscape

- (i) ~~Sidewalks and street trees shall be provided as required by Chapter 5: Development Standards.~~
- (ii) ~~Sidewalks shall have a minimum width of five feet.~~
- (iii) There shall be a planting strip with a minimum width of six feet between the curb of the street and the sidewalk.



Figure 3-5 3-6: Illustration of planting strips required within CAO 2.

- (iv) Sidewalks shall be constructed of concrete.
- (v) Street trees shall be installed in the planting strip located between the street and the sidewalk. Trees shall be planted in accordance with Subsection 5.4.8, Street Trees. Additional right-of-way may be needed to accommodate the planting strip.
- (vi) Pedestrian street crossings shall be provided and clearly delineated through the use of a different pavement color and texture.



Figure 3-6 3-7: Example of a cross walk constructed of stenciled concrete. Pedestrian cross walks constructed of stenciled concrete, or an approved equivalent, enhance historic character CAO 2 and serve as a traffic-calming measure.

(c) Building Heights, Massing, and Orientation

- (i) Buildings shall not exceed two stories, ~~or a maximum height of 35 feet. A maximum height limit of three stories, not to exceed a total height of 42 feet, is permitted in PUDs if the building and site design complies with Subsection 5.3.4, Transitional Features.~~

- (ii) Buildings on the east side of Columbia Ave shall have a **minimum setback of 40 to 50 feet from the right-of-way. Buildings on the west side of Columbia Avenue shall have a minimum setback of 30 feet from the right-of-way. No new structure shall be closer to the right-of-way than the closest existing principal structure.** However, in locations adjacent to historic structures that contribute to historic character in CAO 2, new building setbacks shall not deviate more than 25 percent from the average building setback as measured from the closest historic structures immediately adjacent to and on the same side of the street as the proposed new building.
- (iii) The front façade maximum building width shall not exceed 45 feet.



Figure 3-8: Four single-family homes have a consistent front setback along Columbia Ave. The new building, part of General's Retreat, breaks the consistent development pattern.

(d) Roofs

Main roofs shall be gables or hips with a slope between 5:12 and 12:12 and shall have overhanging eaves on all sides that extend a minimum of one foot beyond the building wall.



Figure 3-7-3-9: Example of a gabled roof with overhanging eaves as required in CAO 2.

(e) Façades

- (i) Façades of buildings housing nonresidential uses shall be configured to resemble residential building types.
- (ii) Buildings shall have front porches with a minimum depth of six feet.
- (iii) Window and door openings shall cover a minimum of 25 percent of the façade area.
- (iv) Window and door openings shall have a vertical orientation and vertical alignment.
- (v) Raised foundations shall be required with an elevation a minimum of 18 inches above the finished grade.
- (vi) **No internally illuminated signs shall be allowed.**



Figure 3-8 3-10: This house demonstrates vertically oriented windows, a raised foundation, and a front porch consistent with existing historic homes in CAO 2.

(f) Exterior Building Materials

- (i) ~~The base of buildings shall be of masonry materials. Primary façade materials shall not change at outside corners.~~
- (ii) ~~Material changes shall occur along a horizontal line or where two forms intersect. One exception is that a change of materials may occur as accents around windows, at corners, or as a repetitive pattern, such as quoining.~~

- (iii) **Brick**, wood siding or fibrous cement siding that closely resembles wood siding shall ~~be comprise at least 50 percent of~~ the primary building material. Cast stone, stone, and cementitious materials shall be permitted, and are encouraged, to accent the primary building material.
- (iv) ~~Vinyl, aluminum siding, EIFS, and smooth face block, and other synthetic materials shall be prohibited.~~

(g) Parking and Access

- (i) Off-street parking areas shall not be located between the building and **Columbia Avenue** ~~any public street.~~
- (ii) **A maximum of 25 percent of the parking spaces may be located along the side of the building.** ~~Parking is permitted on the side of the building, provided the parking complies with the landscaping and screening standards of Chapter 5: Development Standards.~~

(6) CAO 3—Commercial Transition Development Standards

(a) Area Description

The strip commercial development that extends north and south from the intersection of Downs Boulevard and Columbia Avenue comprises CAO 3. ~~These properties, along with CAO 1, anchor both ends of the residential portion of the Columbia Avenue corridor (CAO 2).~~ The intent of these standards is to create a more pedestrian-oriented commercial node that is complimentary to the adjacent residential development. Many of the standards developed for these properties will be similar to CAO 1. On the effective date of this ordinance, this sub-district was characterized by:

- (i) One-story buildings;
- (ii) A wide range of materials, including stucco, concrete block, pre-fabricated metal panels, and vinyl siding;
- (iii) Excessive building setbacks with parking in front;
- (iv) A streetscape with continuous curb cuts and no sidewalks or landscaping; and
- (v) Excessive signage that is poorly located and designed.

(b) Streetscape

- (i) ~~Sidewalks and street trees shall be provided as required by Chapter 5: Development Standards.~~
- (ii) ~~Sidewalks shall have a minimum width of five feet.~~
- (iii) There shall be a planting strip with a minimum width of six feet between the curb of the street and the sidewalk.
- (iv) Street trees shall be installed in the planting strip located between the street and the sidewalk. Trees shall be planted a minimum of 30 feet on-center and shall be a minimum of **two** ~~three~~ and one-half-inch caliper and 14 to 16 feet in height at installation.

- (v) If existing cobra-head streetlights are removed, decorative replacement lighting shall be installed and may range between 16 and 20 feet in height. If the cobra-head streetlights are not removed, supplemental decorative lights shall be installed but shall not exceed 14 feet in height.
- (vi) Pedestrian crossings shall be clearly delineated through the use of a different pavement color and texture.

(c) Building Heights, Massing, and Orientation

- (i) Buildings shall be aligned parallel to Columbia Avenue with the main entrance facing the street. Corner entrances are an acceptable alternative for corner buildings.
- (ii) Buildings **shall have a minimum setback of 15 feet from the dedicated right-of-way** ~~can be built to the back of the sidewalk but may have a variable front building setback of zero to 40 feet from the sidewalk.~~
- (iii) ~~Parking shall be located to the side or rear of the structure.~~
- (iv) Buildings shall not exceed two stories ~~or a maximum height of 35 feet. A maximum height limit of three stories, not to exceed a total height of 42 feet, is permitted in PUDs if the building and site design complies with Subsection 5.3.4, Transitional Features.~~
- (v) ~~The maximum linear length of an uninterrupted façade plane shall be 35 feet. Building-wall offsets (projections and recesses) or pilasters shall be used to break up the mass of a single building into bays. Variations in roofline, materials, and color may also be used to break up massing.~~
- (vi) ~~To better replicate the previous urban fabric of Columbia Avenue, new buildings shall be designed to either:~~
 - ~~A.) Differentiate, at a minimum, their Columbia Avenue façades every 100 feet or less of linear frontage so as to replicate the historic rhythm of building front widths along the street (See Figure 3-2.); or~~
 - ~~B.) Have a maximum building width not exceeding 100 feet fronting Columbia Avenue. Irrespective of property lines, a new building shall be separated at least 15 feet, but no greater than 40 feet, from adjacent proposed or existing buildings. Between the buildings, pedestrian-scale lighting and formal open space shall be provided as identified in Chapter 5, Development Standards.~~

(d) Roofs

- (i) For commercial-type buildings, flat roofs or roofs with parapet walls shall be the predominant roof form.

- (ii) Buildings with a residential character shall employ either gable, hipped, or pyramidal roofs having a slope between 5:12 and 12:12. Sloped roofs shall include overhanging eaves that extend a minimum of one foot beyond the building wall.

(e) Façades

- (i) Façades of buildings shall emphasize clearly identified main entrances using awnings, canopies, columns, pilasters, and recessed entrances. Storefronts shall be integrally designed with the upper floors of a building to be compatible with the overall character of the facade.
- (ii) Window and door openings shall have a vertical orientation and alignment between floors.
- (iii) Blank walls facing streets shall be prohibited.
- (iv) Commercial, office, institutional, and mixed-use buildings shall have a discernible base and cap clearly defined by horizontal elements along the bottom and top of the building. Elements to achieve this standard include water tables, storefront kick-plates, stringcourses, corbelling, and material changes.
- (v) For two-story commercial, office, institutional, and mixed-use buildings, 65 to 85 percent of the first floor shall be glazed, while 35 to 65 percent of the façade area on upper floors shall be glazed exclusive of the parapet wall. **Faux windows shall be prohibited.** For one-story commercial or office buildings, 60 65 to 85 percent of the front façade shall be glazed, exclusive of the parapet wall. Reflective or tinted glass shall be prohibited on the first floor.
- (vi) For buildings having a residential character, a minimum of 25 percent of the façade area shall be covered with window and door openings. Storefronts with generous amounts of window and door transparency properly located and proportioned animate the streetscape by providing visual interest for pedestrians.

(f) Building Materials

- (i) ~~For commercial, office, institutional, and mixed-use buildings, brick or stone shall comprise a minimum of 75 percent of the primary building materials. For accent purposes, stone, cast stone, cement-based stucco, and split-faced concrete block shall be permitted.~~
- (ii) For residential buildings, either brick, wood siding, or fibrous cement siding that closely resembles wood siding, shall ~~be comprise at least 50 percent of the primary building material.~~ Cast stone, stone, and cementitious materials shall be permitted, and are encouraged as accents to the primary building material.
- (iii) ~~Vinyl, aluminum siding, EIFS, and smooth-face block, and other synthetic materials shall be prohibited.~~

(g) Parking and Access

- (i) Off-street parking areas are prohibited from being located between the building and any public street.
- (ii) **Drive-through uses are prohibited on properties north of Downs Boulevard to create a pedestrian-oriented node.**
- (iii) A maximum of 25 percent of the parking spaces may be located along the side of the building.
- (iv) ~~Where parking abuts the public right-of-way, a three-foot-high masonry wall, designed to complement the building, a fence, or evergreen shrubs may be installed in lieu of the opaque screen required by Section 5.4, Landscape, Buffers, and Screening.~~
- (v) ~~Parking lots shall be screened and landscaped pursuant to Chapter 5: Development Standards.~~

(7) CAO 4—Suburban Commercial/Industrial Development Standards

(a) Area Description

Light industrial, offices, **and** retail, ~~and agricultural~~ are the primary land uses in this sub-district, which extends from roughly Carr Avenue to Mack Hatcher Parkway. Although there is no cohesiveness to building design, on the effective date of this ordinance, the physical development form in this sub-district was characterized by:

- (i) One and two-story buildings with large footprints;
- (ii) A wide range of materials, including aluminum siding, brick, and pre-cast concrete panels;
- (iii) Deep front setbacks with parking located in front of buildings; and
- (iv) A streetscape with no sidewalks or street trees.

(b) Streetscape

- (i) ~~Sidewalks and street trees shall be provided as required by Chapter 5: Development Standards.~~
- (ii) ~~Sidewalks shall have a minimum width of five feet.~~
- (iii) ~~There shall be a planting strip with a minimum width of five feet, but preferably eight feet, between the curb of the street and the sidewalk.~~
- (iv) Street trees shall be installed in the planting strip located between the street and the sidewalk. Trees shall be planted a minimum of 40 feet on-center and shall be a minimum of **two** ~~three~~ and one-half-inch caliper and 14 to 16 feet in height at installation.
- (v) **Existing stonewalls shall be preserved, or if necessary, shall be relocated to another location in the CAO District.**

(c) Building Heights, Massing, and Orientation

Building heights and setbacks shall comply with the site development requirements of the underlying base district.

(d) Roofs

- (i) ~~Roofs shall be appropriate to a building's architecture.~~

- (ii) For commercial-type buildings, flat roofs or roofs with parapet walls shall be the predominant roof form.

(e) Façades

Façades shall incorporate a minimum of 20 percent glazing along the front facade of the building.

~~(f) Exterior Building Materials~~

- ~~(i) The base of buildings shall be of masonry materials. Primary façade materials shall not change at outside corners.~~
- ~~(ii) Material changes shall happen along a horizontal line or where two forms intersect. One exception is that a change of materials may occur as accents around windows, at corners, or as a repetitive pattern, such as quoining.~~
- ~~(iii) Standard smooth face concrete block shall be prohibited.~~
- ~~(iv) EIFS may be used above six feet from grade.~~

~~(g) Parking~~

~~See Chapter 5: Development Standards.~~

(8) CAO 5—Rural Gateway Development Standards

(a) Area Description

This sub-district, in the southern portion of Franklin's Urban Growth Boundary (UGB), has a rural character, with large lots and significant amounts of vacant land. Reinforcing its rural character, this portion of the corridor becomes known as Columbia Pike south of Mack Hatcher Parkway. Columbia Pike serves as a southern gateway into the city, with its rural character that is important to the image of the community, particularly given its historic significance. Some parcels within this corridor contain forested areas, tree rows, hillcrests, hillsides, and steep slopes (greater than 20 percent). Residential development is occurring in subdivisions of one-acre lots or larger to accommodate the required on-site sewage treatment; however, this trend is viewed by many residents as sprawl and an undesirable trend for continuation. To stop and reverse this trend, and for the appealing rural and agrarian character of this sub-district to be maintained, future development ~~should~~ **shall** be substantially set back from Columbia Pike, with an emphasis on the preservation of substantial tracts of open space along this corridor.

(b) Columbia Pike Buffer

Within a 20-foot buffer measured from the right-of-way of Columbia Pike:

- (i) The buffer shall contain at least two canopy trees per 100 linear feet of the frontage along the public right-of-way. Where canopy trees will conflict with overhead utilities, understory trees shall be used.

- (ii) A fence or a wall shall be constructed. Fences and walls shall be constructed of durable and natural materials to allow for natural weather processes and reduced maintenance. Walls shall be constructed of natural stone in the dry-stack method or without mortar, and shall be a minimum of three feet in height. (See Figure 3-12.) Cultured stone shall not be used. Fences shall be a four-board horse fence, a minimum of four feet in height, constructed of wood, and painted black. (See Figure 3-11.) Vinyl fencing is prohibited in this buffer yard. The Department of Planning and Sustainability may approve other colors or types of fences, such as picket, split rail, wrought iron, or brick walls, if the applicant demonstrates that such a fence or wall is better suited to the portion of the CAO District in which it is proposed. A fence or wall shall not be required if, in the opinion of the Department of Planning and Sustainability, based on steep slopes, floodplain, existing vegetation, or other topographical constraints, the fence or wall would serve no meaningful purpose or may cause adverse environmental impacts.

(c) Building Placement in New Development

To maintain the existing rural character of Columbia Pike, new development, regardless of land use, shall either face Columbia Pike and be set back from the right-of-way at least 250 feet., ~~or be designed according to at least one of the following options:~~

- ~~(i) In cases in which existing smaller lot sizes make compliance with the 250-foot setback impossible, additional screening and landscaping shall be used to mitigate the impacts of having buildings located closer to the street. The additional screening shall include a 30-foot-wide linear form buffer adjacent to the right-of-way of Columbia Pike. The intent of the additional screening shall be to completely obscure building encroachment within the 250-foot setback from view from the Columbia Pike corridor by a densely planted buffer. Plantings within the buffer shall be in accordance with Subsection 3.4.7 (8)(b).~~
- ~~(ii) Linear open space 250 feet deep, or greater, measured from the right-of-way of Columbia Pike, shall separate the buildable lots located on the interior of the development from Columbia Pike. Furthermore, a 30-foot-wide landscaped buffer, designed according to Subsection 3.4.7(8)(b), shall be provided as closely as possible to the buildable lots to completely obscure the new development from view from Columbia Pike.~~

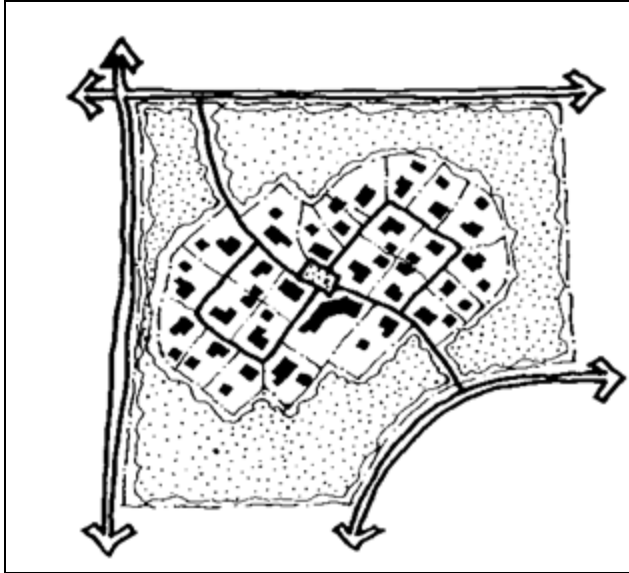


Figure 3-9 3-10: Appropriate Development Example—Buildable lots located within the interior of a development shall be set back from the Columbia Avenue right-of-way in accordance with Subsection 3.4.7(8).

