City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, July 23, 2015 | **7:00 PM** | **Board Room**

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, July 23, 2015, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklintn.gov/planning.

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

The typical process for discussing an item is as follows:

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

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

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

CALL TO ORDER

MINUTES

1. 15-0641 June 25, 2015 Planning Commission Minutes

Sponsors: Planning and Sustainability Dept and Emily Hunter

Attachments: MeetingMinutes 6-25-15

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. 15-0646 Jamison Station PUD Subdivision, site plan, section 1; release the maintenance agreement for sidewalk improvements. (CONSENT AGENDA)

3. 15-0647 South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); release the maintenance agreement for drainage/detention improvements. (CONSENT AGENDA)

4. 15-0648 Westhaven PUD Subdivision, site plan, section 25; extend the performance agreement for drainage improvements. (CONSENT AGENDA)

ANNEXATIONS

Annexation is the process by which the city extends its municipal services, laws, taxing authority, and voting privileges to a new territory. Annexation encourages orderly growth and provides standardized service to all citizens. It also promotes fairness by requiring that those who use the services provided by a city share in the costs of operating the city. There are three parts to an annexation:

• ORDINANCE TO ANNEX: The annexation ordinance is a legal document that describes properties proposed for annexation. A map of the area accompanies it.
• RESOLUTION TO ADOPT PLAN OF SERVICE (POS): The POS describes how the City will service the properties upon annexation into the city. Services include police protection, fire protection, refuse collection, streets and signage, traffic control, water and wastewater, building and code inspection services and recreation services. The POS takes the form of a resolution.
• ORDINANCE TO ZONE: Since the properties are located in the county with county zoning, the zoning ordinance assigns a city zoning district to the properties upon annexation.

For Items 5 through 7, each of the items related to a specific area being annexed have been grouped together to facilitate easier discussion at the meeting.

5. 15-0652 Consideration of Ordinance 2015-22, To Be Entitled, “An Ordinance To Annex The Property Located At 1845 Carters Creek Pike, Consisting Of 75.69 Acres Located West Of Carters Creek Pike And Southwest Of Downs Boulevard And Adjoining The City Limits Within The Southwestern Part Of The Franklin Urban Growth Boundary (UGB).” (07/23/15 FMPC 8-0; 1ST Reading BOMA 08/11/2015 7-0; 2nd Reading 9/8/2015 7-0) Third and Final Reading

Sponsors: Ald. Ann Petersen

Attachments: Ordinance 2015-22 annexation of 1845 Carters Creek Pk
1845 Carters Creek Pike FMPC map.pdf

6. 15-0653 PUBLIC HEARING: Consideration of Resolution 2015-26, To Be Entitled, “A Resolution Adopting A Plan Of Services For The Annexation Of The Property Located At 1845 Carters Creek Pike, Consisting Of 75.69 Acres Located West Of Carters Creek Pike And Southwest Of Downs Boulevard And Adjoining The City Limits Within The Southwestern Part Of The Franklin Urban Growth Boundary (UGB)." (07/23/15 FMPC 8-0; 08/11/15 WS)

Sponsors: Ald. Ann Petersen

Attachments: Resolution 2015-23 1845 Carters Creek POS.doc
1845 Carters Creek Pike POS FMPC map.pdf

7. 15-0654 Consideration of Ordinance 2015-23, To Be Entitled, “An Ordinance To Zone 75.69 Acres Agriculture (AG) For The Property Located At 1845 Carters Creek Pike, Located West Of Carters Creek Pike And Southwest Of Downs Boulevard And Adjoining The City Limits Within The Southwestern Part Of The Franklin Urban Growth Boundary (UGB)." (07/23/15 FMPC 8-0; 1ST Reading 08/11/15 7-0; 2nd Reading 9/8/2015 7-0) Third and Final Reading

Sponsors: Ald. Ann Petersen

Attachments: ORDINANCE 2015-23 Zoning Ordinance.docx

1845 Carters Creek Pike Zoning FMPC map.pdf

REZONINGS AND DEVELOPMENT PLANS

8. 15-0638 Berry Farms Town Center PUD Subdivision, development plan, section 4, revision 1, 74,873 square feet on 2.82 acres, located at the northeast corner of Berry Farms Crossing and Five Mile Crossing within the Rural Plains Tract of Berry Farms.

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: 5860 Berry Farms PUD Subdivision Sec4, Rev 1(2).pdf

5860 ConditionsOfApproval Berry Farms PUD Subdivision, Sec4, Rev 1.pdf

5860 Site Layout Sheet Berry farms PUD Subdivision Sec4, Rev 1.pdf

5860 Elevations Berry farms PUD Subdivision Sec4, Rev1.pdf

5860 PatternBookRevision Berry Farms Town Center PUD Subdivsion Sec4, R

5860 Berry Farms PUD Subdivision Sec4, Rev1 Full Set.pdf

9. 15-0636 Consideration of Ordinance 2015-17, To Be Entitled, “An Ordinance To Rezone 22.72 Acres From Residential 1 District (R-1) To Specific Development-Variety (SD-X 0, 34500) District For The Properties Located at 554 and 562 Franklin Road." (Funeral Home); (07/23/15 FMPC 6-1; 08/11/15 WS, 1ST Reading BOMA 08/25/15 8-0; 2nd Reading and Public Hearing 09/22/15 8-0) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen

Attachments: 5848 Family Legacy PUD rezoning MAP.pdf

ORD 2015-17 Family Legacy PUD Subdivision Rezoning Request.doc

5848 Family Legacy PUD Subdivision Rezoning Site Layout.pdf

5848 Family Legacy PUD Subdivision Rezoning Full Set.pdf

5848 PublicNotification Family Legacy PUD Subdivision.pdf

10. 15-0637 PUBLIC HEARING: Consideration of Resolution 2015-70, To Be Entitled, "A Resolution Approving A Development Plan for Family Legacy PUD Subdivision, With One Modification of Standards (Parking), Located Along The East Side of Franklin Road And South Of Moores Lane (554 And 562 Franklin Road), By The City Of Franklin, Tennessee." (Funeral Home) (07/23/15 FMPC: Main Motion 7-0, MOS 6-1; 08/11/15 WS)

Sponsors: Ald. Ann Petersen

Attachments: MAP_5849 Family Legacy PUD DevPlan.pdf
Res 2015-70 RESOLUTION Family Legacy Dev Plan
5849 Family Legacy PUD Subidivison Conditions of Approval_02.pdf
5849 Family Legacy PUD Subdivision Site Layout.pdf
5849 Family Legacy PUD Subdivision Elevations.pdf
5849 Family Legacy PUD Subdivision Full Set.pdf
bchapel_final adopted.pdf
09-22-11-FMPC Minutes.pdf
08-11-15 number 13 - Existing Funeral Home Parking Calc.pdf

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

11. 15-0639 Cottages at 509 Hill Drive PUD Subdivision, final plat, 4 detached residential units on 0.56 acres, located near the intersection of Hill Drive and West Main Street. (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: 5871 MAP Cottages at 509 Hill Dr FP.pdf
5871 ConditionsofApproval Cottages at 509 Hill Drive Final Plat.pdf
5871 Full Plat Set.pdf

12. 15-0631 Franklin Park Subdivision, final plat, revision 1 (resubdivision of lot 6), creating 2 lots on 36.39 acres, located on Tower Circle. (CONSENT AGENDA)

Attachments: 5868 COA Franklin Park
5868 Franklin Park Subd, FP, Rev 1 MAP

13. 15-0632 Highlands at Ladd Park PUD Subdivision, final plat, section 19, 22 detached residential units and one open-space lot on 7.12 acres, located along Rich Circle. (CONSENT AGENDA)

Attachments: MAP
Conditions of Approval
Final Plat

14. 15-0633 Highlands at Ladd Park PUD Subdivision, final plat, section 25, revision 1, 25 detached residential lots and two open-space lots on 20.71 acres, located along Ryecroft Lane. (CONSENT AGENDA)

Attachments: MAP
Conditions of Approval
Final Plat

15. 15-0635 Peak 10 Subdivision, site plan, tree bank contribution and revision to approved sureties, 71,388 SF data center on 8.93 acres, located on the east side of Carothers Parkway, south of Liberty Pike and north of where Physicians Way terminates into Carothers Parkway. (CONSENT AGENDA)

Attachments: MAP
Conditions of Approval

16. 15-0640 Stream Valley PUD Subdivision, final plat, section 4, revision 1, one detached residential unit on 0.37 acres, located at the intersection of Streamside Lane and Narrow Ford Lane within the Stream Valley PUD Subdivision. (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: 5861 MAP STREAM VALLEY PUD Sec1 Rev 1.pdf
5861 ConditionsOfApproval Stream Valley PUD Subdivision.pdf
5861 ConditionsOfApproval Stream Valley PUD Subdivision.pdf

ZONING ORDINANCE TEXT AMENDMENTS

17. 15-0606 Consideration of Ordinance 2015-12, "An Ordinance to Establish Unit Prices Associated with Infrastructure Requirements and Authorize Staff to Determine Final Performance Agreement (Surety) Amounts without First Obtaining Approval from the Franklin Municipal Planning Commission." (07/23/15 FMPC 8-0; BOMA 1st Reading 08/11/2015 7-0; 2nd Reading 9/8/2015 7-0); Third and Final Reading

Sponsors: Ald. Ann Petersen

Attachments: ORD 2015-12 ZO Update for Surety Unit Prices.pdf
Unit Prices.pdf

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

City of Franklin

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

Meeting Minutes - Draft
Franklin Municipal Planning Commission

Thursday, June 25, 2015 | **7:00 PM** | **Board Room**

CALL TO ORDER

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

Absent 1 - Commissioner Orr

MINUTES

1. 15-0573 May 28, 2015 Planning Commission Meeting Minutes

Attachments: FMPCMeetingMinutes052815

A motion was made by Commissioner Lindsey, seconded by Commissioner Allen, to approve the Minutes as presented. The motion carried by the following vote:

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

Absent: 1 - Commissioner Orr

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

ANNOUNCEMENTS

There were no announcements.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

CONSENT AGENDA

SITE PLAN SURETIES

Approval of the Consent Agenda

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

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

Absent: 1 - Commissioner Orr

2. 15-0561 Brentwood Pointe III PUD Subdivision, site plan, lot 8 (The View); accept the landscaping (Phase 2) improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

3. 15-0562 Highlands at Ladd Park PUD Subdivision, site plan, sections 1 – 4; accept the landscaping section 2 and landscaping section 4 improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

4. 15-0563 Hurstbourne Park PUD Subdivision, site plan, sections 1 – 3; extend the performance agreement for landscaping (section 3) improvements. (CONSENT AGENDA)

This Planning Item was approved.

5. 15-0564 McEwen Place PUD Subdivision, site plan, lots 101 and 104 (Dwell 2); release the maintenance agreement for sidewalks and drainage improvements. (CONSENT AGENDA)

This Planning Item was approved.

6. 15-0565 Spring Creek Subdivision, site plan, section 1, revision 4 (Spring Creek Center); accept the landscaping (Hotel) improvements, release the performance agreement and establish a maintenance agreement for one year; extend the performance agreement for landscaping (Retail) improvements for one year. (CONSENT AGENDA)

This Planning Item was approved.

7. 15-0566 Westhaven PUD Subdivision, site plan, section 21, revision 2 (resubdivision of lot 1140); accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

8. 15-0567 Westhaven PUD Subdivision, site plan, section 22; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

9. 15-0568 Westhaven PUD Subdivision, site plan, section 26; accept the landscaping (Phase 1) and landscaping (Phase 2) improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

10. 15-0569 Westhaven PUD Subdivision, site plan, section 27; reduce and extend the performance agreement for landscaping improvements for one year. (CONSENT AGENDA)

This Planning Item was approved.

11. 15-0570 Westhaven PUD Subdivision, site plan, section 28; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

12. 15-0583 Consideration of Ordinance 2015-17, To Be Entitled “An Ordinance To Rezone +/- 22.72 Acres From Residential 1 District (R-1) To Specific Development-Variety (SD-X 0, 34500) District For The Properties Located at 554 and 562 Franklin Road."

Attachments: 5848 Family Legacy PUD rezoning MAP.pdf
ORD 2015-17 Family Legacy PUD Subdivision Rezoning Request.doc
5848 Family Legacy PUD Subdivision Rezoning Site Layout.pdf
5848 Family Legacy PUD Subdivision Rezoning Full Set.pdf

Chair Hathaway stated that he would recuse himself from items 12 and 13 and passed the chair to Vice Chair Lindsey, who asked for comments from the staff on item 12.

Mr. King stated that the applicant had requested that items 12 and 13 be deferred to the July 23, 2015, Planning Commission meeting.

A motion was made by Commissioner Allen, and seconded by Commissioner McLemore, to defer item 12 to the July 23, 2015, Planning Commission meeting. The motion carried by the following vote:

Aye: 6 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, and Commissioner Allen

Absent: 1 - Commissioner Orr

Recused: 1 - Commissioner Hathaway

13. 15-0584 Consideration of Resolution 2015-35, To Be Entitled, "A Resolution Approving A Development Plan for Family Legacy PUD Subdivision, With One Modification of Standards (Parking), Located Along The East Side of Franklin Road And South Of Moores Lane, at 554 And 562 Franklin Road, By The City Of Franklin, Tennessee."

Attachments: MAP_5849 Family Legacy PUD DevPlan.pdf
Res 2015-35 RESOLUTION Family Legacy Dev Plan.doc
5849 Family Legacy PUD Subidivison Conditions of Approval_02.pdf
5849 Family Legacy PUD Subdivision Site Layout.pdf
5849 Family Legacy PUD Subdivision Elevations.pdf
5849 Family Legacy PUD Subdivision Full Set.pdf
bchapel_final adopted.pdf
09-22-11-FMPC Minutes.pdf

Vice Chair Lindsey asked for a motion from staff on a deferral for item 13.

A motion was made by Commissioner Allen, seconded by Commissioner Harrison, to defer item 13 to the July 23, 2015, Planning Commission meeting. The motion carried by the following vote:

Aye: 6 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, and Commissioner Allen

Absent: 1 - Commissioner Orr

Recused: 1 - Commissioner Hathaway

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

14. 15-0572 Highlands at Ladd Park PUD Subdivision, final plat, section 17, revision 1, 33 residential lots and 1 open space lot on 13.14 acres, located along Circuit Road (surety revision). (CONSENT AGENDA)

Attachments: Conditions of Approval 6.15.2015

This Planning Item was approved.

15. 15-0558 Williamson County Agriculture Exposition Park, site plan, revision 1 (parking addition).

Attachments: 5851 Ag Center MAP

5851 AG CENTER - SITE PLAN

5851 Conditions of Approval 6.15.2015

This Planning Item was deferred to the July 23, 2015 Planning Commission meeting.

ORDINANCE AND TEXT AMENDMENTS

16. 15-0554 Consideration of Potential Changes to Franklin Height Overlay (HTO) District.

Attachments: HTO Parcels and Buildings

MECO 4-5-9

Goose Creek Character Area

Mr. Orr stated that, last year, the staff had identified the Height Overlay District (HTO) as a topic of interest and something that the staff wanted to more closely review. The HTO District is a zoning overlay district that allows a building to reach 12 stories in height. To gain entitlements, the property owner must go through the rezoning process to become part of the overlay. The HTO District is only permitted in the McEwen and Goose Creek Character Areas. He discussed three maps: The first map showed the location of the existing parcels in the HTO District, and the other two showed the character areas that permitted HTO Districts. The planning staff believed that it was worthwhile to revisit the height standards in the location of the overlay districts for the following reasons:

The existing locations of the overlay districts are scattered, and they do not promote a clear vision for the Interstate 65 corridor.

As Cool Springs has developed it has become clear that topography greatly affects the visibility of buildings and perceived building height. Perhaps topography should be considered in the application of the permitted building height within HTO Districts.

Cool Springs has experienced a strong demand for office space, and, in some cases, applicants desire that buildings be more than 12 stories in height.

The planning staff felt that it was time to be proactive and for the desired building heights to be determined for the I-65 corridor. Mr. Andrew Orr recommended that the Planning Commission hold a special meeting to discuss potential changes to the HTO District. He further stated that the Franklin Land Use Plan is in the beginning stages of being updated and that this would be a great time to revisit the overlay standards and locations. If the Planning Commission desired to hold a special meeting, then a date and time should be set, and the planning staff would prepare a preliminary study and discussion questions.

Chair Hathaway asked for comments from the citizens.

No one came forward.

Chair Hathaway asked if the planning staff was asking for a vote or for discussion.

Mr. Martin stated that the planning staff was asking for discussion on the proposal.

Alderman Petersen stated that, when she first heard about this, the question that she had was: Were there 12 stories because the fire department has equipment up to 12 stories and maybe not beyond that. She asked if this had ever been checked out, because she knew of some things years ago that had to do with fire department equipment.

Ms. Hunter stated that the planning staff had not been able to find a concrete answer to that question, but she recalled that it did have something to do with some higher standard at the time.

Mr. Martin stated that the planning staff had made note of Alderman Petersen's question, and, if the Planning Commission wanted to have a meeting, then this question could be researched prior to the special meeting.

Alderman Petersen stated that a lot of people had a concern about topography, because, once a zoning district is applied to an area, then, sometimes, other requiredments do not have to be fulfilled. That was one of the things that the Planning Commission should review.

Vice Chair Lindsey stated that one of the discussions that the Planning Commission had had within the last few months, relative to the knob across the interstate from the Drury Hotel and the ultimate elevation to that knob, was that it was reduced in height. Discussion was had regarding what the ultimate building height would be compared to the Drury Hotel from a visual comparison, so he thought it was an appropriate discussion to have.

Chair Hathaway stated that he thought it was worthwhile to have the discussion with the Board of Mayor and Aldermen present, as well, since this was a big part of that discussion. He thought it was a consensus to have the meeting.

Mr. Martin stated that the planning staff would get back with the Planning Commission on a date and time.

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

There being no further business, the meeting adjourned at 7:08 p.m.

_____

Chair Michael Hathaway

ORDINANCE 2015-22

TO BE ENTITLED, "AN ORDINANCE TO ANNEX 1845 CARTERS CREEK PIKE CONSISTING OF 75.69 ACRES, LOCATED WEST OF CARTERS CREEK PIKE AND SOUTHWEST OF DOWNS BOULEVARD AND ADJOINING THE CITY LIMITS WITHIN THE SOUTHWESTERN PART OF THE FRANKLIN URBAN GROWTH BUNDARY (UGB)."

WHEREAS, the City of Franklin, Tennessee, has determined that it would be in the best interests of its existing residents to annex 75.69 acres located west of Carters Creek Pike and southwest of Downs Boulevard and adjoining the City limits within the southwestern part of the Franklin Urban Growth Boundary (UGB)., and that the failure to annex said property will inhibit the prosperity of the City and endanger the safety and welfare of its inhabitants; therefore:

PREMISES CONSIDERED

SECTION I: BE IT ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that the following described property shall be, and is hereby, annexed in and to the corporate limits of the City of Franklin, Tennessee:

A tract of land situated in the 5th Civil District of Williamson County, Tennessee more particularly described as follows:
Beginning at an iron pin found in the westerly right-of-way line of Carters Creek Pike at the northeast corner of that parcel of land conveyed to Betty J. Slaughter Watkins, et vir of record in Book 244, page 204, R.O.W.C., TN; thence, with Watkins, N 67° 53' 16" W, 95.00 feet to a 15" cedar tree; thence, with Watkins, S 22° 14' 46" W, 63.01 feet to an iron pin found; thence, with the northerly line of that parcel of land conveyed to Betty Jo Roberson of record in Book 262, page 743, R.O.W.C, TN, N 81° 04' 46" W, 109.60 feet to an iron pin found; thence, with the easterly line of that parcel of land conveyed to Alice G. Cannon of record in Book 492, page 457, R.O.W.C., N 11°47' 13" W, 11.93 feet to a cedar post found; thence, with Cannon, S 79° 58' 12" W, 207.15 feet to a steel post found; thence, with the northerly line of that parcel of land conveyed to Peter Scruggs of record in Book 89, page 160, R.O.W.C., TN, S 82° 02; 29" W, 165.59 feet to an iron pin found; thence, with Scruggs, S 79° 02' 37" W, 72.03 feet to an iron pin found; thence, a new line of division, N° 63° 36' 42" E, 919.71 feet to an iron pin set; thence, a new line of division, S 81° 19; 00" E, 150.00 feet to an iron pin set; thence, with the westerly right-of-way line of Carters Creek Pike, 26.20 feet along the arc of a curve to the left having a radius of 626.81 feet, a central angle of 02° 23' 42", and a chord bearing and distance of S 04° 12' 46"W, 26.20 feet to an iron pin found; thence, with said right-of-way line, S 03° 00' 55" W, 166.59 feet to an iron pin found; thence with said right-of-way line, 384.37 feet along the arc of a curve to the right having a radius of 1160.60 feet, a central angle of 18° 58' 31", and a chord bearing and distance of S 12° 30' 11" W, 382. 61 feet to a paint mark found on a rock;

thence, with said right-of-way line, S 21° 59’ 26” W, 362.84 feet according to a survey dated April 21, 1997 by Mark S. Goodman R.L.S. #1491, Franklin, Tennessee

Zoning Reference Number: 15-04:

Map-Parcel	Acres
077-03400	75.69
Total	75.69

SECTION II: BE IT FURTHER ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that the attached Location Map shall serve the purpose of delimiting the geographical boundaries as described by this Ordinance.

SECTION III: BE IT FURTHER ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that the annexed property shall become part of Aldermanic Ward Three.

SECTION IV: BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Ordinance shall take effect from and after the third and final reading of the Board of Mayor and Aldermen.

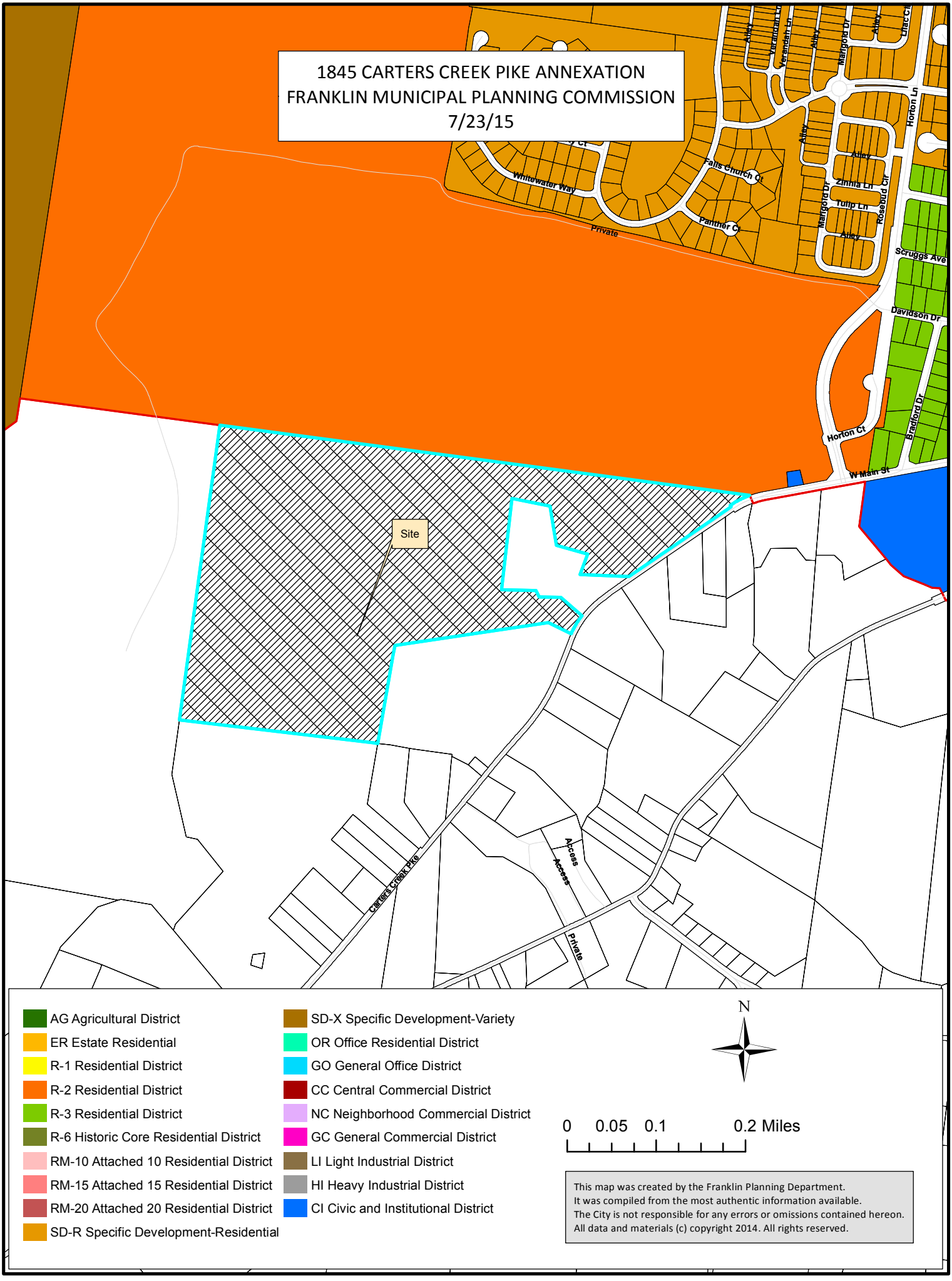
ATTEST:

BY: _____
ERIC STUCKEY
CITY ADMINISTRATOR

CITY OF FRANKLIN, TENNESSEE

BY: _____
DR. KEN MOORE
MAYOR

PLANNING COMMISSION RECOMMENDED APPROVAL: _07-23-15_
PASSED FIRST READING: _08-11-15_
PUBLIC HEARING HELD: _09-08-15_
PASSED SECOND READING: _09-08-15_
PASSED THIRD AND FINAL READING: _09-22-15_


1845 CARTERS CREEK PIKE ANNEXATION
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/23/15
Site
Whitewater Way
Falls Church Ct
Panther Ct
Private
Alley
Marigold Dr
Horton Ln
Zinnia Ln
Tulip Ln
Roseoud Cir
Struggs Ave
Davidson Dr
Bradford Dr
Horton Ct
W Main St
Carters Creek Pke
Access
Access
Private
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 0.05 0.1 0.2 Miles
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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RESOLUTION 2015-26

A RESOLUTION, AS AMENDED, ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF 1845 CARTERS CREEK PIKE BY THE CITY OF FRANKLIN, TENNESSEE.

WHEREAS, *Tennessee Code Annotated* (T.C.A.) § 6-51-102 requires that a plan of services be adopted by the municipal governing body prior to passage of an annexation ordinance.

1845 CARTERS CREEK PIKE

The proposed annexation area of 75.69 acres located west of Carters Creek Pike and southwest of Downs Boulevard and adjoining the City limits within the southwestern part of the Franklin Urban Growth Boundary (UGB). A map is attached as Exhibit A. The area comprises a total of 75.69 acres in one parcel with one owner, Janet Wagner ("Owner"). The Applicant John and Camille Schaeffer are in process of purchasing the property from the Owner. The Applicant has requested annexation by the City of Franklin. The area currently is vacant ("Property").

WHEREAS, the Property is contiguous to the City of Franklin City limits.

WHEREAS, it is believed in the best interest of the City of Franklin to annex such area to provide for future development in accordance with City standards.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

Section 1. Pursuant to the provisions of T.C.A. § 6-51-102, there is hereby adopted, for the area bounded as described above, the following Plan of Services:

Water

The property is located within the City of Franklin Utility District. The property owner shall be responsible for the engineering, design and construction of a public water main from the intersection of Bradford Drive and West Main Street along Carters Creek Pike across the frontage of their property (approximately 1,900 LF). It shall be the responsibility of the property owner to ensure that adequate water for both domestic use and fire protection is provided to the site. The City does not allow water mains within state right-of-way. The property owner shall be required to acquire the necessary offsite easements to provide service to the property.

Reclaimed Water

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

Wastewater

The majority of the property lies within the West Basin as defined in the City of Franklin Sanitary Sewer Basin Study. The proposed property is anticipated to construct a horse barn, a track building, an indoor riding ring, and three care-taker apartments creating very little impact on the sanitary sewer collection system. The property owner will be responsible for the engineering, design and construction of a public main from the Carters Creek pump station across the frontage of the property (approximately 1,200LF). In addition, the property owner shall be required to acquire and dedicate exclusive easements outside of the existing and future right-of-ways of Carters Creek Pike.

The Carters Creek pump station has limited capacity. If the use and intensity change on the property**,** then the property owner may be required to extend public infrastructure from the Westhaven Development, as shown in the sanitary sewer basin master plans (approximately 9,000 LF).

Stormwater

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

Streets

Access to the property shall be provided on Carters Creek Pike. Carters Creek Pike is classified as a Minor Arterial in the City of Franklin Major Thoroughfare Plan. The property owner shall be required to dedicate the necessary future right-of-way for Carters Creek Pike to allow the City to make future improvements as this area of the City continues to develop. The property owner shall be required to dedicate 67.5 feet of right-of-way from the existing centerline of Carters Creek Pike as part of the final plat.

The future extension of Mack Hatcher Parkway goes through the western portion of this property. The property owner shall be required to reserve 225 feet of right-of-way following the proposed centerline of the Mack Hatcher Parkway Extension project. This shall be completed as part of the final plat.

The property owner shall be required to complete a traffic impact study as part of the development of this property. Additional requirements will be determined as part of the site plan review and approval process.

Traffic Control

Traffic signals, traffic signs, street markings, and other traffic-control devices will be installed as the need is established by appropriate study and traffic standards. New development after the effective date of annexation shall comply with City regulations governing traffic markings.

Street Lighting

No off-site street lighting is proposed. Street lighting within new developments shall be funded and installed by the property owner per City policy.

Street Name Signs

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

Planning and Zoning

The Planning and Zoning jurisdiction will extend to the annexed area on the effective date of the annexation. City Planning will thereafter encompass the annexed area.

Fire Protection

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

Police Protection

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

Building and Code Inspection Services

Any Building and Code inspection services will begin in the annexed area on the effective date of annexation. New development after the effective date of annexation shall comply with City building codes. New development shall pay all applicable fees and permits for inspection services.

Garbage and Recycling Pickup and Environmental

The Sanitation Department will begin pick-up, per their regulations, on the effective day of annexation.

City of Franklin Land Use Plan

SOUTHALL CHARACTER AREA

The Southall Character Area straddles Carters Creek Pike and Columbia Avenue to the southwest and south of downtown Franklin. To the north, the area is bound by the West Harpeth and Central Franklin Character Areas, to the east by the Carnton and Goose Creek Character Areas and to the south and west by the UGB. There are approximately 4,230 acres in the area, and large residential lots and vacant land account for a majority of that acreage. There are almost 400 acres dedicated to industrial uses, which is more than half of the region's total (although much of this is the rock quarry), and there is also some commercial and office space. There is no Attached Residential in this area. Rolling Meadows Subdivision, in the adjacent West Harpeth Character Area, is an example of a desirable affordable neighborhood. Affordable housing is an important element that should be provided for in the area. The lack of sewer infrastructure limits residential development in the southern portion of the area, unless advanced on-site technology is permitted. Other areas of inadequate infrastructure include the

need for additional collector roads necessary to access undeveloped pockets of land. The Southall Character Area has rich natural resources including rolling terrain with significant areas constrained by steep slopes (twenty percent or greater), hilltops and significant mature tree cover that provides habitat for wildlife. These features should be preserved to the greatest extent possible to maintain the environmental quality and scenic views within the area. The Lula Lane incinerator is no longer operating and provides an opportunity for redevelopment. Whenever possible, opportunities to create parks and to preserve open space should be pursued. Connectivity of these elements as part of a regional network is important.

SPECIAL AREA 4
1. This area shall have vehicular and pedestrian connections to Westhaven and Willow Springs PUD Subdivisions.

VISION
The Southall Character Area will remain semi-rural with strong preservation of natural features, particularly of hillsides and hilltops. Development will respect and enhance the character of the area while creating neighborhoods and preserving natural features, such as steep slopes, hilltops and floodplains.

SECTION 2. This Resolution shall be effective from and after its adoption.

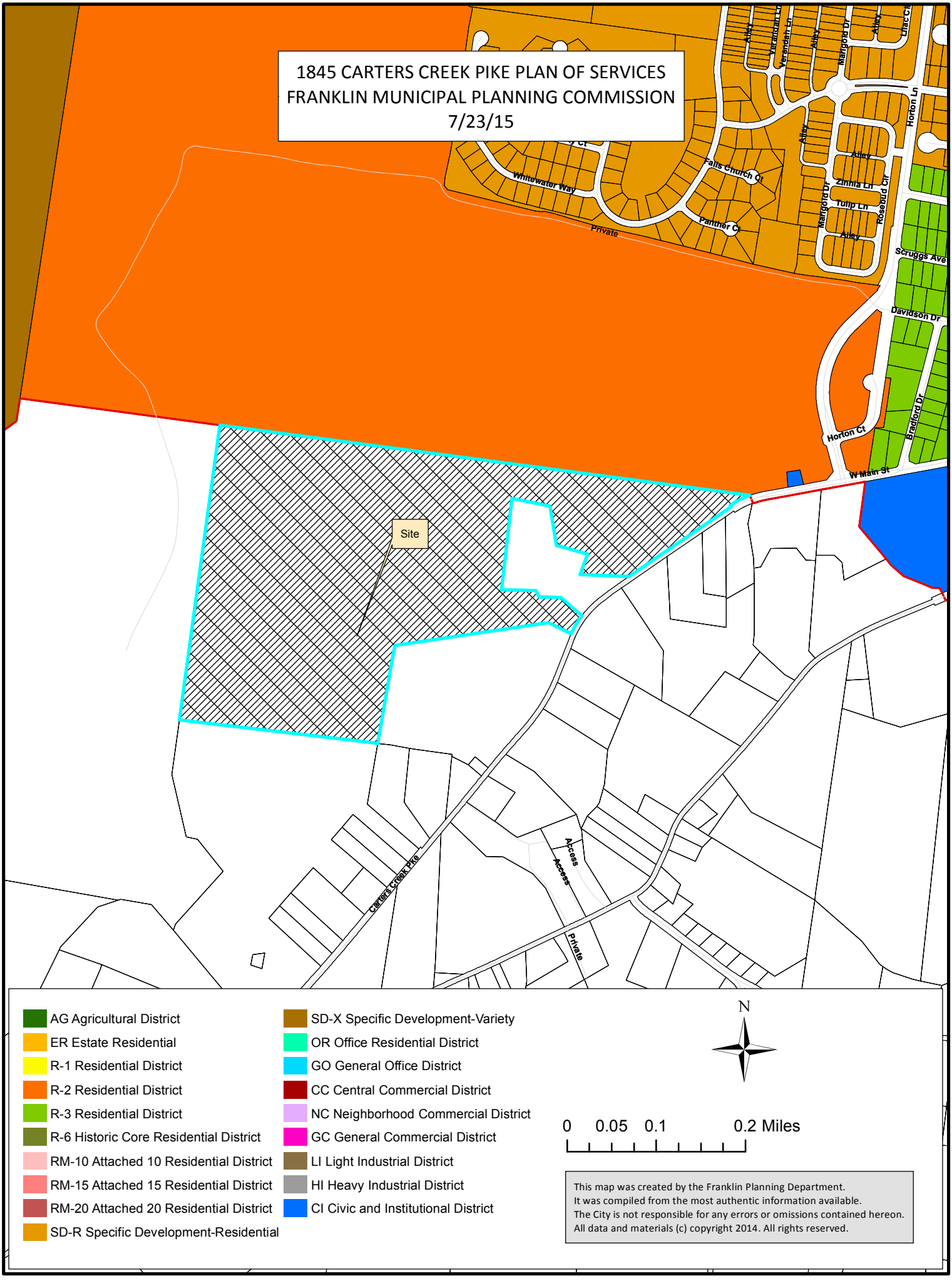
ADOPTED THIS _____.