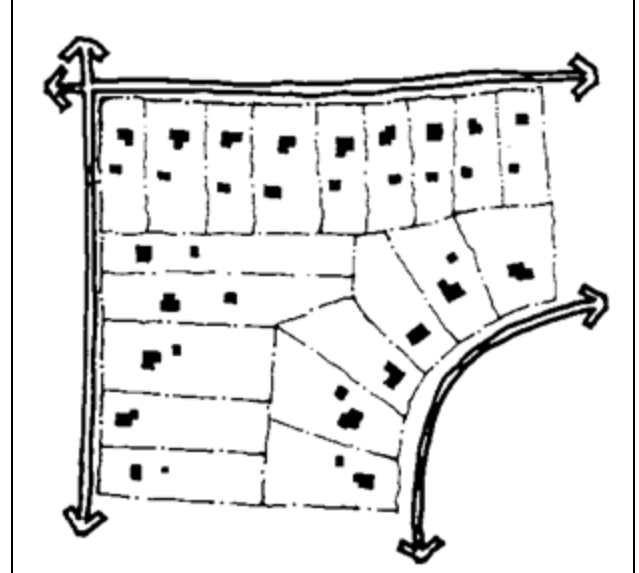


Figure 3-10 3-11: Inappropriate Development Example—New development is prohibited from being located within 250 feet of the Columbia Avenue right-of-way unless otherwise exempted or buffered according to the standards this subsection.

(d) Streetscape

- (i) To maintain the sub-district's rural character, sidewalks and street trees shall not be required along Columbia Avenue.
- (ii) **Compliance with the City's approved Parks Masterplan and Greenways and Open Space Plan is required.**
- (iii) **Historically based fences, such as rail and board fences, and low, dry-stacked stone walls, may be included in the buffer and are encouraged. Stone walls shall be consistent in design and stone type with historic precedents found in the county. If a stone wall is used, the shrub requirement for the buffer shall be waived.**

(e) Rural Gateway Buffer

~~When new buildings will not face Columbia Pike and be set back from the right of way at least 250 feet, the following standards shall apply for the Rural Gateway Buffer used to obscure the development from Columbia Pike:~~

- ~~(i) A minimum of 12 trees and 40 shrubs per 100 linear feet of street frontage shall be provided.~~
- ~~(ii) No parking areas or structures shall be permitted within the buffer, and the buffer shall not be disturbed for any reason except as permitted within buffers by Section 5.4, Landscape, Buffers, and Screening.~~

- (iii) ~~The plants shall be from the approved plant list as maintained by the Department of Planning and Sustainability; however, species indigenous to the area are suggested to provide a natural appearance.~~
- (iv) ~~Tree spacing shall be random and not in uniform rows.~~
- (v) ~~Shrubs and trees shall be planted in the buffer in accordance with the following ratios:~~
 - ~~A.) At least 25 percent of the shrubs shall be evergreen shrubs;~~
 - ~~B.) At least 40 percent of the trees shall be canopy trees; and~~
 - ~~C.) At least 25 percent of the trees shall be understory trees.~~
- (vi) ~~Contemporary man-made features, such as berms, shall not be used for screening.~~
- (vii) ~~To prevent the harmful consequences of a monoculture, no more than 40 percent of any one genus of trees and shrubs shall be included in any planting.~~
- (viii) ~~Historically based fences, such as rail and board fences, and low, dry stacked stone walls, may be included in the buffer and are encouraged. Stone walls shall be consistent in design and stone type with historic precedents found in the county. If a stone wall is used, the shrub requirement for the buffer shall be waived.~~
- (ix) ~~Where adjacent properties have been developed according to this standard, or where existing vegetation exists, the buffer shall connect to such vegetation to give the appearance of an existing farm field boundary.~~

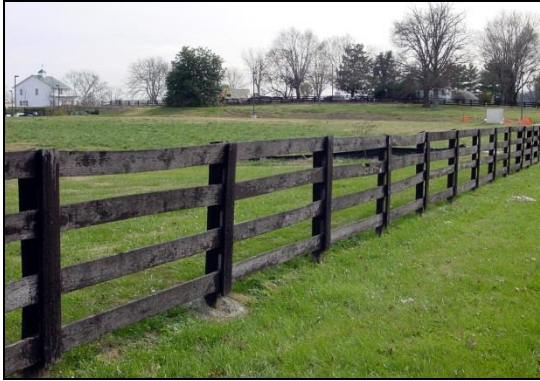


Figure 3-11 3-13: Black four-board horse fences are allowed in CAO 5.



Figure 3-12 3-14: Stone walls are ~~allowed~~ **shall be preserved** in CAO 5.

(f) Building Heights

Buildings shall not exceed two stories ~~or a maximum height of 35 feet~~. A maximum height limit of three stories, ~~not to exceed a total height of 42 feet~~, is permitted in PUDs if the building and site design complies with Subsection 5.3.4, Transitional Features.

(g) Roofs

- (i) For commercial-type buildings, flat roofs or roofs with parapet walls shall be the predominant roof form.
- (ii) Buildings with a residential character shall employ either gable, hipped or pyramidal roofs having a slope between 5:12 and 12:12. Sloped roofs shall include overhanging eaves that extend a minimum of one foot beyond the building wall.

(h) Façades

- (i) Façades of buildings shall emphasize clearly identified main entrances using awnings, canopies, columns, pilasters, and recessed entrances. Storefronts shall be integrally designed with the upper floors of a building to be compatible with the overall character of the facade.
- (ii) ~~Window and door openings shall have a vertical orientation and alignment between floors.~~
- (iii) ~~Blank walls facing streets shall be prohibited.~~
- (iv) ~~Commercial, office, institutional, and mixed-use buildings shall have a discernible base and cap that are clearly defined by horizontal elements along the bottom and top of the building. Elements to achieve this standard include water tables, storefront kick plates, string courses, corbelling, and material changes.~~

- (v) ~~For two-story commercial, office, institutional, and mixed-use buildings, 65 to 85 percent of the first floor shall be glazed, while 35 to 65 percent of the façade area on upper floors shall be glazed, exclusive of the parapet wall. For one-story commercial or office buildings, 65 to 85 percent of the front façade shall be glazed, exclusive of the parapet wall. Reflective or tinted glass shall be prohibited.~~
- (vi) For buildings having a residential character, a minimum of 25 percent of the façade area shall be covered with window and door openings. Storefronts with generous amounts of window and door transparency properly located and proportioned animate the streetscape by providing visual interest for pedestrians.



Figure 3-13 3-15: The homes shown above are located in Harlinsdale Manor and serve as a good example of architectural style and character that would be appropriate in CAO 5.

(i) Building Materials

- (i) ~~For commercial, office, institutional, and mixed-use buildings, brick or stone shall comprise a minimum of 75 percent of the primary building materials. For accent purposes, stone, cast stone, cement-based stucco, and split-faced concrete block shall be permitted.~~
- (ii) For residential buildings, either brick, wood siding, or fibrous cement siding that closely resembles wood siding, shall **be** ~~comprise at least 50 percent of the primary building material.~~ Cast stone, stone, and cementitious materials shall be permitted and are encouraged as accents to the primary building material.
- (iii) ~~Vinyl, aluminum siding, EIFS, and smooth-face block, and other synthetic materials shall be prohibited.~~

(j) Parking and Access

- (i) ~~Off-street parking areas are prohibited from being located between the building and any public street.~~
- (ii) Parking shall not be permitted between the building facade and Columbia Avenue, regardless of the building's setback, ~~unless a 30-foot buffer designed in accordance with Subsection 3.4.7(8)(e), Rural Gateway Buffer, is provided around the entire parking lot, except where the parking is contiguous to a building.~~

- (iii) Parking-is permitted on the side **and rear** of the building, provided that it complies with the landscaping and screening standards of Chapter 5: Development Standards.

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____

By: _____

Eric Stuckey
City Administrator/Recorder

Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

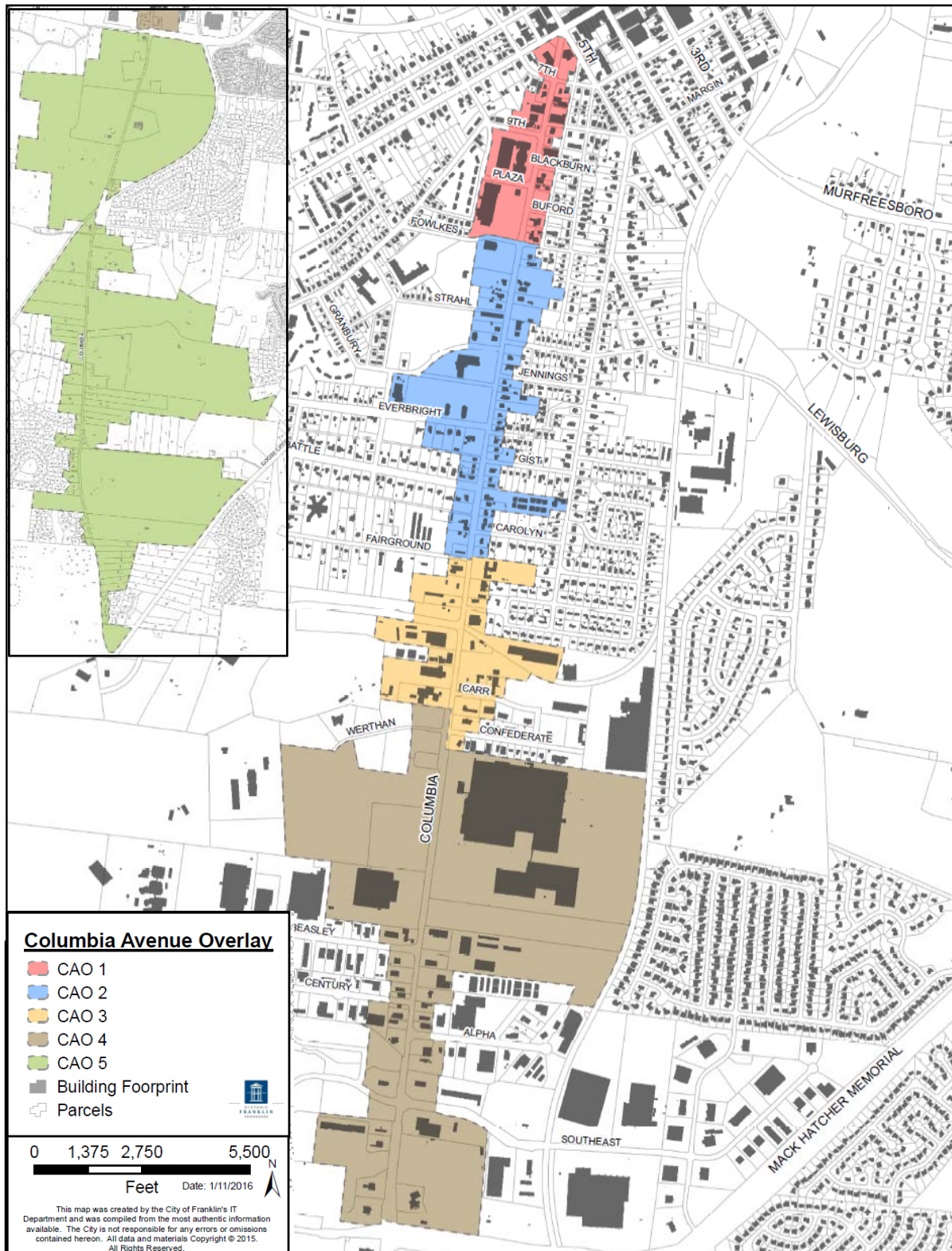
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

Columbia Avenue Overlay Sub-Districts



ORDINANCE 2015-80
(As Amended by the Franklin Municipal Planning Commission)

TO BE ENTITLED: "AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FRANKLIN, TENNESSEE, TO UPDATE THE DEVELOPMENT STANDARDS AND SUB-DISTRICT BOUNDARIES FOR THE CAO-COLUMBIA AVENUE OVERLAY DISTRICT BY AMENDING CHAPTER 3, SUBSECTION 3.4.7."

WHEREAS, US Highway 31 has historically linked Nashville and Columbia and serves as an important historic and cultural resource; and

WHEREAS, significant military action took place during the Civil War along Columbia Avenue (US Highway 31) between Winstead Hill and Downtown Franklin; and

WHEREAS, the City of Franklin, Tennessee, desires compatible and high-quality development along this important gateway; and

WHEREAS, the City of Franklin, Tennessee, first approved design standards for Columbia Avenue on June, 21, 2005; and

WHEREAS, the design standards were incorporated into the 2008 Franklin Zoning Ordinance, and it is within the best interests of the citizens of the City of Franklin to amend the Franklin Zoning Ordinance to update the Columbia Avenue Overlay standards.

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

SECTION I. That Chapter 3, Section 3.4 Subsection 3.4.7 of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strike through~~; to add the following text noted in **bold**; to renumber the subsequent figures in Chapter 3 accordingly, and is approved to read as follows:

1.1.1 CAO—Columbia Avenue Overlay District

(1) Purpose

Columbia Avenue serves as an integral southern gateway into Franklin. The corridor contains many important historic sites and many longstanding commercial and industrial uses. The City seeks to preserve and enhance the cultural resources along this corridor while also facilitating new development that will improve the character and function of this corridor. ~~Columbia Avenue is experiencing development pressures that threaten the area's visual and historic integrity.~~ The CAO District shall supplement the standards of the base districts and provide protective measures to preserve and enhance the character of Columbia Avenue. More specifically, the standards are intended to:

- (a)** Insure the compatibility of new buildings with respect to the specific character of their immediate context;

- (b) Reinforce the historically urban character of the portion of Columbia Avenue between the Five Points area and the Carter House;
- (c) Protect and enhance the economic viability of the corridor by promoting high-quality development;
- (d) Minimize negative impacts of development on the corridor's remaining open space; and
- (e) Enhance the quality of development surrounding historic and cultural resources.

(2) Establishment and Applicability

- (a) These standards generally address properties fronting along the Highway 31/Columbia Avenue corridor beginning at the Five Points area, located on the southern edge of the historic downtown commercial core, with the southernmost limits of the city's Urban Growth Boundary (UGB). Properties subject to the standards of this overlay district shall be designated as the Columbia Avenue Overlay District, hereinafter referred to as the CAO District, on the zoning map.
- (b) Development review for properties within the CAO District shall be subject to the standards of this district. The underlying base districts shall govern land use. In case of conflict with dimensional standards of the base district, the standards of the CAO District, and the development standards of Chapter 5: Development Standards, these standards shall control.
- (c) For the purpose of this ordinance, the CAO district is hereby divided into five sub-districts as depicted on the following maps. ~~These maps are provided for reference purposes only, and in case of conflict between the map in this Subsection and the Official Zoning Map, the Official Zoning Map shall control.~~
Most of the parcels located in CAO 5 are not located within the City limits, but it is anticipated that properties will be zoned into the CAO 5 if and when annexation occurs.

(3) General Development Standards

The following development standards shall apply to lots in all of the sub-districts of the CAO District:

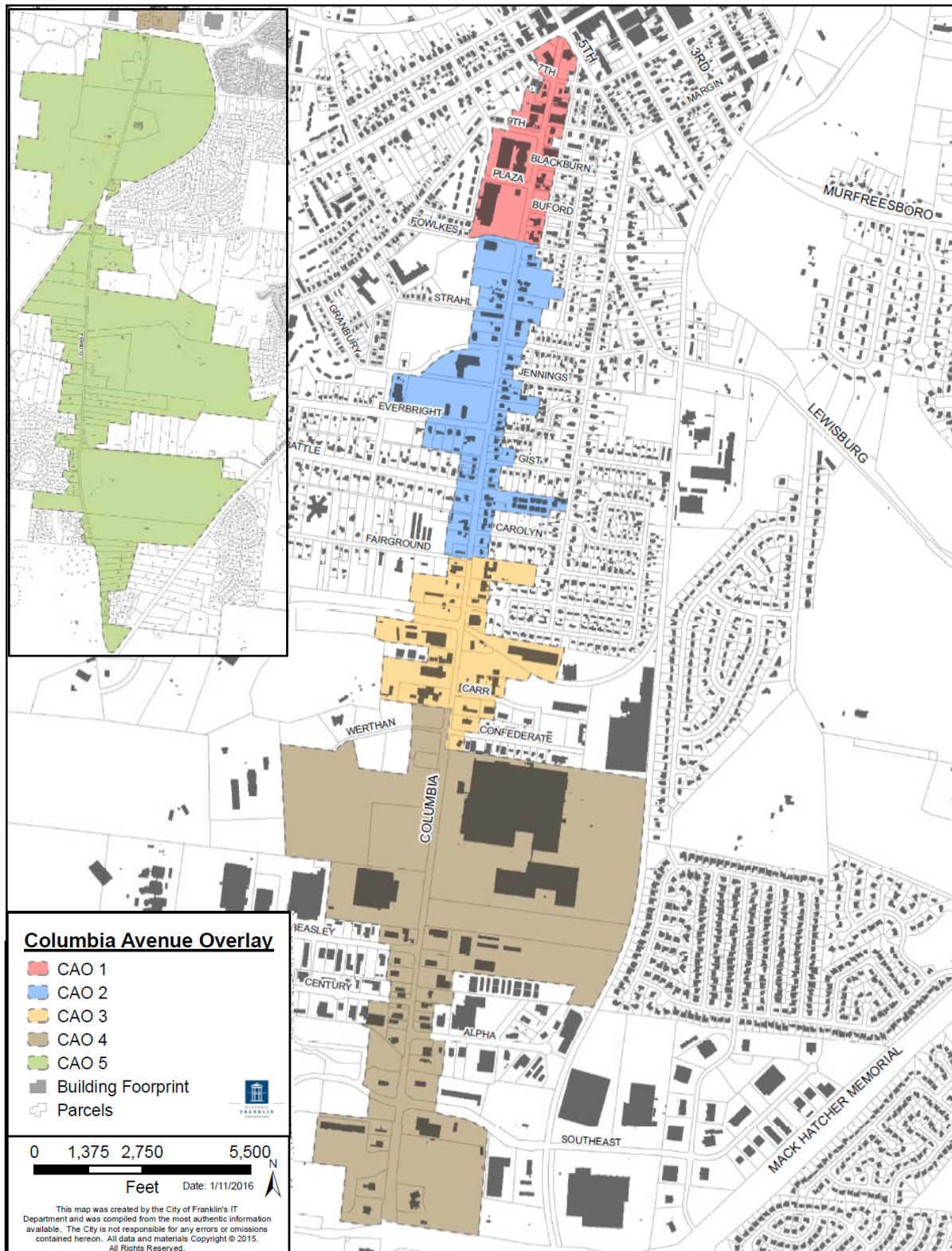
(a) Parking and Access

- (i) ~~Surface parking spaces provided in excess of the minimum requirement established in Subsection 5.9.4, Off-street Parking Standards, shall be constructed of pervious materials. The Department of Planning and Sustainability shall only approve such additional spaces for overflow events, seasonal demands, and related reasons, based upon a demonstration of need by the applicant. However, such additional parking and access lanes shall use alternate pervious materials, such as grass or mulch-covered gridblocks, for the entire overflow area. Asphalt, concrete, crushed stone, and other impervious materials shall not be permitted for the entire overflow area.~~
- (ii) ~~Perimeter landscape is required for parking lots. A continuous perimeter planting strip with an average width of eight feet is required, or a five-foot-wide planting strip may be used, with the inclusion of either a three-foot opaque wall/fence or evergreen shrubs planted two and one-half to three feet tall so as to achieve a solid screen within three years. Canopy trees shall be planted at a maximum separation of 30 feet on-center.~~
- (iii) ~~All development shall be subject to the requirements in Chapter 5: Development Standards, related to landscape, street tree, and screening requirements unless otherwise noted.~~
- (iv) ~~Because cross-access is encouraged between adjacent commercial properties, parking lots for nonresidential developments that have direct access to a public street shall have at least one vehicular connection to adjacent properties unless deemed infeasible or inappropriate due to topography or other constraints. Lots in a HI District are exempt from the interconnectivity requirements.~~



CAO 5 — Rural Gateway

Figure 3-1: CAO—Columbia Avenue Overlay Sub-Districts



CAO 1 Urban Commercial



CAO 3 Commercial Transition



CAO 2 Historic Residential

CAO 4 Suburban Commercial/Industrial

(4) CAO 1—Urban Commercial Development Standards

(a) Area Description

This sub-district, which includes properties located between the Five Points area and East Fowlkes Street, is at the northernmost end of the study area and is directly connected to downtown. Contemporary strip commercial development, as well as pre-WWII and civic buildings, are present in this sub-district. **While many buildings do not have historic protections, there are several buildings that were constructed over 50 years ago.** While commercial structures are the predominant building type, two historic residential structures are also present. At the effective date of this ordinance, the sub-district is characterized by:

- (i) ~~Primarily one-story buildings with a limited number of two-story structures~~ **A mix of one and two-story buildings;**
- (ii) A wide range of materials, including brick, aluminum siding, vinyl siding, and wood siding;
- (iii) ~~Shallow front building setbacks with some variation in front and side building setbacks;~~ **Shallow front building setbacks with some variation in front and side building setbacks;**
- (iv) ~~A streetscape with narrow sidewalks, frequent curb cuts, and a lack of landscaping;~~ **Streetscape improvements were completed in 2010 providing a continuous sidewalk network on both sides of the street, access management, small-scale masonry signage, and landscaping enhancements.**
- (v) ~~Excessive signage that is poorly located and designed.~~

(b) Streetscape

- (i) ~~Sidewalks shall be required along public streets and shall have a minimum width of five feet, unobstructed by street trees, light poles, and similar features. Where such features block the sidewalk, a minimum sidewalk width of eight feet shall be required. To enhance pedestrian safety, a minimum strip of three and one half feet wide shall be provided from the edge of curb and shall contain pavers, sod, mulch, annuals, or low-growing shrubs.~~
- (ii) ~~A combination of concrete and brick pavers shall be used for the construction of new sidewalks.~~
- (iii) ~~For properties within the Franklin Gateway Corridors and Connector Streets Project (Franklin Streetscape Program), the adopted streetscape plan for those parcels shall govern.~~
- (iv) ~~Street trees should be installed in "plant wells" with tree grates and properly designed drainage and irrigation systems. Street trees shall be planted a minimum of 40 feet on-center and shall be a minimum of three and one half inch caliper and 14 to 16 feet in height at the time of installation. Specific spacing of trees should be determined on a block-by-block case based on existing features such as building façades. Shade trees forming a canopy are recommended.~~

- (v) ~~If existing cobra head streetlights are removed, decorative replacement lighting shall be installed and may range between 16 and 20 feet in height. If the cobra head streetlights are not removed, supplemental decorative lights shall be installed but shall not exceed 14 feet in height.~~
- (vi) ~~Pedestrian crossings should be clearly delineated through the use of a different pavement color and texture.~~

(c) Building Heights, Massing, and Orientation

- (i) Buildings shall be aligned parallel to Columbia Avenue with the main entrance facing the street. Corner entrances are an acceptable alternative for corner buildings.
- (ii) **~~Buildings shall be built to the sidewalk.~~ Buildings shall have front setbacks of 5 to 10 feet from the back of the sidewalk.** Institutional uses are permitted to have a variable front building setback from ~~zero~~ 5 to 40 feet from the back of the sidewalk to signify and reinforce their prominent role in the urban fabric and to afford additional safety.
- (iii) Buildings **fronting Columbia Avenue and East and West Fowlkes Street** shall not exceed two stories or a maximum height of 35 feet. A maximum height limit of three stories, ~~not to exceed a total height of 42 feet,~~ is permitted **for buildings internal to the site (not along Columbia Avenue or East and West Fowlkes Street)** in PUDs if the building and site design complies with Subsection 5.3.4, Transitional Features.
- (iv) ~~The maximum linear length of an uninterrupted facade plane shall be 35 feet.~~ Building wall offsets (projections and recesses) or pilasters shall be used to break up the mass of a single building into bays. Variations in roofline, materials, and color may also be used to break up massing.



Figure 3-2: The rendering shows the Hill Center in Sylvan Park and serves as an example of having a taller building internal to the site.

- (v) To better replicate the historic urban fabric of Columbia Avenue, new buildings in this sub-district shall be designed to **either the following standards:**

- A.) ~~Differentiate, at a minimum, their Columbia Avenue façades every 100 feet or less of linear frontage so as to replicate the historic “rhythm” of building front widths along the street; or~~ **Differentiate the Columbia Avenue facades so as to replicate the historic rhythm of building front widths along the street. For one-story buildings, a different façade treatment shall be provided every 50 feet or less of linear frontage along Columbia Avenue. For two story buildings, a different façade treatment shall be provided every 100 feet or less of linear frontage along Columbia Avenue.**
- B.) ~~Have a maximum building width not exceeding 100 feet fronting Columbia Avenue. Irrespective of property lines, a new building shall be separated at least 15 feet, but no greater than 40 feet, from adjacent proposed or existing buildings. Between the buildings, pedestrian-scale lighting and formal open space shall be provided, as identified in Chapter 5: Development Standards.~~

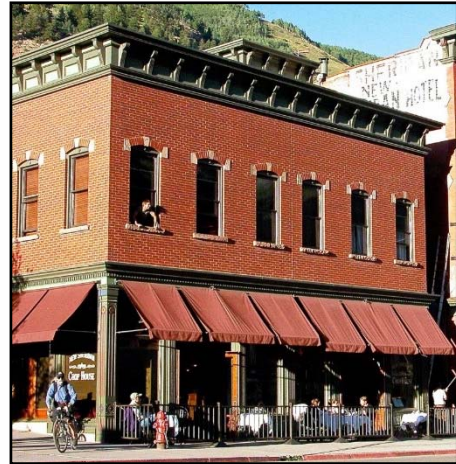


Figure 3-2 3-3: Examples of buildings having a different façade treatment every 100 feet or less to replicate the historic character of other buildings in the area.

(d) Roofs

- (i) ~~For commercial-type buildings,~~ **For non-residential, mixed-use, and attached residential buildings,** flat roofs or roofs with parapet walls shall be the predominant roof form.
- (ii) Buildings with a residential character shall employ either gable, hipped, or pyramidal roofs having a slope between 5:12 and 12:12. Sloped roofs shall include overhanging eaves that extend a minimum of one foot beyond the building wall.

Figure 3-3 3-4: Example of a flat roof with parapet walls, which should be the predominant roof type for commercial buildings in CAO 1, CAO 3, and CAO 4.



(e) Façades

- (i) Façades of buildings shall emphasize clearly identified main entrances using awnings, canopies, columns, pilasters, and recessed entrances. Storefronts shall be integrally designed with the upper floors of a building to be compatible with the overall character of the façade.
- (ii) Window and door openings shall have a vertical orientation and alignment between floors. **Faux windows, reflective glass, and tinted glass shall be prohibited.**
- (iii) Blank walls facing streets shall be prohibited.
- (iv) Commercial, office, institutional, and mixed-use buildings shall have a discernible base and cap that are clearly defined by horizontal elements along the bottom and top of the building. Elements to achieve this standard include water tables, storefront “kick-plates,” stringcourses, corbelling, and material changes.



Figure 3-4 3-5: ~~Example of with a building~~ **Examples of buildings in CAO 1** with a discernible base and cap.

- (v) For two **and three**-story commercial, office, institutional, and mixed-use buildings, **a minimum of 60** ~~65 to 85~~ percent of the first floor shall be glazed, while 35 to **60** ~~65~~ percent of the façade area on upper floors shall be glazed, exclusive of the parapet wall. For one-story commercial or office buildings, **60** ~~65 to 85~~ percent of the front façade shall be glazed, exclusive of the parapet wall. Reflective glass or tinted glass shall be prohibited.
- (vi) For buildings having a residential character, a minimum of 25 percent of the façade area shall be covered with window and door openings. ~~Storefronts with generous amounts of window and door transparency properly located and proportioned animate the streetscape by providing visual interest for pedestrians.~~

(f) Building Materials

- (i) For commercial, office, institutional, and mixed-use buildings, brick or stone shall comprise a minimum of 75 percent of the primary building materials. For accent purposes, stone, cast stone, cement-based stucco, and split-faced concrete block shall be permitted.
- (ii) ~~For residential buildings, either brick, wood siding, or fibrous cement siding that closely resembles wood siding, shall comprise at least 50 percent of the primary building material. Cast stone, stone, and cementitious materials shall be permitted and are encouraged as accents to the primary building material.~~
- (iii) ~~Vinyl, aluminum siding, Exterior Insulation Finish Systems (referred to as EIFS), and smooth-face block, and other synthetic materials shall be prohibited.~~

(g) Parking and Access

- (i) Off-street parking areas are prohibited between the building and Columbia Avenue.
- (ii) A maximum of 25 percent of the parking spaces may be located along the side of the building.

- (iii) To the maximum extent practicable, access to commercial uses shall be provided from side streets.
- (iv) Rear access from Cummins Street shall be required on the east side of Columbia Avenue.
- (v) Driveway-width curb radii for access shall be kept to a minimum to facilitate pedestrian traffic.
- (vi) ~~Developments shall be limited to no more than one access driveway unless a traffic report verifies the justification for an additional access point.~~
- (vii) Where parking abuts the public right-of-way, a three-foot-high masonry wall, designed to complement the building, fence, or evergreen shrubs, may be installed in lieu of the opaque screen required by Section 5.4, Landscape, Buffers, and Screening.
- (viii) **Where a nonresidential use or parking serving a nonresidential use is adjacent to or across the street from a residential use, a six foot masonry wall shall be installed.**
~~Parking lots shall be screened and landscaped pursuant to Chapter 5: Development Standards.~~

(5) CAO 2—Historic Residential Development Standards

(a) Area Description

Pre-WWII residential structures are the primary building type in this sub-district located between East Fowlkes and Fairground Streets. **Institutional buildings, strip commercial development, and reclaimed battlefield open space** are interspersed with the residential structures. ~~are institutional buildings (Boys and Girls Club and Battle Ground Academy) and strip commercial development.~~ While many of the residential structures are still used as homes, some now function as offices, small retail businesses, and museums (Carter House and Lotz House). ~~The properties that are located north of Jennings Street (east side of Columbia Avenue) and Granbury Street (west side of Columbia Avenue) are zoned GC, while the properties to the south of these streets are zoned R-3.~~ The physical development form in this sub-district is characterized by:

- (i) One and two-story residential structures and one-story commercial buildings;
- (ii) The use of brick and wood siding as the primary building materials;
- (iii) **Most** front building setbacks range between 15 and 75 feet; and
- (iv) Sidewalks located directly adjacent to the street that do not extend the entire length of the sub-district.

(b) Streetscape

- (i) ~~Sidewalks and street trees shall be provided as required by Chapter 5: Development Standards.~~
- (ii) ~~Sidewalks shall have a minimum width of five feet.~~
- (iii) There shall be a planting strip with a minimum width of six feet between the curb of the street and the sidewalk.



Figure 3-5 3-6: Illustration of planting strips required within CAO 2.

- (iv) Sidewalks shall be constructed of concrete.
- (v) Street trees shall be installed in the planting strip located between the street and the sidewalk. Trees shall be planted in accordance with Subsection 5.4.8, Street Trees. Additional right-of-way may be needed to accommodate the planting strip.
- (vi) Pedestrian street crossings shall be provided and clearly delineated through the use of a different pavement color and texture.



Figure 3-6 3-7: Example of a cross walk constructed of stenciled concrete. Pedestrian cross walks constructed of stenciled concrete, or an approved equivalent, enhance historic character CAO 2 and serve as a traffic-calming measure.

(c) Building Heights, Massing, and Orientation

- (i) Buildings shall not exceed two stories, ~~or a maximum height of 35 feet. A maximum height limit of three stories, not to exceed a total height of 42 feet, is permitted in PUDs if the building and site design complies with Subsection 5.3.4, Transitional Features.~~

- (ii) Buildings on the east side of Columbia Ave shall have a **minimum setback of 40** ~~may be set back from between 15 40 to 50 feet from the right-of-way.~~ **Buildings on the west side of Columbia Avenue shall have a minimum setback of 30 feet from the right-of-way. No new structure shall be closer to the right-of-way than the closest existing principal structure.** However, in locations adjacent to historic structures that contribute to historic character in CAO 2, new building setbacks shall not deviate more than 25 percent from the average building setback as measured from the closest historic structures immediately adjacent to and on the same side of the street as the proposed new building.

- (iii) The front façade maximum building width shall not exceed 45 feet.



Figure 3-8: Four single-family homes have a consistent front setback along Columbia Ave. The new building, part of General's Retreat, breaks the consistent development pattern.

(d) Roofs

Main roofs shall be gables or hips with a slope between 5:12 and 12:12 and shall have overhanging eaves on all sides that extend a minimum of one foot beyond the building wall.