_____
ERIC S. STUCKEY
City Administrator

_____
DR. KEN MOORE
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney


1845 CARTERS CREEK PIKE PLAN OF SERVICES
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/23/15
Site
Whitewater Way
Falls Church Ct
Panther Ct
Private
Horton Ln
Horton Ct
Davidson Dr
Scruggs Ave
W Main St
Bradford Dr
Marigold Dr
Zinnia Ln
Tulip Ln
Roseoud Cir
Alley
Veranda Ln
Carters Creek Pke
Access
Access
Private
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 0.05 0.1 0.2 Miles
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ORDINANCE 2015-23

TO BE ENTITLED, "AN ORDINANCE TO ZONE THE PROPERTY LOACTED AT 1845 CARTERS CREEK PIKE TO AG, AGRICULTURE, CONSISTING OF 75.69 ACRES, LOCATED WEST OF CARTERS CREEK PIKE AND SOUTHWEST OF DOWNS BOULEVARD AND ADJOINING THE CITY LIMITS WITHIN THE SOUTHWESTERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB)."

SECTION I: BE IT ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that the following described property shall be, and is hereby, zoned AG:

A tract of land situated in the 5th Civil District of Williamson County, Tennessee more particularly described as follows:
Beginning at an iron pin found in the westerly right-of-way line of Carters Creek Pike at the northeast corner of that parcel of land conveyed to Betty J. Slaughter Watkins, et vir of record in Book 244, page 204, R.O.W.C., TN; thence, with Watkins, N 67° 53' 16" W, 95.00 feet to a 15" cedar tree; thence, with Watkins, S 22° 14' 46" W, 63.01 feet to an iron pin found; thence, with the northerly line of that parcel of land conveyed to Betty Jo Roberson of record in Book 262, page 743, R.O.W.C, TN, N 81° 04' 46" W, 109.60 feet to an iron pin found; thence, with the easterly line of that parcel of land conveyed to Alice G. Cannon of record in Book 492, page 457, R.O.W.C., N 11°47' 13" W, 11.93 feet to a cedar post found; thence, with Cannon, S 79° 58' 12" W, 207.15 feet to a steel post found; thence, with the northerly line of that parcel of land conveyed to Peter Scruggs of record in Book 89, page 160, R.O.W.C., TN, S 82° 02; 29" W, 165.59 feet to an iron pin found; thence, with Scruggs, S 79° 02' 37" W, 72.03 feet to an iron pin found; thence, a new line of division, N° 63° 36' 42" E, 919.71 feet to an iron pin set; thence, a new line of division, S 81° 19; 00" E, 150.00 feet to an iron pin set; thence, with the westerly right-of-way line of Carters Creek Pike, 26.20 feet along the arc of a curve to the left having a radius of 626.81 feet, a central angle of 02° 23' 42", and a chord bearing and distance of S 04° 12' 46"W, 26.20 feet to an iron pin found; thence, with said right-of-way line, S 03° 00' 55" W, 166.59 feet to an iron pin found; thence with said right-of-way line, 384.37 feet along the arc of a curve to the right having a radius of 1160.60 feet, a central angle of 18° 58' 31", and a chord bearing and distance of S 12° 30' 11" W, 382. 61 feet to a paint mark found on a rock; thence, with said right-of-way line, S 21° 59' 26" W, 362.84 feet according to a survey dated April 21, 1997 by Mark S. Goodman R.L.S. #1491, Franklin, Tennessee

Zoning Reference Number: 15-04:

Map-Parcel	Acres
077-03400	75.69
Total	75.69

SECTION II: BE IT FURTHER ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that the attached Location Map shall serve the purpose of 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 the third and final reading of the Board of Mayor and Aldermen.

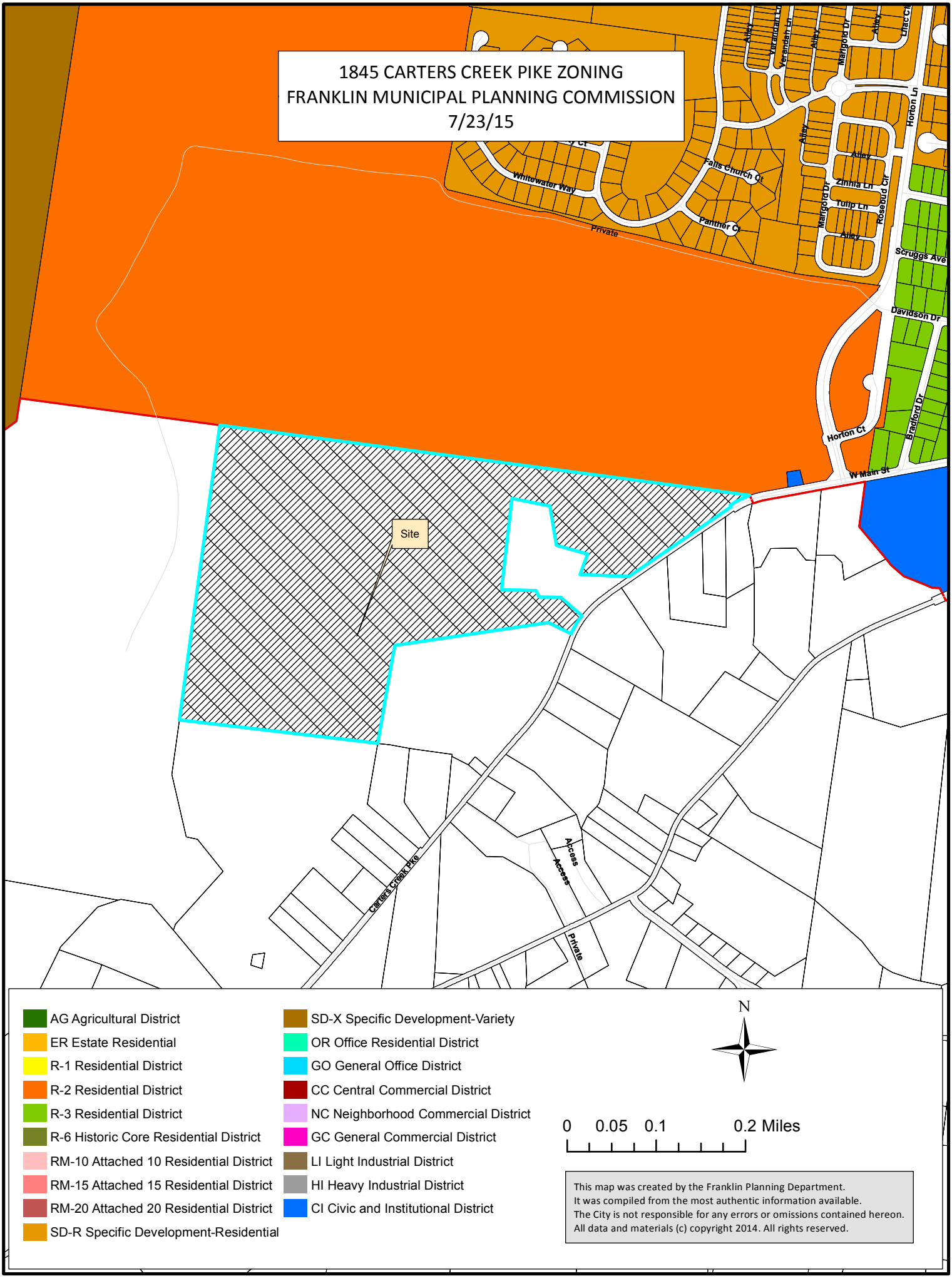
ATTEST:

BY: _____
ERIC STUCKEY
CITY ADMINISTRATOR

CITY OF FRANKLIN, TENNESSEE

BY: _____
DR. KEN MOORE
MAYOR

PLANNING COMMISSION RECOMMENDED APPROVAL: _07-23-15_
PASSED FIRST READING: _08-11-15_
PUBLIC HEARING HELD: _09-08-15_
PASSED SECOND READING: _09-08-15_
PASSED THIRD AND FINAL READING: _09-22-15_


1845 CARTERS CREEK PIKE ZONING
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/23/15
Site
Whitewater Way
Falls Church Ct
Panther Ct
Private
Alley
Horton Ln
Zinnia Ln
Tulip Ln
Roseoud Cir
Marigold Dr
Scruggs Ave
Davidson Dr
Bradford Dr
Horton Ct
W Main St
Carters Creek Pke
Access
Access
Private
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 0.05 0.1 0.2 Miles
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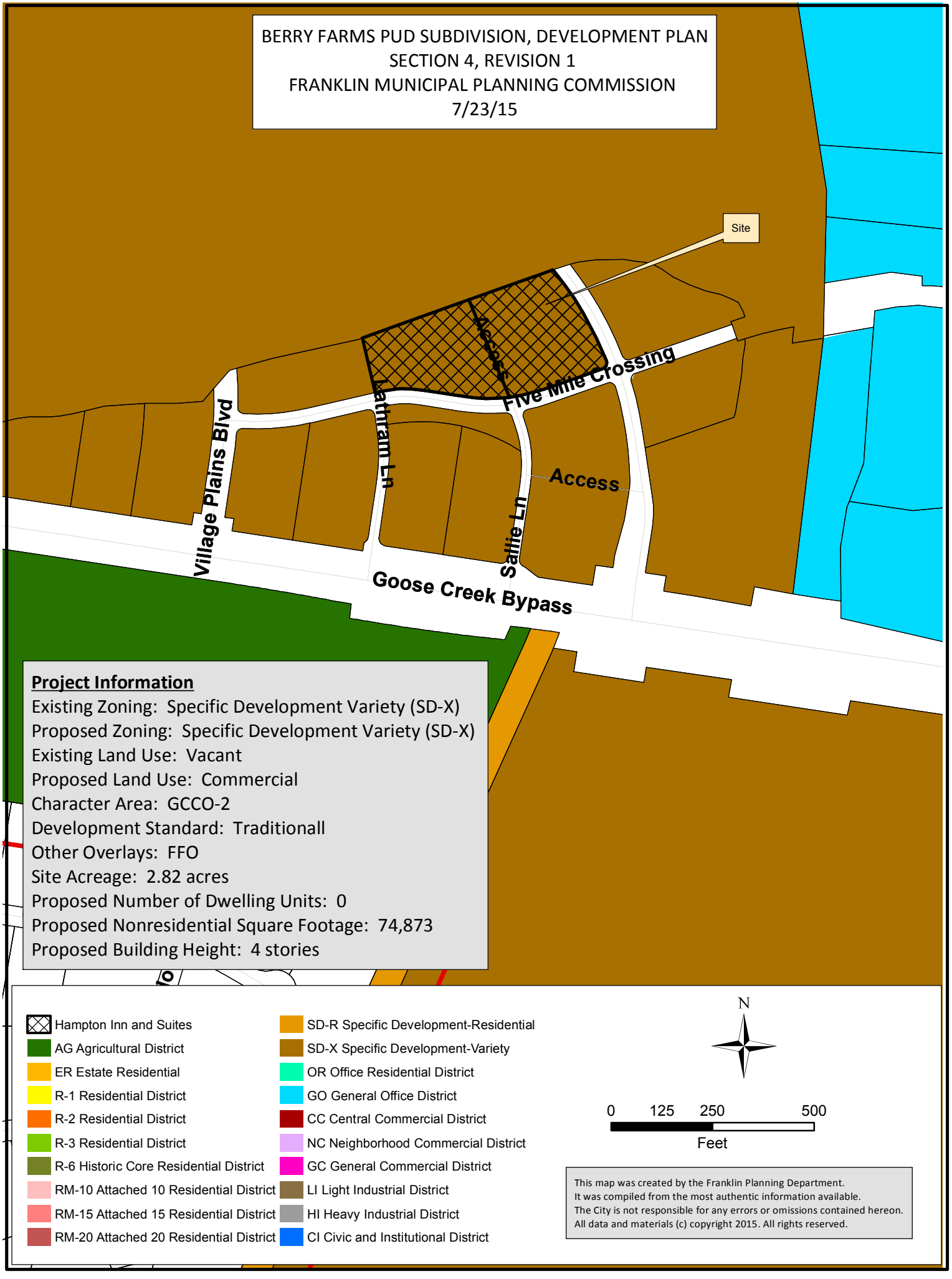
BERRY FARMS PUD SUBDIVISION, DEVELOPMENT PLAN
SECTION 4, REVISION 1
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/23/15



Project Information

Existing Zoning: Specific Development Variety (SD-X)
Proposed Zoning: Specific Development Variety (SD-X)
Existing Land Use: Vacant
Proposed Land Use: Commercial
Character Area: GCCO-2
Development Standard: Traditionall
Other Overlays: FFO
Site Acreage: 2.82 acres
Proposed Number of Dwelling Units: 0
Proposed Nonresidential Square Footage: 74,873
Proposed Building Height: 4 stories

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

N

0 125 250 500
Feet

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COF# 5860

CONDITIONS OF APPROVAL:

Engineering - PUD Plan Checklist

General Comments

1. F. Development Plan

- Applicant shall provide a Circulation Plan for all new development(s) and redevelopment(s) (Section 3.1.3 of Street Specs). The southerly future driveway connection may be added as long as its nearest edge to Five Mile Crossing is at least 30' from the northern ROW line. The minimum number of parking spaces to be provided is to remain at 124.

Fire-Planning

20141520 2015-06-08 Development Plan Submittal - Dwgs.pdf

2. Fire Protection

- The applicant has acknowledged the flow test remains outstanding.

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.

Progression of construction, etc. is at the applicant's risk if fire flows are deficient and/or fire pumps are required.

Planning

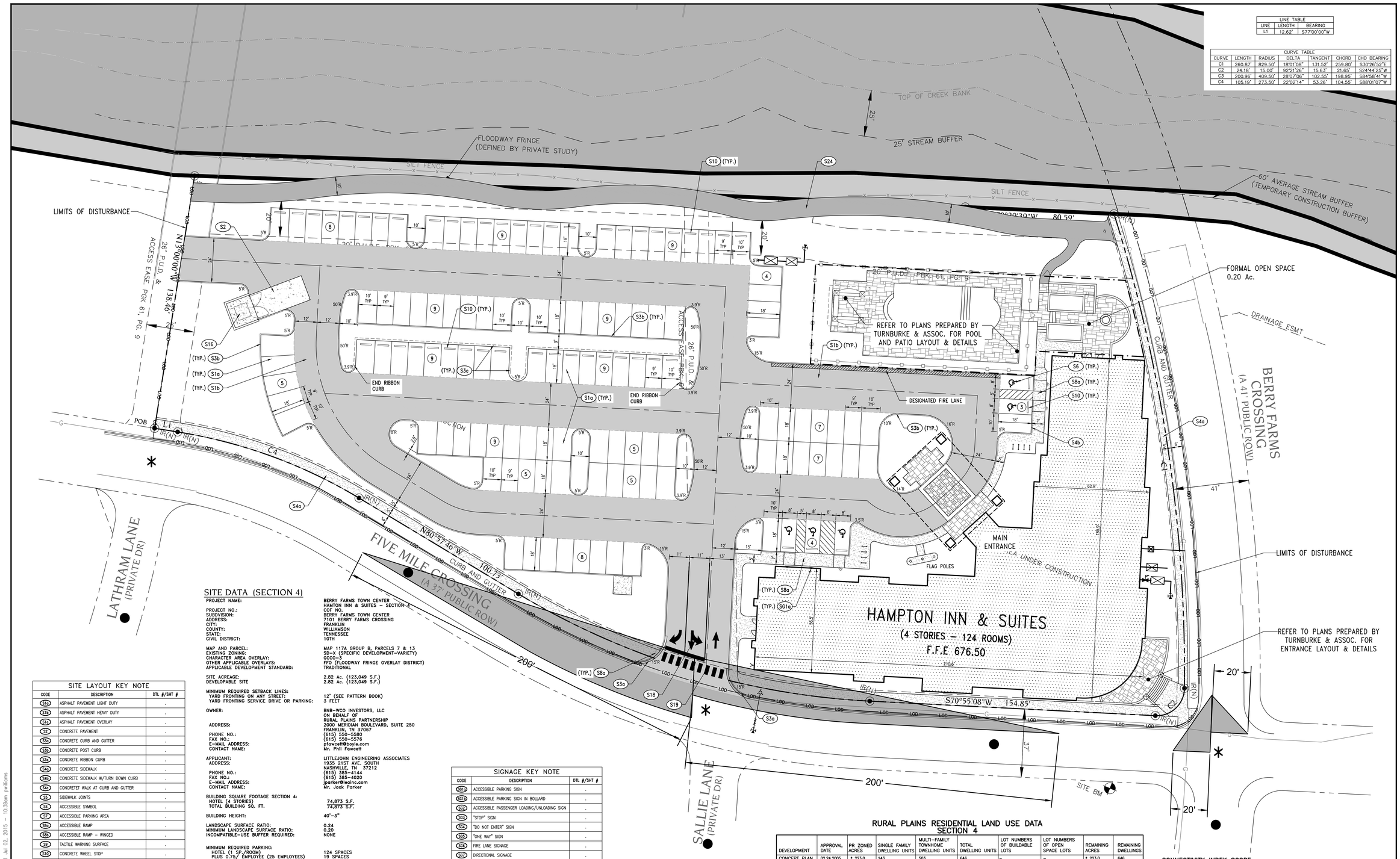
General Comments

3. Pattern Book Note

- Applicant shall remove added note to page 24 of the Berry Farms Town Center PUD Subdivision Pattern Book. The developer is not permitted to modify or vary from the allowed uses stated for this or any transect zone. City of Franklin Planning, Engineering, and Building and Neighborhood Services staff will consider each variation on a case by case basis.

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.62'	S77°00'00"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHD BEARING
C1	260.87'	829.50'	18°01'08"	131.52'	259.80'	S30°26'52"E
C2	24.18'	15.00'	92°21'26"	15.63'	21.65'	S24°44'25"W
C3	200.96'	409.50'	28°07'06"	102.55'	198.95'	S84°58'41"W
C4	105.19'	273.50'	22°02'14"	53.26'	104.55'	S88°01'07"W



SITE DATA (SECTION 4)

PROJECT NAME:	BERRY FARMS TOWN CENTER HAMTON INN & SUITES – SECTION 4
PROJECT NO.:	COF NO.
SUBDIVISION:	BERRY FARMS TOWN CENTER
ADDRESS:	7101 BERRY FARMS CROSSING
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH
MAP AND PARCEL:	MAP 117A GROUP B, PARCELS 7 & 13
EXISTING ZONING:	SD–X (SPECIFIC DEVELOPMENT–VARIETY)
CHARACTER AREA OVERLAY:	GCCO–S
OTHER APPLICABLE OVERLAYS:	FFO (FLOODWAY FRINGE OVERLAY DISTRICT)
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
SITE ACREAGE:	2.82 Ac. (123,049 S.F.)
DEVELOPABLE SITE	2.82 Ac. (123,049 S.F.)
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON ANY STREET:	12' (SEE PATTERN BOOK)
YARD FRONTING SERVICE DRIVE OR PARKING:	3 FEET
OWNER:	BNB–WCO INVESTORS, LLC ON BEHALF OF RURAL PLAINS PARTNERSHIP
ADDRESS:	2000 MERIDIAN BOULEVARD, SUITE 250 FRANKLIN, TN 37067
PHONE NO.:	(615) 550–5580
FAX NO.:	(615) 550–5576
E–MAIL ADDRESS:	pfawcett@boyle.com
CONTACT NAME:	Mr. Phil Fawcett
APPLICANT:	LITTLEJOHN ENGINEERING ASSOCIATES
ADDRESS:	1935 21ST AVE. SOUTH NASHVILLE, TN 37212
PHONE NO.:	(615) 385–4144
FAX NO.:	(615) 385–4020
E–MAIL ADDRESS:	jparker@lealnc.com
CONTACT NAME:	Mr. Jack Parker
BUILDING SQUARE FOOTAGE SECTION 4:	
HOTEL (4 STORIES)	74,873 S.F.
TOTAL BUILDING SQ. FT.	74,873 S.F.
BUILDING HEIGHT:	40'–3"
LANDSCAPE SURFACE RATIO:	0.24
MINIMUM LANDSCAPE SURFACE RATIO:	0.20
INCOMPATIBLE–USE BUFFER REQUIRED:	NONE
MINIMUM REQUIRED PARKING:	
HOTEL (1 SP./ROOM)	124 SPACES
PLUS 0.75/ EMPLOYEE (25 EMPLOYEES)	19 SPACES
PLUS 0.17/ PERSON MAX. LOAD ASSEMBLY AREAS (114 PERSONS)	20 SPACES
REQUIRED PARKING WITHOUT SHARING FACTOR	163 SPACES
1.7 SHARING FACTOR PER BFTC PATTERN BOOK	67 SPACES
TOTAL REQUIRED PARKING:	96 SPACES
PARKING PROVIDED:	
TYPICAL PARKING	119 SPACES
ADA ACCESSIBLE PARKING	5 SPACES
TOTAL PARKING PROVIDED	124 SPACES
BICYCLE PARKING REQUIRED: (1/20 SURFACE SPACES – 126/20)	7 SPACES
BICYCLE PARKING PROVIDED:	8 SPACES
RESIDENTIAL DENSITY:	N/A
TREE CANOPY:	N/A
PARKLAND:	N/A
OPEN SPACE:	
MIN. FORMAL OPEN SPACE REQUIRED	6,153 S.F. (5% OF GROSS DEV.)
FORMAL OPEN SPACE PROVIDED	0.0 S.F. (REFER TO TABLE TRACKING OPEN SPACE FOR RURAL PLAINS)
TOTAL FORMAL OPEN SPACE PROVIDED	0.0 S.F.

THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE BERRY FARMS TOWN CENTER PATTERN BOOK, THE CITY OF FRANKLIN STANDARDS, AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT SUPERINTENDENT, THE PLANNING COMMISSION, OR THE BERRY FARMS TOWN CENTER ARCHITECTURAL REVIEW COMMITTEE.

SITE LAYOUT KEY NOTE

CODE	DESCRIPTION	DTL #/SHT #
S1a	ASPHALT PAVEMENT LIGHT DUTY	.
S1b	ASPHALT PAVEMENT HEAVY DUTY	.
S1c	ASPHALT PAVEMENT OVERLAY	.
S2	CONCRETE PAVEMENT	.
S3a	CONCRETE CURB AND GUTTER	.
S3b	CONCRETE POST CURB	.
S3c	CONCRETE RIBBON CURB	.
S4a	CONCRETE SIDEWALK	.
S4b	CONCRETE SIDEWALK W/TURN DOWN CURB	.
S4c	CONCRETE WALK AT CURB AND GUTTER	.
S5	SIDEWALK JOINTS	.
S6	ACCESSIBLE SYMBOL	.
S7	ACCESSIBLE PARKING AREA	.
S8a	ACCESSIBLE RAMP	.
S8b	ACCESSIBLE RAMP – WINGED	.
S9	TACTILE WARNING SURFACE	.
S10	CONCRETE WHEEL STOP	.
S11a	CONCRETE STAIRS WITH HANDRAIL	.
S11b	CONCRETE STAIRS WITH HANDRAIL/GUARDRAIL	.
S12	ELEVATED SIDEWALK	.
S12a	RAMP WITH HANDRAIL	.
S12b	RAMP WITH HANDRAIL/GUARDRAIL	.
S14	CONCRETE BOLLARD	.
S15	UTILITY PAD	.
S16	CONCRETE DUMPSTER PAD	.
S17	DRIVEWAY RAMP	.
S18	DIRECTIONAL ARROW	.
S19	PEDESTRIAN CROSSWALK	.
S20a	CHAIN LINK FENCE (SPECIFY HEIGHT)	.
S20b	WOODEN SCREEN FENCE (SPECIFY HEIGHT)	.
S21a	GUARDRAIL	.
S21b	GUARDRAIL W/HANDRAIL	.
S22a	CONCRETE RETAINING WALL	.
S22b	SEGMENTAL RETAINING WALL	.
S23	24" PAINTED STOP BAR	.
S24	PAVED PEDESTRIAN PATHWAY	.

SIGNAGE KEY NOTE

CODE	DESCRIPTION	DTL #/SHT #
S01a	ACCESSIBLE PARKING SIGN	.
S01b	ACCESSIBLE PARKING SIGN IN BOLLARD	.
S02	ACCESSIBLE PASSENGER LOADING/UNLOADING SIGN	.
S03	"STOP" SIGN	.
S04	"DO NOT ENTER" SIGN	.
S05	"ONE WAY" SIGN	.
S06	FIRE LANE SIGNAGE	.
S07	DIRECTIONAL SIGNAGE	.

OPEN SPACE REQUIREMENT CHART (SECTION 4)

MINIMUM OPEN SPACE REQUIREMENT: 5% REQUIRED
SITE ACREAGE: 2.82 ACRES (2.82 developable), OPEN SPACE ACREAGE REQUIRED: 0.14 ACRES
FORMAL OPEN SPACE (5% OF GROSS DEVELOPMENT AREA): 6,153 SQ. FT.
INFORMAL OPEN SPACE (10% OF GROSS DEVELOPMENT AREA): N/A

LOT NO.	CLASSIFICATION	TYPE	SQ. FT. OF OPEN SPACE	AC. OF OPEN SPACE	PAVED AREA	PERCENT PAVED
AREA 'A'	AMENITY AREA	FORMAL	8,711 S.F.	0.20 Ac.	6,571 S.F.	0.75 %
TOTAL			8,711 S.F.	0.20 Ac.		

OPEN SPACE TAKE DOWN CHART
RURAL PLAINS MINIMUM COMMON OPEN SPACE:

DEVELOPMENT	MIN. REQD. ACRES INFORMAL	PROPOSED ACRES INFORMAL	MIN. REQD. ACRES FORMAL	PROPOSED ACRES FORMAL	MIN. REQD. ACRES TOTAL	PROPOSED OPEN SPACE TOTAL	REMAINING ACRES
CONCEPT PLAN	19.65	52.1	9.83	12.12	29.48	64.21	
SECTION 1	0	1.73	0.69	1.34	2.77	3.07	61.14
SECTION 2	0	3.07	0.91	0	3.66	3.07	58.07
SECTION 3	1.50	4.68	0.75	0	3.01	4.68	53.39
SECTION 6	0.16	0.25	0.0	0	0.16	0.25	53.14
SECTION 8	0.0	0.0	0.0	0	0.0	0.0	53.14
SECTION 4	0.0	0.0	0.14	0.20	0.14	0.20	52.94

RURAL PLAINS RESIDENTIAL LAND USE DATA
SECTION 4

DEVELOPMENT	APPROVAL DATE	PR ZONED ACRES	SINGLE FAMILY DWELLING UNITS	MULTI–FAMILY TOWNHOME DWELLING UNITS	TOTAL DWELLING UNITS	LOT NUMBERS OF BUILDABLE LOTS	LOT NUMBERS OF OPEN SPACE LOTS	REMAINING ACRES	REMAINING DWELLINGS
CONCEPT PLAN	02.24.2005	* 223.0	143	503	646	–	–	* 223.0	646
SECTION 1	.	19.03	51	41	92	2–10, 14–33, 36–40 + 42–60, 66–88, 91–106	1, 11–13, 34–35, 41, 61–65, 89–90	203.97	554
SECTION 2	.	18.29	51	15	66	106–120,122–128, 131–142,145,148–159, 161–175	121, 129, 130, 147, 160 & 176	185.68	488
SECTION 3	.	16.40	0	21	21	304	300, 309, 312 & 313	169.28	467
SECTION 6	.	0.81	0	5	5	1–5	6–8	168.47	462
SECTION 7	.	34.41	64	32	96	7001–7096	7102–7108, 7110–7112	134.06	366
SECTION 4	.	2.82	0	0	0	199, 205	–	134.06	366

NOTES:
1. IN ADDITION TO THE APPROVED ENTITLEMENTS ABOVE, 25 ADDITIONAL RESIDENTIAL UNITS MAY BE ADDED TO THE TOTAL LISTED IN THE MATRIX ABOVE FOR LIVE/WORK SCENARIOS. ACCORDING TO THE ORIGINAL PUD, SHEET L-2.
2. LOT NUMBERS 7097, 7098, 7099, 7107 AND 7110 WILL REQUIRE A SEPARATE SITE PLAN SUBMITTAL PRIOR TO BUILDING PERMIT.

RURAL PLAINS COMMERCIAL LAND USE DATA
SECTION 4

DEVELOPMENT	APPROVAL DATE	COMMERCIAL ZONED ACRES	USE	LOT NUMBERS OF BUILDABLE LOTS	COMMERCIAL SQ. FT.	CIVIC USE SQ. FT.	LOT NUMBERS OF OPEN SPACE LOTS	REMAINING ACRES	COMMERCIAL SQ. FT. REMAINING	CIVIC USE TOTAL SQ. FT.
CONCEPT PLAN	02.24.2005	* 142±			1,134,625		–	* 142±	1,134,625	
SECTION 1	.	.			.	.	.	.	1,134,625	.
SECTION 1	.	.	AMENITY CENTER		.	774	.	.	1,134,625	774
SECTION 2	.	.			.	.	.	.	1,134,625	.
SECTION 3	.	16.40	RETAIL & RESTAURANT	301–305	55,505	.	300, 309, 312 & 313	125.6	1,079,120	774
SECTION 6	.	0.81	RETAIL	1–5	1,957	.	6–8	124.8	1,077,163	.
SECTION 8	.	7.90	RETAIL	1	66,697	.	.	116.9	1,010,466	.
SECTION 4	.	2.82	HOTEL	199, 205	.	.	.	114.08	.	.

CONNECTIVITY INDEX SCORE

TOTAL DEVELOPMENT
PUBLIC AND PRIVATE ROADS = 5 LINKS / 3 NODES 1.67
MINIMUM CONNECTIVITY INDEX 1.65

● LINKS ✱ NODES

NOTE:
SEE SHEET C5.0 FOR OVERALL SITE LAYOUT.

SEE SHEET C3.0 FOR GENERAL SITE NOTES.

SECTION 4

0 5 10 15 20 40 60
GRAPHIC SCALE

Littlejohn
1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.lealnc.com
Nashville | Chattanooga | Decatur | Huntsville | Knoxville | Orlando | Phoenix | Tri-Cities

CITY OF FRANKLIN PROJECT NO. 5860
REVISED DEVELOPMENT PLAN SUBMITTAL
BERRY FARMS PUD SUBDIVISION
SECTION 4, REVISION 1 (HAMPTON INN & SUITES)
FRANKLIN, TENNESSEE

BNB-WCO INVESTORS, LLC
ON BEHALF OF
RURAL PLAINS PARTNERSHIP
2000 Meridian Boulevard
Suite 250
Franklin, TN 37067
615.550.5580

JACK J. PARKER — REGISTERED ENGINEER — AGRICULTURE — No. 119532 — STATE OF TENNESSEE — 12/15

DATE	REVISIONS
07.02.15	PER COF COMMENTS
2015.06.08	20141520

C3.1
SITE LAYOUT

G:\Projects\20141\20141520\dwg\Development Plans\20141520 C3.1 LAY.dwg–C3.1 Jul 02, 2015 – 10.38am pwilliams

1 EAST ELEVATION

SCALE: 3/32" = 1'-0"

0 4 8 12 20

2 SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

0 4 8 12 20

RE: COF Berry Farms PUD Subdivision, development plan, section 4, revision 1 (Hampton Inn & Suites)
Project Number(s): COF no: 5860

BOUNDS + GILLESPIE ARCHITECTS, PLLC
7975 Stage Hills Boulevard, Suite 4
Memphis, Tennessee 38133
(901) 372-4455 F: (901) 388-5765
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Consultant:

PAUL D. GILLESPIE
REGISTERED ARCHITECT
AGMCDLLP
No. 10466
STATE OF TENNESSEE

Mark	Date	Revision
1	06-29-15	CITY OF FRANKLIN REVIEW

HAMPTON INN & SUITES
Berry Farms Crossing
Franklin, Tennessee

EXTERIOR ELEVATIONS

Project No: 091412
Date: 06-29-15
Sheet: A-301

1 NORTH ELEVATION

SCALE: 3/32" = 1'-0"

0 4 8 12 20

2 WEST ELEVATION

SCALE: 3/32" = 1'-0"

0 4 8 12 20

RE: COF Berry Farms PUD Subdivision, development plan, section 4, revision 1 (Hampton Inn & Suites)
Project Number(s): COF no: 5860

BOUNDS + GILLESPIE ARCHITECTS, PLLC
7975 Stage Hills Boulevard, Suite 4
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Consultant:

PAUL D. GILLESPIE REGISTERED ARCHITECT AGREEMENT NO. 10490 STATE OF TENNESSEE

Mark	Date	Revision
1	06-29-15	CITY OF FRANKLIN REVIEW

HAMPTON INN & SUITES

Berry Farms Crossing
Franklin, Tennessee

EXTERIOR ELEVATIONS

Project No: 091412
Date: 06-29-15
Sheet: A-302

The Village Center

Permitted Uses

Apartment House: multiple unit buildings with apartments vertically arranged and with parking located near the building. Units may be for rental or for sale in condominium or cooperative ownership. Apartment blocks are a building type accommodating multiple dwellings disposed above and beside each other, sharing a common entry. Apartment buildings may be perimeter blocks, urban villas, and forecourt yard apartments.

Apartments are a rear yard residential building type. This building type occupies the full frontage of its lot. The building façade steadily defines the edge of the public space while the rear elevation may be articulated for functional purposes. The rear yard accommodates substantial parking, while the front façade may accommodate on street parking.

Lobby apartment building: units enter off stair lobby with two to four units per floor.

Corridor apartment building: units enter off double-loaded corridor, with six or more units per floor.

Double decker: two unit buildings with one unit located directly above the other.

Flex Apartment House: a rear yard, flexible commercial building type with one or two dwellings and a commercial space. Common walls are permitted on the side lot lines. Multiple-unit buildings with the first available as commercial space, either leased independently or in conjunction with the apartments above (via internal stairs). Units may be for rent or for sale in condominium or cooperative ownership.

Loft Building: multiple-unit buildings with units available for either residential or commercial use. The ceilings must be high to permit a greater distance from windows required in commercial units. Units may be for rent or for sale in condominium or cooperative ownership.

Flex Townhouse: a rear yard, flexible commercial building type with one dwelling and a commercial space. Common walls are permitted on the side lot lines. Rowhouse with the first story available as a commercial space, either independently leased or in conjunction with the residential unit above. A rear alley or parking lot may accommodate the additional parking requirement

Flex House: a rear yard, flexible commercial building type with one dwelling and a commercial space. Common walls are permitted on the side lot lines. Single-family house or townhouse with the front of the building available as a commercial space or as an ancillary rental unit.

Hotel: a building to accommodate guest lodging.

Mansion: a building similar in appearance to a large single-family detached house, regulated in form but flexible in use. The building is able to accommodate a wide variety of uses, including apartments for rent or sale, single-room occupancy (boarding house), bed and breakfast inn, small professional offices, ground-floor retail or restaurant. Units may be for rent or sale, condominium/cooperative ownership.

Neighborhood Store: a retail shop where residential units or offices can be located above.

Shopping District: a building providing general merchandise, a range of services, recreation facilities (such as a multiplex cinema) as well as restaurants. The Shopping District can be anchored by a supermarket or junior anchor of not less than 20,000 square feet, although cinemas or smaller national retailers and specialty restaurants can be anchors as well.

Office Building: a fixed commercial building type with commercial use throughout. Common walls are permitted on the side lot lines. Office buildings are among the largest urban type as they must accommodate floorplates of modern corporation buildings. Office buildings shall front thoroughfares with parking relegated generally to the side or rear of the building.

civic: Location of civic uses are conditional by approval of the Franklin Municipal Planning Commission (e.g.: church, daycare, post office, community center, fire station, library and clubhouse and others).
Proposed locations are preliminary in location and subject to change.

Standards:

Building Placement -

1. Lot lines enfronting thoroughfares or open spaces are designated frontage lines and subject to special code requirements. At corner lots, one of the two frontage lines shall be designated the primary one.
2. Buildings shall have facades generally along frontage lines.
3. The facades and elevations of a building shall be a minimum distance from the frontage and lot lines per the proposed thoroughfare standards section.
4. Primary facades generally shall be set parallel to straight frontage lines, and parallel to the cord if broken or curved. Elevations may deviate from the trajectory of the lot lines.
5. Lot coverage for all buildings shall be a maximum of 80%. Lot coverage for all outbuilding shall not exceed 675 sq. ft. Arcades and open porches do not count towards lot coverage.
6. Arcades may be built overlapping the sidewalk per Thoroughfare Street Standards (p. 29-p.35) and the Architectural Guidelines Appendix (p. A27).

Building Elements –

1. Stoops, boxed windows, and bay windows may encroach into the setbacks as shown in the Architectural Guidelines Appendix.
2. An upper story may encroach up to 7 ft. into the setbacks.
3. Balconies, arcades, and awnings may encroach 7 feet.

Building Height –

1. The maximum overall building height exclusive of attic, roof or parapet and architectural elements shall be measured in number of stories. Refer to the Building Height Matrix (p. A30) for maximum dimensions.
2. The heights of building elements shall be measured from sidewalk grade taken anywhere along the principal frontage line.
3. A portion of the building with lot coverage no greater that 900 sq. ft. may exceed the height limit.
4. Fences and garden walls at frontage lines shall be between +2.5 and +4.5 ft. in height.
5. Fences and garden walls at and behind the front façade line shall be at 7 ft. max.

Parking Placement –

1. The number of parking places provided shall be as required by the Building Use.
2. Both on-street and off-street parking shall count towards the fulfillment of the parking requirement. The on-street parking shall be provided along the frontage corresponding to the lot.
3. Trash containers shall be located within alley where applicable.

Building Use –

Residential: The number of dwellings is limited by the requirement of 2 assigned parking spaces for each dwelling, a ratio which may be reduced according to the shared parking standard.

Lodging: The number of bedrooms available for lodging is limited by the requirement of one assigned parking space for each bedroom and employeee, a ratio which may be reduced according to the shared parking standards. Food service may be provided at all times.

Office: The area available for office use is limited by the requirement of 3 spaces/1,000 sq.ft. of gross office space, a ratio which may be reduced according to the shared parking standards.

Retail: The area available for retail use is limited by the requirement of 4 spaces/1,000 sq.ft. of gross retail space, a ratio which may be reduced according to the shared parking standards.

Civic: Civic uses are conditional by approval of the Franklin Municipal Planning Commission (e.g.: church, daycare, post office, community center, fire station, library and clubhouse and others).
Proposed locations are preliminary in location and subject to change.

Refer to Minimum Parking Requirements Matrix (p A30)

Note: The improvements depicted on this Concept Plan are designed to provide the information required by Section 3.5.3 of the Franklin Zoning Ordinance. To accommodate the mixed-use retail/office/residential character of the property, actual uses may vary from those indicated and may include those uses permitted within the relevant Specific Development - Variety (SD-X) use restrictions or a mix thereof, unless by note or otherwise a particular use is prohibited or restricted from a particular portion of the property.

REVISED DEVELOPMENT PLAN SUBMITTAL

BERRY FARMS PUD SUBDIVISION

SECTION 4, REVISION 1 (HAMPTON INN & SUITES)

PLANNED RESIDENTIAL / PLANNED COMMERCIAL

FRANKLIN, TENNESSEE

CITY OF FRANKLIN PROJECT #5860

June 8, 2015

Resubmitted: July 2, 2015

VICINITY MAP

SITE DATA (SECTION 4)

PROJECT NAME:	BERRY FARMS TOWN CENTER HAMTON INN & SUITES – SECTION 4
PROJECT NO.:	COF NO.
SUBDIVISION:	BERRY FARMS TOWN CENTER
ADDRESS:	7101 BERRY FARMS CROSSING
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH
MAP AND PARCEL:	MAP 117A GROUP B, PARCELS 7 & 13
EXISTING ZONING:	SD–X (SPECIFIC DEVELOPMENT–VARIETY)
CHARACTER AREA OVERLAY:	GCOD–3
OTHER APPLICABLE OVERLAYS:	FFO (FLOODWAY FRINGE OVERLAY DISTRICT)
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
SITE ACREAGE:	2.82 Ac. (123,049 S.F.)
DEVELOPABLE SITE	2.82 Ac. (123,049 S.F.)
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON ANY STREET:	12' (SEE PATTERN BOOK)
YARD FRONTING SERVICE DRIVE OR PARKING:	3 FEET
OWNER:	BNB–WCO INVESTORS, LLC ON BEHALF OF RURAL PLAINS PARTNERSHIP
ADDRESS:	2000 MERIDIAN BOULEVARD, SUITE 250 FRANKLIN, TN 37067
PHONE NO.:	(615) 550–5580
FAX NO.:	(615) 550–5576
E–MAIL ADDRESS:	pfawcett@boyle.com
CONTACT NAME:	Mr. Phil Fawcett
APPLICANT:	LITTLEJOHN ENGINEERING ASSOCIATES
ADDRESS:	1935 21ST AVE. SOUTH NASHVILLE, TN 37212
PHONE NO.:	(615) 385–4144
FAX NO.:	(615) 385–4020
E–MAIL ADDRESS:	jparker@leainc.com
CONTACT NAME:	Mr. Jack Parker
BUILDING SQUARE FOOTAGE SECTION 4:	
HOTEL (4 STORIES)	74,873 S.F.
TOTAL BUILDING SQ. FT.	74,873 S.F.
BUILDING HEIGHT:	40'–3"
LANDSCAPE SURFACE RATIO:	0.24
MINIMUM LANDSCAPE SURFACE RATIO:	0.20
INCOMPATIBLE–USE BUFFER REQUIRED:	NONE
MINIMUM REQUIRED PARKING:	
HOTEL (1 SP./ROOM)	124 SPACES
PLUS 0.75/ EMPLOYEE (25 EMPLOYEES)	19 SPACES
PLUS 0.17/ PERSON MAX. LOAD ASSEMBLY AREAS (114 PERSONS)	20 SPACES
REQUIRED PARKING WITHOUT SHARING FACTOR	163 SPACES
1.7 SHARING FACTOR PER BFTC PATTERN BOOK	67 SPACES
TOTAL REQUIRED PARKING:	96 SPACES
PARKING PROVIDED:	
TYPICAL PARKING	119 SPACES
ADA ACCESSIBLE PARKING	5 SPACES
TOTAL PARKING PROVIDED	124 SPACES
BICYCLE PARKING REQUIRED: (1/20 SURFACE SPACES – 126/20)	7 SPACES
BICYCLE PARKING PROVIDED:	8 SPACES
RESIDENTIAL DENSITY:	N/A
TREE CANOPY:	N/A
PARKLAND:	N/A
OPEN SPACE:	
MIN. FORMAL OPEN SPACE REQUIRED	6,153 S.F. (5% OF GROSS DEV.)
FORMAL OPEN SPACE PROVIDED	0.0 S.F. (REFER TO TABLE TRACKING OPEN SPACE FOR RURAL PLAINS)
TOTAL FORMAL OPEN SPACE PROVIDED	0.0 S.F.

THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE BERRY FARMS TOWN CENTER PATTERN BOOK, THE CITY OF FRANKLIN STANDARDS, AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT SUPERINTENDENT, THE PLANNING COMMISSION, OR THE BERRY FARMS TOWN CENTER ARCHITECTURAL REVIEW COMMITTEE.

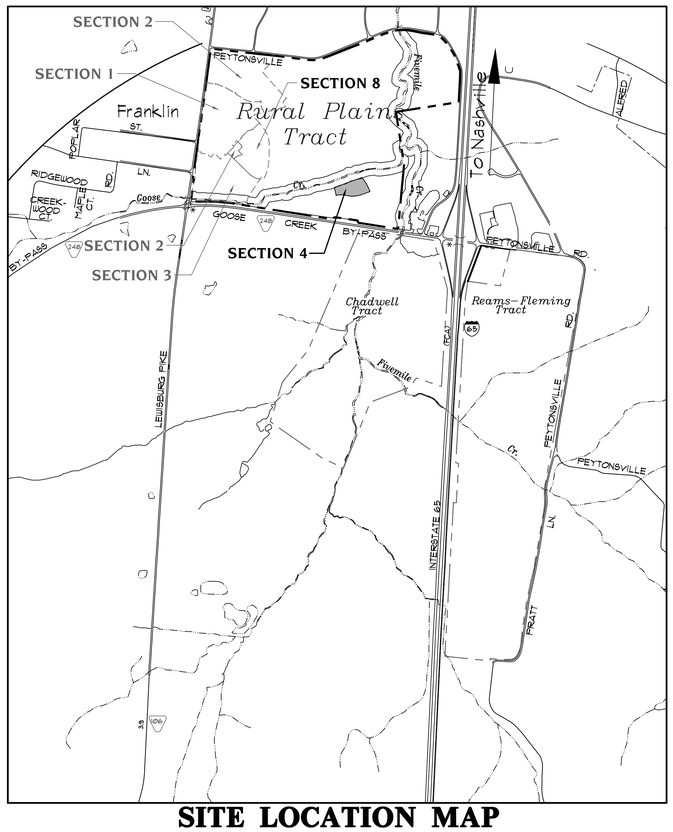
RURAL PLAINS RESIDENTIAL LAND USE DATA
SECTION 4

DEVELOPMENT	APPROVAL DATE	PR ZONED ACRES	SINGLE FAMILY DWELLING UNITS	MULTI–FAMILY TOWNHOME DWELLING UNITS	TOTAL DWELLING UNITS	LOT NUMBERS OF BUILDABLE LOTS	LOT NUMBERS OF OPEN SPACE LOTS	REMAINING ACRES	REMAINING DWELLINGS
CONCEPT PLAN	02.24.2005	* 223.0	143	503	646	–	–	* 223.0	646
SECTION 1		19.03	51	41	92	1–10, 14–33, 36–40, 42–60, 66–88, 91–106	11–13, 34–35, 41, 61–65, 89–90	203.97	554
SECTION 2		18.29	51	15	66	106–120,122–128, 131–146,148–159, 161–175	121, 129, 130, 147, 160 & 176	185.68	488
SECTION 3		16.40	0	21	21	304	300, 309, 312 & 313	169.28	467
SECTION 6		0.81	0	5	5	1–5	6–8	168.47	462
SECTION 7		34.41	64	32	96	7001–7096	7102–7108, 7110–7112	134.06	366
SECTION 4		2.82	0	0	0	199, 205	–	134.06	366

NOTES:
1. IN ADDITION TO THE APPROVED ENTITLEMENTS ABOVE, 25 ADDITIONAL RESIDENTIAL UNITS MAY BE ADDED TO THE TOTAL LISTED IN THE MATRIX ABOVE FOR LIVE/WORK SCENARIOS. ACCORDING TO THE ORIGINAL PUD, SHEET L-2.
2. LOT NUMBERS 7097, 7098, 7099, 7107 AND 7110 WILL REQUIRE A SEPARATE SITE PLAN SUBMITTAL PRIOR TO BUILDING PERMIT.

RURAL PLAINS COMMERCIAL LAND USE DATA
SECTION 4

DEVELOPMENT	APPROVAL DATE	COMMERCIAL ZONED ACRES	USE	LOT NUMBERS OF BUILDABLE LOTS	COMMERCIAL SQ. FT.	CIVIC USE SQ. FT.	LOT NUMBERS OF OPEN SPACE LOTS	REMAINING ACRES	COMMERCIAL SQ. FT. REMAINING	CIVIC USE TOTAL SQ. FT.
CONCEPT PLAN	02.24.2005	* 142±			1,134,625		–	* 142±	1,134,625	
SECTION 1	.	.	.	.	.	.	.	.	1,134,625	.
SECTION 1	.	.	AMENITY CENTER	.	.	774	.	.	1,134,625	774
SECTION 2	.	.	.	.	.	.	.	.	1,134,625	.
SECTION 3	.	16.40	RETAIL & RESTAURANT	301–305	55,505	.	300, 309, 312 & 313	125.6	1,079,120	774
SECTION 6	.	0.81	RETAIL	1–5	1,957	.	6–8	124.8	1,077,163	.
SECTION 8	.	7.90	RETAIL	1	66,697	.	.	116.9	1,010,466	.
SECTION 4	.	2.82	HOTEL	199, 205	.	.	.	114.08	.	.



SITE LOCATION MAP

1" = 1000'

INDEX OF SHEETS

SHT. #	TITLE
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	CURRENT BOMA APPROVED CONCEPT PLAN
C2.1	PROPOSED DEVELOPMENT PLAN
C3.0	OVERALL SITE LAYOUT
C3.1	SITE LAYOUT
C4.0	SITE GRADING & DRAINAGE
C4.1	STORMWATER MANAGEMENT PLAN
C5.0	SITE UTILITIES
L1.0	MASTER TREE CANOPY / PRESERVATION
L1.1	MASTER TREE REMOVAL / PRESERVATION
E100	SITE LIGHTING PHOTOMETRIC PLAN
A-301	EXTERIOR ELEVATIONS
A-302	EXTERIOR ELEVATIONS

OPEN SPACE REQUIREMENT CHART (SECTION 4)

MINIMUM OPEN SPACE REQUIREMENT: 5% REQUIRED
SITE ACREAGE: 2.82 ACRES (2.82 developable), OPEN SPACE ACREAGE REQUIRED: 0.14 ACRES
FORMAL OPEN SPACE (5% OF GROSS DEVELOPMENT AREA): 6,153 SQ. FT.
INFORMAL OPEN SPACE (10% OF GROSS DEVELOPMENT AREA): N/A

LOT NO.	CLASSIFICATION	TYPE	SQ. FT. OF OPEN SPACE	AC. OF OPEN SPACE	PAVED AREA	PERCENT PAVED
AREA 'A'	AMENITY AREA	FORMAL	8,711 S.F.	0.20 Ac.	6,571 S.F.	0.75 %
TOTAL			8,711 S.F.	0.20 Ac.		

OPEN SPACE TAKE DOWN CHART
RURAL PLAINS MINIMUM COMMON OPEN SPACE:

DEVELOPMENT	MIN. REQD. ACRES INFORMAL	PROPOSED ACRES INFORMAL	MIN. REQD. ACRES FORMAL	PROPOSED ACRES FORMAL	MIN. REQD. ACRES TOTAL	PROPOSED OPEN SPACE TOTAL	REMAINING ACRES
CONCEPT PLAN	19.65	52.1	9.83	12.12	29.48	64.21	
SECTION 1	0	1.73	0.69	1.34	2.77	3.07	61.14
SECTION 2	0	3.07	0.91	0	3.66	3.07	58.07
SECTION 3	1.50	4.68	0.75	0	3.01	4.68	53.39
SECTION 6	0.16	0.25	0.0	0	0.16	0.25	53.14
SECTION 8	0.0	0.0	0.0	0	0.0	0.0	53.14
SECTION 4	0.0	0.0	0.14	0.20	0.14	0.20	52.94

PREPARED FOR:

BNB-WCO INVESTORS, LLC

ON BEHALF OF

RURAL PLAINS PARTNERSHIP

2000 MERIDIAN BOULEVARD, SUITE 250

FRANKLIN, TENNESSEE 37067

Phone: (615) 550–5580

PREPARED BY:

Littlejohn

1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.leainc.com

Nashville | Chattanooga | Decatur | Huntsville | Knoxville | Orlando | Phoenix | Tri-Cities

JACK J. PARKER — REGISTERED ENGINEER — No. 111932 — STATE OF TENNESSEE — 12/15

JEFFREY D. HEINZEL — REGISTERED LANDSCAPE ARCHITECT — TENNESSEE NO. 1301 — 12/2015

C0.0

LEA JOB NO. 20141520

G:\Projects\2014\20141520\dwg\Development Plans\20141520 C0.0 COVER.dwg–C0.0 Cover Jul 02, 2015 – 10:31am pwilliams

LIMIT OF 500' AREA SURROUNDING THE PROJECT

LIMIT OF 100 YEAR FLOODWAY FRINGE PRIOR TO THE RURAL PLAINS FLOOD ALTERATION PLANS

LIMIT OF 100 YEAR FLOODWAY FRINGE (DEFINED BY PRIVATE STUDY)

FP/BDY

EXISTING SLOPES 20% OR GREATER (TYP.)

EXISTING SLOPES 14% - 19.99% (TYP.)

LIMIT OF 100 YEAR FLOODWAY FRINGE PRIOR TO THE RURAL PLAINS FLOOD ALTERATION PLANS

SITE DATA (SECTION 4)

ADDRESS	OWNER	PARCEL ID
7002 BERRY FARMS CROSSING	RURAL PLAINS PARTNERSHIP	117A B 01400 00010117B
7100 BERRY FARMS CROSSING	RURAL PLAINS PARTNERSHIP	117A B 01600 00010106O
1004 VILLAGE PLAINS BLVD.	FIRST FARMERS AND MERCHANTS BANK	117A B 00400 00010117A
204 LATHRAM LN.	RURAL PLAINS PARTNERSHIP	117A B 00900 00010117B
203 LATHRAM LN.	RURAL PLAINS PARTNERSHIP	117A B 00500 00010117A
OLD PEYTONSVILLE RD.	RURAL PLAINS PARTNERSHIP	106 03202 00110106
7001 BERRY FARMS CROSSING	RURAL PLAINS PARTNERSHIP	117A B 01100 00101178
1003 VILLAGE PLAINS BLVD.	RURAL PLAINS PARTNERSHIP	117A B 00300 00010117A
7020 BERRY FARMS CROSSING	RURAL PLAINS PARTNERSHIP	117A B 01500 00010117B
501 SALLIE LN.	RURAL PLAINS PARTNERSHIP	117A B 01000 00010117B
7021 BERRY FARMS CROSSING	RURAL PLAINS PARTNERSHIP	117A B 01200 00010117B
800 FIVE MILE CROSSING	RURAL PLAINS PARTNERSHIP	117A B 00600 00010106P
GOOSE CREEK BYPASS	MARK D. FRANCO TR & MICHELLE BARRETT	117 01907 00010117

SLOPE ANALYSIS

SLOPES 14% TO 19.99%

SLOPES 20.0% AND GREATER

SITE DATA (SECTION 4)

PROJECT NAME:	BERRY FARMS TOWN CENTER HAMTON INN & SUITES – SECTION 4
PROJECT NO.:	COF NO.
SUBDIVISION:	BERRY FARMS TOWN CENTER
ADDRESS:	7101 BERRY FARMS CROSSING
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH
MAP AND PARCEL:	MAP 117A GROUP B, PARCELS 7 & 13
EXISTING ZONING:	SD-X (SPECIFIC DEVELOPMENT-VARIETY)
CHARACTER AREA OVERLAY:	GCOD-3
OTHER APPLICABLE OVERLAYS:	FFO (FLOODWAY FRINGE OVERLAY DISTRICT)
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
SITE ACREAGE:	2.82 Ac. (123,049 S.F.)
DEVELOPABLE SITE	2.82 Ac. (123,049 S.F.)
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON ANY STREET:	12' (SEE PATTERN BOOK)
YARD FRONTING SERVICE DRIVE OR PARKING:	3' FEET
OWNER:	BNB-WCO INVESTORS, LLC ON BEHALF OF RURAL PLAINS PARTNERSHIP
ADDRESS:	2000 MERIDIAN BOULEVARD, SUITE 250 FRANKLIN, TN 37067
PHONE NO.:	(615) 550-5580
FAX NO.:	(615) 550-5576
E-MAIL ADDRESS:	pfowcett@boyle.com
CONTACT NAME:	Mr. Phil Fowcett
APPLICANT:	LITTLEJOHN ENGINEERING ASSOCIATES
ADDRESS:	1935 21ST AVE. SOUTH NASHVILLE, TN 37212
PHONE NO.:	(615) 385-4144
FAX NO.:	(615) 385-4020
E-MAIL ADDRESS:	jparker@littlejinc.com
CONTACT NAME:	Mr. Jack Parker
BUILDING SQUARE FOOTAGE SECTION 4:	
HOTEL (4 STORIES)	74,873 S.F.
TOTAL BUILDING SQ. FT.	74,873 S.F.
BUILDING HEIGHT:	40'-3"
LANDSCAPE SURFACE RATIO:	0.24
MINIMUM LANDSCAPE SURFACE RATIO:	0.20
INCOMPATIBLE-USE BUFFER REQUIRED:	NONE
MINIMUM REQUIRED PARKING:	
HOTEL (1 SP./ROOM)	124 SPACES
PLUS 0.75 / EMPLOYEE (25 EMPLOYEES)	19 SPACES
PLUS 0.17/ PERSON MAX. LOAD ASSEMBLY AREAS (114 PERSONS)	20 SPACES
REQUIRED PARKING WITHOUT SHARING FACTOR	163 SPACES
1.7 SHARING FACTOR PER BFTC PATTERN BOOK	67 SPACES
TOTAL REQUIRED PARKING:	96 SPACES
PARKING PROVIDED:	
TYPICAL PARKING	119 SPACES
ADA ACCESSIBLE PARKING	5 SPACES
TOTAL PARKING PROVIDED	124 SPACES
BICYCLE PARKING REQUIRED: (1/20 SURFACE SPACES – 126/20)	7 SPACES
BICYCLE PARKING PROVIDED:	8 SPACES
RESIDENTIAL DENSITY:	N/A
TREE CANOPY:	N/A
PARKLAND:	N/A
OPEN SPACE:	
MIN. FORMAL OPEN SPACE REQUIRED	6,153 S.F. (5% OF GROSS DEV.)
FORMAL OPEN SPACE PROVIDED	0.0 S.F. (REFER TO TABLE TRACKING OPEN SPACE FOR RURAL PLAINS)
TOTAL FORMAL OPEN SPACE PROVIDED	0.0 S.F.

THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE BERRY FARMS TOWN CENTER PATTERN BOOK, THE CITY OF FRANKLIN STANDARDS, AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT SUPERINTENDENT, THE PLANNING COMMISSION, OR THE BERRY FARMS TOWN CENTER ARCHITECTURAL REVIEW COMMITTEE.

PROPERTY DESCRIPTION

A tract of land in the 10th District, Williamson County, Tennessee. Tract being Lots 199 and 205 of Berry Farms Town Center PUD Subdivision, Section 4, as recorded in Plat Book 61, Page 9, Register's Office Williamson County, Tennessee, (ROWC). Tract being bounded on the north by the Rural Plains Partnership tract as recorded in Book 2654, Page 823, ROWC, on the east by the western Right of Way (ROW) of Berry Farms Crossing a 41' Public ROW, on the south by the northern ROW of Five Mile Crossing, a 37' Public ROW and on the west by Lot 198 of said Berry Farms Town Center PUD Subdivision, Section 4. Tract being described as follows:

POINT OF BEGINNING being on said northern ROW and being the southeastern corner of said Lot 198 thence along the common line of Lot 198 N 13° 00' 00" W 138.46 feet to a set point; thence along the common line of the said Rural Plains Partnership tract N 70° 18' 57" E 417.71 feet to a set point; thence N 70° 39' 39" E 80.59 feet to a set point; thence along said western ROW with a curve to the right having a central angle of 18° 01' 08", a radius of 829.50 feet, a length of 260.87 feet and having a chord bearing and distance of S 30° 26' 52" E 259.80 feet to a set point; thence with a curve to the right having a central angle of 92° 21' 26", a radius of 15.00 feet, a length of 24.18 feet and having a chord bearing and distance of S 24° 44' 25" W 21.65 feet to a set point; thence along said northern ROW S 70° 55' 08" W 154.85 feet to a set point; thence with a curve to the right having a central angle of an angle of 28° 07' 06", a radius of 409.50 feet, a length of 200.96 feet and having a chord bearing and distance of S 84° 58' 41" W 198.95 feet to a set point; thence N 80° 57' 46" W 100.73 feet to a set point; thence with a curve to the left with a central angle of 22° 02' 14", a radius of 273.50 feet, a length of 105.19 feet and having a chord bearing and distance of S 88° 01' 07" W 104.55 feet to a set point; thence S 77° 00' 00" W 12.62 feet to the point of beginning.

Tract contains 123,049 square feet or 2.82 acres.

Bearings based on Tennessee State Plane Coordinate System.

SECTION 4

NOTE:
A PORTION OF THE SUBJECT PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "AE" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NO. 47187C0355F, DATED SEPTEMBER 29, 2006.

THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS DEFINED BY THE RURAL PLAINS FLOOD ALTERATION PLANS APPROVED JUNE 7, 2007.

SITE BM:
BOLT ON FIRE HYDRANT BETWEEN "ALBERT" AND "VILLE" ON THE SOUTH SIDE OF FIVE MILE CROSSING 61' SOUTHWEST OF THE INTERSECTION OF FIVE MILE AND BERRY FARMS CROSSING
ELEV: 675.19

PROJECT BM:
NAVD 88 (GPS DERIVED)

0 10 20 30 40 50 100 150
GRAPHIC SCALE

Littlejohn
1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.lealnc.com
Nashville | Chattanooga | Decatur | Huntsville | Knoxville | Orlando | Phoenix | Tri-Cities

CITY OF FRANKLIN PROJECT NO. 5860
REVISED DEVELOPMENT PLAN SUBMITTAL
BERRY FARMS PUD SUBDIVISION
SECTION 4, REVISION 1 (HAMPTON INN & SUITES)
FRANKLIN, TENNESSEE

BNB-WCO INVESTORS, LLC
ON BEHALF OF
RURAL PLAINS PARTNERSHIP
2000 Meridian Boulevard
Suite 250
Franklin, TN 37067
615.550.5580

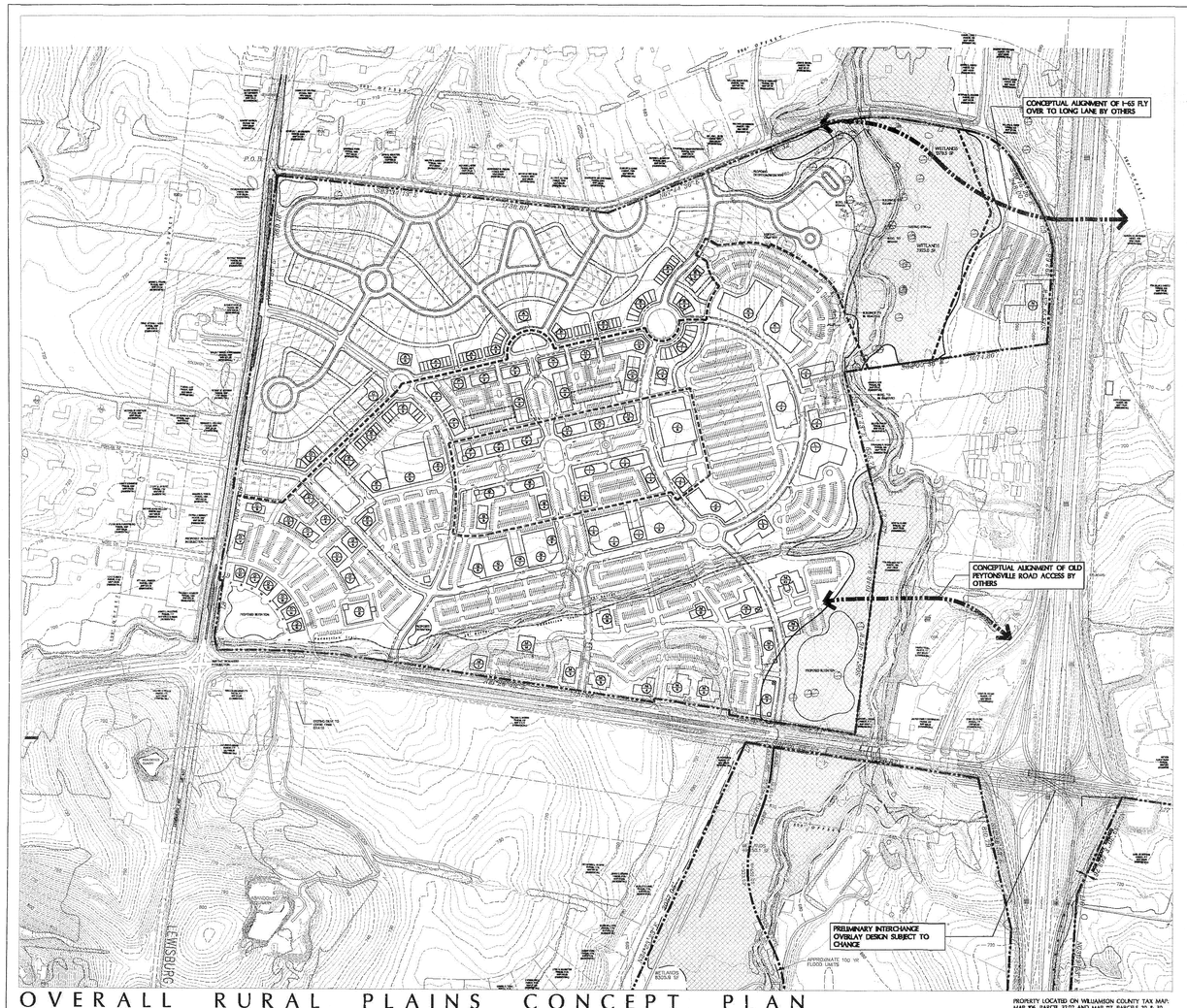
JACK J. PARKER
REGISTERED ENGINEER
AGRICULTURE
NO. 119352
STATE OF TENNESSEE
7/2/15

DATE	REVISIONS
07.02.15	PER COF COMMENTS
2015.06.08	20141520

C1.0

EXISTING CONDITIONS

G:\Projects\2014\20141520\dwg\Development Plans\20141520 C1.0 EX COND.dwg-C1.0-Exist Cond Jul 02, 2015 - 10:32am pwilliams


CONCEPTUAL ALIGNMENT OF I-65 FLY OVER TO LONG LANE BY OTHERS
CONCEPTUAL ALIGNMENT OF OLD PEYTONSVILLE ROAD ACCESS BY OTHERS
PRELIMINARY INTERCHANGE OVERLAY DESIGN SUBJECT TO CHANGE
WETLANDS BUFFER
WETLANDS FIELD 2R
WETLANDS FIELD 2R
WETLANDS FIELD 2R

RURAL PLAINS RESIDENTIAL LAND USE DATA
SECTION 4

DEVELOPMENT	APPROVAL DATE	PR ZONED ACRES	SINGLE FAMILY DWELLING UNITS	MULTI-FAMILY TOWNHOME DWELLING UNITS	TOTAL DWELLING UNITS	LOT NUMBERS OF BUILDABLE LOTS	LOT NUMBERS OF OPEN SPACE LOTS	REMAINING ACRES	REMAINING DWELLINGS
CONCEPT PLAN	02.24.2005	* 223.0	143	503	646	–	–	* 223.0	646
SECTION 1	-	19.03	51	41	92	2–10, 14–33, 36–40 OS-00, 00–00, 31–100	1, 11–13, 34–35, 41, 61–65, 89–90	253.97	554
SECTION 2	-	18.29	51	15	66	100–120,122–128, 131–146,148–159, 161–175	121, 129, 130, 147, 160 & 176	185.68	488
SECTION 3	-	16.40	0	21	21	304	300, 309, 312 & 313	169.28	467
SECTION 6	-	0.81	0	5	5	1–5	6–8	168.47	462
SECTION 7	-	34.41	64	32	96	7001–7096	7102–7108, 7110–7112	134.06	366
SECTION 4	-	2.82	0	0	0	199, 205	–	134.06	366

NOTES:
1. IN ADDITION TO THE APPROVED ENTITLEMENTS ABOVE, 25 ADDITIONAL RESIDENTIAL UNITS MAY BE ADDED TO THE TOTAL LISTED IN THE MATRIX ABOVE FOR LIVE/WORK SCENARIOS. ACCORDING TO THE ORIGINAL PUD, SHEET L-2.
2. LOT NUMBERS 7097, 7098, 7099, 7107 AND 7110 WILL REQUIRE A SEPARATE SITE PLAN SUBMITTAL PRIOR TO BUILDING PERMIT.