Figure 3-7-3-9: Example of a gabled roof with overhanging eaves as required in CAO 2.

(e) Façades

- (i) Façades of buildings housing nonresidential uses shall be configured to resemble residential building types.
- (ii) Buildings shall have front porches with a minimum depth of six feet.
- (iii) Window and door openings shall cover a minimum of 25 percent of the façade area.
- (iv) Window and door openings shall have a vertical orientation and vertical alignment.
- (v) Raised foundations shall be required with an elevation a minimum of 18 inches above the finished grade.



Figure 3-8 3-10: This house demonstrates vertically oriented windows, a raised foundation, and a front porch consistent with existing historic homes in CAO 2.

(f) Exterior Building Materials

- (i) ~~The base of buildings shall be of masonry materials. Primary façade materials shall not change at outside corners.~~
- (ii) ~~Material changes shall occur along a horizontal line or where two forms intersect. One exception is that a change of materials may occur as accents around windows, at corners, or as a repetitive pattern, such as quoining.~~
- (iii) **Brick**, wood siding or fibrous cement siding that closely resembles wood siding shall ~~be comprise at least 50 percent of~~ the primary building material. Cast stone, stone, and cementitious materials shall be permitted, and are encouraged, to accent the primary building material.

- (iv) ~~Vinyl, aluminum siding, EIFS, and smooth face block, and other synthetic materials shall be prohibited.~~

(g) Parking and Access

- (i) Off-street parking areas shall not be located between the building and **Columbia Avenue** ~~any public street.~~
- (ii) **A maximum of 25 percent of the parking spaces may be located along the side of the building.** ~~Parking is permitted on the side of the building, provided the parking complies with the landscaping and screening standards of Chapter 5: Development Standards.~~

(6) CAO 3—Commercial Transition Development Standards

(a) Area Description

The strip commercial development that extends north and south from the intersection of Downs Boulevard and Columbia Avenue comprises CAO 3. ~~These properties, along with CAO 1, anchor both ends of the residential portion of the Columbia Avenue corridor (CAO 2).~~ The intent of these standards is to create a more pedestrian-oriented commercial node that is complimentary to the adjacent residential development. Many of the standards developed for these properties will be similar to CAO 1. On the effective date of this ordinance, this sub-district was characterized by:

- (i) One-story buildings;
- (ii) A wide range of materials, including stucco, concrete block, pre-fabricated metal panels, and vinyl siding;
- (iii) Excessive building setbacks with parking in front;
- (iv) A streetscape with continuous curb cuts and no sidewalks or landscaping; and
- (v) Excessive signage that is poorly located and designed.

(b) Streetscape

- (i) ~~Sidewalks and street trees shall be provided as required by Chapter 5: Development Standards.~~
- (ii) ~~Sidewalks shall have a minimum width of five feet.~~
- (iii) There shall be a planting strip with a minimum width of six feet between the curb of the street and the sidewalk.
- (iv) Street trees shall be installed in the planting strip located between the street and the sidewalk. Trees shall be planted a minimum of 30 feet on-center and shall be a minimum of **two** ~~three~~ and one-half-inch caliper and 14 to 16 feet in height at installation.
- (v) If existing cobra-head streetlights are removed, decorative replacement lighting shall be installed and may range between 16 and 20 feet in height. If the cobra-head streetlights are not removed, supplemental decorative lights shall be installed but shall not exceed 14 feet in height.
- (vi) Pedestrian crossings shall be clearly delineated through the use of a different pavement color and texture.

(c) Building Heights, Massing, and Orientation

- (i) Buildings shall be aligned parallel to Columbia Avenue with the main entrance facing the street. Corner entrances are an acceptable alternative for corner buildings.
- (ii) Buildings **shall have a minimum setback of 15 feet from the dedicated right-of-way** ~~can be built to the back of the sidewalk but may have a variable front building setback of zero to 40 feet from the sidewalk.~~
- (iii) ~~Parking shall be located to the side or rear of the structure.~~
- (iv) Buildings shall not exceed two stories or a maximum height of 35 feet. A maximum height limit of three stories, not to exceed a total height of 42 feet, is permitted in PUDs if the building and site design complies with Subsection 5.3.4, Transitional Features.
- (v) ~~The maximum linear length of an uninterrupted façade plane shall be 35 feet. Building-wall offsets (projections and recesses) or pilasters shall be used to break up the mass of a single building into bays. Variations in roofline, materials, and color may also be used to break up massing.~~
- (vi) ~~To better replicate the previous urban fabric of Columbia Avenue, new buildings shall be designed to either:~~
 - ~~A.) Differentiate, at a minimum, their Columbia Avenue façades every 100 feet or less of linear frontage so as to replicate the historic rhythm of building-front widths along the street (See Figure 3-2.); or~~
 - ~~B.) Have a maximum building width not exceeding 100 feet fronting Columbia Avenue. Irrespective of property lines, a new building shall be separated at least 15 feet, but no greater than 40 feet, from adjacent proposed or existing buildings. Between the buildings, pedestrian-scale lighting and formal open space shall be provided as identified in Chapter 5, Development Standards.~~

(d) Roofs

- (i) For commercial-type buildings, flat roofs or roofs with parapet walls shall be the predominant roof form.
- (ii) Buildings with a residential character shall employ either gable, hipped, or pyramidal roofs having a slope between 5:12 and 12:12. Sloped roofs shall include overhanging eaves that extend a minimum of one foot beyond the building wall.

(e) Façades

- (i) Façades of buildings shall emphasize clearly identified main entrances using awnings, canopies, columns, pilasters, and recessed entrances. Storefronts shall be integrally designed with the upper floors of a building to be compatible with the overall character of the facade.
- (ii) Window and door openings shall have a vertical orientation and alignment between floors.
- (iii) Blank walls facing streets shall be prohibited.
- (iv) Commercial, office, institutional, and mixed-use buildings shall have a discernible base and cap clearly defined by horizontal elements along the bottom and top of the building. Elements to achieve this standard include water tables, storefront kick-plates, stringcourses, corbelling, and material changes.
- (v) For two-story commercial, office, institutional, and mixed-use buildings, 65 to 85 percent of the first floor shall be glazed, while 35 to 65 percent of the façade area on upper floors shall be glazed exclusive of the parapet wall. **Faux windows shall be prohibited.** For one-story commercial or office buildings, 60 65 to 85 percent of the front façade shall be glazed, exclusive of the parapet wall. Reflective or tinted glass shall be prohibited on the first floor.
- (vi) For buildings having a residential character, a minimum of 25 percent of the façade area shall be covered with window and door openings. Storefronts with generous amounts of window and door transparency properly located and proportioned animate the streetscape by providing visual interest for pedestrians.

(f) Building Materials

- (i) ~~For commercial, office, institutional, and mixed-use buildings, brick or stone shall comprise a minimum of 75 percent of the primary building materials. For accent purposes, stone, cast stone, cement-based stucco, and split-faced concrete block shall be permitted.~~
- (ii) For residential buildings, either brick, wood siding, or fibrous cement siding that closely resembles wood siding, shall ~~be comprise at least 50 percent of the primary building material.~~ Cast stone, stone, and cementitious materials shall be permitted, and are encouraged as accents to the primary building material.
- (iii) ~~Vinyl, aluminum siding, EIFS, and smooth-face block, and other synthetic materials shall be prohibited.~~

(g) Parking and Access

- (i) Off-street parking areas are prohibited from being located between the building and any public street.
- (ii) **Drive-through uses are prohibited on properties north of Downs Boulevard to create a pedestrian-oriented node.**

- (iii) A maximum of 25 percent of the parking spaces may be located along the side of the building.
- (iv) ~~Where parking abuts the public right-of-way, a three-foot-high masonry wall, designed to complement the building, a fence, or evergreen shrubs may be installed in lieu of the opaque screen required by Section 5.4, Landscape, Buffers, and Screening.~~
- (v) ~~Parking lots shall be screened and landscaped pursuant to Chapter 5: Development Standards.~~

(7) CAO 4—Suburban Commercial/Industrial Development Standards

(a) Area Description

Light industrial, offices, **and** retail, ~~and agricultural~~ are the primary land uses in this sub-district, which extends from roughly Carr Avenue to Mack Hatcher Parkway. Although there is no cohesiveness to building design, on the effective date of this ordinance, the physical development form in this sub-district was characterized by:

- (i) One and two-story buildings with large footprints;
- (ii) A wide range of materials, including aluminum siding, brick, and pre-cast concrete panels;
- (iii) Deep front setbacks with parking located in front of buildings; and
- (iv) A streetscape with no sidewalks or street trees.

(b) Streetscape

- (i) ~~Sidewalks and street trees shall be provided as required by Chapter 5: Development Standards.~~
- (ii) ~~Sidewalks shall have a minimum width of five feet.~~
- (iii) ~~There shall be a planting strip with a minimum width of five feet, but preferably eight feet, between the curb of the street and the sidewalk.~~
- (iv) Street trees shall be installed in the planting strip located between the street and the sidewalk. Trees shall be planted a minimum of 40 feet on-center and shall be a minimum of **two** ~~three~~ and one-half-inch caliper and 14 to 16 feet in height at installation.
- (v) **Existing stonewalls shall be preserved, or if necessary, shall be relocated to another location in the CAO District.**

(c) Building Heights, Massing, and Orientation

Building heights and setbacks shall comply with the site development requirements of the underlying base district.

(d) Roofs

- (i) ~~Roofs shall be appropriate to a building's architecture.~~
- (ii) For commercial-type buildings, flat roofs or roofs with parapet walls shall be the predominant roof form.

(e) Façades

Façades shall incorporate a minimum of 20 percent glazing along the front facade of the building.

~~(f) Exterior Building Materials~~

- ~~(i) The base of buildings shall be of masonry materials. Primary façade materials shall not change at outside corners.~~
- ~~(ii) Material changes shall happen along a horizontal line or where two forms intersect. One exception is that a change of materials may occur as accents around windows, at corners, or as a repetitive pattern, such as quoining.~~
- ~~(iii) Standard smooth face concrete block shall be prohibited.~~
- ~~(iv) EIFS may be used above six feet from grade.~~

~~(g) Parking~~

~~See Chapter 5: Development Standards.~~

(8) CAO 5—Rural Gateway Development Standards

(a) Area Description

This sub-district, in the southern portion of Franklin's Urban Growth Boundary (UGB), has a rural character, with large lots and significant amounts of vacant land. Reinforcing its rural character, this portion of the corridor becomes known as Columbia Pike south of Mack Hatcher Parkway. Columbia Pike serves as a southern gateway into the city, with its rural character that is important to the image of the community, particularly given its historic significance. Some parcels within this corridor contain forested areas, tree rows, hillcrests, hillsides, and steep slopes (greater than 20 percent). Residential development is occurring in subdivisions of one-acre lots or larger to accommodate the required on-site sewage treatment; however, this trend is viewed by many residents as sprawl and an undesirable trend for continuation. To stop and reverse this trend, and for the appealing rural and agrarian character of this sub-district to be maintained, future development ~~should~~ **shall** be substantially set back from Columbia Pike, with an emphasis on the preservation of substantial tracts of open space along this corridor.

(b) Columbia Pike Buffer

Within a 20-foot buffer measured from the right-of-way of Columbia Pike:

- (i) The buffer shall contain at least two canopy trees per 100 linear feet of the frontage along the public right-of-way. Where canopy trees will conflict with overhead utilities, understory trees shall be used.

- (ii) A fence or a wall shall be constructed. Fences and walls shall be constructed of durable and natural materials to allow for natural weather processes and reduced maintenance. Walls shall be constructed of natural stone in the dry-stack method or without mortar, and shall be a minimum of three feet in height. (See Figure 3-12.) Cultured stone shall not be used. Fences shall be a four-board horse fence, a minimum of four feet in height, constructed of wood, and painted black. (See Figure 3-11.) Vinyl fencing is prohibited in this buffer yard. The Department of Planning and Sustainability may approve other colors or types of fences, such as picket, split rail, wrought iron, or brick walls, if the applicant demonstrates that such a fence or wall is better suited to the portion of the CAO District in which it is proposed. A fence or wall shall not be required if, in the opinion of the Department of Planning and Sustainability, based on steep slopes, floodplain, existing vegetation, or other topographical constraints, the fence or wall would serve no meaningful purpose or may cause adverse environmental impacts.

(c) Building Placement in New Development

To maintain the existing rural character of Columbia Pike, new development, regardless of land use, shall either face Columbia Pike and be set back from the right-of-way at least 250 feet., ~~or be designed according to at least one of the following options:~~

- ~~(i) In cases in which existing smaller lot sizes make compliance with the 250-foot setback impossible, additional screening and landscaping shall be used to mitigate the impacts of having buildings located closer to the street. The additional screening shall include a 30-foot-wide linear form buffer adjacent to the right-of-way of Columbia Pike. The intent of the additional screening shall be to completely obscure building encroachment within the 250-foot setback from view from the Columbia Pike corridor by a densely planted buffer. Plantings within the buffer shall be in accordance with Subsection 3.4.7 (8)(b).~~
- ~~(ii) Linear open space 250 feet deep, or greater, measured from the right-of-way of Columbia Pike, shall separate the buildable lots located on the interior of the development from Columbia Pike. Furthermore, a 30-foot-wide landscaped buffer, designed according to Subsection 3.4.7(8)(b), shall be provided as closely as possible to the buildable lots to completely obscure the new development from view from Columbia Pike.~~

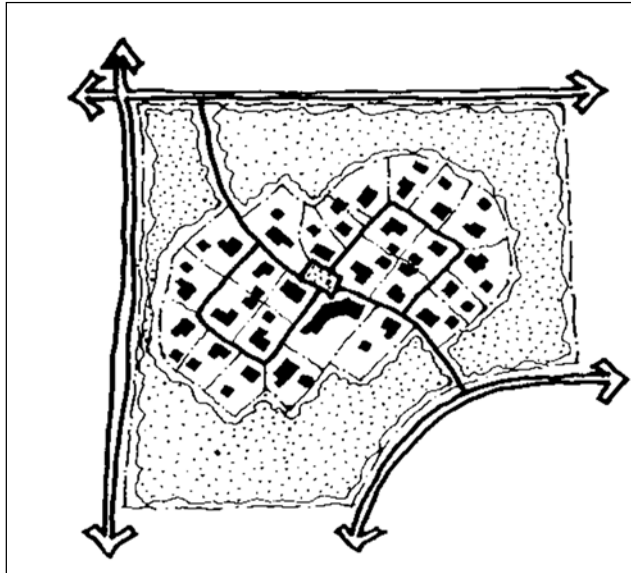


Figure 3-9 3-10: Appropriate Development Example—Buildable lots located within the interior of a development shall be set back from the Columbia Avenue right-of-way in accordance with Subsection 3.4.7(8).

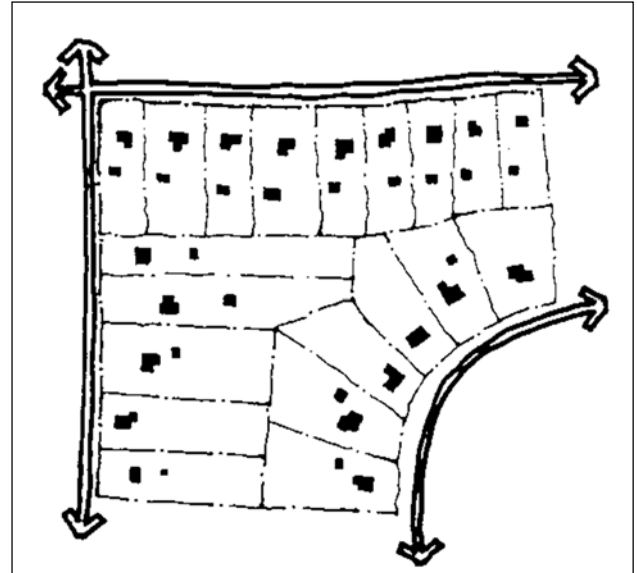


Figure 3-10 3-11: Inappropriate Development Example—New development is prohibited from being located within 250 feet of the Columbia Avenue right-of-way unless otherwise exempted or buffered according to the standards this subsection.

(d) Streetscape

- (i) To maintain the sub-district's rural character, sidewalks and street trees shall not be required along Columbia Avenue.
- (ii) **Compliance with the City's approved Parks Masterplan and Greenways and Open Space Plan is required.**
- (iii) **Historically based fences, such as rail and board fences, and low, dry-stacked stone walls, may be included in the buffer and are encouraged. Stone walls shall be consistent in design and stone type with historic precedents found in the county. If a stone wall is used, the shrub requirement for the buffer shall be waived.**

(e) Rural Gateway Buffer

~~When new buildings will not face Columbia Pike and be set back from the right-of-way at least 250 feet, the following standards shall apply for the Rural Gateway Buffer used to obscure the development from Columbia Pike:~~

- ~~(i) A minimum of 12 trees and 40 shrubs per 100 linear feet of street frontage shall be provided.~~
- ~~(ii) No parking areas or structures shall be permitted within the buffer, and the buffer shall not be disturbed for any reason except as permitted within buffers by Section 5.4, Landscape, Buffers, and Screening.~~

- (iii) ~~The plants shall be from the approved plant list as maintained by the Department of Planning and Sustainability; however, species indigenous to the area are suggested to provide a natural appearance.~~
- (iv) ~~Tree spacing shall be random and not in uniform rows.~~
- (v) ~~Shrubs and trees shall be planted in the buffer in accordance with the following ratios:~~
 - ~~A.) At least 25 percent of the shrubs shall be evergreen shrubs;~~
 - ~~B.) At least 40 percent of the trees shall be canopy trees; and~~
 - ~~C.) At least 25 percent of the trees shall be understory trees.~~
- (vi) ~~Contemporary man-made features, such as berms, shall not be used for screening.~~
- (vii) ~~To prevent the harmful consequences of a monoculture, no more than 40 percent of any one genus of trees and shrubs shall be included in any planting.~~
- (viii) ~~Historically based fences, such as rail and board fences, and low, dry-stacked stone walls, may be included in the buffer and are encouraged. Stone walls shall be consistent in design and stone type with historic precedents found in the county. If a stone wall is used, the shrub requirement for the buffer shall be waived.~~
- (ix) ~~Where adjacent properties have been developed according to this standard, or where existing vegetation exists, the buffer shall connect to such vegetation to give the appearance of an existing farm-field boundary.~~



Figure 3-11 3-13: Black four-board horse fences are allowed in CAO 5.



Figure 3-12 3-14: Stone walls are ~~allowed~~**shall be preserved** in CAO 5.

(f) Building Heights

Buildings shall not exceed two stories ~~or a maximum height of 35 feet~~. A maximum height limit of three stories, ~~not to exceed a total height of 42 feet~~, is permitted in PUDs if the building and site design complies with Subsection 5.3.4, Transitional Features.

(g) Roofs

- (i) For commercial-type buildings, flat roofs or roofs with parapet walls shall be the predominant roof form.
- (ii) Buildings with a residential character shall employ either gable, hipped or pyramidal roofs having a slope between 5:12 and 12:12. Sloped roofs shall include overhanging eaves that extend a minimum of one foot beyond the building wall.

(h) Façades

- (i) Façades of buildings shall emphasize clearly identified main entrances using awnings, canopies, columns, pilasters, and recessed entrances. Storefronts shall be integrally designed with the upper floors of a building to be compatible with the overall character of the facade.
- (ii) ~~Window and door openings shall have a vertical orientation and alignment between floors.~~
- (iii) ~~Blank walls facing streets shall be prohibited.~~
- (iv) ~~Commercial, office, institutional, and mixed-use buildings shall have a discernible base and cap that are clearly defined by horizontal elements along the bottom and top of the building. Elements to achieve this standard include water tables, storefront kick plates, string courses, corbelling, and material changes.~~

- (v) ~~For two-story commercial, office, institutional, and mixed-use buildings, 65 to 85 percent of the first floor shall be glazed, while 35 to 65 percent of the façade area on upper floors shall be glazed, exclusive of the parapet wall. For one-story commercial or office buildings, 65 to 85 percent of the front façade shall be glazed, exclusive of the parapet wall. Reflective or tinted glass shall be prohibited.~~
- (vi) For buildings having a residential character, a minimum of 25 percent of the façade area shall be covered with window and door openings. Storefronts with generous amounts of window and door transparency properly located and proportioned animate the streetscape by providing visual interest for pedestrians.



Figure 3-13 3-15: The homes shown above are located in Harlinsdale Manor and serve as a good example of architectural style and character that would be appropriate in CAO 5.

(i) Building Materials

- (i) ~~For commercial, office, institutional, and mixed-use buildings, brick or stone shall comprise a minimum of 75 percent of the primary building materials. For accent purposes, stone, cast stone, cement-based stucco, and split-faced concrete block shall be permitted.~~
- (ii) For residential buildings, either brick, wood siding, or fibrous cement siding that closely resembles wood siding, shall **be** ~~comprise at least 50 percent of the primary building material.~~ Cast stone, stone, and cementitious materials shall be permitted and are encouraged as accents to the primary building material.
- (iii) ~~Vinyl, aluminum siding, EIFS, and smooth-face block, and other synthetic materials shall be prohibited.~~

(j) Parking and Access

- (i) ~~Off-street parking areas are prohibited from being located between the building and any public street.~~
- (ii) Parking shall not be permitted between the building facade and Columbia Avenue, regardless of the building's setback, ~~unless a 30-foot buffer designed in accordance with Subsection 3.4.7(8)(e), Rural Gateway Buffer, is provided around the entire parking lot, except where the parking is contiguous to a building.~~

- (iii) Parking-is permitted on the side **and rear** of the building, provided that it complies with the landscaping and screening standards of Chapter 5: Development Standards.

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____

Eric Stuckey
City Administrator/Recorder

By: _____

Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

ORDINANCE 2015-80

TO BE ENTITLED: “AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FRANKLIN, TENNESSEE, TO UPDATE THE DEVELOPMENT STANDARDS AND SUB-DISTRICT BOUNDARIES FOR THE CAO-COLUMBIA AVENUE OVERLAY DISTRICT BY AMENDING CHAPTER 3, SUBSECTION 3.4.7.”

WHEREAS, US Highway 31 has historically linked Nashville and Columbia and serves as an important historic and cultural resource; and

WHEREAS, significant military action took place during the Civil War along Columbia Avenue (US Highway 31) between Winstead Hill and Downtown Franklin; and

WHEREAS, the City of Franklin, Tennessee, desires compatible and high-quality development along this important gateway; and

WHEREAS, the City of Franklin, Tennessee, first approved design standards for Columbia Avenue on June, 21, 2005; and

WHEREAS, the design standards were incorporated into the 2008 Franklin Zoning Ordinance, and it is within the best interests of the citizens of the City of Franklin to amend the Franklin Zoning Ordinance to update the Columbia Avenue Overlay standards.

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

SECTION I. That Chapter 3, Section 3.4 Subsection 3.4.7 of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strike through~~; to add the following text noted in **bold**; to renumber the subsequent figures in Chapter 3 accordingly, and is approved to read as follows:

1.1.1 CAO—Columbia Avenue Overlay District **(1) Purpose**

Columbia Avenue serves as an integral southern gateway into Franklin. The corridor contains many important historic sites and many longstanding commercial and industrial uses. The City seeks to preserve and enhance the cultural resources along this corridor while also facilitating new development that will improve the character and function of this corridor. ~~Columbia Avenue is experiencing development pressures that threaten the area's visual and historic integrity.~~ The CAO District shall supplement the standards of the base districts and provide protective measures to preserve and enhance the character of Columbia Avenue. More specifically, the standards are intended to:

- (a)** Insure the compatibility of new buildings with respect to the specific character of their immediate context;
- (b)** Reinforce the historically urban character of the portion of Columbia Avenue between the Five Points area and the Carter House;

- (c) Protect and enhance the economic viability of the corridor by promoting high-quality development;
- (d) Minimize negative impacts of development on the corridor's remaining open space; and
- (e) Enhance the quality of development surrounding historic and cultural resources.

(2) Establishment and Applicability

- (a) These standards generally address properties fronting along the Highway 31/Columbia Avenue corridor beginning at the Five Points area, located on the southern edge of the historic downtown commercial core, with the southernmost limits of the city's Urban Growth Boundary (UGB). Properties subject to the standards of this overlay district shall be designated as the Columbia Avenue Overlay District, hereinafter referred to as the CAO District, on the zoning map.
- (b) Development review for properties within the CAO District shall be subject to the standards of this district. The underlying base districts shall govern land use. In case of conflict with dimensional standards of the base district, the standards of the CAO District, and the development standards of Chapter 5: Development Standards, these standards shall control.
- (c) For the purpose of this ordinance, the CAO district is hereby divided into five sub-districts as depicted on the following maps. ~~These maps are provided for reference purposes only, and in case of conflict between the map in this Subsection and the Official Zoning Map, the Official Zoning Map shall control.~~
Most of the parcels located in CAO 5 are not located within the City limits, but it is anticipated that properties will be zoned into the CAO 5 if and when annexation occurs.

(3) General Development Standards

The following development standards shall apply to lots in all of the sub-districts of the CAO District:

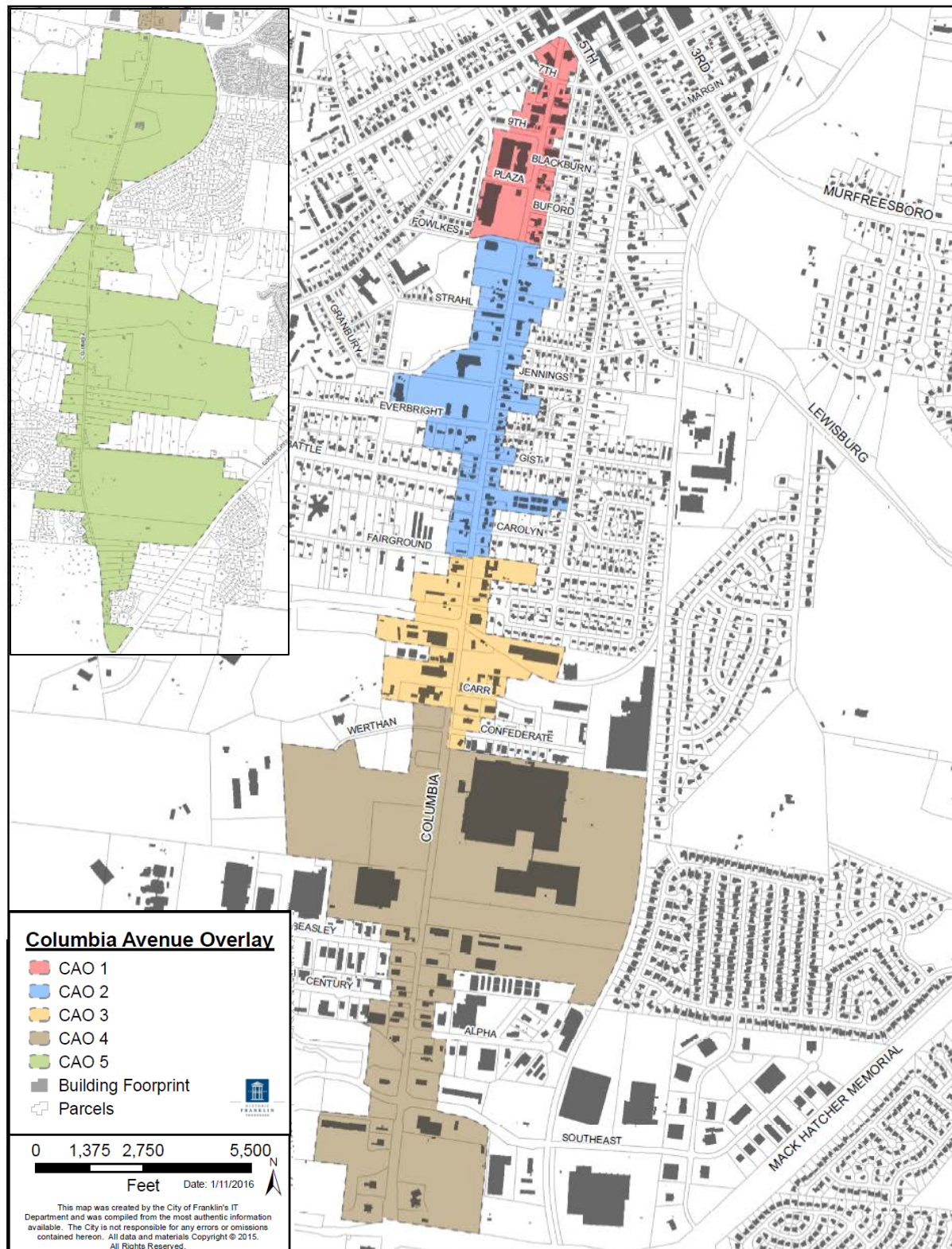
(a) Parking and Access

- (i) ~~Surface parking spaces provided in excess of the minimum requirement established in Subsection 5.9.4, Off-street Parking Standards, shall be constructed of pervious materials. The Department of Planning and Sustainability shall only approve such additional spaces for overflow events, seasonal demands, and related reasons, based upon a demonstration of need by the applicant. However, such additional parking and access lanes shall use alternate pervious materials, such as grass or mulch-covered gridblocks, for the entire overflow area. Asphalt, concrete, crushed stone, and other impervious materials shall not be permitted for the entire overflow area.~~
- (ii) ~~Perimeter landscape is required for parking lots. A continuous perimeter planting strip with an average width of eight feet is required, or a five foot wide planting strip may be used, with the inclusion of either a three-foot opaque wall/fence or evergreen shrubs planted two and one-half to three feet tall so as to achieve a solid screen within three years. Canopy trees shall be planted at a maximum separation of 30 feet on-center.~~
- (iii) ~~All development shall be subject to the requirements in Chapter 5: Development Standards, related to landscape, street tree, and screening requirements unless otherwise noted.~~
- (iv) ~~Because cross-access is encouraged between adjacent commercial properties, parking lots for nonresidential developments that have direct access to a public street shall have at least one vehicular connection to adjacent properties unless deemed infeasible or inappropriate due to topography or other constraints. Lots in a HI District are exempt from the interconnectivity requirements.~~



CAO 5 — Rural Gateway

Figure 3-1: CAO—Columbia Avenue Overlay Sub-Districts



CAO 1 Urban Commercial



CAO 3 Commercial Transition



CAO 2 Historic Residential



CAO 4 Suburban Commercial/Industrial



(4) CAO 1—Urban Commercial Development Standards

(a) Area Description

This sub-district, which includes properties located between the Five Points area and East Fowlkes Street, is at the northernmost end of the study area and is directly connected to downtown. Contemporary strip commercial development, as well as pre-WWII and civic buildings, are present in this sub-district. **While many buildings do not have historic protections, there are several buildings that were constructed over 50 years ago.** While commercial structures are the predominant building type, two historic residential structures are also present. At the effective date of this ordinance, the sub-district is characterized by:

- (i) ~~Primarily one-story buildings with a limited number of two-story structures.~~ **A mix of one and two-story buildings;**
- (ii) A wide range of materials, including brick, aluminum siding, vinyl siding, and wood siding;
- (iii) **Shallow front building setbacks with some variation in front and side building setbacks;**
- (iv) ~~A streetscape with narrow sidewalks, frequent curb cuts, and a lack of landscaping;~~ **Streetscape improvements were completed in 2010 providing a continuous sidewalk network on both sides of the street, access management, small-scale masonry signage, and landscaping enhancements.**
- (v) ~~Excessive signage that is poorly located and designed.~~

(b) Streetscape

- (i) ~~Sidewalks shall be required along public streets and shall have a minimum width of five feet, unobstructed by street trees, light poles, and similar features. Where such features block the sidewalk, a minimum sidewalk width of eight feet shall be required. To enhance pedestrian safety, a minimum strip of three and one half feet wide shall be provided from the edge of curb and shall contain pavers, sod, mulch, annuals, or low-growing shrubs.~~
- (ii) ~~A combination of concrete and brick pavers shall be used for the construction of new sidewalks.~~
- (iii) ~~For properties within the Franklin Gateway Corridors and Connector Streets Project (Franklin Streetscape Program), the adopted streetscape plan for those parcels shall govern.~~
- (iv) ~~Street trees should be installed in "plant wells" with tree grates and properly designed drainage and irrigation systems. Street trees shall be planted a minimum of 40 feet on-center and shall be a minimum of three and one half inch caliper and 14 to 16 feet in height at the time of installation. Specific spacing of trees should be determined on a block-by-block case based on existing features such as building façades. Shade trees forming a canopy are recommended.~~

- (v) ~~If existing cobra-head streetlights are removed, decorative replacement lighting shall be installed and may range between 16 and 20 feet in height. If the cobra-head streetlights are not removed, supplemental decorative lights shall be installed but shall not exceed 14 feet in height.~~
- (vi) ~~Pedestrian crossings should be clearly delineated through the use of a different pavement color and texture.~~

(c) Building Heights, Massing, and Orientation

- (i) Buildings shall be aligned parallel to Columbia Avenue with the main entrance facing the street. Corner entrances are an acceptable alternative for corner buildings.
- (ii) **Buildings shall be built to the sidewalk. Buildings shall have front setbacks of 5 to 10 feet from the back of the sidewalk. Buildings along West Fowlkes Street shall have a minimum setback of 25 feet to provide a transition to the less intensive land uses and historic resources directly to the south.** Institutional uses are permitted to have a variable front building setback from ~~zero~~5 to 40 feet from the back of the sidewalk to signify and reinforce their prominent role in the urban fabric and to afford additional safety.
- (iii) Buildings **fronting Columbia Avenue and East and West Fowlkes Street** shall not exceed two stories or a maximum height of 35 feet. A maximum height limit of three stories, ~~not to exceed a total height of 42 feet,~~ is permitted **for buildings internal to the site (not along Columbia Avenue or East and West Fowlkes Street)** in PUDs if the building and site design complies with Subsection 5.3.4, Transitional Features.
- (iv) ~~The maximum linear length of an uninterrupted facade plane shall be 35 feet.~~ Building wall offsets (projections and recesses) or pilasters shall be used to break up the mass of a single building into bays. Variations in roofline, materials, and color may also be used to break up massing.