RURAL PLAINS COMMERCIAL LAND USE DATA
SECTION 4

DEVELOPMENT	APPROVAL DATE	COMMERCIAL ZONED ACRES	USE	LOT NUMBERS OF BUILDABLE LOTS	COMMERCIAL SQ. FT.	CIVIC USE SQ. FT.	LOT NUMBERS OF OPEN SPACE LOTS	REMAINING ACRES	COMMERCIAL SQ. FT. REMAINING	CIVIC USE TOTAL SQ. FT.
CONCEPT PLAN	02.24.2005	* 142±			1,134,625		–	* 142±	1,134,625	-
SECTION 1	-	-	-	-	-	-	-	-	1,134,625	-
SECTION 2	-	-	AMENITY CENTER	-	-	774	-	-	1,134,625	774
~~TOTAL SITE AREA FROM SURVEY = 223.0 Acres~~									1,134,625	
SECTION 3	-	16.40	RETAIL & RESTAURANT	301–305	55,505	-	300, 309, 312 & 313	125.6	1,079,120	774
SECTION 6	-	0.81	RETAIL	1–5	1,957	-	6–8	124.8	1,077,163	-
SECTION 8	-	7.90	RETAIL	1	66,697	-	-	116.9	1,010,466	-
SECTION 4	-	2.82	HOTEL	199, 205	-	-	-	114.08	-	-

SITE DATA (SECTION 4)

PROJECT NAME:	BERRY FARMS TOWN CENTER HAMTON INN & SUITES – SECTION 4
PROJECT NO.:	COF NO.
SUBDIVISION:	BERRY FARMS TOWN CENTER
ADDRESS:	7101 BERRY FARMS CROSSING
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH
MAP AND PARCEL:	MAP 117A GROUP B, PARCELS 7 & 13
EXISTING ZONING:	SD–X (SPECIFIC DEVELOPMENT–VARIETY)
CHARACTER AREA OVERLAY:	GCCO–3
OTHER APPLICABLE OVERLAYS:	FFO (FLOODWAY FRINGE OVERLAY DISTRICT)
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
SITE ACREAGE:	2.82 Ac. (123,049 S.F.)
DEVELOPABLE SITE	2.82 Ac. (123,049 S.F.)
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON ANY STREET:	12' (SEE PATTERN BOOK)
YARD FRONTING SERVICE DRIVE OR PARKING:	3 FEET
OWNER:	BNB–WCO INVESTORS, LLC ON BEHALF OF RURAL PLAINS PARTNERSHIP
ADDRESS:	2000 MERIDIAN BOULEVARD, SUITE 250 FRANKLIN, TN 37067
PHONE NO.:	(615) 550–5580
FAX NO.:	(615) 550–5576
E–MAIL ADDRESS:	pfawcett@boyle.com
CONTACT NAME:	Mr. Phil Fawcett
APPLICANT:	LITTLEJOHN ENGINEERING ASSOCIATES
ADDRESS:	1935 21ST AVE. SOUTH NASHVILLE, TN 37212
PHONE NO.:	(615) 385–4144
FAX NO.:	(615) 385–4020
E–MAIL ADDRESS:	jparker@lealnc.com
CONTACT NAME:	Mr. Jack Parker
BUILDING SQUARE FOOTAGE SECTION 4:	
HOTEL (4 STORIES)	74,873 S.F.
TOTAL BUILDING SQ. FT.	74,873 S.F.
BUILDING HEIGHT:	40'–3"
LANDSCAPE SURFACE RATIO:	0.24
MINIMUM LANDSCAPE SURFACE RATIO:	0.20
INCOMPATIBLE–USE BUFFER REQUIRED:	NONE
MINIMUM REQUIRED PARKING:	
HOTEL (1 SP./ROOM)	124 SPACES
PLUS 0.75/ EMPLOYEE (25 EMPLOYEES)	19 SPACES
PLUS 0.17/ PERSON MAX. LOAD ASSEMBLY AREAS (114 PERSONS)	19 SPACES
REQUIRED PARKING WITHOUT SHARING FACTOR	163 SPACES
1.7 SHARING FACTOR PER BFTC PATTERN BOOK	67 SPACES
TOTAL REQUIRED PARKING:	96 SPACES
PARKING PROVIDED:	
TYPICAL PARKING	119 SPACES
ADA ACCESSIBLE PARKING	5 SPACES
TOTAL PARKING PROVIDED	124 SPACES
BICYCLE PARKING REQUIRED: (1/20 SURFACE SPACES – 126/20)	7 SPACES
BICYCLE PARKING PROVIDED:	8 SPACES
RESIDENTIAL DENSITY:	N/A
TREE CANOPY:	N/A
PARKLAND:	N/A
OPEN SPACE:	
MIN. FORMAL OPEN SPACE REQUIRED	6,153 S.F. (5% OF GROSS DEV.)
FORMAL OPEN SPACE PROVIDED	0.0 S.F. (REFER TO TABLE TRACKING OPEN SPACE FOR RURAL PLAINS)
TOTAL FORMAL OPEN SPACE PROVIDED	0.0 S.F.

THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE BERRY FARMS TOWN CENTER PATTERN BOOK, THE CITY OF FRANKLIN STANDARDS, AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT SUPERINTENDENT, THE PLANNING COMMISSION, OR THE BERRY FARMS TOWN CENTER ARCHITECTURAL REVIEW COMMITTEE.

PLANNING NARRATIVE

CHARACTER OVERLAY: GCCO–4c:
SPECIAL OVERLAY DISTRICT: FFO (FLOODWAY FRINGE OVERLAY)
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL

THE SITE IS LOCATED IN AREA 3 OF THE GOOSE CREEK (GCCO) CHARACTER AREA. THE SITE IS LOCATED NORTH OF PEYTONSVILLE ROAD AND EAST OF LEWISBURG PIKE. SURROUNDING USED INCLUDE AGRICULTURE TO THE NORTH AND SOUTH, RESIDENTIAL TO THE WEST AND OFFICE AND MIXED USE TO THE EAST. THE PROPOSED COMMERCIAL DEVELOPMENT IS A REVISION AND IS IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN. THIS DEVELOPMENT PROVIDES MIXED–USE OPPORTUNITIES AT A MAJOR INTERCHANGE ALONG I–65 AT PEYTONSVILLE ROAD. THE INCLUSION OF A HOTEL PROVIDES VISIBILITY AND A TRANSITION FROM THE HIGH OCCUPANCY USE OF THE INTERSTATE TO THE RURAL RESIDENTIAL PROPERTIES ADJACENT TO THE DEVELOPMENT.

CONNECTIVITY INDEX SCORE

TOTAL DEVELOPMENT
PUBLIC AND PRIVATE ROADS = 5 LINKS / 3 NODES 1.67
MINIMUM CONNECTIVITY INDEX 1.65

● LINKS ✱ NODES

OPEN SPACE REQUIREMENT CHART (SECTION 4)

MINIMUM OPEN SPACE REQUIREMENT: 5% REQUIRED
SITE ACREAGE: 2.82 ACRES (2.82 developable), OPEN SPACE ACREAGE REQUIRED: 0.14 ACRES
FORMAL OPEN SPACE (5% OF GROSS DEVELOPMENT AREA): 6,153 SQ. FT.
INFORMAL OPEN SPACE (10% OF GROSS DEVELOPMENT AREA): N/A

LOT NO.	CLASSIFICATION	TYPE	SQ. FT. OF OPEN SPACE	AC. OF OPEN SPACE	PAVED AREA	PERCENT PAVED
AREA 'A'	AMENITY AREA	FORMAL	8,711 S.F.	0.20 Ac.	6,571 S.F.	0.75 %
TOTAL			8,711 S.F.	0.20 Ac.		

OPEN SPACE TAKE DOWN CHART
RURAL PLAINS MINIMUM COMMON OPEN SPACE:

DEVELOPMENT	MIN. REQD. ACRES INFORMAL	PROPOSED ACRES INFORMAL	MIN. REQD. ACRES FORMAL	PROPOSED ACRES FORMAL	MIN. REQD. ACRES TOTAL	PROPOSED OPEN SPACE TOTAL	REMAINING ACRES
CONCEPT PLAN	19.65	52.1	9.83	12.12	29.48	64.21	
SECTION 1	0	1.73	0.69	1.34	2.77	3.07	61.14
SECTION 2	0	3.07	0.91	0	3.66	3.07	58.07
SECTION 3	1.50	4.68	0.75	0	3.01	4.68	53.39
SECTION 6	0.16	0.25	0.0	0	0.16	0.25	53.14
SECTION 8	0.0	0.0	0.0	0.0	0.0	0.0	53.14
SECTION 4	0.0	0.0	0.14	0.20	0.14	0.20	52.94

TRANSECT TABULATIONS

TRANSECT DATA

CLASSIFICATION	GROSS ACRES	DWELLING UNITS	FLOOR AREA SQ.FT.	F.A.R.	GROSS DENSITY	NET DENSITY
VILLAGE CORE	15.4	164	114,253	0.17	10.65	30.76
VILLAGE CENTER	126.6	~~200~~ 260	945,372	0.18	~~2.20~~ 2.06	~~15.98~~ 14.35
VILLAGE EDGE	81.0	222	– – –	––	2.75	6.77

SECTION 1
SECTION 2
SECTION 3
SECTION 4
SECTION 6
SECTION 8

GRAPHIC SCALE 0 30 60 90 120 240 360

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CITY OF FRANKLIN PROJECT NO. 5860
REVISED DEVELOPMENT PLAN SUBMITTAL
BERRY FARMS PUD SUBDIVISION
SECTION 4, REVISION 1 (HAMPTON INN & SUITES)
FRANKLIN, TENNESSEE

BNB-WCO INVESTORS, LLC
ON BEHALF OF
RURAL PLAINS PARTNERSHIP
2000 Meridian Boulevard
Suite 250
Franklin, TN 37067
615.550.5580

JACK J. PARKER
REGISTERED ENGINEER
AGRICULTURE
No. 111935
STATE OF TENNESSEE
07/2/15

DATE	REVISIONS
07.02.15	PER COF COMMENTS
2015.06.08	20141520

C2.1
PROPOSED DEVELOPMENT PLAN

G:\Projects\2014\20141520\Dwg\Development Plans\20141520 C2.1 Proposed Development Plan.dwg–C2.1–Prop. Dev. Plan Jul 02, 2015 – 10:33am pwilliams

Littlejohn
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CITY OF FRANKLIN PROJECT NO. 5860
REVISED DETAILED DEVELOPMENT PLAN SUBMITTAL

BERRY FARMS PUD SUBDIVISION
SECTION 4, REVISION 1 (HAMPTON INN & SUITES)

FRANKLIN, TENNESSEE

BNB-WCO INVESTORS, LLC
ON BEHALF OF
RURAL PLAINS PARTNERSHIP
2000 Meridian Boulevard
Suite 250
Franklin, TN 37067
615.550.5580

JACK J. PARKER
REGISTERED ENGINEER
AGRICULTURE
No. 111935
STATE OF TENNESSEE
7/2/15

DATE	REVISIONS
07.02.15	PER COF COMMENTS
2015.06.08	20141520

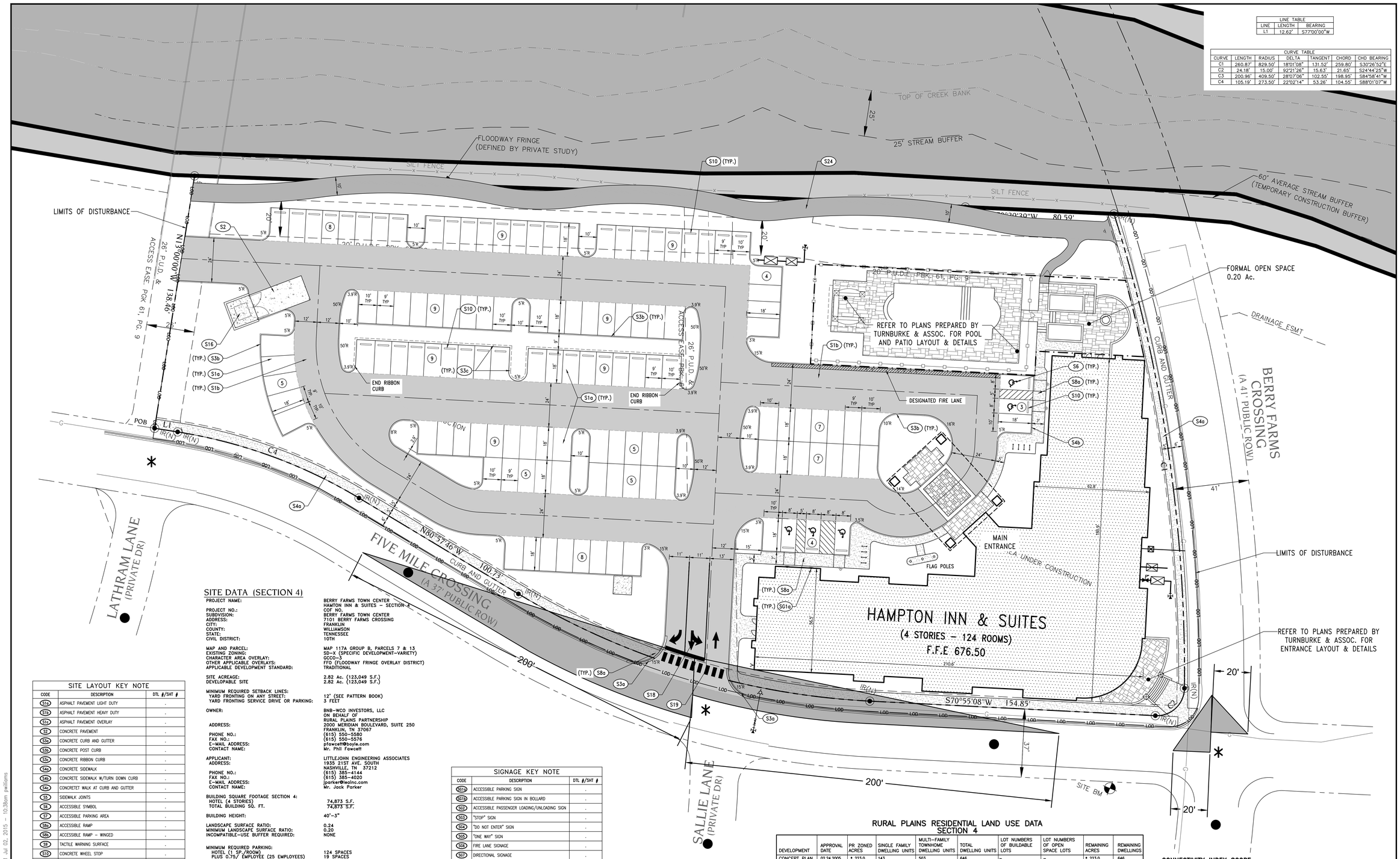
C3.0

OVERALL SITE LAYOUT

G:\Projects\2014\20141520\dwg\Development Plans\20141520 C3.0 OALL LAY.dwg-C3.0 Jul 02, 2015 - 10:36am pwilliams

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.62'	S77°00'00"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHD BEARING
C1	260.87'	829.50'	18°01'08"	131.52'	259.80'	S30°26'52"E
C2	24.18'	15.00'	92°21'26"	15.63'	21.65'	S24°44'25"W
C3	200.96'	409.50'	28°07'06"	102.55'	198.95'	S84°58'41"W
C4	105.19'	273.50'	22°02'14"	53.26'	104.55'	S88°01'07"W



SITE DATA (SECTION 4)

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PROJECT NO.:	COF NO.
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CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH
MAP AND PARCEL:	MAP 117A GROUP B, PARCELS 7 & 13
EXISTING ZONING:	SD–X (SPECIFIC DEVELOPMENT–VARIETY)
CHARACTER AREA OVERLAY:	GCCO–S
OTHER APPLICABLE OVERLAYS:	FFO (FLOODWAY FRINGE OVERLAY DISTRICT)
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
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DEVELOPABLE SITE	2.82 Ac. (123,049 S.F.)
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TREE CANOPY:	N/A
PARKLAND:	N/A
OPEN SPACE:	
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TOTAL FORMAL OPEN SPACE PROVIDED	0.0 S.F.

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SITE LAYOUT KEY NOTE

CODE	DESCRIPTION	DTL #/SHT #
S1a	ASPHALT PAVEMENT LIGHT DUTY	.
S1b	ASPHALT PAVEMENT HEAVY DUTY	.
S1c	ASPHALT PAVEMENT OVERLAY	.
S2	CONCRETE PAVEMENT	.
S3a	CONCRETE CURB AND GUTTER	.
S3b	CONCRETE POST CURB	.
S3c	CONCRETE RIBBON CURB	.
S4a	CONCRETE SIDEWALK	.
S4b	CONCRETE SIDEWALK W/TURN DOWN CURB	.
S4c	CONCRETE WALK AT CURB AND GUTTER	.
S5	SIDEWALK JOINTS	.
S6	ACCESSIBLE SYMBOL	.
S7	ACCESSIBLE PARKING AREA	.
S8a	ACCESSIBLE RAMP	.
S8b	ACCESSIBLE RAMP – WINGED	.
S9	TACTILE WARNING SURFACE	.
S10	CONCRETE WHEEL STOP	.
S11a	CONCRETE STAIRS WITH HANDRAIL	.
S11b	CONCRETE STAIRS WITH HANDRAIL/GUARDRAIL	.
S12	ELEVATED SIDEWALK	.
S12a	RAMP WITH HANDRAIL	.
S12b	RAMP WITH HANDRAIL/GUARDRAIL	.
S14	CONCRETE BOLLARD	.
S15	UTILITY PAD	.
S16	CONCRETE DUMPSTER PAD	.
S17	DRIVEWAY RAMP	.
S18	DIRECTIONAL ARROW	.
S19	PEDESTRIAN CROSSWALK	.
S20a	CHAIN LINK FENCE (SPECIFY HEIGHT)	.
S20b	WOODEN SCREEN FENCE (SPECIFY HEIGHT)	.
S21a	GUARDRAIL	.
S21b	GUARDRAIL W/HANDRAIL	.
S22a	CONCRETE RETAINING WALL	.
S22b	SEGMENTAL RETAINING WALL	.
S23	24" PAINTED STOP BAR	.
S24	PAVED PEDESTRIAN PATHWAY	.

SIGNAGE KEY NOTE

CODE	DESCRIPTION	DTL #/SHT #
S01a	ACCESSIBLE PARKING SIGN	.
S01b	ACCESSIBLE PARKING SIGN IN BOLLARD	.
S02	ACCESSIBLE PASSENGER LOADING/UNLOADING SIGN	.
S03	"STOP" SIGN	.
S04	"DO NOT ENTER" SIGN	.
S05	"ONE WAY" SIGN	.
S06	FIRE LANE SIGNAGE	.
S07	DIRECTIONAL SIGNAGE	.

OPEN SPACE REQUIREMENT CHART (SECTION 4)

MINIMUM OPEN SPACE REQUIREMENT: 5% REQUIRED
SITE ACREAGE: 2.82 ACRES (2.82 developable), OPEN SPACE ACREAGE REQUIRED: 0.14 ACRES
FORMAL OPEN SPACE (5% OF GROSS DEVELOPMENT AREA): 6,153 SQ. FT.
INFORMAL OPEN SPACE (10% OF GROSS DEVELOPMENT AREA): N/A

LOT NO.	CLASSIFICATION	TYPE	SQ. FT. OF OPEN SPACE	AC. OF OPEN SPACE	PAVED AREA	PERCENT PAVED
AREA 'A'	AMENITY AREA	FORMAL	8,711 S.F.	0.20 Ac.	6,571 S.F.	0.75 %
TOTAL			8,711 S.F.	0.20 Ac.		

OPEN SPACE TAKE DOWN CHART
RURAL PLAINS MINIMUM COMMON OPEN SPACE:

DEVELOPMENT	MIN. REQD. ACRES INFORMAL	PROPOSED ACRES INFORMAL	MIN. REQD. ACRES FORMAL	PROPOSED ACRES FORMAL	MIN. REQD. ACRES TOTAL	PROPOSED OPEN SPACE TOTAL	REMAINING ACRES
CONCEPT PLAN	19.65	52.1	9.83	12.12	29.48	64.21	
SECTION 1	0	1.73	0.69	1.34	2.77	3.07	61.14
SECTION 2	0	3.07	0.91	0	3.66	3.07	58.07
SECTION 3	1.50	4.68	0.75	0	3.01	4.68	53.39
SECTION 6	0.16	0.25	0.0	0	0.16	0.25	53.14
SECTION 8	0.0	0.0	0.0	0	0.0	0.0	53.14
SECTION 4	0.0	0.0	0.14	0.20	0.14	0.20	52.94

RURAL PLAINS RESIDENTIAL LAND USE DATA
SECTION 4

DEVELOPMENT	APPROVAL DATE	PR ZONED ACRES	SINGLE FAMILY DWELLING UNITS	MULTI–FAMILY TOWNHOME DWELLING UNITS	TOTAL DWELLING UNITS	LOT NUMBERS OF BUILDABLE LOTS	LOT NUMBERS OF OPEN SPACE LOTS	REMAINING ACRES	REMAINING DWELLINGS
CONCEPT PLAN	02.24.2005	* 223.0	143	503	646	–	–	* 223.0	646
SECTION 1	.	19.03	51	41	92	2–10, 14–33, 36–40 + 42–60, 66–88, 91–106	1, 11–13, 34–35, 41, 61–65, 89–90	203.97	554
SECTION 2	.	18.29	51	15	66	106–120,122–128, 131–142,145,148–159, 161–175	121, 129, 130, 147, 160 & 176	185.68	488
SECTION 3	.	16.40	0	21	21	304	300, 309, 312 & 313	169.28	467
SECTION 6	.	0.81	0	5	5	1–5	6–8	168.47	462
SECTION 7	.	34.41	64	32	96	7001–7096	7102–7108, 7110–7112	134.06	366
SECTION 4	.	2.82	0	0	0	199, 205	–	134.06	366

NOTES:
1. IN ADDITION TO THE APPROVED ENTITLEMENTS ABOVE, 25 ADDITIONAL RESIDENTIAL UNITS MAY BE ADDED TO THE TOTAL LISTED IN THE MATRIX ABOVE FOR LIVE/WORK SCENARIOS. ACCORDING TO THE ORIGINAL PUD, SHEET L-2.
2. LOT NUMBERS 7097, 7098, 7099, 7107 AND 7110 WILL REQUIRE A SEPARATE SITE PLAN SUBMITTAL PRIOR TO BUILDING PERMIT.

RURAL PLAINS COMMERCIAL LAND USE DATA
SECTION 4

DEVELOPMENT	APPROVAL DATE	COMMERCIAL ZONED ACRES	USE	LOT NUMBERS OF BUILDABLE LOTS	COMMERCIAL SQ. FT.	CIVIC USE SQ. FT.	LOT NUMBERS OF OPEN SPACE LOTS	REMAINING ACRES	COMMERCIAL SQ. FT. REMAINING	CIVIC USE TOTAL SQ. FT.
CONCEPT PLAN	02.24.2005	* 142±			1,134,625		–	* 142±	1,134,625	
SECTION 1	.	.			.	.	.	.	1,134,625	.
SECTION 1	.	.	AMENITY CENTER		.	774	.	.	1,134,625	774
SECTION 2	.	.			.	.	.	.	1,134,625	.
SECTION 3	.	16.40	RETAIL & RESTAURANT	301–305	55,505	.	300, 309, 312 & 313	125.6	1,079,120	774
SECTION 6	.	0.81	RETAIL	1–5	1,957	.	6–8	124.8	1,077,163	.
SECTION 8	.	7.90	RETAIL	1	66,697	.	.	116.9	1,010,466	.
SECTION 4	.	2.82	HOTEL	199, 205	.	.	.	114.08	.	.

CONNECTIVITY INDEX SCORE

TOTAL DEVELOPMENT
PUBLIC AND PRIVATE ROADS = 5 LINKS / 3 NODES 1.67
MINIMUM CONNECTIVITY INDEX 1.65

● LINKS ✱ NODES

NOTE:
SEE SHEET C5.0 FOR OVERALL SITE LAYOUT.

SEE SHEET C3.0 FOR GENERAL SITE NOTES.

SECTION 4

0 5 10 15 20 40 60
GRAPHIC SCALE

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CITY OF FRANKLIN PROJECT NO. 5860
REVISED DEVELOPMENT PLAN SUBMITTAL
BERRY FARMS PUD SUBDIVISION
SECTION 4, REVISION 1 (HAMPTON INN & SUITES)
FRANKLIN, TENNESSEE

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JACK J. PARKER — REGISTERED ENGINEER — AGRICULTURE — No. 119532 — STATE OF TENNESSEE — 12/15

DATE	REVISIONS
07.02.15	PER COF COMMENTS
2015.06.08	20141520

C3.1
SITE LAYOUT

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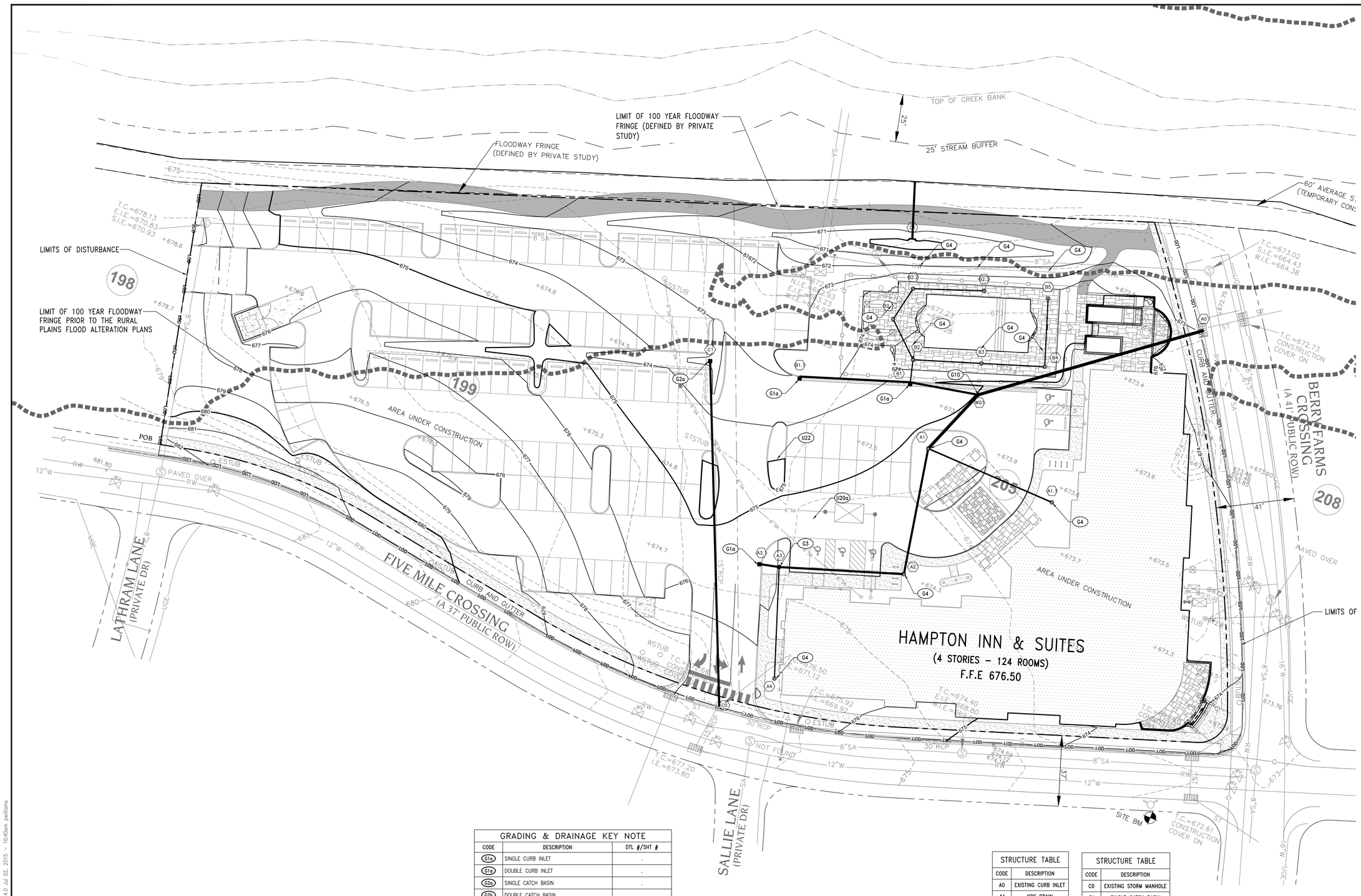

GRADING & DRAINAGE KEY NOTE

CODE	DESCRIPTION	DTL #/SHT #
G1a	SINGLE CURB INLET	.
G1a	DOUBLE CURB INLET	.
G2a	SINGLE CATCH BASIN	.
G2b	DOUBLE CATCH BASIN	.
G3	JUNCTION MANHOLE	.
G4	NDS DRAIN INLET	.
G5	CLEANOUT	.
G6a	CONCRETE HEADWALL STRAIGHT	.
G6b	CONCRETE HEADWALL WINGED	.
G7	BUILDING DOWNSPOUT CONNECTION	.
G8	CONCRETE FLUME	.
G9	DETENTION POND OUTLET STRUCTURE	.
G10	WATER QUALITY STRUCTURE	.
G11	CURB CUT	.
G12	SIDEWALK DRAIN	.
G13	TRENCH DRAIN	.
G14	RAIN GARDEN	.
G15	TRANSITION FROM FLUSH CONDITIONS TO 6" CURB OVER ___ FEET	.

STRUCTURE TABLE	
CODE	DESCRIPTION
A0	EXISTING CURB INLET
A1	NDS DRAIN
A1.1	NDS DRAIN
A2	NDS DRAIN
A3	JUNCTION MANHOLE
A3.1	SINGLE CURB INLET
A4	NDS DRAIN
B1	SINGLE CURB INLET
B1.1	SINGLE CURB INLET
B2	NDS DRAIN
B2.1	NDS DRAIN
B2.2	NDS DRAIN
B2.3	NDS DRAIN
B3	NDS DRAIN
B4	NDS DRAIN
B5	NDS DRAIN
D1	HEADWALL
WQ1	WATER QUALITY UNIT

STRUCTURE TABLE	
CODE	DESCRIPTION
C0	EXISTING STORM MANHOLE
C1	SINGLE CATCH BASIN

SECTION 4

NOTE:
SEE SITE OVERALL LAYOUT PLAN C5.0 FOR SECTION 4 OPEN SPACE REQUIREMENTS.

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C4.0

SITE GRADING AND DRAINAGE

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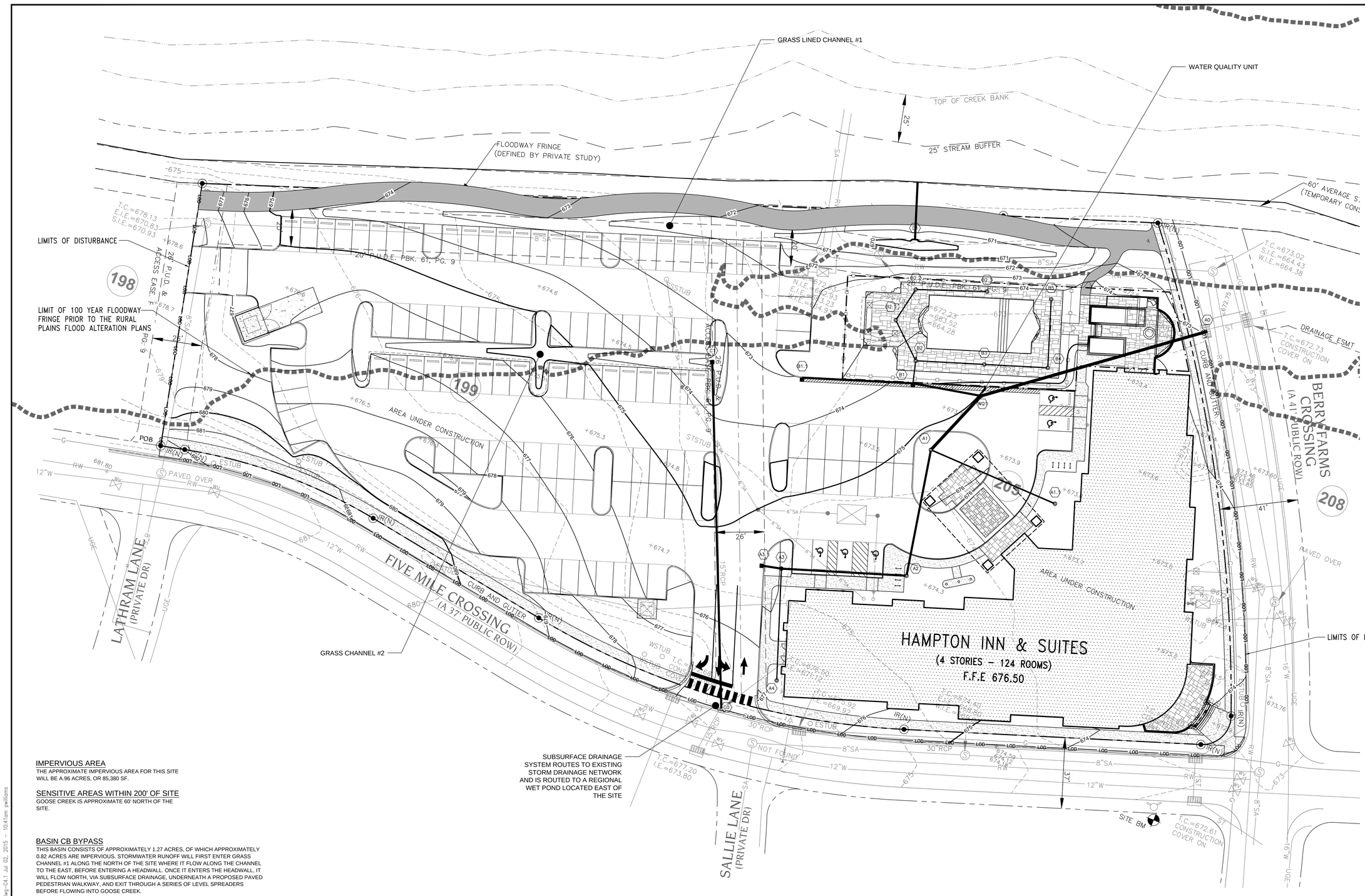

IMPERVIOUS AREA

THE APPROXIMATE IMPERVIOUS AREA FOR THIS SITE WILL BE A.96 ACRES, OR 85,380 SF.

SENSITIVE AREAS WITHIN 200' OF SITE

GOOSE CREEK IS APPROXIMATE 60' NORTH OF THE SITE.

BASIN CB BYPASS

THIS BASIN CONSISTS OF APPROXIMATELY 1.27 ACRES, OF WHICH APPROXIMATELY 0.82 ACRES ARE IMPERVIOUS. STORMWATER RUNOFF WILL FIRST ENTER GRASS CHANNEL #1 ALONG THE NORTH OF THE SITE WHERE IT FLOW ALONG THE CHANNEL TO THE EAST, BEFORE ENTERING A HEADWALL. ONCE IT ENTERS THE HEADWALL, IT WILL FLOW NORTH, VIA SUBSURFACE DRAINAGE, UNDERNEATH A PROPOSED PAVED PEDESTRIAN WALKWAY, AND EXIT THROUGH A SERIES OF LEVEL SPREADERS BEFORE FLOWING INTO GOOSE CREEK.

TSS% REMOVAL = GRASS CHANNEL (50%)

BASIN A1

THIS BASIN CONSISTS OF APPROXIMATELY 0.43 ACRES, OF WHICH APPROXIMATELY 0.32 ACRES ARE IMPERVIOUS. STORMWATER RUNOFF FROM THIS BASIN WILL FIRST ENTER GRASS CHANNEL #2, FLOWING ALONG THE CHANNEL TO THE EAST, AND ENTERING AN AREA INLET. IT WILL THEN TRAVEL VIA SUBSURFACE DRAINAGE TO THE SOUTHEAST WHERE IT WILL ENTER AN EXISTING WATER QUALITY UNIT, AND THEN AN EXISTING WET POND.

TSS% REMOVAL = GRASS CHANNEL (50%) + WQ UNIT (50%) + WET POND (80%) = 95%

BASIN A3

THIS BASIN CONSISTS OF APPROXIMATELY 1.00 ACRES, OF WHICH APPROXIMATELY 0.91 ACRES ARE IMPERVIOUS. STORMWATER RUNOFF FROM THIS BASIN WILL ENTER SUBSURFACE DRAINAGE VIA AREA INLETS AND ROOF DOWNSPOUTS, AND BE DIRECTED THROUGH AN APPROVED 50% TSS REMOVAL WATER QUALITY STRUCTURE. IT WILL THEN CONTINUE VIA SUBSURFACE DRAINAGE TO THE EAST, WHERE IT WILL EXIT AND PASS THROUGH AN EXISTING BIORETENTION SWALE.

TSS% REMOVAL = WQ UNIT (50%) + WQ SWALE (80%) = 90%

NOTE:
SEE SITE OVERALL LAYOUT PLAN C5.0 FOR SECTION 4 OPEN SPACE REQUIREMENTS.

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11/2/15

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2015.06.08	20141520

C4.1
STORMWATER MANAGEMENT PLAN

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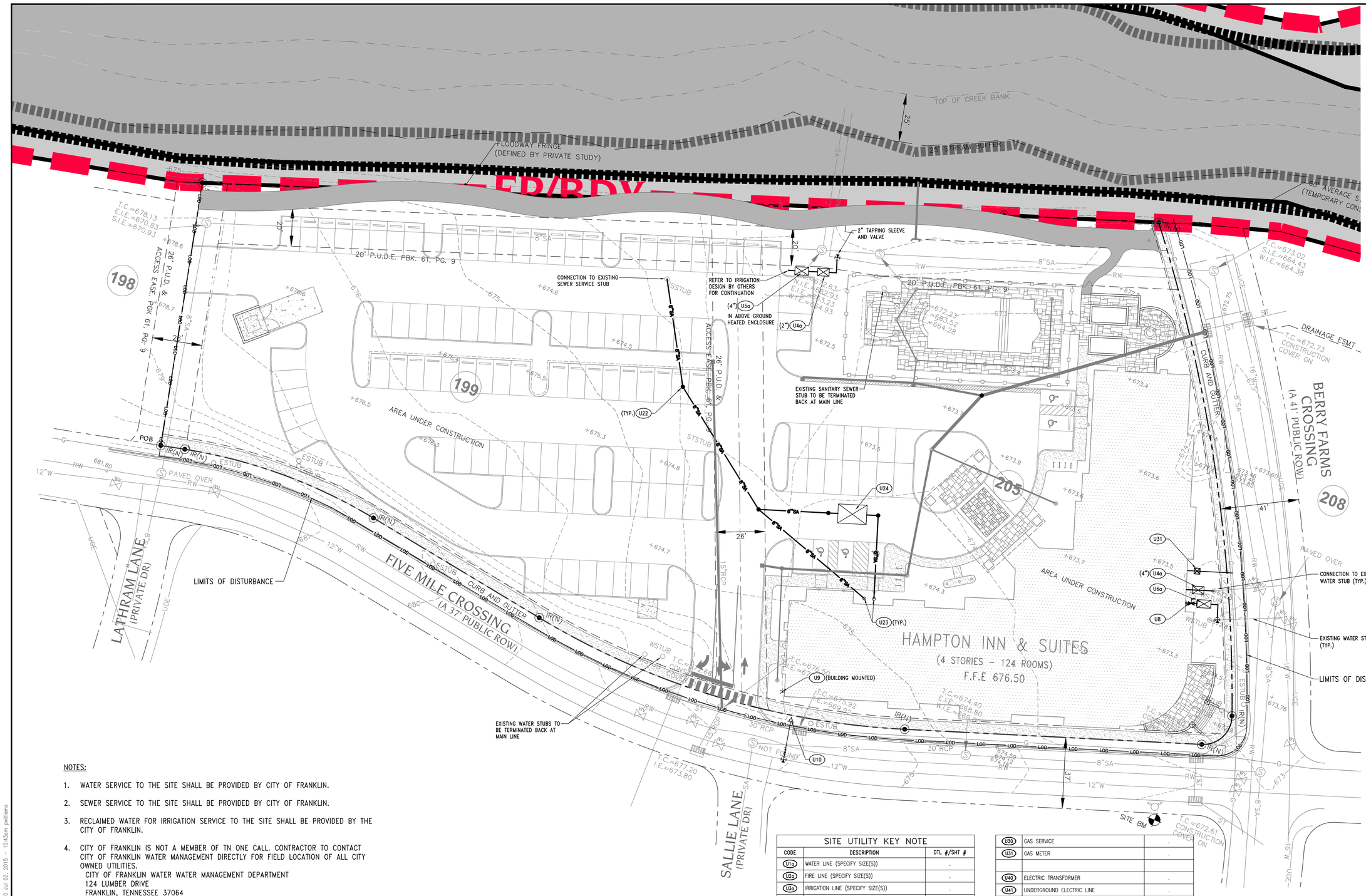

NOTES:

1. WATER SERVICE TO THE SITE SHALL BE PROVIDED BY CITY OF FRANKLIN.
2. SEWER SERVICE TO THE SITE SHALL BE PROVIDED BY CITY OF FRANKLIN.
3. RECLAIMED WATER FOR IRRIGATION SERVICE TO THE SITE SHALL BE PROVIDED BY THE CITY OF FRANKLIN.
4. CITY OF FRANKLIN IS NOT A MEMBER OF TN ONE CALL. CONTRACTOR TO CONTACT CITY OF FRANKLIN WATER MANAGEMENT DIRECTLY FOR FIELD LOCATION OF ALL CITY OWNED UTILITIES.
   CITY OF FRANKLIN WATER WATER MANAGEMENT DEPARTMENT
   124 LUMBER DRIVE
   FRANKLIN, TENNESSEE 37064
   615-794-4554
5. REDUCED PRESSURE BACKFLOW PREVENTER FOR DOMESTIC SERVICES TO BE LOCATED WITHIN THE BUILDING.
6. CONTRACTOR TO PROVIDE TAMPER SWITCHES IN ALL DOUBLE DETECTOR CHECK VALVE ASSEMBLY VAULTS AND ON ALL POST INDICATOR VALVES PER FIRE MARSHALL REQUIREMENTS.
7. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS,) GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.

SITE UTILITY KEY NOTE

CODE	DESCRIPTION	DTL #/SHT #
U1a	WATER LINE (SPECIFY SIZE(S))	.
U2a	FIRE LINE (SPECIFY SIZE(S))	.
U3a	IRRIGATION LINE (SPECIFY SIZE(S))	.
U4a	WATER METER (SPECIFY SIZE(S))	.
U5a	___" REDUCED PRESSURE BACKFLOW PREVENTER	.
U6a	___" DOUBLE DETECTOR CHECK VALVE ASSEMBLY	.
U7	WATER BLOCKING/KICKERS	.
U8	POST INDICATOR VALVE	.
U9	FIRE DEPARTMENT CONNECTION	.
U10	FIRE HYDRANT ASSEMBLY	.
U11a	WATER VALVE (SPECIFY SIZE(S))	.
U12a	TEE (SPECIFY SIZE(S))	.
U20a	SANITARY SEWER SERVICE (SPECIFY SIZE(S))	.
U21	SANITARY SEWER FORCE MAIN (SPECIFY SIZE(S))	.
U22	SANITARY SEWER MANHOLE	.
U23	SANITARY SEWER CLEANOUT	.
U24	GREASE INTERCEPTOR	.
		.

U30	GAS SERVICE	.
U31	GAS METER	.
U40	ELECTRIC TRANSFORMER	.
U41	UNDERGROUND ELECTRIC LINE	.
U42	OVERHEAD ELECTRIC LINE	.
U43	UNDERGROUND COMMUNICATION LINE	.
U44	OVERHEAD COMMUNICATION LINE	.
U45	SITE LIGHTING	.
U46	CONDUIT SLEEVES (SPECIFY NUMBER & SIZE)	.

0 5 10 15 20 40 60
GRAPHIC SCALE

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STATE OF TENNESSEE
12/15

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C5.0
SITE UTILITIES

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TREE CANOPY AREA TO BE REMOVED

AREA	SQUARE FEET	AREA	SQUARE FEET	AREA	SQUARE FEET
1R	1,834	20R	–	39R	–
2R	2,629	21R	–	40R	–
3R	1,663	22R	2,469	41R	–
4R	–	23R	1,185	42R	–
5R	1,530	24R	1,628	43R	8,618
6R	–	25R	13,450	44R	–
7R	3,098	26R	7,991	45R	145,511
8R	–	27R	1,092	46R	–
9R	57,918	28R	5,414	47R	–
10R	1,559	29R	1,102	48R	–
11R	44,143	30R	1,027	49R	–
12R	409	31R	21,813	50R	–
13R	48,537	32R	2,438	51R	–
14R	2,105	33R	1,604	52R	–
15R	2,406	34R	–	53R	–
16R	–	35R	–	54R	–
17R	1,894	36R	–	55R	–
18R	949	37R	–	56R	–
19R	–	38R	–	57R	–
				TOTAL	386,016
					(8.86 ACRES)

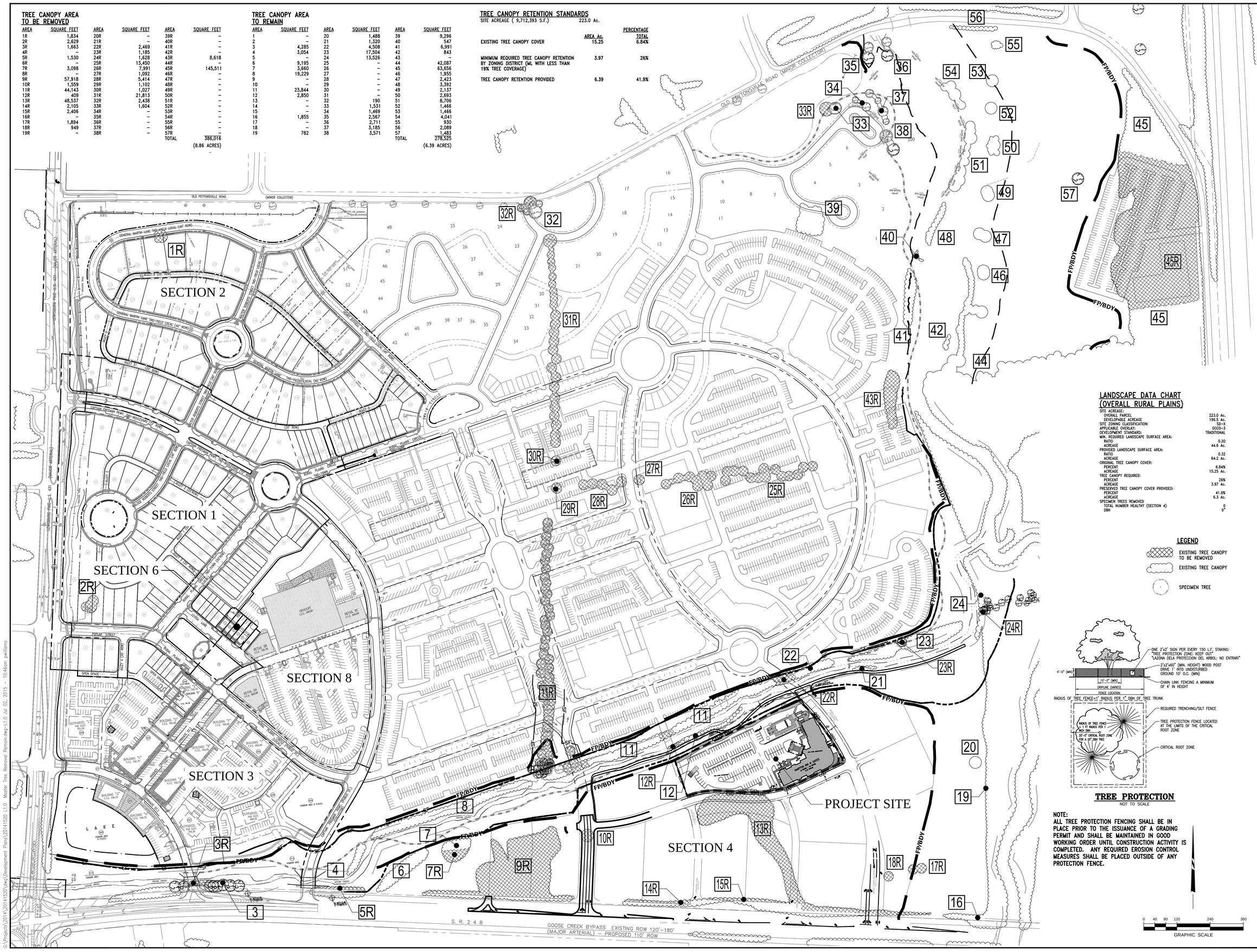
TREE CANOPY AREA TO REMAIN

AREA	SQUARE FEET	AREA	SQUARE FEET	AREA	SQUARE FEET
1	–	20	1,488	39	9,296
2	–	21	1,320	40	547
3	4,285	22	4,508	41	6,991
4	3,054	23	17,504	42	843
5		24	13,526	43	–
6	9,195	25	–	44	42,087
7	3,660	26	–	45	63,656
8	19,229	27	–	46	1,955
9	–	28	–	47	2,423
10	–	29	–	48	3,392
11	23,844	30	–	49	2,137
12	2,850	31	–	50	2,693
13	–	32	190	51	8,706
14	–	33	1,531	52	1,466
15	–	34	1,469	53	1,466
16	1,855	35	2,567	54	4,041
17	–	36	2,711	55	930
18	3,185	37	3,185	56	2,089
19	782	38	3,571	57	1,483
				TOTAL	278,525
					(6.39 ACRES)

TREE CANOPY RETENTION STANDARDS

SITE ACREAGE (9,712,393 S.F.) 223.0 Ac.

	AREA Ac.	PERCENTAGE TOTAL
EXISTING TREE CANOPY COVER	15.25	6.84%
MINIMUM REQUIRED TREE CANOPY RETENTION BY ZONING DISTRICT (ML WITH LESS THAN 19% TREE COVERAGE)	3.97	26%
TREE CANOPY RETENTION PROVIDED	6.39	41.9%



LANDSCAPE DATA CHART (OVERALL RURAL PLAINS)

SITE ACREAGE:	
OVERALL PARCEL	223.0 Ac.
DEVELOPABLE ACREAGE	196.5 Ac.
SITE ZONING CLASSIFICATION:	SD–X
APPLICABLE OVERLAY:	GCCO–3
DEVELOPMENT STANDARD:	TRADITIONAL
MIN. REQUIRED LANDSCAPE SURFACE AREA:	
RATIO	0.20
ACREAGE	44.6 Ac.
PROVIDED LANDSCAPE SURFACE AREA:	
RATIO	0.32
ACREAGE	64.2 Ac.
ORIGINAL TREE CANOPY COVER:	
PERCENT	6.84%
ACREAGE	15.25 Ac.
TREE CANOPY REQUIRED:	
PERCENT	26%
ACREAGE	3.97 Ac.
PRESERVED TREE CANOPY COVER PROVIDED:	
PERCENT	41.9%
ACREAGE	6.3 Ac.
SPECIMEN TREES REMOVED	
TOTAL NUMBER HEALTHY (SECTION 4)	0
DBH	0"

LEGEND

- EXISTING TREE CANOPY TO BE REMOVED
- EXISTING TREE CANOPY
- SPECIMEN TREE

TREE PROTECTION

NOT TO SCALE

NOTE:
ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL CONSTRUCTION ACTIVITY IS COMPLETED. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY PROTECTION FENCE.

0 40 80 120 240 360

GRAPHIC SCALE

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L1.0
MASTER TREE CANOPY / PRESERVATION

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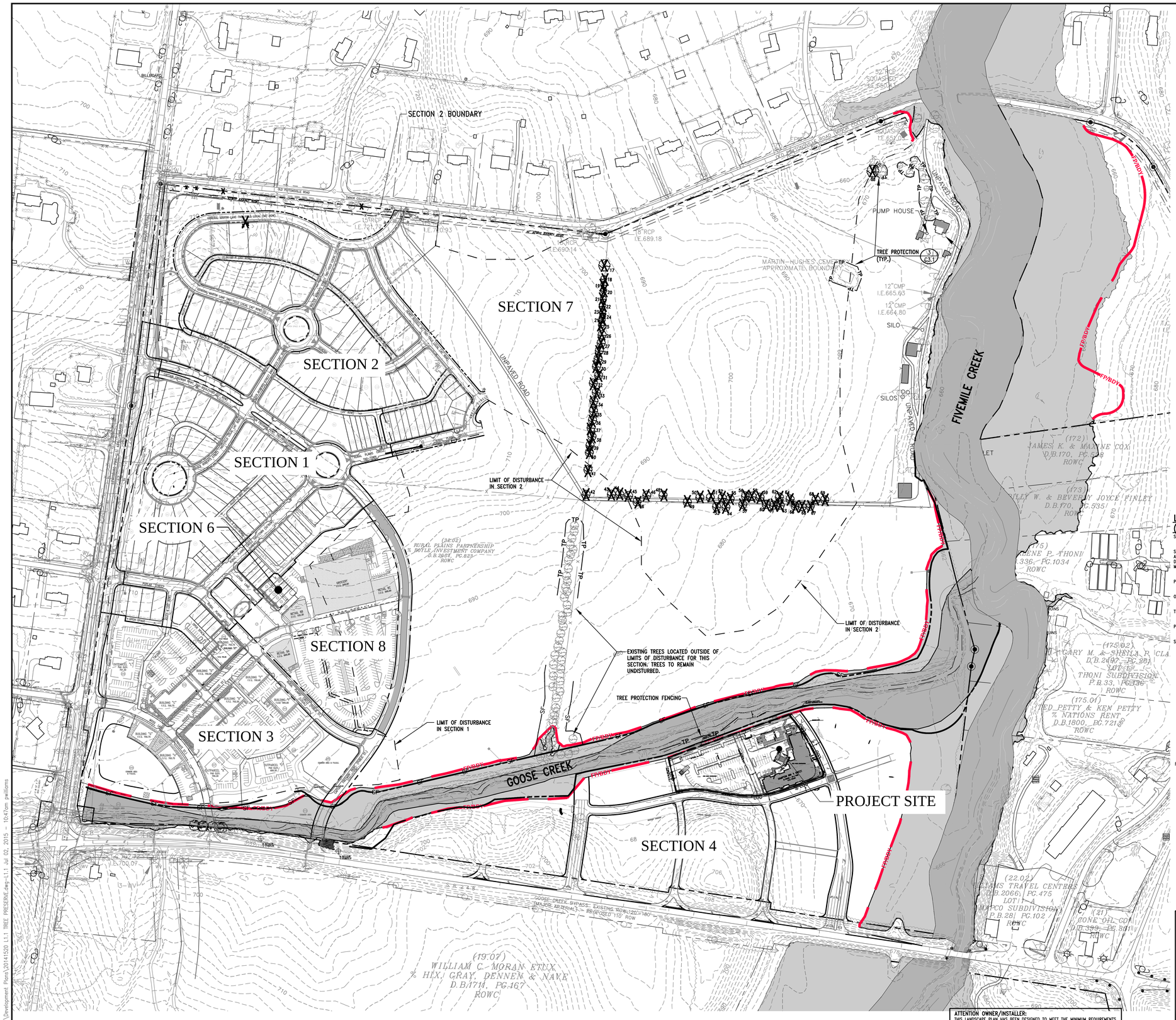


LEGEND

- EXISTING TREES TO BE PRESERVED
- TREE TO BE REMOVED
- TP —— TP — TREE PROTECTION
- * CRITICAL TREE LOTS

SPECIMEN TREE REPLACEMENT CHART

SECTION	ACREAGE	SPECIMEN INCHES REMOVED 24" CALIPER	TOTAL SPECIMEN TREE REPLACEMENT PROVIDED
1	18.55 AC.	38"	519.5"
2	18.29 AC.	72"	595.0"
TOTALS	36.84 AC.	110"	1,114.5"

* REPRESENTS 6.6" OF SUPPLEMENTAL LANDSCAPE REQUIREMENT FOR EACH ACRE

AFTER INSTALLATION, THE LANDSCAPING WILL BE MAINTAINED BY: RURAL PLAINS PARTNERSHIP UNTIL SUCH TIME THAT THE HOMEOWNERS ASSOC. TAKES OVER RESPONSIBILITY FOR MAINTENANCE.

ADDITIONAL SCREENING MAY BE REQUIRED IF THE INSPECTION FOR RELEASE OF THE PERFORMANCE BOND REVEALS THAT THE SCREENING IS NOT EFFECTIVE.

TREES TO BE SAVED

EXISTING TREE CHART

KEY	SPECIES	HEALTH	DEMO/SAVE	SPECIMEN
02	5" HACKBERRY	HEALTHY	SAVE	
04	16" HACKBERRY	HEALTHY	SAVE	
05	10" HACKBERRY	HEALTHY	SAVE	
06	6" HACKBERRY	HEALTHY	SAVE	
07	4" PEAR	HEALTHY	SAVE	
70	5" OAK	HEALTHY	SAVE	
71	5" OSAGE ORANGE	HEALTHY	SAVE	
72	6" HACKBERRY	HEALTHY	SAVE	
73	6" HACKBERRY	HEALTHY	SAVE	
74	4" CHERRY	HEALTHY	SAVE	
75	6" CHERRY	POOR	SAVE	
76	4" CHERRY	FAIR	SAVE	
77	12" HACKBERRY	HEALTHY	SAVE	
78	4" HACKBERRY	HEALTHY	SAVE	
79	10" HACKBERRY	HEALTHY	SAVE	
80	8" HACKBERRY	HEALTHY	SAVE	
81	10" HACKBERRY	HEALTHY	SAVE	
82	10" CEDAR	HEALTHY	SAVE	
83	10" CEDAR	HEALTHY	SAVE	
84	TWIN-10" HACKBERRY	HEALTHY	SAVE	
85	24" CEDAR	POOR	SAVE	S
86	36" HACKBERRY	POOR	SAVE	S
87	24" CEDAR	HEALTHY	SAVE	S
89	24" HACKBERRY	HEALTHY	SAVE	S
90	4" HACKBERRY	HEALTHY	SAVE	
91	10" DOGWOOD	HEALTHY	SAVE	S
92	16" HACKBERRY	HEALTHY	SAVE	
93	6" HACKBERRY	HEALTHY	SAVE	
94	24" OAK	HEALTHY	SAVE	S
95	6" OAK	HEALTHY	SAVE	
96	30" OAK	HEALTHY	SAVE	S

TOTAL INCHES TO BE REMOVED	519"
TOTAL TREES TO BE REMOVED	61
TOTAL UNHEALTHY TREES TO BE REMOVED	10
CAL. INCHES OF UNHEALTHY TREES	156"
TOTAL HEALTHY TREES TO BE REMOVED	51
CAL. INCHES OF HEALTHY TREES	363"
TOTAL INCHES HEALTHY TREES TO REMAIN	299"
TOTAL HEALTHY TREES TO REMAIN (FOR SECTION 2 OF SITE WORK)	31

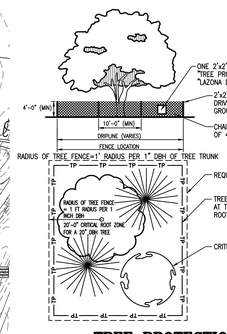
TREES TO BE REMOVED

EXISTING TREE CHART

KEY	SPECIES	HEALTH	DEMO/SAVE	SPECIMEN
01	60" HACKBERRY	POOR	DEMO	S
03	8" HACKBERRY	POOR	DEMO	
08	10" WILD CHERRY	HEALTHY	DEMO	
09	4" HACKBERRY	HEALTHY	DEMO	
10	4" HACKBERRY	HEALTHY	DEMO	
11	6" HACKBERRY	HEALTHY	DEMO	
12	4" HACKBERRY	HEALTHY	DEMO	
17	24" OAK	HEALTHY	DEMO	S
18	4" HACKBERRY	POOR	DEMO	
19	4" HACKBERRY	HEALTHY	DEMO	
20	4" HACKBERRY	HEALTHY	DEMO	
21	4" HACKBERRY	HEALTHY	DEMO	
22	4" HACKBERRY	HEALTHY	DEMO	
23	4" HACKBERRY	HEALTHY	DEMO	
24	4" HACKBERRY	HEALTHY	DEMO	
25	12" HACKBERRY	HEALTHY	DEMO	
26	9" HACKBERRY	HEALTHY	DEMO	
27	16" HACKBERRY	HEALTHY	DEMO	
28	6" HACKBERRY	HEALTHY	DEMO	
29	24" HACKBERRY	HEALTHY	DEMO	S
30	18" HACKBERRY	POOR	DEMO	
31	8" OAK	HEALTHY	DEMO	
32	5" CHERRY	DEAD	DEMO	
33	8" HACKBERRY	HEALTHY	DEMO	
34	4" HACKBERRY	HEALTHY	DEMO	
35	4" HACKBERRY	HEALTHY	DEMO	
36	6" ELM	HEALTHY	DEMO	
37	8" ELM	HEALTHY	DEMO	
38	4" HACKBERRY	HEALTHY	DEMO	
39	4" ELM	HEALTHY	DEMO	
40	5" HACKBERRY	HEALTHY	DEMO	
41	4" HACKBERRY	HEALTHY	DEMO	
42	10" WALNUT	HEALTHY	DEMO	
43	5" ELM	HEALTHY	DEMO	
44	6" HACKBERRY	HEALTHY	DEMO	
45	4" HACKBERRY	HEALTHY	DEMO	
46	4" OAK	HEALTHY	DEMO	
47	4"" HACKBERRY	HEALTHY	DEMO	
48	5" OAK	HEALTHY	DEMO	
49	8" HACKBERRY	POOR	DEMO	
50	4" HACKBERRY	HEALTHY	DEMO	
51	6" HACKBERRY	HEALTHY	DEMO	
52	6" WALNUT	POOR	DEMO	
53	4" HACKBERRY	HEALTHY	DEMO	
54	4" HACKBERRY	HEALTHY	DEMO	
55	6" HACKBERRY	HEALTHY	DEMO	
56	4" HACKBERRY	HEALTHY	DEMO	
57	4" HACKBERRY	HEALTHY	DEMO	
58	4" HACKBERRY	HEALTHY	DEMO	
59	12" HACKBERRY	HEALTHY	DEMO	
60	9" HACKBERRY	HEALTHY	DEMO	
61	16" HACKBERRY	HEALTHY	DEMO	
62	6" WALNUT	HEALTHY	DEMO	
63	24" HACKBERRY	HEALTHY	DEMO	S
64	18" HACKBERRY	POOR	DEMO	
65	8" OAK	HEALTHY	DEMO	
66	5" CHERRY	DEAD	DEMO	
67	8" HACKBERRY	HEALTHY	DEMO	
68	4" HACKBERRY	HEALTHY	DEMO	
69	4" HACKBERRY	HEALTHY	DEMO	
88	24" HACKBERRY	POOR	DEMO	S

LANDSCAPE DATA CHART (OVERALL RURAL PLAINS)

SITE ACREAGE:	
OVERALL PARCEL	223.0 Ac.
DEVELOPABLE ACREAGE	196.5 Ac.
SITE ZONING CLASSIFICATION:	SD-X
APPLICABLE OVERLAY:	GCCD-3
DEVELOPMENT STANDARD:	TRADITIONAL
MIN. REQUIRED LANDSCAPE SURFACE AREA:	
RATIO	0.20
ACREAGE	44.6 Ac.
PROVIDED LANDSCAPE SURFACE AREA:	
RATIO	0.32
ACREAGE	64.2 Ac.
ORIGINAL TREE CANOPY COVER:	
PERCENT	6.84%
ACREAGE	15.25 Ac.
TREE CANOPY REQUIRED:	
PERCENT	26%
ACREAGE	3.97 Ac.
PRESERVED TREE CANOPY COVER PROVIDED:	
PERCENT	41.9%
ACREAGE	6.3 Ac.
SPECIMEN TREES REMOVED	
TOTAL NUMBER HEALTHY (SECTION 4)	0
DBH	0"



TREE PROTECTION

NOT TO SCALE

NOTE:
ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL CONSTRUCTION ACTIVITY IS COMPLETED. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY PROTECTION FENCE.

MINIMUM BUFFERING/SCREENING REQUIREMENTS

HVAC UNITS, COOLING AND/OR MECHANICAL EQUIPMENT ARE MOUNTED ON THE:
- ☐ ROOFTOP
- ☐ GROUND
- ☒ NOT APPLICABLE

THIS DEVELOPMENT IS REQUIRED TO HAVE THE FOLLOWING LANDSCAPE IMPROVEMENTS:

BUFFER/SCREEN TYPE:	PURPOSE:
☐ NOT APPLICABLE	BUFFERING/SCREENING NOT REQUIRED
☐ FOUNDATION PLANTING	ALONG PRIMARY FACADE
☐ PERIMETER PLANTING STRIP	SCREEN VUA'S AND TO CREATE "MODULES"
☐ INTERIOR VUA PLANTING	CREATE VUA "MODULES"
☐ UTILITY BOX SCREEN	SCREEN FROM VIEW
☐ HVAC SCREEN	SCREEN HVAC FROM VIEW
☐ DUMPSTER SCREEN	SCREEN DUMPSTER FROM VIEW
☐ LOADING/SERVICE AREA	BUFFER THE STREET OR RESIDENTIAL PROPERTY
☐ INCOMPATIBLE USE BUFFER	BUFFER THE ADJACENT LESS INTENSIVE USE
☐ 30-FOOT FRONT YARD BUFFER	BUFFER THE ADJACENT HATCHER BYPASS
☐ 40-FOOT FRONT YARD BUFFER	BUFFER THE ADJACENT INTERSTATE 65
☒ STREET TREES	SPATIAL DEFINITION/ENVIRONMENTAL MITIGATION
☐ OTHER:	

ATTENTION OWNER/INSTALLER:
THIS LANDSCAPE PLAN HAS BEEN DESIGNED TO MEET THE MINIMUM REQUIREMENTS OF THE CITY OF FRANKLIN ZONING ORDINANCE, THE APPROVAL OF THE PLANNING COMMISSION, AND PLANNING DEPARTMENT POLICY. RELOCATING, SUBSTITUTING, RESIZING, REDUCING, OR DELETING MATERIAL MAY CAUSE THE SITE TO NO LONGER CONFORM TO THE REQUIREMENTS; THUS PROBLEMS MAY ARISE WITH RELEASING THE PERFORMANCE/MAINTENANCE SURETY FOR THE LANDSCAPE MATERIAL. DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL NOT BE MADE WITHOUT FIRST CONSULTING THE LANDSCAPE ARCHITECT WHO DESIGNED THE PROJECT. THE DESIGNING LANDSCAPE ARCHITECT SHALL REVIEW PROPOSED SUBSTITUTIONS TO ENSURE THAT ALL CITY STANDARDS AND REQUIREMENTS ARE MET. THE CITY SHALL BE NOTIFIED IN WRITING UPON FINAL APPROVAL OF ANY PLANT SUBSTITUTIONS.
OWNER: RURAL PLAINS PARTNERSHIP; MR. PHIL FAWCETT 615.550.5580
LANDSCAPE ARCHITECT: JEFFREY D. HEINTZ, LITTLEJOHN ENG. 615.385.4111
FRANKLIN PLANNING DEPARTMENT: 615.791.3212

NOTE:
ALL PLANT MATERIAL SHALL BE MAINTAINED INITIALLY BY THE DEVELOPER UNTIL THE HOME OWNERS ASSOCIATION TAKES RESPONSIBILITY.

THE REPLACEMENT FOR ALL TREES REMOVED OUTSIDE OF THIS SECTION SHALL BE DOCUMENTED IN A TREE REMOVAL TAKE-DOWN CHART.

REFER TO SHEET L1.0 FOR FRANKLIN REQUIRED LANDSCAPE NOTES AND DETAILS.

0 30 60 90 120 150 300 450
SCALE : 1" = 150'

VICINITY MAP

Littlejohn
1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.leainc.com
Nashville | Chattanooga | Decatur | Huntsville | Knoxville | Orlando | Phoenix | Tri-Cities

CITY OF FRANKLIN PROJECT NO. 5860
REVISED DEVELOPMENT PLAN SUBMITTAL
BERRY FARMS PUD SUBDIVISION
SECTION 4, REVISION 1 (HAMPTON INN & SUITES)
FRANKLIN, TENNESSEE

BNB-WCO INVESTORS, LLC
ON BEHALF OF
RURAL PLAINS PARTNERSHIP
2000 Meridian Boulevard
Suite 250
Franklin, TN 37067
615.550.5580

JEFFREY D. HEINTZ
REGISTERED
TENNESSEE NO. 2108
LANDSCAPE ARCHITECT
07.02.15

DATE	REVISIONS
07.02.15	PER COF COMMENTS
2015.06.08	20141520

L1.1
MASTER TREE REMOVAL / PRESERVATION

G:\Projects\2014\20141520\dwg\Development Plans\20141520 L1.1 TREE PRESERVE.dwg -L1.1 Jul 02, 2015 - 10:47am pwilliams

LIGHTING FIXTURE SCHEDULE								
MARK	DESCRIPTION	MANUFACTURER	LAMPS	FINISH	MOUNTING	FIXTURE WATTAGE	ILLUM. DIRECTION	SHIELDING METHOD
S3	POLE MOUNTED AREA LIGHT – TYPE 3	LITHONIA #KSF2 400M R3	1–400W M.H.	DARK BRONZE	18'–0" POLE	462	STRAIGHT DOWN	NONE
S4	POLE MOUNTED AREA LIGHT – TYPE 4	LITHONIA #KSF2 400M R4SC	1–400W M.H.	DARK BRONZE	18'–0" POLE	462	STRAIGHT DOWN	NONE
SP	POST TOP AREA LIGHT FOR POOL	LITHONIA #KVR1 175M SR3F	1–175W M.H.	DARK BRONZE	14'–0" POLE	198	STRAIGHT DOWN	NONE
SF	FLOODLIGHT FOR BUILDING UPLIGHTING	LITHONIA #KFL3 400M RW YK	1–400W M.H.	DARK BRONZE	GROUND OR ROOF	462	TOWARD BUILDING	BARN DOORS
SC	RECESSED DOWNLIGHT AT CANOPY	LITHONIA #LP6FN 1/42TRT 609A	1–42W TRT	WHITE	RECESS	50	STRAIGHT DOWN	

TYPE S3 AND S4 FIXTURES ARE MOUNTED ON AN 18 FT. TALL POLE ON A 24" TALL BASE.