Figure 3-2: The rendering shows the Hill Center in Sylvan Park and serves as an example of having a taller building internal to the site.

- (v) To better replicate the historic urban fabric of Columbia Avenue, new buildings in this sub-district shall be designed to **either the following standards:**

- A.) ~~Differentiate, at a minimum, their Columbia Avenue façades every 100 feet or less of linear frontage so as to replicate the historic “rhythm” of building front widths along the street; or~~ **Differentiate the Columbia Avenue façades so as to replicate the historic rhythm of building front widths along the street. For one-story buildings, a different façade treatment shall be provided every 50 feet or less of linear frontage along Columbia Avenue. For two story buildings, a different façade treatment shall be provided every 100 feet or less of linear frontage along Columbia Avenue.**
- B.) ~~Have a maximum building width not exceeding 100 feet fronting Columbia Avenue. Irrespective of property lines, a new building shall be separated at least 15 feet, but no greater than 40 feet, from adjacent proposed or existing buildings. Between the buildings, pedestrian-scale lighting and formal open space shall be provided, as identified in Chapter 5: Development Standards.~~



Figure 3-2 3-3: Examples of buildings having a different façade treatment every 100 feet or less to replicate the historic character of other buildings in the area.

(d) Roofs

- (i) ~~For commercial-type buildings,~~ **For non-residential, mixed-use, and attached residential buildings,** flat roofs or roofs with parapet walls shall be the predominant roof form.
- (ii) Buildings with a residential character shall employ either gable, hipped, or pyramidal roofs having a slope between 5:12 and 12:12. Sloped roofs shall include overhanging eaves that extend a minimum of one foot beyond the building wall.

Figure 3-3 3-4: Example of a flat roof with parapet walls, which should be the predominant roof type for commercial buildings in CAO 1, CAO 3, and CAO 4.



(e) Façades

- (i) Façades of buildings shall emphasize clearly identified main entrances using awnings, canopies, columns, pilasters, and recessed entrances. Storefronts shall be integrally designed with the upper floors of a building to be compatible with the overall character of the façade.
- (ii) Window and door openings shall have a vertical orientation and alignment between floors. **Faux windows, reflective glass, and tinted glass shall be prohibited.**
- (iii) Blank walls facing streets shall be prohibited.
- (iv) Commercial, office, institutional, and mixed-use buildings shall have a discernible base and cap that are clearly defined by horizontal elements along the bottom and top of the building. Elements to achieve this standard include water tables, storefront “kick-plates,” stringcourses, corbelling, and material changes.



Figure 3-4 3-5: ~~Example of with a building~~ **Examples of buildings in CAO 1** with a discernible base and cap.

- (v) For two **and three**-story commercial, office, institutional, and mixed-use buildings, **a minimum of 60** ~~65 to 85~~ percent of the first floor shall be glazed, while 35 to **60** ~~65~~ percent of the façade area on upper floors shall be glazed, exclusive of the parapet wall. For one-story commercial or office buildings, **60** ~~65~~ to 85 percent of the front façade shall be glazed, exclusive of the parapet wall. Reflective glass or tinted glass shall be prohibited.
- (vi) For buildings having a residential character, a minimum of 25 percent of the façade area shall be covered with window and door openings. ~~Storefronts with generous amounts of window and door transparency properly located and proportioned animate the streetscape by providing visual interest for pedestrians.~~

(f) Building Materials

- (i) For commercial, office, institutional, and mixed-use buildings, brick or stone shall comprise a minimum of 75 percent of the primary building materials. For accent purposes, stone, cast stone, cement-based stucco, and split-faced concrete block shall be permitted.
- (ii) ~~For residential buildings, either brick, wood siding, or fibrous cement siding that closely resembles wood siding, shall comprise at least 50 percent of the primary building material. Cast stone, stone, and cementitious materials shall be permitted and are encouraged as accents to the primary building material.~~
- (iii) ~~Vinyl, aluminum siding, Exterior Insulation Finish Systems (referred to as EIFS), and smooth face block, and other synthetic materials shall be prohibited.~~

(g) Parking and Access

- (i) Off-street parking areas are prohibited between the building and Columbia Avenue.
- (ii) A maximum of 25 percent of the parking spaces may be located along the side of the building.

- (iii) To the maximum extent practicable, access to commercial uses shall be provided from side streets.
- (iv) Rear access from Cummins Street shall be required on the east side of Columbia Avenue.
- (v) Driveway-width curb radii for access shall be kept to a minimum to facilitate pedestrian traffic.
- (vi) ~~Developments shall be limited to no more than one access driveway unless a traffic report verifies the justification for an additional access point.~~
- (vii) Where parking abuts the public right-of-way, a three-foot-high masonry wall, designed to complement the building, fence, or evergreen shrubs, may be installed in lieu of the opaque screen required by Section 5.4, Landscape, Buffers, and Screening.
- (viii) **Where a nonresidential use or parking serving a nonresidential use is adjacent to or across the street from a residential use, a six foot masonry wall shall be installed.**
~~Parking lots shall be screened and landscaped pursuant to Chapter 5: Development Standards.~~

(5) CAO 2—Historic Residential Development Standards

(a) Area Description

Pre-WWII residential structures are the primary building type in this sub-district located between East Fowlkes and Fairground Streets. **Institutional buildings, strip commercial development, and reclaimed battlefield open space** are interspersed with the residential structures. ~~are institutional buildings (Boys and Girls Club and Battle Ground Academy) and strip commercial development.~~ While many of the residential structures are still used as homes, some now function as offices, small retail businesses, and museums (Carter House and Lotz House). ~~The properties that are located north of Jennings Street (east side of Columbia Avenue) and Granbury Street (west side of Columbia Avenue) are zoned GC, while the properties to the south of these streets are zoned R-3.~~ The physical development form in this sub-district is characterized by:

- (i) One and two-story residential structures and one-story commercial buildings;
- (ii) The use of brick and wood siding as the primary building materials;
- (iii) **Most** front building setbacks range between 15 and 75 feet; and
- (iv) Sidewalks located directly adjacent to the street that do not extend the entire length of the sub-district.

(b) Streetscape

- (i) ~~Sidewalks and street trees shall be provided as required by Chapter 5: Development Standards.~~
- (ii) ~~Sidewalks shall have a minimum width of five feet.~~
- (iii) There shall be a planting strip with a minimum width of six feet between the curb of the street and the sidewalk.



Figure 3-5 3-6: Illustration of planting strips required within CAO 2.

- (iv) Sidewalks shall be constructed of concrete.
- (v) Street trees shall be installed in the planting strip located between the street and the sidewalk. Trees shall be planted in accordance with Subsection 5.4.8, Street Trees. Additional right-of-way may be needed to accommodate the planting strip.
- (vi) Pedestrian street crossings shall be provided and clearly delineated through the use of a different pavement color and texture.



Figure 3-6 3-7: Example of a cross walk constructed of stenciled concrete. Pedestrian cross walks constructed of stenciled concrete, or an approved equivalent, enhance historic character CAO 2 and serve as a traffic-calming measure.

(c) Building Heights, Massing, and Orientation

- (i) Buildings shall not exceed two stories, ~~or a maximum height of 35 feet. A maximum height limit of three stories, not to exceed a total height of 42 feet, is permitted in PUDs if the building and site design complies with Subsection 5.3.4, Transitional Features.~~

- (ii) Buildings **on the east side of Columbia Ave shall have a minimum setback of 40 to 50 feet from the right-of-way. Buildings on the west side of Columbia Avenue shall have a minimum setback of 30 feet from the right-of-way. No new structure shall be closer to the right-of-way than the closest existing principal structure.** ~~However, in locations adjacent to historic structures that contribute to historic character in CAO 2, new building setbacks shall not deviate more than 25 percent from the average building setback as measured from the closest historic structures immediately adjacent to and on the same side of the street as the proposed new building.~~
- (iii) The front façade maximum building width shall not exceed 45 feet.



Figure 3-8: Four single-family homes have a consistent front setback along Columbia Ave. The new building, part of General's Retreat, breaks the consistent development pattern.

(d) Roofs

Main roofs shall be gables or hips with a slope between 5:12 and 12:12 and shall have overhanging eaves on all sides that extend a minimum of one foot beyond the building wall.



Figure 3-7-3-9: Example of a gabled roof with overhanging eaves as required in CAO 2.

(e) Façades

- (i) Façades of buildings housing nonresidential uses shall be configured to resemble residential building types.
- (ii) Buildings shall have front porches with a minimum depth of six feet.
- (iii) Window and door openings shall cover a minimum of 25 percent of the façade area.
- (iv) Window and door openings shall have a vertical orientation and vertical alignment.
- (v) Raised foundations shall be required with an elevation a minimum of 18 inches above the finished grade.



Figure 3-8 3-10: This house demonstrates vertically oriented windows, a raised foundation, and a front porch consistent with existing historic homes in CAO 2.

(f) Exterior Building Materials

- (i) ~~The base of buildings shall be of masonry materials. Primary façade materials shall not change at outside corners.~~
- (ii) ~~Material changes shall occur along a horizontal line or where two forms intersect. One exception is that a change of materials may occur as accents around windows, at corners, or as a repetitive pattern, such as quoining.~~
- (iii) **Brick**, wood siding or fibrous cement siding that closely resembles wood siding shall ~~be comprise at least 50 percent of~~ the primary building material. Cast stone, stone, and cementitious materials shall be permitted, and are encouraged, to accent the primary building material.

- (iv) ~~Vinyl, aluminum siding, EIFS, and smooth face block, and other synthetic materials shall be prohibited.~~

(g) Parking and Access

- (i) Off-street parking areas shall not be located between the building and **Columbia Avenue** ~~any public street.~~
- (ii) **A maximum of 25 percent of the parking spaces may be located along the side of the building.** ~~Parking is permitted on the side of the building, provided the parking complies with the landscaping and screening standards of Chapter 5: Development Standards.~~

(6) CAO 3—Commercial Transition Development Standards

(a) Area Description

The strip commercial development that extends north and south from the intersection of Downs Boulevard and Columbia Avenue comprises CAO 3. ~~These properties, along with CAO 1, anchor both ends of the residential portion of the Columbia Avenue corridor (CAO 2).~~ The intent of these standards is to create a more pedestrian-oriented commercial node that is complimentary to the adjacent residential development. Many of the standards developed for these properties will be similar to CAO 1. On the effective date of this ordinance, this sub-district was characterized by:

- (i) One-story buildings;
- (ii) A wide range of materials, including stucco, concrete block, pre-fabricated metal panels, and vinyl siding;
- (iii) Excessive building setbacks with parking in front;
- (iv) A streetscape with continuous curb cuts and no sidewalks or landscaping; and
- (v) Excessive signage that is poorly located and designed.

(b) Streetscape

- (i) ~~Sidewalks and street trees shall be provided as required by Chapter 5: Development Standards.~~
- (ii) ~~Sidewalks shall have a minimum width of five feet.~~
- (iii) There shall be a planting strip with a minimum width of six feet between the curb of the street and the sidewalk.
- (iv) Street trees shall be installed in the planting strip located between the street and the sidewalk. Trees shall be planted a minimum of 30 feet on-center and shall be a minimum of **two** ~~three~~ and one-half-inch caliper and 14 to 16 feet in height at installation.
- (v) If existing cobra-head streetlights are removed, decorative replacement lighting shall be installed and may range between 16 and 20 feet in height. If the cobra-head streetlights are not removed, supplemental decorative lights shall be installed but shall not exceed 14 feet in height.
- (vi) Pedestrian crossings shall be clearly delineated through the use of a different pavement color and texture.

(c) Building Heights, Massing, and Orientation

- (i) Buildings shall be aligned parallel to Columbia Avenue with the main entrance facing the street. Corner entrances are an acceptable alternative for corner buildings.
- (ii) Buildings **shall have a minimum setback of 15 feet from the dedicated right-of-way** ~~can be built to the back of the sidewalk but may have a variable front building setback of zero to 40 feet from the sidewalk.~~
- (iii) ~~Parking shall be located to the side or rear of the structure.~~
- (iv) Buildings shall not exceed two stories ~~or a maximum height of 35 feet. A maximum height limit of three stories, not to exceed a total height of 42 feet, is permitted in PUDs if the building and site design complies with Subsection 5.3.4, Transitional Features.~~
- (v) ~~The maximum linear length of an uninterrupted façade plane shall be 35 feet. Building-wall offsets (projections and recesses) or pilasters shall be used to break up the mass of a single building into bays. Variations in roofline, materials, and color may also be used to break up massing.~~
- (vi) ~~To better replicate the previous urban fabric of Columbia Avenue, new buildings shall be designed to either:~~
 - ~~A.) Differentiate, at a minimum, their Columbia Avenue façades every 100 feet or less of linear frontage so as to replicate the historic rhythm of building front widths along the street (See Figure 3-2.); or~~
 - ~~B.) Have a maximum building width not exceeding 100 feet fronting Columbia Avenue. Irrespective of property lines, a new building shall be separated at least 15 feet, but no greater than 40 feet, from adjacent proposed or existing buildings. Between the buildings, pedestrian-scale lighting and formal open space shall be provided as identified in Chapter 5, Development Standards.~~

(d) Roofs

- (i) For commercial-type buildings, flat roofs or roofs with parapet walls shall be the predominant roof form.
- (ii) Buildings with a residential character shall employ either gable, hipped, or pyramidal roofs having a slope between 5:12 and 12:12. Sloped roofs shall include overhanging eaves that extend a minimum of one foot beyond the building wall.

(e) Façades

- (i) Façades of buildings shall emphasize clearly identified main entrances using awnings, canopies, columns, pilasters, and recessed entrances. Storefronts shall be integrally designed with the upper floors of a building to be compatible with the overall character of the facade.
- (ii) Window and door openings shall have a vertical orientation and alignment between floors.
- (iii) Blank walls facing streets shall be prohibited.
- (iv) Commercial, office, institutional, and mixed-use buildings shall have a discernible base and cap clearly defined by horizontal elements along the bottom and top of the building. Elements to achieve this standard include water tables, storefront kick-plates, stringcourses, corbelling, and material changes.
- (v) For two-story commercial, office, institutional, and mixed-use buildings, 65 to 85 percent of the first floor shall be glazed, while 35 to 65 percent of the façade area on upper floors shall be glazed exclusive of the parapet wall. **Faux windows shall be prohibited.** For one-story commercial or office buildings, 60 65 to 85 percent of the front façade shall be glazed, exclusive of the parapet wall. Reflective or tinted glass shall be prohibited on the first floor.
- (vi) For buildings having a residential character, a minimum of 25 percent of the façade area shall be covered with window and door openings. Storefronts with generous amounts of window and door transparency properly located and proportioned animate the streetscape by providing visual interest for pedestrians.

(f) Building Materials

- (i) ~~For commercial, office, institutional, and mixed-use buildings, brick or stone shall comprise a minimum of 75 percent of the primary building materials. For accent purposes, stone, cast stone, cement-based stucco, and split-faced concrete block shall be permitted.~~
- (ii) For residential buildings, either brick, wood siding, or fibrous cement siding that closely resembles wood siding, shall **be** ~~comprise at least 50 percent of the primary building material.~~ Cast stone, stone, and cementitious materials shall be permitted, and are encouraged as accents to the primary building material.
- (iii) ~~Vinyl, aluminum siding, EIFS, and smooth-face block, and other synthetic materials shall be prohibited.~~

(g) Parking and Access

- (i) Off-street parking areas are prohibited from being located between the building and any public street.
- (ii) **Drive-through uses are prohibited on properties north of Downs Boulevard to create a pedestrian-oriented node.**

- (iii) A maximum of 25 percent of the parking spaces may be located along the side of the building.
- (iv) ~~Where parking abuts the public right of way, a three-foot-high masonry wall, designed to complement the building, a fence, or evergreen shrubs may be installed in lieu of the opaque screen required by Section 5.4, Landscape, Buffers, and Screening.~~
- (v) ~~Parking lots shall be screened and landscaped pursuant to Chapter 5: Development Standards.~~

(7) CAO 4—Suburban Commercial/Industrial Development Standards

(a) Area Description

Light industrial, offices, **and** retail, ~~and agricultural~~ are the primary land uses in this sub-district, which extends from roughly Carr Avenue to Mack Hatcher Parkway. Although there is no cohesiveness to building design, on the effective date of this ordinance, the physical development form in this sub-district was characterized by:

- (i) One and two-story buildings with large footprints;
- (ii) A wide range of materials, including aluminum siding, brick, and pre-cast concrete panels;
- (iii) Deep front setbacks with parking located in front of buildings; and
- (iv) A streetscape with no sidewalks or street trees.

(b) Streetscape

- (i) ~~Sidewalks and street trees shall be provided as required by Chapter 5: Development Standards.~~
- (ii) ~~Sidewalks shall have a minimum width of five feet.~~
- (iii) ~~There shall be a planting strip with a minimum width of five feet, but preferably eight feet, between the curb of the street and the sidewalk.~~
- (iv) Street trees shall be installed in the planting strip located between the street and the sidewalk. Trees shall be planted a minimum of 40 feet on-center and shall be a minimum of **two** ~~three~~ and one-half-inch caliper and 14 to 16 feet in height at installation.
- (v) **Existing stonewalls shall be preserved, or if necessary, shall be relocated to another location in the CAO District.**

(c) Building Heights, Massing, and Orientation

Building heights and setbacks shall comply with the site development requirements of the underlying base district.

(d) Roofs

- (i) ~~Roofs shall be appropriate to a building's architecture.~~
- (ii) For commercial-type buildings, flat roofs or roofs with parapet walls shall be the predominant roof form.

(e) Façades

Façades shall incorporate a minimum of 20 percent glazing along the front facade of the building.

~~(f) Exterior Building Materials~~

- ~~(i) The base of buildings shall be of masonry materials. Primary façade materials shall not change at outside corners.~~
- ~~(ii) Material changes shall happen along a horizontal line or where two forms intersect. One exception is that a change of materials may occur as accents around windows, at corners, or as a repetitive pattern, such as quoining.~~
- ~~(iii) Standard smooth face concrete block shall be prohibited.~~
- ~~(iv) EIFS may be used above six feet from grade.~~

~~(g) Parking~~

~~See Chapter 5: Development Standards.~~

(8) CAO 5—Rural Gateway Development Standards

(a) Area Description

This sub-district, in the southern portion of Franklin's Urban Growth Boundary (UGB), has a rural character, with large lots and significant amounts of vacant land. Reinforcing its rural character, this portion of the corridor becomes known as Columbia Pike south of Mack Hatcher Parkway. Columbia Pike serves as a southern gateway into the city, with its rural character that is important to the image of the community, particularly given its historic significance. Some parcels within this corridor contain forested areas, tree rows, hillcrests, hillsides, and steep slopes (greater than 20 percent). Residential development is occurring in subdivisions of one-acre lots or larger to accommodate the required on-site sewage treatment; however, this trend is viewed by many residents as sprawl and an undesirable trend for continuation. To stop and reverse this trend, and for the appealing rural and agrarian character of this sub-district to be maintained, future development ~~should~~ **shall** be substantially set back from Columbia Pike, with an emphasis on the preservation of substantial tracts of open space along this corridor.

(b) Columbia Pike Buffer

Within a 20-foot buffer measured from the right-of-way of Columbia Pike:

- (i) The buffer shall contain at least two canopy trees per 100 linear feet of the frontage along the public right-of-way. Where canopy trees will conflict with overhead utilities, understory trees shall be used.

- (ii) A fence or a wall shall be constructed. Fences and walls shall be constructed of durable and natural materials to allow for natural weather processes and reduced maintenance. Walls shall be constructed of natural stone in the dry-stack method or without mortar, and shall be a minimum of three feet in height. (See Figure 3-12.) Cultured stone shall not be used. Fences shall be a four-board horse fence, a minimum of four feet in height, constructed of wood, and painted black. (See Figure 3-11.) Vinyl fencing is prohibited in this buffer yard. The Department of Planning and Sustainability may approve other colors or types of fences, such as picket, split rail, wrought iron, or brick walls, if the applicant demonstrates that such a fence or wall is better suited to the portion of the CAO District in which it is proposed. A fence or wall shall not be required if, in the opinion of the Department of Planning and Sustainability, based on steep slopes, floodplain, existing vegetation, or other topographical constraints, the fence or wall would serve no meaningful purpose or may cause adverse environmental impacts.

(c) Building Placement in New Development

To maintain the existing rural character of Columbia Pike, new development, regardless of land use, shall either face Columbia Pike and be set back from the right-of-way at least 250 feet., ~~or be designed according to at least one of the following options:~~

- ~~(i) In cases in which existing smaller lot sizes make compliance with the 250-foot setback impossible, additional screening and landscaping shall be used to mitigate the impacts of having buildings located closer to the street. The additional screening shall include a 30-foot-wide linear form buffer adjacent to the right of way of Columbia Pike. The intent of the additional screening shall be to completely obscure building encroachment within the 250-foot setback from view from the Columbia Pike corridor by a densely planted buffer. Plantings within the buffer shall be in accordance with Subsection 3.4.7 (8)(b).~~
- ~~(ii) Linear open space 250 feet deep, or greater, measured from the right-of-way of Columbia Pike, shall separate the buildable lots located on the interior of the development from Columbia Pike. Furthermore, a 30-foot-wide landscaped buffer, designed according to Subsection 3.4.7(8)(b), shall be provided as closely as possible to the buildable lots to completely obscure the new development from view from Columbia Pike.~~

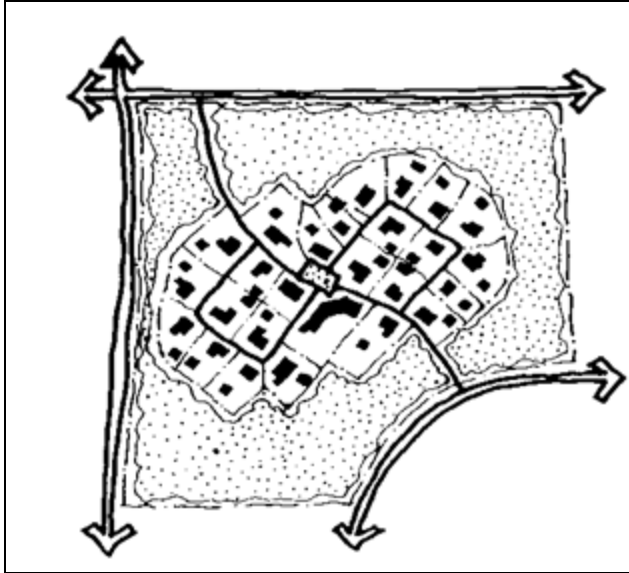


Figure 3-9 3-10: Appropriate Development Example—Buildable lots located within the interior of a development shall be set back from the Columbia Avenue right-of-way in accordance with Subsection 3.4.7(8).

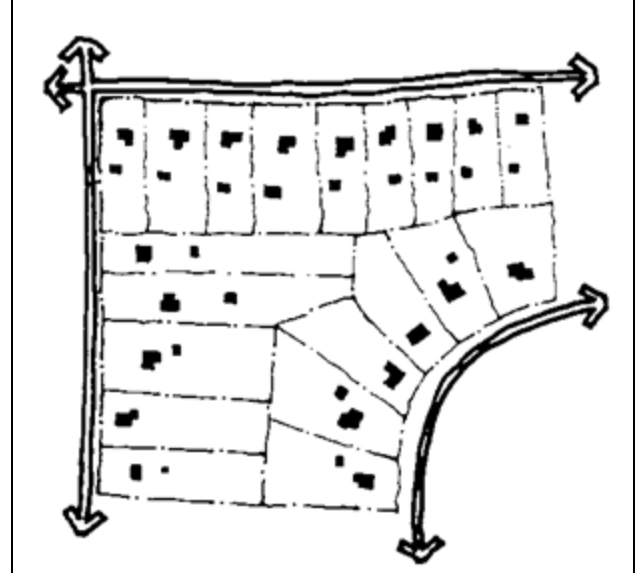


Figure 3-10 3-11: Inappropriate Development Example—New development is prohibited from being located within 250 feet of the Columbia Avenue right-of-way ~~unless otherwise exempted or buffered according to the standards this subsection.~~

(d) Streetscape

- (i) To maintain the sub-district's rural character, sidewalks and street trees shall not be required along Columbia Avenue.
- (ii) **Compliance with the City's approved Parks Masterplan and Greenways and Open Space Plan is required.**
- (iii) **Historically based fences, such as rail and board fences, and low, dry-stacked stone walls, may be included in the buffer and are encouraged. Stone walls shall be consistent in design and stone type with historic precedents found in the county. If a stone wall is used, the shrub requirement for the buffer shall be waived.**

(e) Rural Gateway Buffer

~~When new buildings will not face Columbia Pike and be set back from the right-of-way at least 250 feet, the following standards shall apply for the Rural Gateway Buffer used to obscure the development from Columbia Pike:~~

- ~~(i) A minimum of 12 trees and 40 shrubs per 100 linear feet of street frontage shall be provided.~~
- ~~(ii) No parking areas or structures shall be permitted within the buffer, and the buffer shall not be disturbed for any reason except as permitted within buffers by Section 5.4, Landscape, Buffers, and Screening.~~

- (iii) ~~The plants shall be from the approved plant list as maintained by the Department of Planning and Sustainability; however, species indigenous to the area are suggested to provide a natural appearance.~~
- (iv) ~~Tree spacing shall be random and not in uniform rows.~~
- (v) ~~Shrubs and trees shall be planted in the buffer in accordance with the following ratios:~~
 - ~~A.) At least 25 percent of the shrubs shall be evergreen shrubs;~~
 - ~~B.) At least 40 percent of the trees shall be canopy trees; and~~
 - ~~C.) At least 25 percent of the trees shall be understory trees.~~
- (vi) ~~Contemporary man-made features, such as berms, shall not be used for screening.~~
- (vii) ~~To prevent the harmful consequences of a monoculture, no more than 40 percent of any one genus of trees and shrubs shall be included in any planting.~~
- (viii) ~~Historically based fences, such as rail and board fences, and low, dry stacked stone walls, may be included in the buffer and are encouraged. Stone walls shall be consistent in design and stone type with historic precedents found in the county. If a stone wall is used, the shrub requirement for the buffer shall be waived.~~
- (ix) ~~Where adjacent properties have been developed according to this standard, or where existing vegetation exists, the buffer shall connect to such vegetation to give the appearance of an existing farm-field boundary.~~

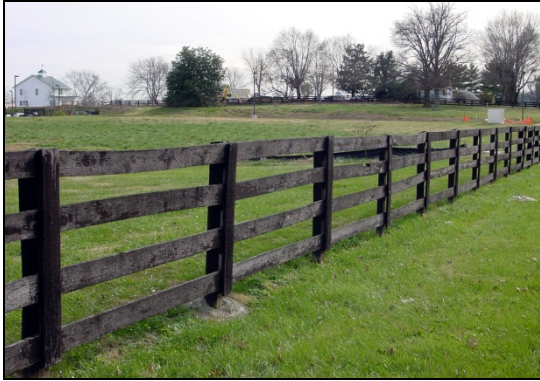


Figure 3-11 3-13: Black four-board horse fences are allowed in CAO 5.



Figure 3-12 3-14: Stone walls ~~are allowed~~**shall be preserved** in CAO 5.

(f) Building Heights

Buildings shall not exceed two stories ~~or a maximum height of 35 feet~~. A maximum height limit of three stories, ~~not to exceed a total height of 42 feet~~, is permitted in PUDs if the building and site design complies with Subsection 5.3.4, Transitional Features.

(g) Roofs

- (i) For commercial-type buildings, flat roofs or roofs with parapet walls shall be the predominant roof form.
- (ii) Buildings with a residential character shall employ either gable, hipped or pyramidal roofs having a slope between 5:12 and 12:12. Sloped roofs shall include overhanging eaves that extend a minimum of one foot beyond the building wall.

(h) Façades

- (i) Façades of buildings shall emphasize clearly identified main entrances using awnings, canopies, columns, pilasters, and recessed entrances. Storefronts shall be integrally designed with the upper floors of a building to be compatible with the overall character of the facade.
- (ii) ~~Window and door openings shall have a vertical orientation and alignment between floors.~~
- (iii) ~~Blank walls facing streets shall be prohibited.~~
- (iv) ~~Commercial, office, institutional, and mixed-use buildings shall have a discernible base and cap that are clearly defined by horizontal elements along the bottom and top of the building. Elements to achieve this standard include water tables, storefront kick plates, string courses, corbelling, and material changes.~~

- (v) ~~For two-story commercial, office, institutional, and mixed-use buildings, 65 to 85 percent of the first floor shall be glazed, while 35 to 65 percent of the façade area on upper floors shall be glazed, exclusive of the parapet wall. For one-story commercial or office buildings, 65 to 85 percent of the front façade shall be glazed, exclusive of the parapet wall. Reflective or tinted glass shall be prohibited.~~
- (vi) For buildings having a residential character, a minimum of 25 percent of the façade area shall be covered with window and door openings. Storefronts with generous amounts of window and door transparency properly located and proportioned animate the streetscape by providing visual interest for pedestrians.



Figure 3-13 3-15: The homes shown above are located in Harlinsdale Manor and serve as a good example of architectural style and character that would be appropriate in CAO 5.

(i) Building Materials

- (i) ~~For commercial, office, institutional, and mixed-use buildings, brick or stone shall comprise a minimum of 75 percent of the primary building materials. For accent purposes, stone, cast stone, cement-based stucco, and split-faced concrete block shall be permitted.~~
- (ii) For residential buildings, either brick, wood siding, or fibrous cement siding that closely resembles wood siding, shall **be** comprise at least 50 percent of the primary building material. Cast stone, stone, and cementitious materials shall be permitted and are encouraged as accents to the primary building material.
- (iii) ~~Vinyl, aluminum siding, EIFS, and smooth-face block, and other synthetic materials shall be prohibited.~~

(j) Parking and Access

- (i) ~~Off-street parking areas are prohibited from being located between the building and any public street.~~
- (ii) Parking shall not be permitted between the building facade and Columbia Avenue, regardless of the building's setback, ~~unless a 30-foot buffer designed in accordance with Subsection 3.4.7(8)(e), Rural Gateway Buffer, is provided around the entire parking lot, except where the parking is contiguous to a building.~~

- (iii) Parking-is permitted on the side **and rear** of the building, provided that it complies with the landscaping and screening standards of Chapter 5: Development Standards.

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____

By: _____

Eric Stuckey
City Administrator/Recorder

Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

ORDINANCE 2016-29

TO BE ENTITLED: “AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FRANKLIN, TENNESSEE, TO AMEND CHAPTER 3, SECTION 3.4.5, FFO - FLOODWAY FRINGE OVERLAY DISTRICT, IN ORDER TO ADD THE USE BOUTIQUE HOTELS, LOCATED IN CFCO-1, TO THE LIST OF PERMITTED USES AND AMEND SECTION 3.2.3, USE TABLE, TABLE 3-2, PERMITTED USES, IN ORDER TO REVISE THE ADDITIONAL REQUIREMENTS FOR BOUTIQUE HOTELS.”

WHEREAS, the City wishes to allow for the redevelopment of properties that are located within the floodway fringe in the Central Franklin Character Area Overlay District, Special Area 1 (CFCO-1), for use as a Boutique Hotel, and

WHEREAS, a portion of this area had previously been developed and serves as an important gateway into Historic Downtown Franklin; and

WHEREAS, this text amendment modifies the FFO – Floodway Fringe Overlay District to permit Boutique Hotels to be developed in CFCO-1 and updates the Use Table to clarify the additional requirements for Boutique Hotel uses; and

WHEREAS, new development within the floodway fringe must also meet floodplain protection standards and stormwater management requirements; and

WHEREAS, this text amendment is in the best interest of the citizens of Franklin.