SITE LIGHTING PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"

AVERAGE FOOT-CANDLE LEVEL IS 2.6 OVERALL

GRAPHIC SCALE
20 0 20 40 80
(IN FEET)
1 inch = 20 ft.

FIXTURE TYPE S3, S4

FIXTURE TYPE SP

FIXTURE TYPE SF

FIXTURE TYPE SC

COF Berry Farms PUD Subdivision
Development Plan, Section 4, Revision 1
Project Number: COF no. 5860

BOUNDS + GILLESPIE ARCHITECTS, PLLC
7975 Stage Hills Boulevard, Suite 4
Memphis, Tennessee 38133
PHONE: (901)388-5765 FAX: (901)388-5766
http://www.bngarchitects.com

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Consultant:

BURNS ENGINEERING
Electrical Engineers
3765 Kimball Avenue, Suite 2
BARTLETT, TENNESSEE 38133
(901)373-8462

JAMES W. BURNS — REGISTERED ENGINEER — STATE OF TENNESSEE

Mark	Date	Revision

HAMPTON INN & SUITES
Berry Farms Crossing
Franklin, Tennessee

Project No:	091412
Date:	06-05-15
Sheet:	E100

C:\Jobs\HIS-berry farms\HIS-berry-electsite-070115.dwg-E100 Jul 01, 2015 - 11:56am Jim2

1 EAST ELEVATION

SCALE: 3/32" = 1'-0"

0 4 8 12 20

2 SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

0 4 8 12 20

RE: COF Berry Farms PUD Subdivision, development plan, section 4, revision 1 (Hampton Inn & Suites)
Project Number(s): COF no: 5860

BOUNDS + GILLESPIE ARCHITECTS, PLLC
7975 Stage Hills Boulevard, Suite 4
Memphis, Tennessee 38133
(901) 372-4455 F: (901) 388-5765
http://www.bngarchitects.com

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Consultant:

PAUL D. GILLESPIE
REGISTERED ARCHITECT
AGMCDLLP
No. 10466
STATE OF TENNESSEE

Mark	Date	Revision
1	06-29-15	CITY OF FRANKLIN REVIEW

HAMPTON INN & SUITES
Berry Farms Crossing
Franklin, Tennessee

EXTERIOR ELEVATIONS

Project No: 091412
Date: 06-29-15
Sheet: A-301

1 NORTH ELEVATION

SCALE: 3/32" = 1'-0"

0 4 8 12 20

2 WEST ELEVATION

SCALE: 3/32" = 1'-0"

0 4 8 12 20

RE: COF Berry Farms PUD Subdivision, development plan, section 4, revision 1 (Hampton Inn & Suites)
Project Number(s): COF no: 5860

BOUNDS + GILLESPIE ARCHITECTS, PLLC
7975 Stage Hills Boulevard, Suite 4
Memphis, Tennessee 38133
T. (901) 377-6603 F. (901) 388-5765
http://www.bngarchitects.com

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Consultant:

PAUL D. GILLESPIE REGISTERED ARCHITECT AGREEMENT NO. 10490 STATE OF TENNESSEE

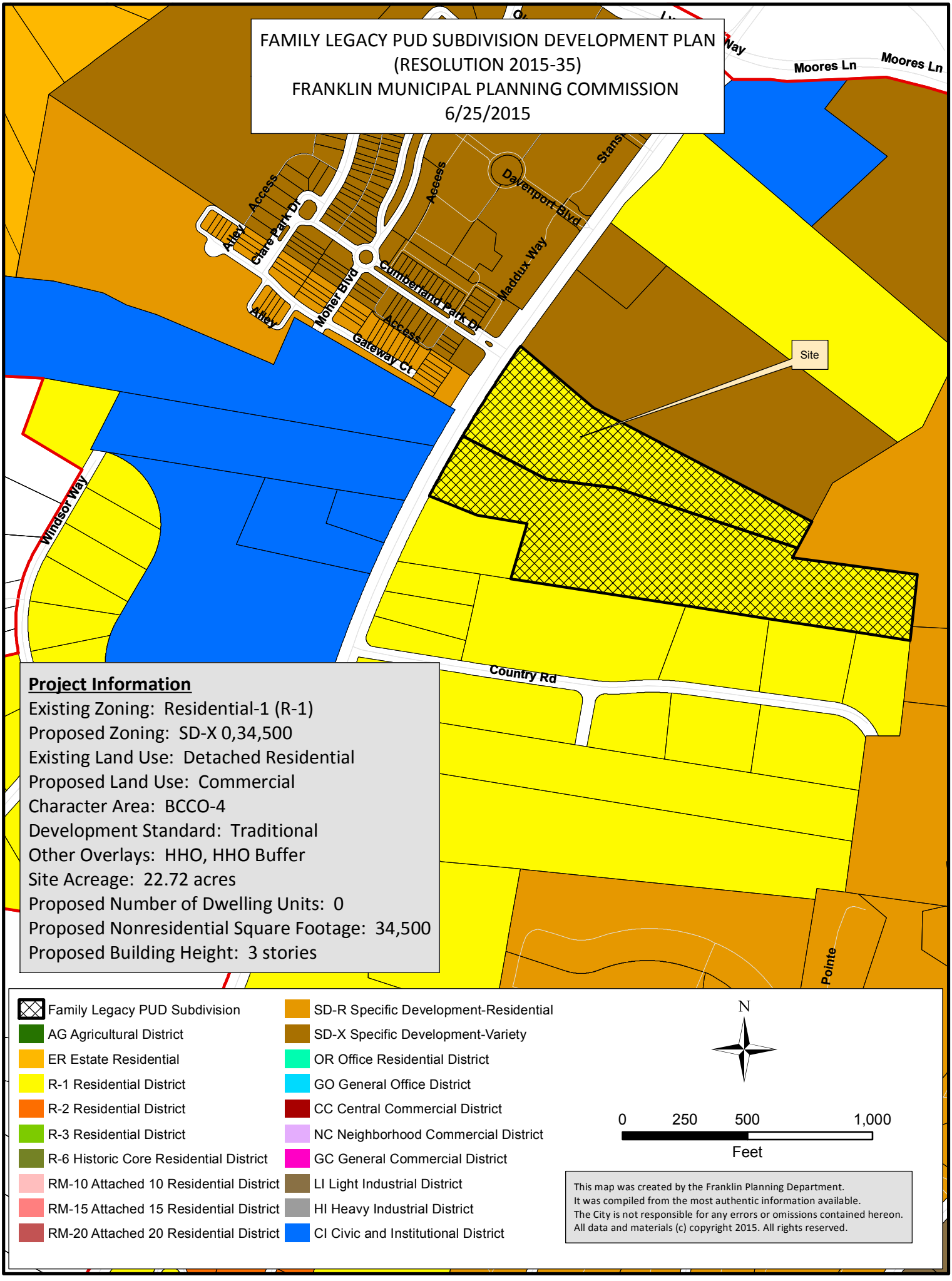
Mark	Date	Revision
1	06-29-15	CITY OF FRANKLIN REVIEW

HAMPTON INN & SUITES

Berry Farms Crossing
Franklin, Tennessee

EXTERIOR ELEVATIONS

Project No: 091412
Date: 06-29-15
Sheet: A-302


FAMILY LEGACY PUD SUBDIVISION DEVELOPMENT PLAN
(RESOLUTION 2015-35)
FRANKLIN MUNICIPAL PLANNING COMMISSION
6/25/2015
Moores Ln
Moores Ln
Davenport Blvd
Maddux Way
Cumberland Park Dr
Moher Blvd
Gateway Ct
Clare Park Dr
Alley
Access
Site
Windsor Way
Country Rd
Pointe
Project Information
Existing Zoning: Residential-1 (R-1)
Proposed Zoning: SD-X 0,34,500
Existing Land Use: Detached Residential
Proposed Land Use: Commercial
Character Area: BCCO-4
Development Standard: Traditional
Other Overlays: HHO, HHO Buffer
Site Acreage: 22.72 acres
Proposed Number of Dwelling Units: 0
Proposed Nonresidential Square Footage: 34,500
Proposed Building Height: 3 stories
Family Legacy PUD Subdivision
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 250 500 1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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ORDINANCE 2015-17

AN ORDINANCE TO REZONE +/- 22.72 ACRES FROM RESIDENTIAL 1 DISTRICT (R-1) TO SPECIFIC DEVELOPMENT VARIETY (SD-X 0, 34500) DISTRICT FOR THE PROPERTIES LOCATED AT 554 AND 562 FRANKLIN ROAD.

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

WHEREAS, SD-X zoning provides a maximum density and encourages innovative land use planning and design through the approval of a PUD Development Plan.

WHEREAS, the zoning is reviewed and approved by BOMA, after a recommendation from the FMPC.

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

SECTION I: The following described property shall be, and are hereby, zoned Specific Development-Variety (SD-X 0,34500):

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, meeting in regular session this 13th day of October, 2015:

1. The legal description of the property (from the original rezoning) is as follows:

Map--Parcel	Acres
053---07401	14.38
053---07300	7.99
TOTAL	**± 22.37**

Tract A

Beginning at a Point located approximately 690 feet northwest of the intersection of Franklin Road and Country Road, along the east margin of Franklin Road right of way, said point being the southwestern corner of said Rogers and the northwestern corner of Amy Jenkins Smith, of record in Plat Book 60, Page 91, R.O.W.C., TN;

Thence, with the east margin of said Franklin Road, along a curve to the right, having a delta of 05 degrees 11 minutes 49 seconds, a radius of 2906.80 feet, a tangent of 131.92 feet, an arc of 263.66 feet, a chord bearing of North 22 degrees 54 minutes 31 seconds East, and a chord length of 263.57 feet to a point, said point being the southwest corner said Holloway;

Thence, leaving the east margin of said Franklin Road and following the south line of said Holloway, South 67 degrees 05 minutes 29 seconds East, a distance of 427.77 feet to a point;

Thence South 89 degrees 34 minutes 42 seconds East, a distance of 268.73 feet to a point;

Thence South 73 degrees 35 minutes 30 seconds East, passing the southeast corner of said Holloway and following the west line of VR Landings at Brentwood LP, of record in Plat book 10, Page 68, R.O.W.C., TN along the way, for a total distance of 762.47 feet to a point;

Thence South 88 degrees 01 minutes 17 seconds East, a distance of 509.59 feet to a point;

Thence South 01 degrees 21 minutes 43 seconds West, a distance of 276.48 feet to a point, said point being the northeast corner of Jeffery Parris, of record in Deed Book 1124, Page 282;

Thence, leaving the west line of said VR Landings and following the north line of said Parris, North 85 degrees 46 minutes 29 seconds West, passing by the lands of Huirong Zhu, of record in Deed Book 3710, Page 181, R.O.W.C., TN, John Jason Rovenstine, of record in Deed Book 5974, Page 532, R.O.W.C., TN, and Teresa Brooks Hughes, of record in Deed Book 5267, Page 316, R.O.W.C., TN, along the way for a total distance of 1658.10 feet to a point, said point being the southeast corner of said Smith;

Thence, leaving the north line of said Hughes and following the east line of said Smith, North 15 degrees 23 minutes 12 seconds East, a distance of 232.18 feet to a point, said point being the northeast corner of said Smith

Thence, with the north line of said Smith, North 83 degrees 40 minutes 25 seconds West, a distance of 231.00 feet to a point;

Thence North 70 degrees 19 minutes 31 seconds West, a distance of 188.93 feet to the Point of Beginning and containing 626,507.73 square feet or 14.38 acres more or less.

Tract B

Beginning at a Point located approximately 965 feet northwest of the intersection of Franklin Road and Country Road, along the east margin of Franklin Road right of way, said point being the southwestern corner of said Holloway and the northwestern corner of said Rogers;

Thence, with the east margin of said Franklin Road, along a curve to the right, having a delta of 08 degrees 21 minutes 23 seconds, a radius of 2906.80 feet, a tangent of 212.35 feet, an arc of 423.95 feet, a chord bearing of North 29 degrees 41 minutes 07 seconds East, and a chord length of 423.58 feet to a point, said point being the southwest corner of Gary Dwayne Fagan, of record in Deed Book 2153, Book 880, R.O.W.C., TN;

Thence, leaving the east margin of said Franklin Road and following the south line of said Fagan, South 54 degrees 52 minutes 06 seconds East, a distance of 431.60 feet to a point;

Thence South 65 degrees 34 minutes 52 seconds East, a distance of 933.63 feet to a point, said point being the southeast corner of said Fagan and in the west line of VR Landings at Brentwood LP, of record in Plat book 10, Page 68, R.O.W.C., TN;

Thence, thence with the west line of said VR Landings, South 26 degrees 32 minutes 12 seconds West, a distance of 119.89 feet to a point, said point being in the north line of said Rogers;

Thence, leaving the west line of said VR Landings and following the north line of said Rogers, North 73 degrees 35 minutes 30 seconds West, a distance of 726.12 feet to a point;

Thence North 89 degrees 34 minutes 42 seconds West, a distance of 268.73 feet to a point;

Thence North 67 degrees 05 minutes 29 seconds West, a distance of 427.77 feet to the Point of Beginning and containing 348,219.28 square feet or 7.99 acres more or less.

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 S. STUCKEY
CITY ADMINISTRATOR/RECORDER

DR. KEN MOORE
MAYOR

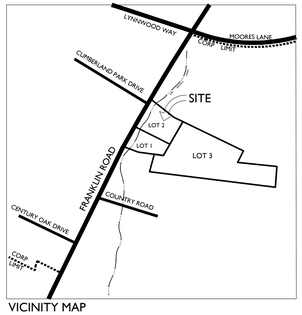
PLANNING COMMISSION RECOMMENDED APPROVAL: 07-23-2015

PASSED FIRST READING: 08-25-15

PUBLIC HEARING HELD: 09-22-15

PASSED SECOND READING: 09-22-15

PASSED THIRD READING: 10-13-15



VICINITY MAP

LEGAL DESCRIPTION

The following legal description is for two tracts of land in the Eighth Civil District of Williamson County, City of Franklin, Tennessee, located on the lands of Stephen Rogers, of record in Deed Book 1062, Page 272, R.O.W.C., TN., and James Holloway, of record in Deed Book 2405, Page 554, R.O.W.C., TN.

Tract A

Beginning at a Point located approximately 690 feet northwest of the intersection of Franklin Road and Country Road, along the east margin of Franklin Road right of way, said point being the southwestern corner of said Rogers and the northwestern corner of Amy Jenkins Smith, of record in Plat Book 60, Page 91, R.O.W.C., TN;

Thence, with the east margin of said Franklin Road, along a curve to the right, having a delta of 05 degrees 11 minutes 49 seconds, a radius of 2906.80 feet, a tangent of 131.92 feet, an arc of 263.66 feet, a chord bearing of North 22 degrees 54 minutes 31 seconds East, and a chord length of 263.57 feet to a point, said point being the southwest corner said Holloway;

Thence, leaving the east margin of said Franklin Road and following the south line of said Holloway, South 67 degrees 05 minutes 29 seconds East, a distance of 427.77 feet to a point;

Thence South 89 degrees 34 minutes 42 seconds East, a distance of 268.73 feet to a point;

Thence South 73 degrees 35 minutes 30 seconds East, passing the southeast corner of said Holloway and following the west line of VR Landings at Brentwood LP, of record in Plat book 10, Page 68, R.O.W.C., TN along the way, for a total distance of 762.47 feet to a point;

Thence South 88 degrees 01 minutes 17 seconds East, a distance of 509.59 feet to a point;

Thence South 01 degrees 21 minutes 43 seconds West, a distance of 276.48 feet to a point, said point being the northeast corner of Jeffery Parris, of record in Deed Book 1124, Page 282;

Thence, leaving the west line of said VR Landings and following the north line of said Parris, North 85 degrees 46 minutes 29 seconds West, passing by the lands of Huirong Zhu, of record in Deed Book 3710, Page 181, R.O.W.C., TN, John Jason Rovenstine, of record in Deed Book 5974, Page 532, R.O.W.C., TN, and Teresa Brooks Hughes, of record in Deed Book 5267, Page 316, R.O.W.C., TN, along the way for a total distance of 1658.10 feet to a point, said point being the southeast corner of said Smith;

Thence, leaving the north line of said Hughes and following the east line of said Smith, North 15 degrees 23 minutes 12 seconds East, a distance of 232.18 feet to a point, said point being the northeast corner of said Smith;

Thence, with the north line of said Smith, North 83 degrees 40 minutes 25 seconds West, a distance of 231.00 feet to a point;

Thence North 70 degrees 19 minutes 31 seconds West, a distance of 188.93 feet to the Point of Beginning and containing 626,507.73 square feet or 14.38 acres more or less.

Tract B

Beginning at a Point located approximately 965 feet northwest of the intersection of Franklin Road and Country Road, along the east margin of Franklin Road right of way, said point being the southwestern corner of said Holloway and the northwestern corner of said Rogers;

Thence, with the east margin of said Franklin Road, along a curve to the right, having a delta of 08 degrees 21 minutes 23 seconds, a radius of 2906.80 feet, a tangent of 212.35 feet, an arc of 423.95 feet, a chord bearing of North 29 degrees 41 minutes 07 seconds East, and a chord length of 423.58 feet to a point, said point being the southwest corner of Gary Dwayne Fagan, of record in Deed Book 2153, Book 880, R.O.W.C., TN;

Thence, leaving the east margin of said Franklin Road and following the south line of said Fagan, South 54 degrees 52 minutes 06 seconds East, a distance of 431.60 feet to a point;

Thence South 65 degrees 34 minutes 52 seconds East, a distance of 933.63 feet to a point, said point being the southeast corner of said Fagan and in the west line of VR Landings at Brentwood LP, of record in Plat book 10, Page 68, R.O.W.C., TN;

Thence, thence with the west line of said VR Landings, South 26 degrees 32 minutes 12 seconds West, a distance of 119.89 feet to a point, said point being in the north line of said Rogers;

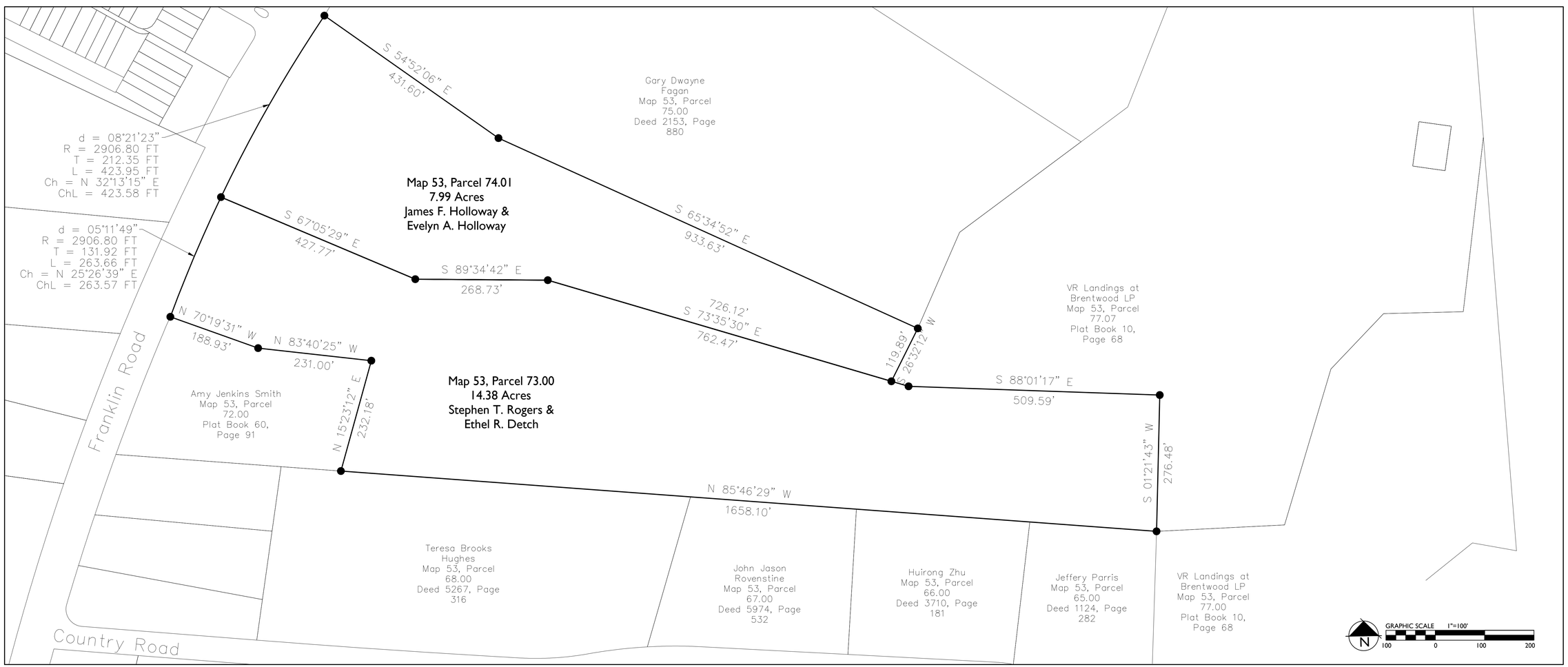
Thence, leaving the west line of said VR Landings and following the north line of said Rogers, North 73 degrees 35 minutes 30 seconds West, a distance of 726.12 feet to a point;

Thence North 89 degrees 34 minutes 42 seconds West, a distance of 268.73 feet to a point;

Thence North 67 degrees 05 minutes 29 seconds West, a distance of 427.77 feet to the Point of Beginning and containing 348,219.28 square feet or 7.99 acres more or less.

PROPERTY OWNERS LOCATED WITHIN 500' OF THE DEVELOPMENT

PROPERTY STREET ADDRESS	OWNER1	OWNER2	STREET ADDRESS	CITY	STATE	ZIP	LEGAL DESCRIPTION	ZONING	LAND USE	CHARACTER AREA	DEV STD
1340 MOHER BLVD	BELL FUND IV FRANKLIN GATEWAY LLC		PO BOX 56607	ATLANTA	GA	30343	Subd GATEWAY VILLAGE SEC3 PB 53 Pg 121 Lot 0138	SD-X	VACANT	BCCO-4	T
121 DAVENPORT BLVD 1	CAMDEN COMMONS I LLC		5042 THOROUGHBRED LN STE 200	BRENTWOOD	TN	37027	Subd CAMDEN COMMONS PB 6240 Pg 673 Unit 1	SD-X		BCCO-4	T
AMBLESIDE WAY	BELL FUND IV FRANKLIN GATEWAY LLC		PO BOX 56607	ATLANTA	GA	30343	Subd GATEWAY VILLAGE SEC3 PB 53 Pg 121 Lot OPEN SPACE 140	SD-X	OPEN SPACE	BCCO-4	T
557 FRANKLIN RD	CHURCH CLEARVIEW BAPTIST		537 FRANKLIN RD	FRANKLIN	TN	37069		CI	CHURCH	BCCO-3	C
553 FRANKLIN RD	CHURCH CLEARVIEW BAPTIST INC		537 FRANKLIN RD	FRANKLIN	TN	37069		CI	CHURCH	BCCO-3	C
549 FRANKLIN RD	CHURCH CLEARVIEW BAPTIST		537 FRANKLIN RD	FRANKLIN	TN	37069		CI	CHURCH	BCCO-3	C
541 FRANKLIN RD	MASTER PLANS LLC		1226 LAKEVIEW DR	FRANKLIN	TN	37064		CI	CHURCH	BCCO-3	C
537 FRANKLIN RD	CHURCH CLEARVIEW BAPTIST		537 FRANKLIN RD	FRANKLIN	TN	37069		CI	CHURCH	BCCO-3	C
1211 COUNTRY RD	BROOKS JOY T REV TRUST		1208 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0002	R1	SINGLE FAMILY	BCCO-3	C
1215 COUNTRY RD	MOORE BOB L	MOORE KITTRA MARY	1215 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0004	R1	SINGLE FAMILY	BCCO-3	C
1219 COUNTRY RD	DEMONBREUN TROY S	MASSEY-DEMONBREUM LORI	1219 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0006	R1	SINGLE FAMILY	BCCO-3	C
1223 COUNTRY RD	MCKEEHAN KEVIN M		227 3RD AVE N	FRANKLIN	TN	37064	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0008	R1	SINGLE FAMILY	BCCO-3	C
1226 COUNTRY RD	PARRIS JEFFREY S	PARRIS CINDY B	1226 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0009	R1	SINGLE FAMILY	BCCO-3	C
1222 COUNTRY RD	ZHU HUIRONG	ZHOU TINA	731 W LA CANADA AVE	MOUNTAIN HOUSE	CA	95391	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0007	R1	SINGLE FAMILY	BCCO-3	C
1218 COUNTRY RD	ROVENSTINE JOHN JASON	ROVENSTINE LISA	1218 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 22 Pg 98 Lot 0005	R1	SINGLE FAMILY	BCCO-3	C
1208 COUNTRY RD	HUGHES TERESA BROOKS		1208 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0003	R1	SINGLE FAMILY	BCCO-3	C
536 FRANKLIN RD	BROOKS JOY T TR		1208 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0001	R1	SINGLE FAMILY	BCCO-3	C
540 FRANKLIN RD	MARCHESI CECILIA C		407 HORSESHOE LANE	NASHVILLE	TN	37221		R1	SINGLE FAMILY	BCCO-3	C
544 FRANKLIN RD	GARRETSON ROBERTA NELL		544 FRANKLIN RD	FRANKLIN	TN	37069		R1	SINGLE FAMILY	BCCO-3	C
548 FRANKLIN RD	SMITH AMY JENKINS		548 FRANKLIN RD	FRANKLIN	TN	37069	Subd SMITH AMY JENKINS PB 60 Pg 91	R1	SINGLE FAMILY	BCCO-4	T
554 FRANKLIN RD	ROGERS STEPHEN T	DETCH ETHEL R	554 FRANKLIN RD	FRANKLIN	TN	37069		R1	SINGLE FAMILY	BCCO-4	T
562 -68 FRANKLIN RD	HOLLOWAY JAMES F	HOLLOWAY EVELYN A	562 FRANKLIN RD	FRANKLIN	TN	37069		R1	SINGLE FAMILY	BCCO-4	T
574 FRANKLIN RD	FAGAN GARY DWAYNE		545 LITTLESTONE DR	BRENTWOOD	TN	37027		SD-X	SINGLE FAMILY	BCCO-4	T
580 FRANKLIN RD	FAGAN MARY F	FAGAN LEONARD B	580 FRANKLIN RD	FRANKLIN	TN	37069		SD-X	SINGLE FAMILY	BCCO-4	T
584 FRANKLIN RD	CHURCH BRENTWOOD OF THE NAZARENE		584 FRANKLIN RD	FRANKLIN	TN	37069		R1	CHURCH	BCCO-4	T
MCKAYS CT	VR LANDINGS AT BRENTWOOD LP		2195 N HWY 83 #11	FRANKTOWN	CO	80116	Subd LANDINGS THE PB 22 Pg 15 Lot 0001 Subd REV 2	SD-R	APARTMENTS	BCCO-3	C
LANDINGS DR	VR LANDINGS AT BRENTWOOD LP		2195 N HWY 83 #11	FRANKTOWN	CO	80116	Subd LANDINGS THE PB 10 Pg 68 Lot 0005 Subd REV	SD-R	APARTMENTS	BCCO-3	C
LANDINGS DR	VR LANDINGS AT BRENTWOOD LP		2195 N HWY 83 #11	FRANKTOWN	CO	80116	Subd LANDINGS THE PB 10 Pg 68 Lot 0006 Subd REV	SD-R	APARTMENTS	BCCO-3	C
1024 CUMBERLAND PARK DR	BROOKS LAUREN MICHELLE	BROOKS WALTER BRYAN	1024 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0029	SD-X	SINGLE FAMILY	BCCO-4	T
1022 CUMBERLAND PARK DR	FRASER DOUGLAS DAVID		1022 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0028	SD-X	SINGLE FAMILY	BCCO-4	T
1020 CUMBERLAND PARK DR	HIDDEN HILLS FAMILY LTD PRTNRSHP		1126 BEECHES TAVERN TRL	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0027	SD-X	SINGLE FAMILY	BCCO-4	T
1018 CUMBERLAND PARK DR	DOMAN FRANK P	DOMAN JESSICA R	1018 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0026	SD-X	SINGLE FAMILY	BCCO-4	T
1016 CUMBERLAND PARK DR	LEPPER BOBBY	LEPPER MARY K	1016 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0025	SD-X	SINGLE FAMILY	BCCO-4	T
1014 CUMBERLAND PARK DR	WYLIE SUZANNE F		1006 SCRAMBLERS KNOB	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0024	SD-X	SINGLE FAMILY	BCCO-4	T
1012 CUMBERLAND PARK DR	VAN VICKLE JOHN HAYES		1012 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0023	SD-X	SINGLE FAMILY	BCCO-4	T
1010 CUMBERLAND PARK DR	THORNTON DON TYLER		1010 CUMBERLAND DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0022	SD-X	SINGLE FAMILY	BCCO-4	T
1000 CUMBERLAND PARK DR	YOUNG KIMBERLY W		1000 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0004	SD-X	SINGLE FAMILY	BCCO-4	T
1002 CUMBERLAND PARK DR	JONES CHRISTINA ANNE	JONES BRETT THAYER	1002 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0003	SD-X	SINGLE FAMILY	BCCO-4	T
1004 CUMBERLAND PARK DR	COMBS BEDFORD M	JONES MELISSA J	1004 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0002	SD-X	SINGLE FAMILY	BCCO-4	T
1006 CUMBERLAND PARK DR	TAAFFE PAULINE		1046 HOLLY TREE GAP RD	BRENTWOOD	TN	37027	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0001	SD-X	SINGLE FAMILY	BCCO-4	T
CUMBERLAND PARK DR	GATEWAY VILLAGE DEV INC		5042 THOROUGHBRED LN # 200	BRENTWOOD	TN	37027	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38	SD-X	SINGLE FAMILY	BCCO-4	T
1001 CUMBERLAND PARK DR	CAMERON DARELL C	CAMERON SHARON W	1001 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0005	SD-X	SINGLE FAMILY	BCCO-4	T
1003 CUMBERLAND PARK DR	KEENAN THOMAS C		1003 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0006	SD-X	SINGLE FAMILY	BCCO-4	T
1005 CUMBERLAND PARK DR	REYNOLDS SALLY M		1360 HOLLY TREE GAP RD	BRENTWOOD	TN	37027	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0007	SD-X	SINGLE FAMILY	BCCO-4	T
1007 CUMBERLAND PARK DR	AILOR RACHEL R	AILOR JAMES J	1007 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0008	SD-X	SINGLE FAMILY	BCCO-4	T
FRANKLIN RD	GATEWAY VILLAGE RESIDENTIAL LLC		113 SEABOARD LN #A- 105	FRANKLIN	TN	37067	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38	SD-X	SINGLE FAMILY	BCCO-4	T
1011 CUMBERLAND PARK DR	TEUFER GEORGE CURTISS		PO BOX 50536	NASHVILLE	TN	37205	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0009	SD-X	SINGLE FAMILY	BCCO-4	T
1013 CUMBERLAND PARK DR	HIME GEORGE ALLEN		1013 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0010	SD-X	SINGLE FAMILY	BCCO-4	T
1015 CUMBERLAND PARK DR	MISSIRIAN RAPHAELA & ANAHID REV INT		1015 CUMBERLAND PARK LN	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0011	SD-X	SINGLE FAMILY	BCCO-4	T
1017 CUMBERLAND PARK DR	BULLARO FRANCESCA		1017 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0012	SD-X	SINGLE FAMILY	BCCO-4	T
1019 CUMBERLAND PARK DR	ROSS RICHARD F	ROSS NANCY L	563 MIDWAY CIR	BRENTWOOD	TN	37027	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0013	SD-X	SINGLE FAMILY	BCCO-4	T
1021 CUMBERLAND PARK DR	WIENCEK TOM C	WIENCEK BONNIE A	1021 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0014	SD-X	SINGLE FAMILY	BCCO-4	T
1023 CUMBERLAND PARK DR	MATRAVERS LAURIE M		215 DEER PARK CIR	NASHVILLE	TN	37205	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0015	SD-X	SINGLE FAMILY	BCCO-4	T
201 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0001	SD-X	VACANT	BCCO-4	T
207 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0002	SD-X	VACANT	BCCO-4	T
213 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0003	SD-X	VACANT	BCCO-4	T
219 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0004	SD-X	VACANT	BCCO-4	T
225 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0005	SD-X	VACANT	BCCO-4	T
232 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0006	SD-X	VACANT	BCCO-4	T
238 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0007	SD-X	VACANT	BCCO-4	T
243 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0008	SD-X	VACANT	BCCO-4	T
248 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0009	SD-X	VACANT	BCCO-4	T
254 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0010	SD-X	VACANT	BCCO-4	T
260 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0011	SD-X	VACANT	BCCO-4	T
266 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0012	SD-X	VACANT	BCCO-4	T
272 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0013	SD-X	OPEN SPACE	BCCO-4	T
GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot OPEN SPACE 43	SD-X	OPEN SPACE	BCCO-4	T
GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot OPEN SPACE 44	SD-X	OPEN SPACE	BCCO-4	T



GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

MAY 11, 2015
RESUBMITTAL 6.4.15

REZONING REQUEST

FAMILY LEGACY SUBDIVISION

FRANKLIN, TENNESSEE

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

PROPOSED DEVELOPMENT BOUNDARY

COF# 5848

C 1.0

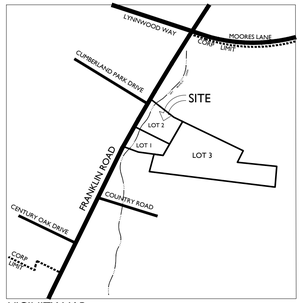
REZONING REQUEST

FAMILY LEGACY SUBDIVISION

COF # 5848
MAP 053, PARCEL 73
MAP 053, PARCEL 74.01
FRANKLIN, TENNESSEE

SHEET INDEX

C 0.0 COVER SHEET
C 1.0 BOUNDARY SURVEY
C 2.0 EXISTING CONDITIONS



VICINITY MAP

MODIFICATION OF STANDARDS

1. TABLE 5-9 STIPULATES THAT A FUNERAL HOME MUST HAVE .25 PARKING SPACES/ PERSON OF MAXIMUM OCCUPANCY. THE PROPOSED STRUCTURE HAS A MAXIMUM OCCUPANCY OF 800 PERSONS WHICH WOULD EQUATE TO 200 PARKING SPACES. AT 10,500 SQUARE FEET, THIS WOULD BE EQUAL TO 19+ SPACES PER ONE THOUSAND SQUARE FEET.

THE APPLICANT IS REQUESTING A MODIFICATION OF STANDARDS FOR THE PARKING REQUIREMENT BASED ON THE FOLLOWING REASONS. THE TWO PRIMARY PUBLIC FUNCTIONS CARRIED OUT AT THE FACILITY ARE A CHAPEL AND VISITATION FACILITIES. IF A SERVICE WAS BEING CONDUCTED CONCURRENT WITH A VISITATION THE MAXIMUM OCCUPANCY OF THE CHAPEL IS 200 PEOPLE AND THE VISITATION IS 128 PEOPLE. BASED ON THE PROJECTED .25 SPACES PER PERSON THIS WOULD BE EQUAL TO 82 SPACES. IT IS ANTICIPATED THAT THERE WOULD BE 2-3 STAFF PERSONNEL IN THIS INSTANCE. THIS YIELDS A PARKING DEMAND OF 84-85 SPACES. GIVEN THE ADJOINING FACILITY, A SURPLUS OF SPACES EXISTS WITHIN THE OVERALL SITE AND THIS COULD SATISFY THE DEMAND IN ALL FORESEEABLE INSTANCES.

STATEMENT OF IMPACTS

WATER
WATER SERVICE WILL BE PROVIDED BY MALLORY VALLEY UTILITY DISTRICT
ADEQUATE SUPPLY EXISTS AND THERE IS NO ADVERSE IMPACT ANTICIPATED.

SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN EXISTS ON THE PROPERTY AND THERE ARE EXISTING TAPS THAT WILL BE RE-PURPOSED
THE XISTING MAIN LINE IS OF SUFFICIENT SIZE AND NO ADVERSE IMPACTS ARE ANTICIPATED

DRAINAGE FACILITIES
THE PROPERTY DRAINS TO THE SOUTH VIA DRY BRANCH CREEK TO JACKSON LAKE
PROPOSED SITE DETENTION WILL PREVENT ADDITIONAL VOLUME TO THE CONVEYANCE AND THEREFORE NO ADVERSE IMPACT IS ANTICIPATED.

POLICE AND FIRE PROTECTION:
FRANKLIN FIRE DEPT STATION #3 - 1.5 MILES
COLUMBIA AVE POLICE STATION - 4.7 MILES

RECREATION FACILITIES
THE PROJECT IS A NON-RESIDENTIAL DEVELOPMENT

PROJECTED STUDENT POPULATION
THE PROJECT IS A NON-RESIDENTIAL DEVELOPMENT

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

OWNER PARCEL 73

STEPHEN T. ROGERS
ETHEL R. DETCH
554 FRANKLIN ROAD
FRANKLIN TN 37069

OWNER PARCEL 74.01

JAMES F. HOLLOWAY
EVELYN A. HOLLOWAY
562 FRANKLIN ROAD
FRANKLIN TN 37069

DEVELOPER

WILLIAM GREGORY
7427 CHARLOTTE PIKE
NASHVILLE TN. 37209
(615) 390-7724 WGregory@afamilylegacy.com

ARCHITECT

906 STUDIO ARCHITECTS, LLC
237 SECOND AVENUE SOUTH
FRANKLIN TN 37064
MIKE HATHAWAY, ARCHITECT (615) 289-8737
EMAIL ADDRESS: mike.hathaway@906studio.com

ENGINEER

DEWEY-ESTES ENGINEERING
2925 BERRY HILL DRIVE
NASHVILLE TN 37204
KEVIN ESTES, P.E. (615) 401-9956
EMAIL ADDRESS: kestes@dewey-estes.com

LANDSCAPE ARCHITECT/PLANNER

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

REZONING REQUEST

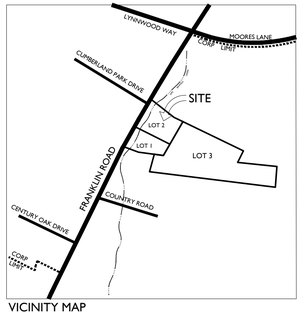
FAMILY LEGACY SUBDIVISION

COF # 5848
FRANKLIN, TENNESSEE

SITE DATA:

PROJECT NAME:	FAMILY LEGACY SUBDIVISION
PROJECT NUMBER:	COF 5848
SUBDIVISION:	NOT APPLICABLE
LOT NUMBER:	NOT APPLICABLE
ADDRESS:	554 FRANKLIN ROAD 562 FRANKLIN ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 53, PARCEL 73.00 MAP 53, PARCEL 74.01
EXISTING ZONING:	R1
PROPOSED ZONING:	SD-X ___
CHARACTER AREA OVERLAY:	BERRYS CHAPEL BC-4 HHO - HILLSIDE/HILLCREST OVERLAY FWO - FLOODWAY OVERLAY
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
PARCEL ACREAGE:	PARCEL 73 - 14.57 AC PARCEL 74.01 - 8.15 AC
TOTAL ACREAGE/SQUARE FOOTAGE:	22.72 ACRES OR 989,504 SF
MINIMUM REQUIRED SETBACKS:	AS ESTABLISHED BY P.U.D. PLAN
APPLICANT:	WILLIAM GREGORY 7427 CHARLOTTE PIKE NASHVILLE TN. 37209 WGregory@afamilylegacy.com
PLANNER/LANDSCAPE ARCHITECT:	GAMBLE DESIGN COLLABORATIVE 144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064 615.975.5765 greggamble209@gmail.com GREG GAMBLE

INITIAL SUBMITTAL	MAY 11,2015	-
RESUBMITTAL	JUNE 4, 2015	-
REVISION	-	-
REVISION	-	-



VICINITY MAP

LEGAL DESCRIPTION

The following legal description is for two tracts of land in the Eighth Civil District of Williamson County, City of Franklin, Tennessee, located on the lands of Stephen Rogers, of record in Deed Book 1062, Page 272, R.O.W.C., TN., and James Holloway, of record in Deed Book 2405, Page 554, R.O.W.C., TN.

Tract A

Beginning at a Point located approximately 690 feet northwest of the intersection of Franklin Road and Country Road, along the east margin of Franklin Road right of way, said point being the southwestern corner of said Rogers and the northwestern corner of Amy Jenkins Smith, of record in Plat Book 60, Page 91, R.O.W.C., TN;

Thence, with the east margin of said Franklin Road, along a curve to the right, having a delta of 05 degrees 11 minutes 49 seconds, a radius of 2906.80 feet, a tangent of 131.92 feet, an arc of 263.66 feet, a chord bearing of North 22 degrees 54 minutes 31 seconds East, and a chord length of 263.57 feet to a point, said point being the southwest corner said Holloway;

Thence, leaving the east margin of said Franklin Road and following the south line of said Holloway, South 67 degrees 05 minutes 29 seconds East, a distance of 427.77 feet to a point;

Thence South 89 degrees 34 minutes 42 seconds East, a distance of 268.73 feet to a point;

Thence South 73 degrees 35 minutes 30 seconds East, passing the southeast corner of said Holloway and following the west line of VR Landings at Brentwood LP, of record in Plat book 10, Page 68, R.O.W.C., TN along the way, for a total distance of 762.47 feet to a point;

Thence South 88 degrees 01 minutes 17 seconds East, a distance of 509.59 feet to a point;

Thence South 01 degrees 21 minutes 43 seconds West, a distance of 276.48 feet to a point, said point being the northeast corner of Jeffery Parris, of record in Deed Book 1124, Page 282;

Thence, leaving the west line of said VR Landings and following the north line of said Parris, North 85 degrees 46 minutes 29 seconds West, passing by the lands of Huirong Zhu, of record in Deed Book 3710, Page 181, R.O.W.C., TN, John Jason Rovenstine, of record in Deed Book 5974, Page 532, R.O.W.C., TN, and Teresa Brooks Hughes, of record in Deed Book 5267, Page 316, R.O.W.C., TN, along the way for a total distance of 1658.10 feet to a point, said point being the southeast corner of said Smith;

Thence, leaving the north line of said Hughes and following the east line of said Smith, North 15 degrees 23 minutes 12 seconds East, a distance of 232.18 feet to a point, said point being the northeast corner of said Smith;

Thence, with the north line of said Smith, North 83 degrees 40 minutes 25 seconds West, a distance of 231.00 feet to a point;

Thence North 70 degrees 19 minutes 31 seconds West, a distance of 188.93 feet to the Point of Beginning and containing 626,507.73 square feet or 14.38 acres more or less.

Tract B

Beginning at a Point located approximately 965 feet northwest of the intersection of Franklin Road and Country Road, along the east margin of Franklin Road right of way, said point being the southwestern corner of said Holloway and the northwestern corner of said Rogers;

Thence, with the east margin of said Franklin Road, along a curve to the right, having a delta of 08 degrees 21 minutes 23 seconds, a radius of 2906.80 feet, a tangent of 212.35 feet, an arc of 423.95 feet, a chord bearing of North 29 degrees 41 minutes 07 seconds East, and a chord length of 423.58 feet to a point, said point being the southwest corner of Gary Dwayne Fagan, of record in Deed Book 2153, Book 880, R.O.W.C., TN;

Thence, leaving the east margin of said Franklin Road and following the south line of said Fagan, South 54 degrees 52 minutes 06 seconds East, a distance of 431.60 feet to a point;

Thence South 65 degrees 34 minutes 52 seconds East, a distance of 933.63 feet to a point, said point being the southeast corner of said Fagan and in the west line of VR Landings at Brentwood LP, of record in Plat book 10, Page 68, R.O.W.C., TN;

Thence, thence with the west line of said VR Landings, South 26 degrees 32 minutes 12 seconds West, a distance of 119.89 feet to a point, said point being in the north line of said Rogers;

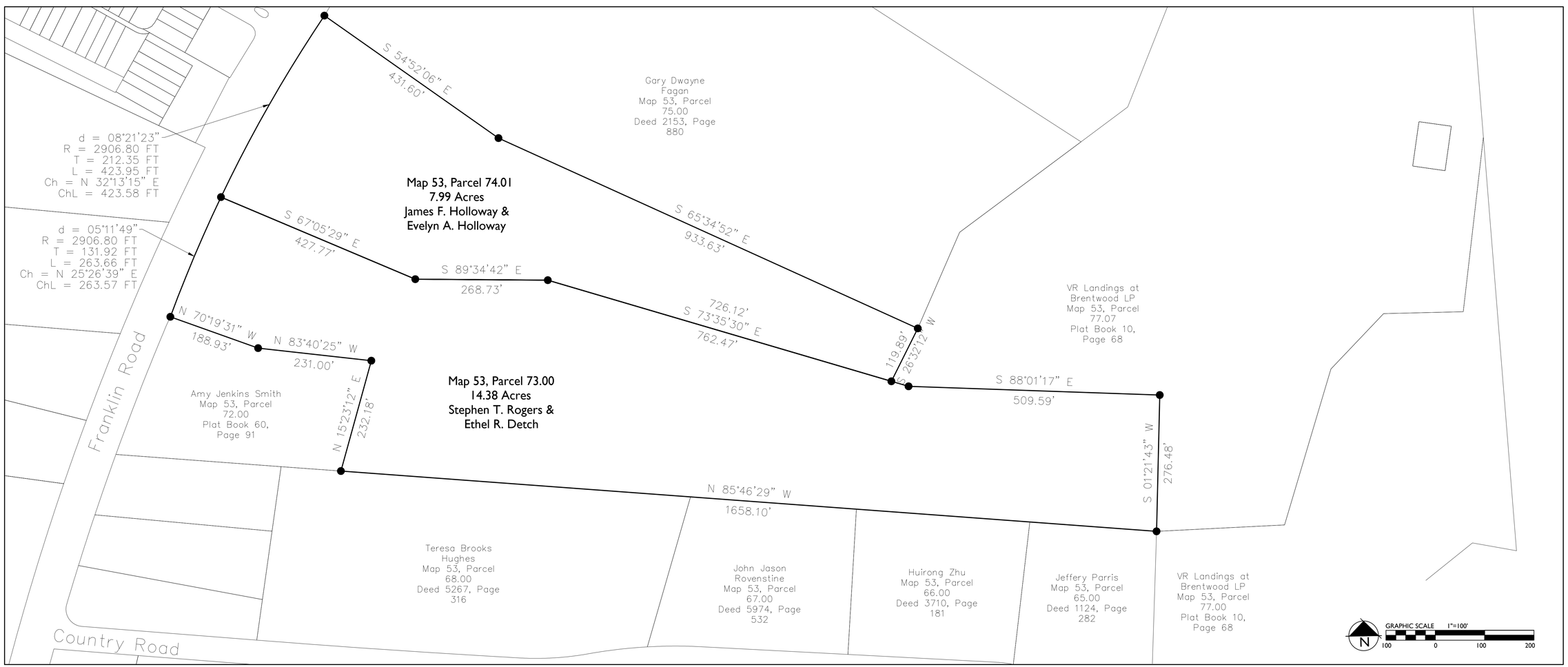
Thence, leaving the west line of said VR Landings and following the north line of said Rogers, North 73 degrees 35 minutes 30 seconds West, a distance of 726.12 feet to a point;

Thence North 89 degrees 34 minutes 42 seconds West, a distance of 268.73 feet to a point;

Thence North 67 degrees 05 minutes 29 seconds West, a distance of 427.77 feet to the Point of Beginning and containing 348,219.28 square feet or 7.99 acres more or less.

PROPERTY OWNERS LOCATED WITHIN 500' OF THE DEVELOPMENT

PROPERTY STREET ADDRESS	OWNER1	OWNER2	STREET ADDRESS	CITY	STATE	ZIP	LEGAL DESCRIPTION	ZONING	LAND USE	CHARACTER AREA	DEV STD
1340 MOHER BLVD	BELL FUND IV FRANKLIN GATEWAY LLC		PO BOX 56607	ATLANTA	GA	30343	Subd GATEWAY VILLAGE SEC3 PB 53 Pg 121 Lot 0138	SD-X	VACANT	BCCO-4	T
121 DAVENPORT BLVD 1	CAMDEN COMMONS I LLC		5042 THOROUGHBRED LN STE 200	BRENTWOOD	TN	37027	Subd CAMDEN COMMONS PB 6240 Pg 673 Unit 1	SD-X		BCCO-4	T
AMBLESIDE WAY	BELL FUND IV FRANKLIN GATEWAY LLC		PO BOX 56607	ATLANTA	GA	30343	Subd GATEWAY VILLAGE SEC3 PB 53 Pg 121 Lot OPEN SPACE 140	SD-X	OPEN SPACE	BCCO-4	T
557 FRANKLIN RD	CHURCH CLEARVIEW BAPTIST		537 FRANKLIN RD	FRANKLIN	TN	37069		CI	CHURCH	BCCO-3	C
553 FRANKLIN RD	CHURCH CLEARVIEW BAPTIST INC		537 FRANKLIN RD	FRANKLIN	TN	37069		CI	CHURCH	BCCO-3	C
549 FRANKLIN RD	CHURCH CLEARVIEW BAPTIST		537 FRANKLIN RD	FRANKLIN	TN	37069		CI	CHURCH	BCCO-3	C
541 FRANKLIN RD	MASTER PLANS LLC		1226 LAKEVIEW DR	FRANKLIN	TN	37064		CI	CHURCH	BCCO-3	C
537 FRANKLIN RD	CHURCH CLEARVIEW BAPTIST		537 FRANKLIN RD	FRANKLIN	TN	37069		CI	CHURCH	BCCO-3	C
1211 COUNTRY RD	BROOKS JOY T REV TRUST		1208 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0002	R1	SINGLE FAMILY	BCCO-3	C
1215 COUNTRY RD	MOORE BOB L	MOORE KITTRA MARY	1215 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0004	R1	SINGLE FAMILY	BCCO-3	C
1219 COUNTRY RD	DEMONBREUN TROY S	MASSEY-DEMONBREUM LORI	1219 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0006	R1	SINGLE FAMILY	BCCO-3	C
1223 COUNTRY RD	MCKEEHAN KEVIN M		227 3RD AVE N	FRANKLIN	TN	37064	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0008	R1	SINGLE FAMILY	BCCO-3	C
1226 COUNTRY RD	PARRIS JEFFREY S	PARRIS CINDY B	1226 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0009	R1	SINGLE FAMILY	BCCO-3	C
1222 COUNTRY RD	ZHU HUIRONG	ZHOU TINA	731 W LA CANADA AVE	MOUNTAIN HOUSE	CA	95391	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0007	R1	SINGLE FAMILY	BCCO-3	C
1218 COUNTRY RD	ROVENSTINE JOHN JASON	ROVENSTINE LISA	1218 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 22 Pg 98 Lot 0005	R1	SINGLE FAMILY	BCCO-3	C
1208 COUNTRY RD	HUGHES TERESA BROOKS		1208 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0003	R1	SINGLE FAMILY	BCCO-3	C
536 FRANKLIN RD	BROOKS JOY T TR		1208 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0001	R1	SINGLE FAMILY	BCCO-3	C
540 FRANKLIN RD	MARCHESI CECILIA C		407 HORSESHOE LANE	NASHVILLE	TN	37221		R1	SINGLE FAMILY	BCCO-3	C
544 FRANKLIN RD	GARRETSON ROBERTA NELL		544 FRANKLIN RD	FRANKLIN	TN	37069		R1	SINGLE FAMILY	BCCO-3	C
548 FRANKLIN RD	SMITH AMY JENKINS		548 FRANKLIN RD	FRANKLIN	TN	37069	Subd SMITH AMY JENKINS PB 60 Pg 91	R1	SINGLE FAMILY	BCCO-4	T
554 FRANKLIN RD	ROGERS STEPHEN T	DETCH ETHEL R	554 FRANKLIN RD	FRANKLIN	TN	37069		R1	SINGLE FAMILY	BCCO-4	T
562 -68 FRANKLIN RD	HOLLOWAY JAMES F	HOLLOWAY EVELYN A	562 FRANKLIN RD	FRANKLIN	TN	37069		R1	SINGLE FAMILY	BCCO-4	T
574 FRANKLIN RD	FAGAN GARY DWAYNE		545 LITTLESTONE DR	BRENTWOOD	TN	37027		SD-X	SINGLE FAMILY	BCCO-4	T
580 FRANKLIN RD	FAGAN MARY F	FAGAN LEONARD B	580 FRANKLIN RD	FRANKLIN	TN	37069		SD-X	SINGLE FAMILY	BCCO-4	T
584 FRANKLIN RD	CHURCH BRENTWOOD OF THE NAZARENE		584 FRANKLIN RD	FRANKLIN	TN	37069		R1	CHURCH	BCCO-4	T
MCKAYS CT	VR LANDINGS AT BRENTWOOD LP		2195 N HWY 83 #11	FRANKTOWN	CO	80116	Subd LANDINGS THE PB 22 Pg 15 Lot 0001 Subd REV 2	SD-R	APARTMENTS	BCCO-3	C
LANDINGS DR	VR LANDINGS AT BRENTWOOD LP		2195 N HWY 83 #11	FRANKTOWN	CO	80116	Subd LANDINGS THE PB 10 Pg 68 Lot 0005 Subd REV	SD-R	APARTMENTS	BCCO-3	C
LANDINGS DR	VR LANDINGS AT BRENTWOOD LP		2195 N HWY 83 #11	FRANKTOWN	CO	80116	Subd LANDINGS THE PB 10 Pg 68 Lot 0006 Subd REV	SD-R	APARTMENTS	BCCO-3	C
1024 CUMBERLAND PARK DR	BROOKS LAUREN MICHELLE	BROOKS WALTER BRYAN	1024 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0029	SD-X	SINGLE FAMILY	BCCO-4	T
1022 CUMBERLAND PARK DR	FRASER DOUGLAS DAVID		1022 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0028	SD-X	SINGLE FAMILY	BCCO-4	T
1020 CUMBERLAND PARK DR	HIDDEN HILLS FAMILY LTD PRTNRSHP		1126 BEECHES TAVERN TRL	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0027	SD-X	SINGLE FAMILY	BCCO-4	T
1018 CUMBERLAND PARK DR	DOMAN FRANK P	DOMAN JESSICA R	1018 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0026	SD-X	SINGLE FAMILY	BCCO-4	T
1016 CUMBERLAND PARK DR	LEPPER BOBBY	LEPPER MARY K	1016 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0025	SD-X	SINGLE FAMILY	BCCO-4	T
1014 CUMBERLAND PARK DR	WYLIE SUZANNE F		1006 SCRAMBLERS KNOB	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0024	SD-X	SINGLE FAMILY	BCCO-4	T
1012 CUMBERLAND PARK DR	VAN VICKLE JOHN HAYES		1012 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0023	SD-X	SINGLE FAMILY	BCCO-4	T
1010 CUMBERLAND PARK DR	THORNTON DON TYLER		1010 CUMBERLAND DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0022	SD-X	SINGLE FAMILY	BCCO-4	T
1000 CUMBERLAND PARK DR	YOUNG KIMBERLY W		1000 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0004	SD-X	SINGLE FAMILY	BCCO-4	T
1002 CUMBERLAND PARK DR	JONES CHRISTINA ANNE	JONES BRETT THAYER	1002 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0003	SD-X	SINGLE FAMILY	BCCO-4	T
1004 CUMBERLAND PARK DR	COMBS BEDFORD M	JONES MELISSA J	1004 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0002	SD-X	SINGLE FAMILY	BCCO-4	T
1006 CUMBERLAND PARK DR	TAAFFE PAULINE		1046 HOLLY TREE GAP RD	BRENTWOOD	TN	37027	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0001	SD-X	SINGLE FAMILY	BCCO-4	T
CUMBERLAND PARK DR	GATEWAY VILLAGE DEV INC		5042 THOROUGHBRED LN # 200	BRENTWOOD	TN	37027	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38	SD-X	SINGLE FAMILY	BCCO-4	T
1001 CUMBERLAND PARK DR	CAMERON DARELL C	CAMERON SHARON W	1001 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0005	SD-X	SINGLE FAMILY	BCCO-4	T
1003 CUMBERLAND PARK DR	KEENAN THOMAS C		1003 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0006	SD-X	SINGLE FAMILY	BCCO-4	T
1005 CUMBERLAND PARK DR	REYNOLDS SALLY M		1360 HOLLY TREE GAP RD	BRENTWOOD	TN	37027	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0007	SD-X	SINGLE FAMILY	BCCO-4	T
1007 CUMBERLAND PARK DR	AILOR RACHEL R	AILOR JAMES J	1007 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0008	SD-X	SINGLE FAMILY	BCCO-4	T
FRANKLIN RD	GATEWAY VILLAGE RESIDENTIAL LLC		113 SEABOARD LN #A- 105	FRANKLIN	TN	37067	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38	SD-X	SINGLE FAMILY	BCCO-4	T
1011 CUMBERLAND PARK DR	TEUFER GEORGE CURTISS		PO BOX 50536	NASHVILLE	TN	37205	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0009	SD-X	SINGLE FAMILY	BCCO-4	T
1013 CUMBERLAND PARK DR	HIME GEORGE ALLEN		1013 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0010	SD-X	SINGLE FAMILY	BCCO-4	T
1015 CUMBERLAND PARK DR	MISSIRIAN RAPHAELA & ANAHID REV INT		1015 CUMBERLAND PARK LN	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0011	SD-X	SINGLE FAMILY	BCCO-4	T
1017 CUMBERLAND PARK DR	BULLARO FRANCESCA		1017 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0012	SD-X	SINGLE FAMILY	BCCO-4	T
1019 CUMBERLAND PARK DR	ROSS RICHARD F	ROSS NANCY L	563 MIDWAY CIR	BRENTWOOD	TN	37027	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0013	SD-X	SINGLE FAMILY	BCCO-4	T
1021 CUMBERLAND PARK DR	WIENCEK TOM C	WIENCEK BONNIE A	1021 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0014	SD-X	SINGLE FAMILY	BCCO-4	T
1023 CUMBERLAND PARK DR	MATRAVERS LAURIE M		215 DEER PARK CIR	NASHVILLE	TN	37205	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0015	SD-X	SINGLE FAMILY	BCCO-4	T
201 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0001	SD-X	VACANT	BCCO-4	T
207 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0002	SD-X	VACANT	BCCO-4	T
213 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0003	SD-X	VACANT	BCCO-4	T
219 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0004	SD-X	VACANT	BCCO-4	T
225 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0005	SD-X	VACANT	BCCO-4	T
232 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0006	SD-X	VACANT	BCCO-4	T
238 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0007	SD-X	VACANT	BCCO-4	T
243 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0008	SD-X	VACANT	BCCO-4	T
248 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0009	SD-X	VACANT	BCCO-4	T
254 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0010	SD-X	VACANT	BCCO-4	T
260 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0011	SD-X	VACANT	BCCO-4	T
266 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0012	SD-X	VACANT	BCCO-4	T
272 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0013	SD-X	OPEN SPACE	BCCO-4	T
GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot OPEN SPACE 43	SD-X	OPEN SPACE	BCCO-4	T
GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot OPEN SPACE 44	SD-X	OPEN SPACE	BCCO-4	T



GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

MAY 11, 2015
RESUBMITTAL 6.4.15

REZONING REQUEST

FAMILY LEGACY SUBDIVISION

FRANKLIN, TENNESSEE

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

PROPOSED DEVELOPMENT BOUNDARY

COF# 5848

C 1.0

SITE DATA:

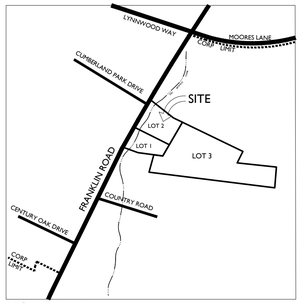
PROJECT NAME:	FAMILY LEGACY SUBDIVISION
PROJECT NUMBER:	COF 5848
SUBDIVISION:	NOT APPLICABLE
LOT NUMBER:	NOT APPLICABLE
ADDRESS:	554 FRANKLIN ROAD 562 FRANKLIN ROAD
CITY:	FRANKLIN FRANKLIN
COUNTY:	WILLIAMSON WILLIAMSON
STATE:	TENNESSEE TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT 8TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 53, PARCEL 73.00 MAP 53, PARCEL 74.01
EXISTING ZONING:	R1 R1
PROPOSED ZONING:	SD-X ___ SD-X ___
CHARACTER AREA OVERLAY:	BERRYS CHAPEL BC-4
OTHER APPLICABLE OVERLAYS	HHO - HILLSIDE/HILLCREST OVERLAY FWO - FLOODWAY OVERLAY
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL TRADITIONAL
PARCEL ACREAGE:	PARCEL 73 - 14.57 AC PARCEL 74.01 - 8.15 AC
TOTAL ACREAGE/SQUARE FOOTAGE:	22.72 ACRES OR 989,504 SF
MINIMUM REQUIRED SETBACKS:	AS ESTABLISHED BY P.U.D. PLAN

OWNER PARCEL 73	OWNER PARCEL 74.01
STEPHEN T. ROGERS	JAMES F. HOLLOWAY
ETHEL R. DETCH	EVELYN A. HOLLOWAY
554 FRANKLIN ROAD	562 FRANKLIN ROAD
FRANKLIN TN 37069	FRANKLIN TN 37069

APPLICANT:

WILLIAM GREGORY
7427 CHARLOTTE PIKE
NASHVILLE TN, 37209
(615) 390-7724 WGregory@afamilylegacy.com

PLANNER/LANDSCAPE ARCHITECT: GAMBLE DESIGN COLLABORATIVE
ADDRESS 144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064
OFFICE PHONE 615.975.5765
EMAIL ADDRESS greggamble209@gmail.com
CONTACT GREG GAMBLE



VICINITY MAP

SOILS KEY

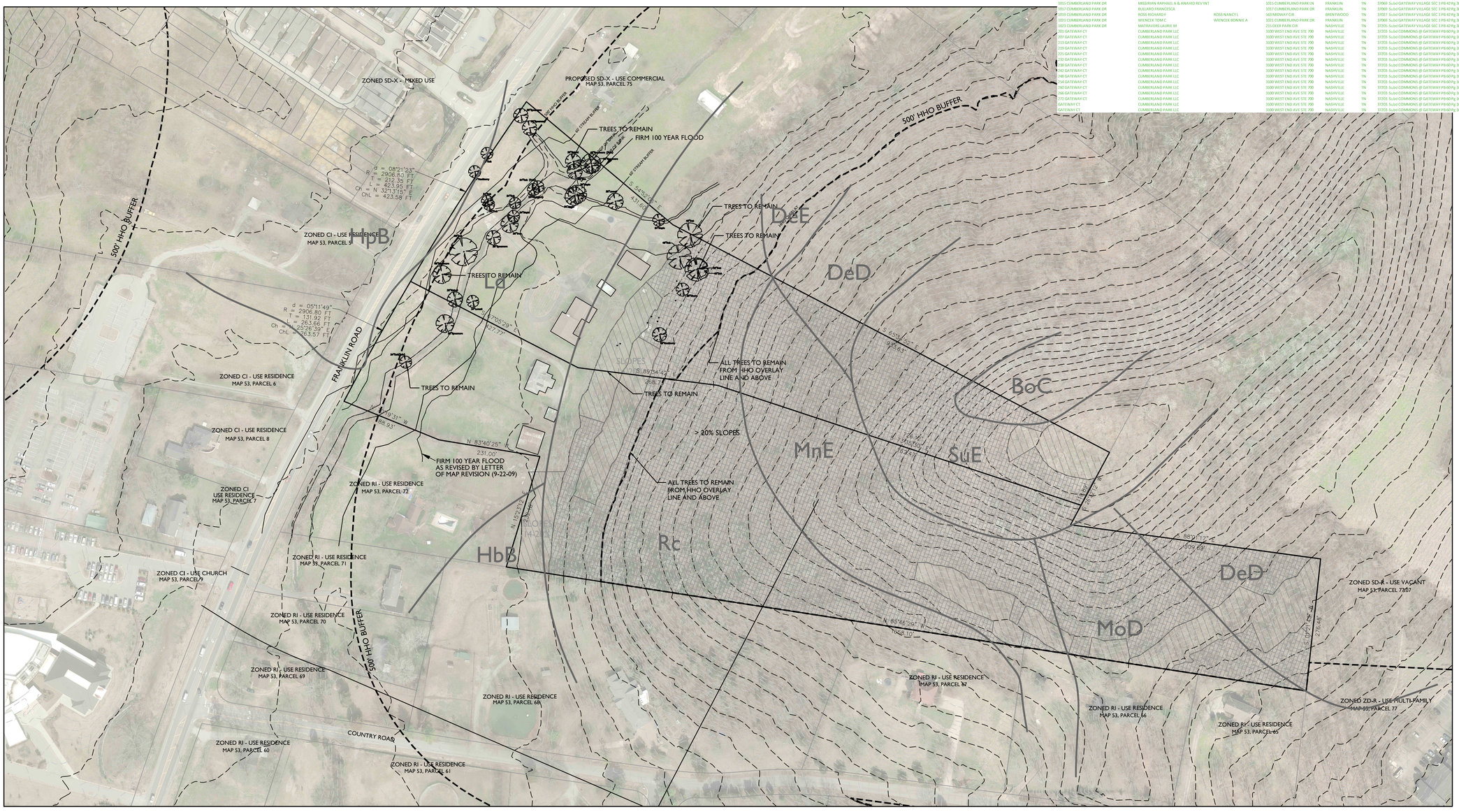
BoC	Bodine Cherty Silt Loam, 5-12% slope
DeD	Dellrose Gravelly Silt Loam, 12-20% slope
DeE	Dellrose Gravelly Silt Loam, 20-30% slope
HbB	Hampshire Silt Loam, 2-5% slope
HpB	Humphreys Gravelly Silt Loam, 2-5% slope
Ld	Lindside Cherty Silt Loam, phosphatic
MnE	Mimosa-Rock Outcrop Complex, 20-40% slope
MoD	Mimosa and Ashwood Very Rocky Soils, 5-20% slope
Rc	Rockland
SuE	Sulphura Cherty Silt Loam, 20-50% slope