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

SECTION I. That Chapter 3, Section 3.4, Subsection 3.4.5 (2) (a) of the Franklin Zoning Ordinance is hereby amended to add the following text noted in **bold**, and is approved to read as follows:

3.4.5 FFO—Floodway Fringe Overlay District

(2) Permitted Uses

All uses shall also comply with the requirements of the Stormwater Management Ordinance.

(a) The following shall be permitted new uses/encroachments:

(vii) Boutique Hotels, located in CFCO-1

SECTION II. That Chapter 3, Section 3.2, Subsection 3.2.3, Table 3-2, Permitted Uses, of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strike through~~; to add the following text noted in **bold**, and is approved to read as follows:

TABLE 3-2: PERMITTED USES																				
Use Types “P” = Permitted	Base Zoning Districts																		Additional Requirements	
	AG	ER	R-	R-	R-	R-	SD	SD	R	R	R	OR	G	NC	CC	GC	LI	HI		CI
COMMERCIAL USES																				
Boutique Hotels									P							P				Sec. 3.2.7 (1) and (6) (7)

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____
Eric S. Stuckey
City Administrator

BY: _____
Dr. Ken Moore
Mayor

Approved as to Form:

Shauna R. Billingsley, City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

Proposed Text Amendment – FFO Permitted Uses



3.4.5 FFO—Floodway Fringe Overlay District

(2) Permitted Uses

All uses shall also comply with the requirements of the Stormwater Management Ordinance.

(a) The following shall be permitted new uses/encroachments:

- (i) Passive parks, golf courses, and open space;
- (ii) Active recreation features provided that all fencing, walls, or permanent buildings be located outside the ten-year flood zone;
- (iii) Temporary uses, as regulated by Section 4.2, that do not include permanent structures;
- (iv) Public and private infrastructure, as defined in Chapter 8 of the ordinance and in accordance with the Stormwater Management Ordinance;
- (v) Floodplain alteration conducted in accordance with the city's Stormwater Management Ordinance; and
- (vi) Parking lots, completely constructed of pervious pavers, pervious asphalt, or pervious concrete
- (vii) Boutique Hotels, located in CFCO-1**

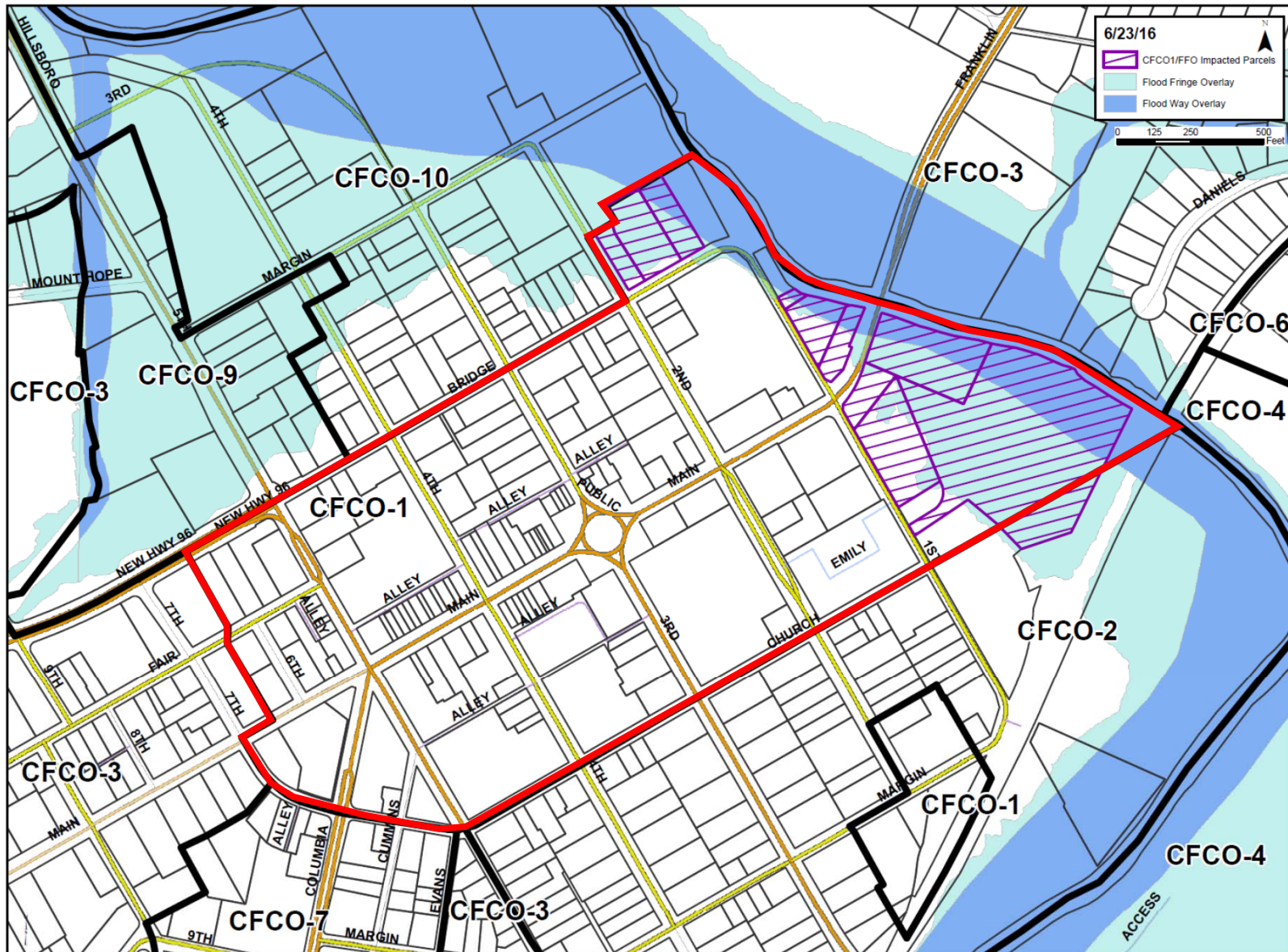
Proposed Text Amendment – FFO Permitted Uses



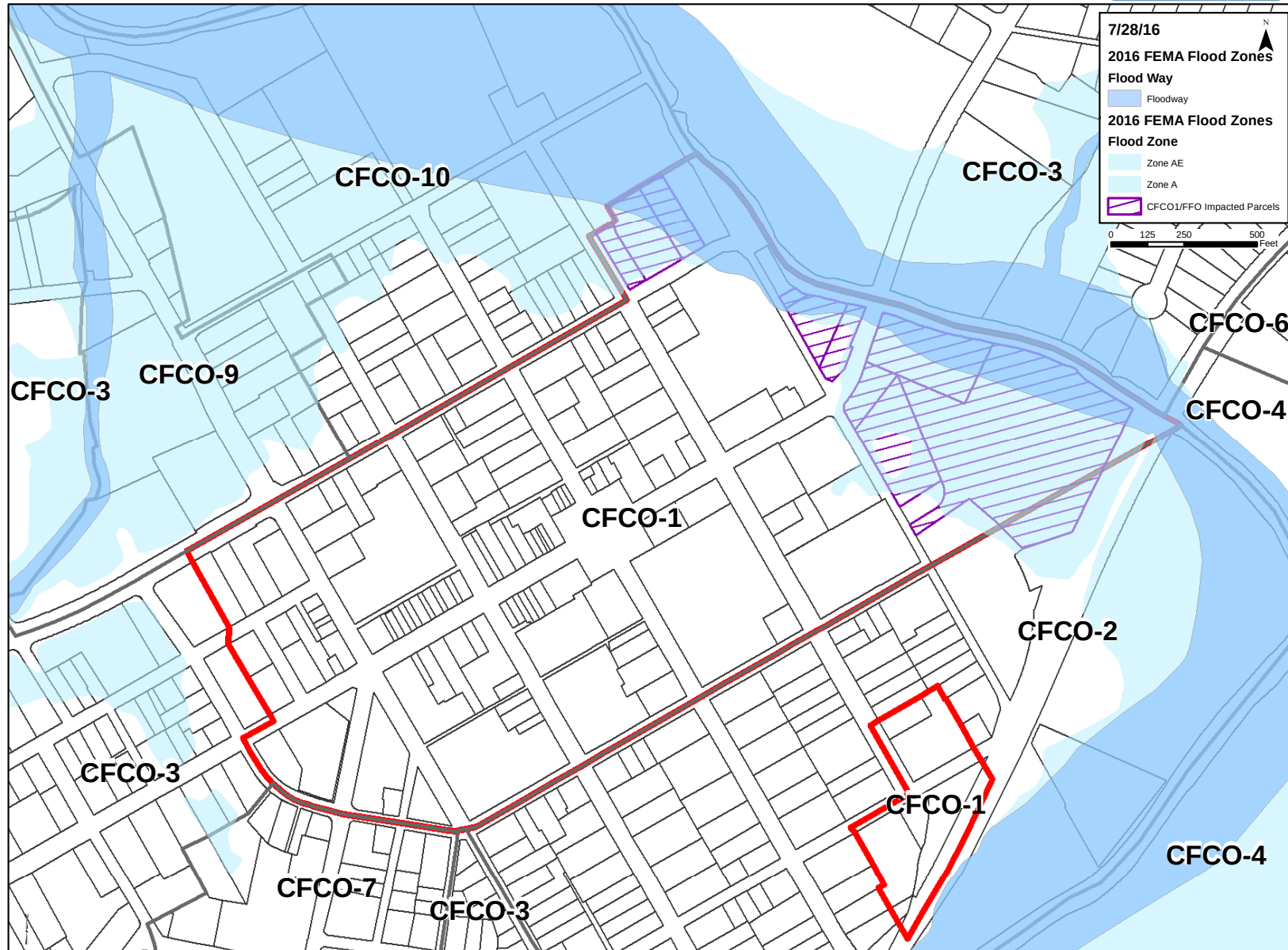
- Revise Table 3-2 – Permitted Uses
- Correct Additional Requirements to change reference from (6) Hotels to (7) Boutique Hotels

TABLE 3-2: PERMITTED USES																				
Use Types “P” = Permitted	Base Zoning Districts																		Additional Requirements	
	AG	ER	R-	R-	R-	R-	SD	SD	R	R	R	OR	G	NC	CC	GC	LI	HI		CI
COMMERCIAL USES																				
Boutique Hotels								P							P					Sec. 3.2.7 (1) and (6) (7)

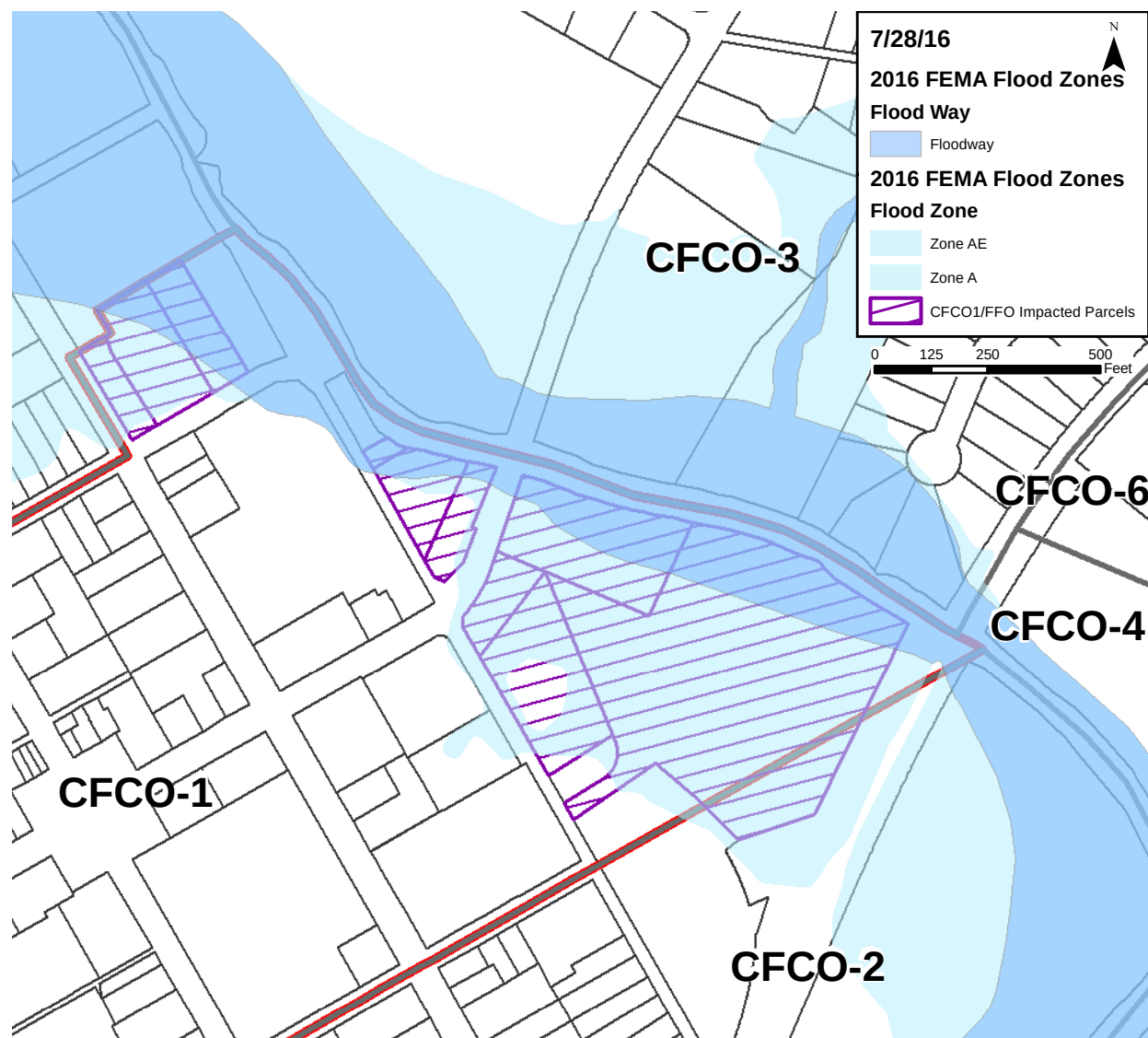
Existing FFO and FWO



New FFO and FWO – 2016 FEMA Maps



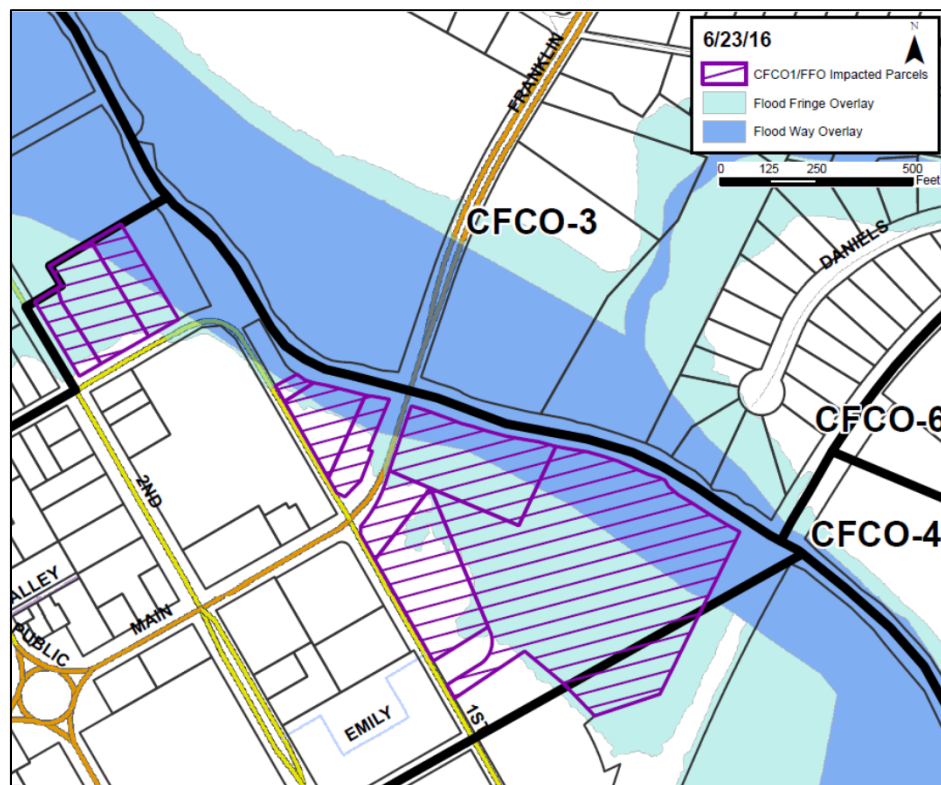
New FFO and FWO – 2016 FEMA Maps



Existing and Proposed FFO and FWO



Existing FFO and FWO



Proposed FFO and FWO