SLOPE ANALYSIS

14-19% SLOPES

>20% SLOPES

PROPERTY STREET ADDRESS	OWNER1	OWNER2	STREET ADDRESS	CITY	STATE	ZIP	LEGAL DESCRIPTION	ZONING	LAND USE	CHARACTER AREA	DEV STD
1340 MOHER BLVD	BELL FUND IV FRANKLIN GATEWAY LLC		PO BOX 56607	ATLANTA	GA	30343	Sub GATEWAY VILLAGE SEC3 PB 53 Pg 121 Lot 0138	SD-X	VACANT	BCCO-4	T
121 DAVENPORT BLVD 1	CAMDEN COMMONS I LLC		5042 THOROUGHBRED LN STE 200	BRENTWOOD	TN	37027	Sub CAMDEN COMMONS PB 6240 Pg 673 Un1-1	SD-X		BCCO-4	T
AMBLESIDE WAY	BELL FUND IV FRANKLIN GATEWAY LLC		PO BOX 56607	ATLANTA	GA	30343	Sub GATEWAY VILLAGE SEC3 PB 53 Pg 121 Lot OPEN SPACE 140	SD-X	OPEN SPACE	BCCO-4	T
557 FRANKLIN RD	CHURCH CLEARVIEW BAPTIST		537 FRANKLIN RD	FRANKLIN	TN	37069		CI	CHURCH	BCCO-3	C
553 FRANKLIN RD	CHURCH CLEARVIEW BAPTIST INC		537 FRANKLIN RD	FRANKLIN	TN	37069		CI	CHURCH	BCCO-3	C
549 FRANKLIN RD	CHURCH CLEARVIEW BAPTIST		537 FRANKLIN RD	FRANKLIN	TN	37069		CI	CHURCH	BCCO-3	C
541 FRANKLIN RD	MASTER PLANS LLC		1228 LAKEVIEW DR	FRANKLIN	TN	37064		CI	CHURCH	BCCO-3	C
537 FRANKLIN RD	CHURCH CLEARVIEW BAPTIST		537 FRANKLIN RD	FRANKLIN	TN	37069		CI	CHURCH	BCCO-3	C
1211 COUNTRY RD	BROOKS JOY T REV TRUST		1208 COUNTRY RD	FRANKLIN	TN	37069	Sub0 COUNTRY ROADS PB 5 Pg 43 Lot 0002	R1	SINGLE FAMILY	BCCO-3	C
1215 COUNTRY RD	MOORE RON L	MOORE KITTRA MARY	1215 COUNTRY RD	FRANKLIN	TN	37069	Sub0 COUNTRY ROADS PB 5 Pg 43 Lot 0004	R1	SINGLE FAMILY	BCCO-3	C
1219 COUNTRY RD	DEMONBREUN TROY S	MASSEY-DEMONBREUM LORI	1219 COUNTRY RD	FRANKLIN	TN	37069	Sub0 COUNTRY ROADS PB 5 Pg 43 Lot 0006	R1	SINGLE FAMILY	BCCO-3	C
1223 COUNTRY RD	MCKEEHAN KEVIN M		227 3RD AVE N	FRANKLIN	TN	37064	Sub0 COUNTRY ROADS PB 5 Pg 43 Lot 0008	R1	SINGLE FAMILY	BCCO-3	C
1226 COUNTRY RD	PARRIS JEFFREY S	PARRIS CINDY B	1226 COUNTRY RD	FRANKLIN	TN	37069	Sub0 COUNTRY ROADS PB 5 Pg 43 Lot 0009	R1	SINGLE FAMILY	BCCO-3	C
1222 COUNTRY RD	ZHU HUIRONG	ZHOU TINA	731 W LA CANADA AVE	MOUNTAIN HOUSE	CA	95391	Sub0 COUNTRY ROADS PB 5 Pg 43 Lot 0007	R1	SINGLE FAMILY	BCCO-3	C
1218 COUNTRY RD	ROVENSTINE JOHN JASON	ROVENSTINE LISA	1218 COUNTRY RD	FRANKLIN	TN	37069	Sub0 COUNTRY ROADS PB 22 Pg 78 Lot 0005	R1	SINGLE FAMILY	BCCO-3	C
1208 COUNTRY RD	HUGHES TERESA BROOKS		1208 COUNTRY RD	FRANKLIN	TN	37069	Sub0 COUNTRY ROADS PB 5 Pg 43 Lot 0003	R1	SINGLE FAMILY	BCCO-3	C
536 FRANKLIN RD	BROOKS JOY T TR		1208 COUNTRY RD	FRANKLIN	TN	37069	Sub0 COUNTRY ROADS PB 5 Pg 43 Lot 0001	R1	SINGLE FAMILY	BCCO-3	C
540 FRANKLIN RD	MARCHESI CECILIA C		407 HORSESHOE LANE	NASHVILLE	TN	37221		R1	SINGLE FAMILY	BCCO-3	C
544 FRANKLIN RD	GARRETSON ROBERTA NELL		544 FRANKLIN RD	FRANKLIN	TN	37069		R1	SINGLE FAMILY	BCCO-3	C
548 FRANKLIN RD	SMITH AMY JENKINS		548 FRANKLIN RD	FRANKLIN	TN	37069	Sub0 SMITH AMY JENKINS PB 60 Pg 91	R1	SINGLE FAMILY	BCCO-3	C
554 FRANKLIN RD	ROGERS STEPHEN T	DETCH ETHEL R	554 FRANKLIN RD	FRANKLIN	TN	37069		R1	SINGLE FAMILY	BCCO-4	T
562 -GE FRANKLIN RD	HOLLOWAY JAMES F	HOLLOWAY EVELYN A	562 FRANKLIN RD	FRANKLIN	TN	37069		R1	SINGLE FAMILY	BCCO-4	T
574 FRANKLIN RD	FAGAN GARY DWAYNE		545 LITTLESTONE DR	BRENTWOOD	TN	37027		SD-X	SINGLE FAMILY	BCCO-4	T
580 FRANKLIN RD	FAGAN MARY F	FAGAN LEONARD B	580 FRANKLIN RD	FRANKLIN	TN	37069		SD-X	SINGLE FAMILY	BCCO-4	T
584 FRANKLIN RD	CHURCH BRENTWOOD OF THE NAZARENE		584 FRANKLIN RD	FRANKLIN	TN	37069		R1	CHURCH	BCCO-4	T
MCKAYS CT	VR LANDINGS AT BRENTWOOD LP		2105 N HWY 83 #31	FRANKTOWN	CO	80116	Sub0 LANDINGS THE PB 22 Pg 151 Lot 0001 Subd REV 2	SD-R	APARTMENTS	BCCO-3	C
LANDINGS DR	VR LANDINGS AT BRENTWOOD LP		2105 N HWY 83 #31	FRANKTOWN	CO	80116	Sub0 LANDINGS THE PB 10 Pg 68 Lot 0001 Subd REV	SD-R	APARTMENTS	BCCO-3	C
LANDINGS OR	VR LANDINGS AT BRENTWOOD LP		2105 N HWY 83 #31	FRANKTOWN	CO	80116	Sub0 LANDINGS THE PB 10 Pg 68 Lot 0006 Subd REV	SD-R	APARTMENTS	BCCO-3	C
1024 CUMBERLAND PARK DR	BROOKS LAURIN MICHELLE	BROOKS WALTER BRYAN	1024 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Sub0 GATEWAY VILLAGE SEC 1 PB 47 Pg 38 Lot 0029	SD-X	SINGLE FAMILY	BCCO-4	T
1022 CUMBERLAND PARK DR	FRASER DOUGLAS DAVID		1022 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Sub0 GATEWAY VILLAGE SEC 1 PB 47 Pg 38 Lot 0028	SD-X	SINGLE FAMILY	BCCO-4	T
1020 CUMBERLAND PARK DR	HIDDEN HILLS FAMILY LTD PRTNSHP		1126 BEECHES TAVERN TRL	FRANKLIN	TN	37069	Sub0 GATEWAY VILLAGE SEC 1 PB 47 Pg 38 Lot 0027	SD-X	SINGLE FAMILY	BCCO-4	T
1018 CUMBERLAND PARK DR	DOMAN FRANK P	DOMAN JESSICA R	1018 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Sub0 GATEWAY VILLAGE SEC 1 PB 47 Pg 38 Lot 0026	SD-X	SINGLE FAMILY	BCCO-4	T
1016 CUMBERLAND PARK DR	LEPPER BOBBY	LEPPER MARY K	1016 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Sub0 GATEWAY VILLAGE SEC 1 PB 47 Pg 38 Lot 0025	SD-X	SINGLE FAMILY	BCCO-4	T
1014 CUMBERLAND PARK DR	WYLIE SUZANNE F		1006 SCRAMBLERS KNOB	FRANKLIN	TN	37069	Sub0 GATEWAY VILLAGE SEC 1 PB 47 Pg 38 Lot 0024	SD-X	SINGLE FAMILY	BCCO-4	T
1012 CUMBERLAND PARK DR	VAN VICKLE JOHN HAYES		1012 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Sub0 GATEWAY VILLAGE SEC 1 PB 47 Pg 38 Lot 0023	SD-X	SINGLE FAMILY	BCCO-4	T
1010 CUMBERLAND DR	THORNTON DON TYLER		1010 CUMBERLAND DR	FRANKLIN	TN	37069	Sub0 GATEWAY VILLAGE SEC 1 PB 47 Pg 38 Lot 0022	SD-X	SINGLE FAMILY	BCCO-4	T
1000 CUMBERLAND PARK DR	YOUNG KIMBERLY W		1000 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Sub0 GATEWAY VILLAGE SEC 1 PB 47 Pg 38 Lot 0004	SD-X	SINGLE FAMILY	BCCO-4	T
1002 CUMBERLAND PARK DR	JONES CHRISTINA ANNE	JONES BRETT THAYER	1002 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Sub0 GATEWAY VILLAGE SEC 1 PB 47 Pg 38 Lot 0003	SD-X	SINGLE FAMILY	BCCO-4	T
1004 CUMBERLAND PARK DR	COMBS BEDFORD M	JONES MELISSA J	1004 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Sub0 GATEWAY VILLAGE SEC 1 PB 47 Pg 38 Lot 0002	SD-X	SINGLE FAMILY	BCCO-4	T
1006 CUMBERLAND PARK DR	TAAFFE PAULINE		1046 HOLLY TREE GAP RD	BRENTWOOD	TN	37027	Sub0 GATEWAY VILLAGE SEC 1 PB 47 Pg 38 Lot 0001	SD-X	SINGLE FAMILY	BCCO-4	T
CUMBERLAND PARK DR	GATEWAY VILLAGE DEV INC		5042 THOROUGHBRED LN # 200	BRENTWOOD	TN	37027	Sub GATEWAY VILLAGE SEC 1 PB 47 Pg 38	SD-X	SINGLE FAMILY	BCCO-4	T
1001 CUMBERLAND PARK DR	CAMERON DARELL C	CAMERON SHARON W	1001 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Sub0 GATEWAY VILLAGE SEC 1 PB 47 Pg 38 Lot 0005	SD-X	SINGLE FAMILY	BCCO-4	T
1003 CUMBERLAND PARK DR	KEENAN THOMAS C		1003 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Sub0 GATEWAY VILLAGE SEC 1 PB 47 Pg 38 Lot 0006	SD-X	SINGLE FAMILY	BCCO-4	T
1005 CUMBERLAND PARK DR	REYNOLDS SALLY M		1360 HOLLY TREE GAP RD	BRENTWOOD	TN	37027	Sub0 GATEWAY VILLAGE SEC 1 PB 47 Pg 38 Lot 0007	SD-X	SINGLE FAMILY	BCCO-4	T
1007 CUMBERLAND PARK DR	AILOR RACHEL R	AILOR JAMES J	1007 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Sub0 GATEWAY VILLAGE SEC 1 PB 47 Pg 38 Lot 0008	SD-X	SINGLE FAMILY	BCCO-4	T
FRANKLIN RD	GATEWAY VILLAGE RESIDENTIAL LLC		113 SEABOARD LN #A-105	FRANKLIN	TN	37067	Sub GATEWAY VILLAGE SEC 1 PB 47 Pg 38	SD-X	SINGLE FAMILY	BCCO-4	T
1011 CUMBERLAND PARK DR	TELFER GEORGE CURTISS		PO BOX 50536	NASHVILLE	TN	37205	Sub GATEWAY VILLAGE SEC 1 PB 47 Pg 38 Lot 0009	SD-X	SINGLE FAMILY	BCCO-4	T
1013 CUMBERLAND PARK DR	HINE GEORGE ALLEN		1013 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Sub GATEWAY VILLAGE SEC 1 PB 47 Pg 38 Lot 0010	SD-X	SINGLE FAMILY	BCCO-4	T
1015 CUMBERLAND PARK DR	MESSIRIAN RAPHAEL A & ANAHID REV INT		1015 CUMBERLAND PARK LN	FRANKLIN	TN	37069	Sub GATEWAY VILLAGE SEC 1 PB 47 Pg 38 Lot 0011	SD-X	SINGLE FAMILY	BCCO-4	T
1017 CUMBERLAND PARK DR	BJELAND FRANCESCA		1017 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Sub GATEWAY VILLAGE SEC 1 PB 47 Pg 38 Lot 0012	SD-X	SINGLE FAMILY	BCCO-4	T
1019 CUMBERLAND PARK DR	ROSS RICHARD F	ROSS NANCY L	563 MIDWAY CIR	BRENTWOOD	TN	37027	Sub GATEWAY VILLAGE SEC 1 PB 47 Pg 38 Lot 0013	SD-X	SINGLE FAMILY	BCCO-4	T
1021 CUMBERLAND PARK DR	WENECK TOM C	WENECK BONNIE A	1021 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Sub GATEWAY VILLAGE SEC 1 PB 47 Pg 38 Lot 0014	SD-X	SINGLE FAMILY	BCCO-4	T
1023 CUMBERLAND PARK DR	MATRAVERS LAURIE M		215 DEER PARK CIR	NASHVILLE	TN	37205	Sub GATEWAY VILLAGE SEC 1 PB 47 Pg 38 Lot 0015	SD-X	SINGLE FAMILY	BCCO-4	T
201 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Sub0 COMMONS @ GATEWAY PB 60 Pg 101 Lot 0001	SD-X	VACANT	BCCO-4	T
207 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Sub0 COMMONS @ GATEWAY PB 60 Pg 101 Lot 0002	SD-X	VACANT	BCCO-4	T
213 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Sub0 COMMONS @ GATEWAY PB 60 Pg 101 Lot 0003	SD-X	VACANT	BCCO-4	T
219 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Sub0 COMMONS @ GATEWAY PB 60 Pg 101 Lot 0004	SD-X	VACANT	BCCO-4	T
225 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Sub0 COMMONS @ GATEWAY PB 60 Pg 101 Lot 0005	SD-X	VACANT	BCCO-4	T
230 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Sub0 COMMONS @ GATEWAY PB 60 Pg 101 Lot 0006	SD-X	VACANT	BCCO-4	T
238 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Sub0 COMMONS @ GATEWAY PB 60 Pg 101 Lot 0007	SD-X	VACANT	BCCO-4	T
242 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Sub0 COMMONS @ GATEWAY PB 60 Pg 101 Lot 0008	SD-X	VACANT	BCCO-4	T
248 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Sub0 COMMONS @ GATEWAY PB 60 Pg 101 Lot 0009	SD-X	VACANT	BCCO-4	T
254 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Sub0 COMMONS @ GATEWAY PB 60 Pg 101 Lot 0010	SD-X	VACANT	BCCO-4	T
260 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Sub0 COMMONS @ GATEWAY PB 60 Pg 101 Lot 0011	SD-X	VACANT	BCCO-4	T
266 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Sub0 COMMONS @ GATEWAY PB 60 Pg 101 Lot 0012	SD-X	VACANT	BCCO-4	T
272 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Sub0 COMMONS @ GATEWAY PB 60 Pg 101 Lot 0013	SD-X	OPEN SPACE	BCCO-4	T
GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Sub0 COMMONS @ GATEWAY PB 60 Pg 101 Lot OPEN SPACE 43	SD-X	OPEN SPACE	BCCO-4	T
GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Sub0 COMMONS @ GATEWAY PB 60 Pg 101 Lot OPEN SPACE 44	SD-X	OPEN SPACE	BCCO-4	T



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

N

GRAPHIC SCALE 1"=100'
100 0 100 200

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
MAY 11, 2015
RESUBMITTAL 6.4.15

REZONING REQUEST
FAMILY LEGACY SUBDIVISION
FRANKLIN, TENNESSEE

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

EXISTING CONDITIONS PLAN

COF# 5848

C 2.0

June 19, 2015

PUBLIC NOTICE

This letter is written to provide public notice for the City of Franklin Planning Commission Public Hearing regarding the Family Legacy Subdivision Development Plan and Rezoning application.

APPLICANT

William Gregory
7427 Charlotte Pike
Nashville, TN 37209
(615) 390-7724 WGregory@afamilylegacy.com

APPLICATION TYPE

Development Plan and Rezoning to Special Development Variety (SD-X)

DATE, TIME, AND PLACE OF PUBLIC MEETING

The meeting will be held July 23, 2015, at 7 p.m. in the Board Room at City Hall located at 109 3rd Avenue in Franklin, Tennessee.

SUBJECT PROPERTY

554 and 562 Franklin Road, Franklin, TN 37069

NATURE AND SCOPE OF THE APPLICANT REQUEST

The applicant is requesting a rezoning of the property to Special Development Variety. The Development Plan includes a 10,500 square foot Funeral Home and a 24,000 office and retail building.

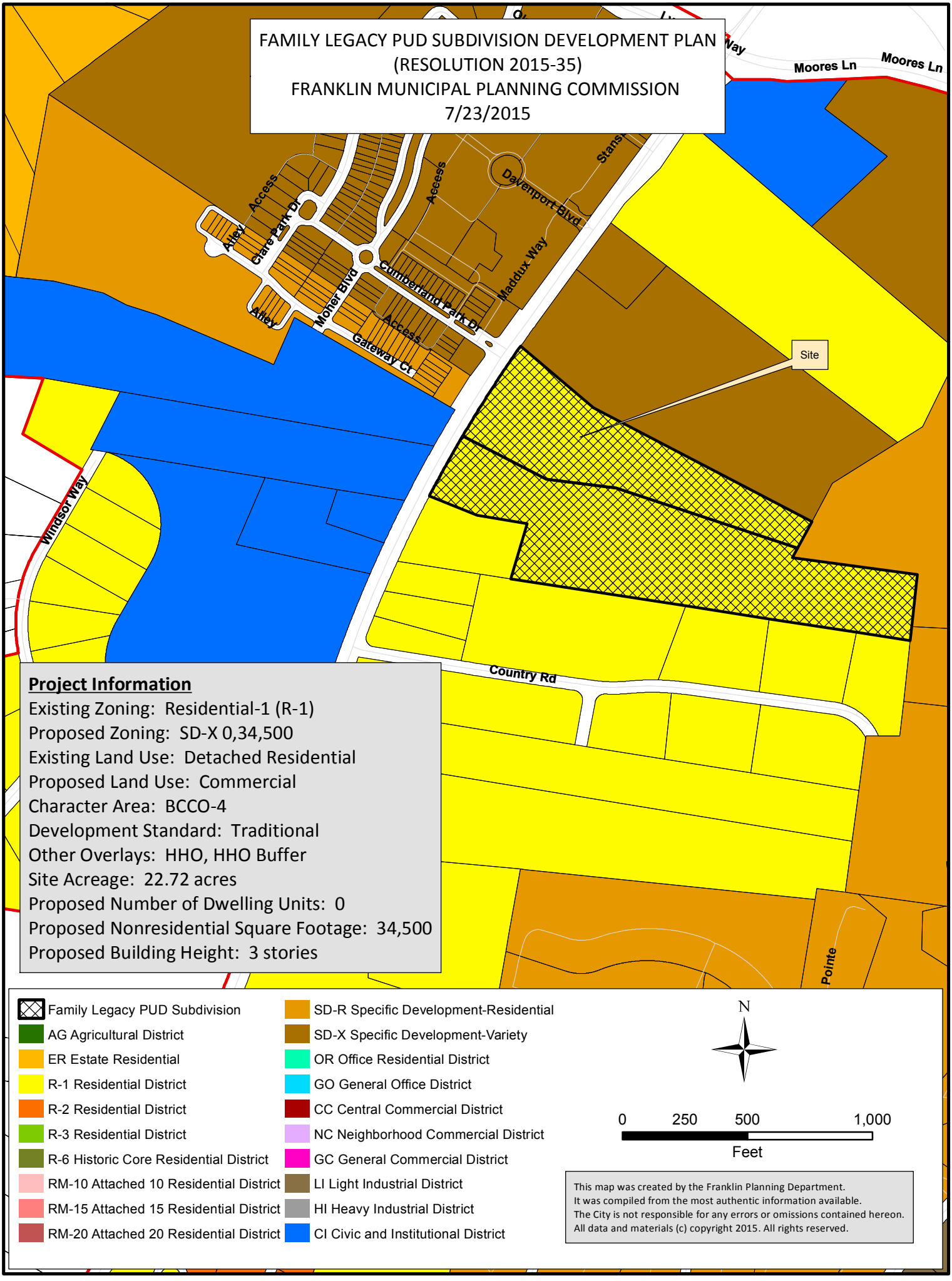
WHERE TO VIEW THE PROPOSED PLAN

This application may be viewed in the Planning and Sustainability Department, 109 3rd Avenue South, Franklin, TN 37064.

WHERE THE PUBLIC CAN BE HEARD

The public may appear at the public meeting on July 23, 2015 at 7 p.m. to be heard, or submit written comments with respect to the application. Written comments may be directed to the City of Franklin Planning and Sustainability Department, 109 3rd Avenue South, Franklin, TN 37064.

If you have any questions or comments regarding this application please contact Josh King, Planner with the City of Franklin Planning and Sustainability Department at 615.791.3212 or email him at josh.king@franklintn.gov.


FAMILY LEGACY PUD SUBDIVISION DEVELOPMENT PLAN
(RESOLUTION 2015-35)
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/23/2015
Moores Ln
Moores Ln
Davenport Blvd
Maddux Way
Cumberland Park Dr
Moher Blvd
Gateway Ct
Clare Park Dr
Alley
Access
Alley
Access
Access
Site
Windsor Way
Country Rd
Pointe
Project Information
Existing Zoning: Residential-1 (R-1)
Proposed Zoning: SD-X 0,34,500
Existing Land Use: Detached Residential
Proposed Land Use: Commercial
Character Area: BCCO-4
Development Standard: Traditional
Other Overlays: HHO, HHO Buffer
Site Acreage: 22.72 acres
Proposed Number of Dwelling Units: 0
Proposed Nonresidential Square Footage: 34,500
Proposed Building Height: 3 stories
Family Legacy PUD Subdivision
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 250 500 1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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RESOLUTION 2015-70

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR FAMILY LEGACY PUD SUBDIVISION, WITH ONE MODIFICATION OF STANDARDS (PARKING), LOCATED ALONG THE EAST SIDE OF FRANKLIN ROAD AND SOUTH OF MOORES LANE (CURRENTLY ADDRESSED AS 554 FRANKLIN ROAD AND 562 FRANKLIN ROAD), BY THE CITY OF FRANKLIN, TENNESSEE

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

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, meeting in regular session this _____ day of _____, 2015:

1. The legal description of the property (from the original rezoning) is as follows:

Map--Parcel	Acres
053---07401	14.38
053---07300	7.99
TOTAL	**± 22.37**

Tract A

Beginning at a Point located approximately 690 feet northwest of the intersection of Franklin Road and Country Road, along the east margin of Franklin Road right of way, said point being the southwestern corner of said Rogers and the northwestern corner of Amy Jenkins Smith, of record in Plat Book 60, Page 91, R.O.W.C., TN;

Thence, with the east margin of said Franklin Road, along a curve to the right, having a delta of 05 degrees 11 minutes 49 seconds, a radius of 2906.80 feet, a tangent of 131.92 feet, an arc of 263.66 feet, a chord bearing of North 22 degrees 54 minutes 31 seconds East, and a chord length of 263.57 feet to a point, said point being the southwest corner said Holloway;

Thence, leaving the east margin of said Franklin Road and following the south line of said Holloway, South 67 degrees 05 minutes 29 seconds East, a distance of 427.77 feet to a point;

Thence South 89 degrees 34 minutes 42 seconds East, a distance of 268.73 feet to a point;

Thence South 73 degrees 35 minutes 30 seconds East, passing the southeast corner of said Holloway and following the west line of VR Landings at Brentwood LP, of record in Plat book 10, Page 68, R.O.W.C., TN along the way, for a total distance of 762.47 feet to a point;

Thence South 88 degrees 01 minutes 17 seconds East, a distance of 509.59 feet to a point;

Thence South 01 degrees 21 minutes 43 seconds West, a distance of 276.48 feet to a point, said point being the northeast corner of Jeffery Parris, of record in Deed Book 1124, Page 282;

Thence, leaving the west line of said VR Landings and following the north line of said Parris, North 85 degrees 46 minutes 29 seconds West, passing by the lands of Huirong Zhu, of record in Deed Book 3710, Page 181, R.O.W.C., TN, John Jason Rovenstine, of record in Deed Book 5974, Page 532, R.O.W.C., TN, and Teresa Brooks Hughes, of record in Deed Book 5267, Page 316, R.O.W.C., TN, along the way for a total distance of 1658.10 feet to a point, said point being the southeast corner of said Smith;

Thence, leaving the north line of said Hughes and following the east line of said Smith, North 15 degrees 23 minutes 12 seconds East, a distance of 232.18 feet to a point, said point being the northeast corner of said Smith

Thence, with the north line of said Smith, North 83 degrees 40 minutes 25 seconds West, a distance of 231.00 feet to a point;

Thence North 70 degrees 19 minutes 31 seconds West, a distance of 188.93 feet to the Point of Beginning and containing 626,507.73 square feet or 14.38 acres more or less.

Tract B

Beginning at a Point located approximately 965 feet northwest of the intersection of Franklin Road and Country Road, along the east margin of Franklin Road right of way, said point being the southwestern corner of said Holloway and the northwestern corner of said Rogers;

Thence, with the east margin of said Franklin Road, along a curve to the right, having a delta of 08 degrees 21 minutes 23 seconds, a radius of 2906.80 feet, a tangent of 212.35 feet, an arc of 423.95 feet, a chord bearing of North 29 degrees 41 minutes 07 seconds East, and a chord length of 423.58 feet to a point, said point being the southwest corner of Gary Dwayne Fagan, of record in Deed Book 2153, Book 880, R.O.W.C., TN;

Thence, leaving the east margin of said Franklin Road and following the south line of said Fagan, South 54 degrees 52 minutes 06 seconds East, a distance of 431.60 feet to a point;

Thence South 65 degrees 34 minutes 52 seconds East, a distance of 933.63 feet to a point, said point being the southeast corner of said Fagan and in the west line of VR Landings at Brentwood LP, of record in Plat book 10, Page 68, R.O.W.C., TN;

Thence, thence with the west line of said VR Landings, South 26 degrees 32 minutes 12 seconds West, a distance of 119.89 feet to a point, said point being in the north line of said Rogers;

Thence, leaving the west line of said VR Landings and following the north line of said Rogers, North 73 degrees 35 minutes 30 seconds West, a distance of 726.12 feet to a point;

Thence North 89 degrees 34 minutes 42 seconds West, a distance of 268.73 feet to a point;

Thence North 67 degrees 05 minutes 29 seconds West, a distance of 427.77 feet to the Point of Beginning and containing 348,219.28 square feet or 7.99 acres more or less.

2. That the overall entitlements for the Family Legacy PUD Subdivision are as follows:

Entitlements	Township PUD Subdivision
Base Zone	SD-X 0,34500
Character Area Overlay	Berry's Chapel Character Area Overlay District #4 (BCCO-4)
Other Zoning Overlays	Hillside/Hillcrest Overlay District (HHO), Flood Fringe Overlay District (FFO)
Number of Dwelling Units	0
Number of Nonresidential Square Footage	34,500
Connectivity Index	n/a
Development Standard	Traditional
Open Space Requirements	Formal: 0.6825 acres Informal: Total: 0.00 acres

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

4. Proposed Modifications of Standards with Development Plan Revision 6:

Modification of Standards 1- Minimum Parking Requirement Approved: _____ Denied: _____	Request to reduce the amount of required parking on site from 200 spaces to 85 spaces. *Staff recommended approval.*

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

ATTEST: **CITY OF FRANKLIN, TENNESSEE**

BY: _____ **BY:** _____
ERIC STUCKEY **DR. KEN MOORE**
CITY ADMINISTRATOR **MAYOR**

PREAPPLICATION CONFERENCE: 4/30/2015

PLANNING COMMISSION RECOMMENDED APPROVAL: 7-23-2015

BOMA PUBLIC HEARING AND APPROVAL: _____

COF# 5849

CONDITIONS OF APPROVAL:

Engineering - 2015 PUD Checklist

General Comments

1. C0.1 - Standard Steet Layout Requirements

- Applicant shall show all ROW within proposed development adjoining Arterial and Collector roadways required to dedicate (fee simple) right-of-way to meet the minimum requirements for the functional street classification of the existing street (Section 3.2.4 of Street standards) as dedicated ROW on all plan sheets. The ROW dedication along the full length of the Franklin Road frontage is to be shown as 25 feet in width. The outside 10 feet of this width is to be shown as a future multi-use path. New 15-feet wide MVUD easement is to be shown as 25 feet outside of and separated from the future ROW boundary.

Fire-Planning

Plan Set 4.13.2015.pdf

2. Fire Protection

- The applicant has not addressed the original comment from 4/14/2015.

The applicant shall 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.

Planning

General Comments

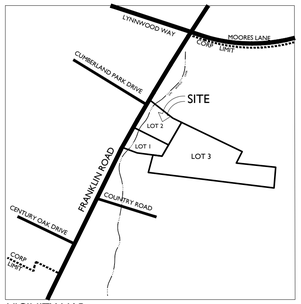
3. Zoning

- Applicant shall revise zoning to SD-X 0/34,500.

Family Legacy Development Plan 5.11.2015.pdf

4. Draft elevations (development plan)

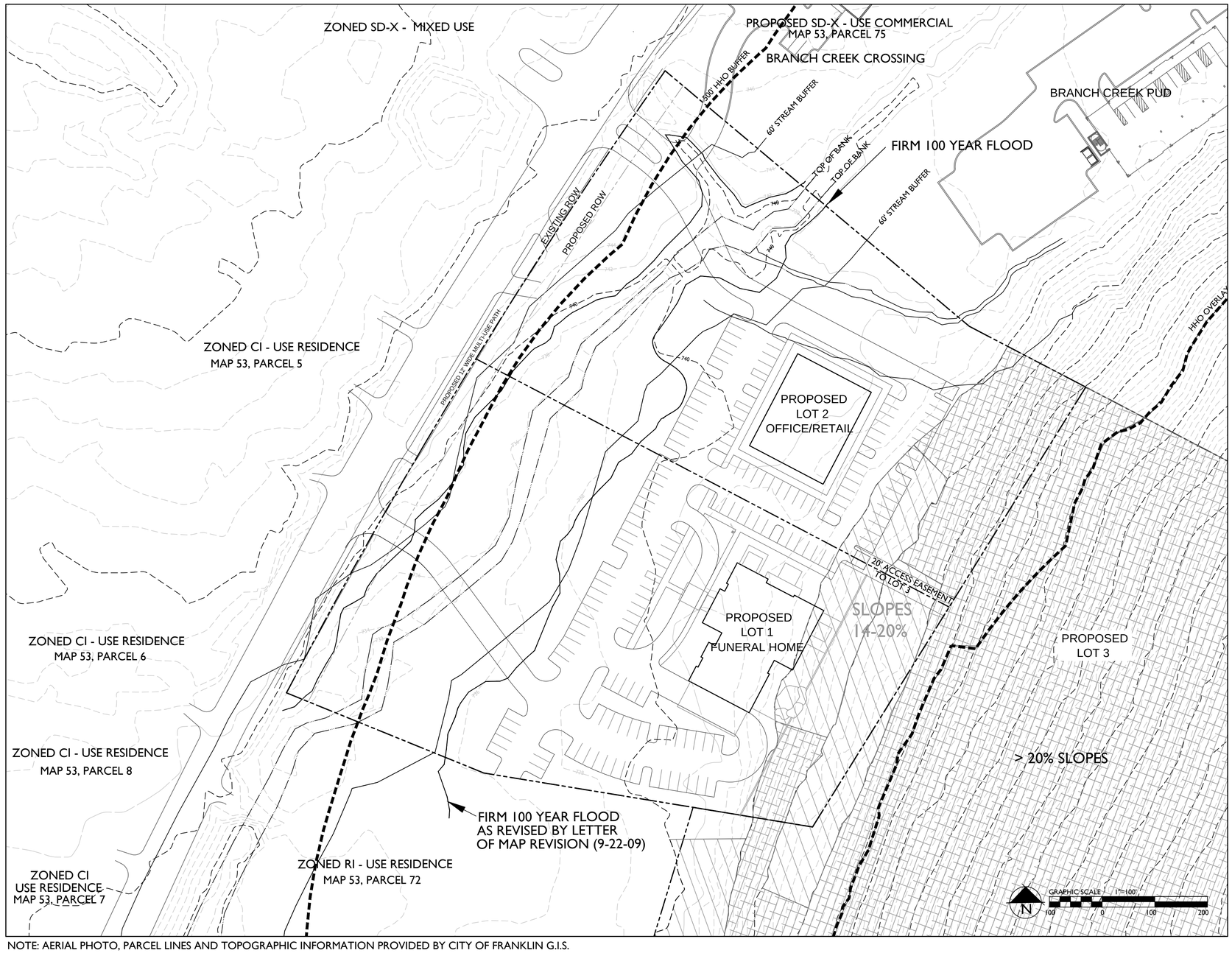
- Draft elevations are not being approved with the development plan. Detailed elevations must be provided at site plan stage and will be reviewed for consistency with Zoning Ordinance as part of site plan review process.



VICINITY MAP

TRIP GENERATION TABLE

LAND USE	SIZE	DAILY TRAFFIC	GENERATED TRAFFIC					
			AM PEAK HOUR		MID PEAK HOUR		PM PEAK HOUR	
			ENTER	EXIT	ENTER	EXIT	ENTER	EXIT
Funeral Home	10,500 sq.ft.	undefined	20	20	20	20	20	20
Office (LUC 210)	24,000 sq.ft.	444	54	7	16	16	18	87
TOTAL	**35,500 sq.ft.**	**undefined**	**74**	**27**	**36**	**36**	**38**	**107**



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

SITE DATA:

PROJECT NAME:	FAMILY LEGACY SUBDIVISION	
PROJECT NUMBER:	5849	
SUBDIVISION:	NOT APPLICABLE	
LOT NUMBER:	NOT APPLICABLE	
ADDRESS:	554 FRANKLIN ROAD	562 FRANKLIN ROAD
CITY:	FRANKLIN	FRANKLIN
COUNTY:	WILLIAMSON	WILLIAMSON
STATE:	TENNESSEE	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT	8TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 53, PARCEL 73.00	MAP 53, PARCEL 74.01
EXISTING ZONING:	R1	R1
PROPOSED ZONING:	SD-X ___	SD-X ___
CHARACTER AREA OVERLAY:	BERRYS CHAPEL BC-4	
OTHER APPLICABLE OVERLAYS	HHO - HILLSIDE/HILLCREST OVERLAY FWO - FLOODWAY OVERLAY	
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL	TRADITIONAL
PARCEL ACREAGE:	PARCEL 73 - 14.57 AC	PARCEL 74.01 - 8.15 AC
TOTAL ACREAGE/SQUARE FOOTAGE:	22.72 ACRES OR 989,504 SF	
MINIMUM REQUIRED SETBACKS:	AS ESTABLISHED BY P.U.D. PLAN	
	OWNER PARCEL 73	OWNER PARCEL 74.01
	STEPHEN T. ROGERS ETHEL R. DETCH 554 FRANKLIN ROAD FRANKLIN TN 37069	JAMES F. HOLLOWAY EVELYN A. HOLLOWAY 562 FRANKLIN ROAD FRANKLIN TN 37069
APPLICANT:	WILLIAM GREGORY 7427 CHARLOTTE PIKE NASHVILLE TN. 37209 (615) 390-7724 WGregory@afamilylegacy.com	
PLANNER/LANDSCAPE ARCHITECT:	GAMBLE DESIGN COLLABORATIVE	
ADDRESS	144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064	
OFFICE PHONE	615.975.5765	
EMAIL ADDRESS	greggamble209@gmail.com	
CONTACT	GREG GAMBLE	
PROPOSED LOT 1		
PROPOSED LOT SIZE	165,568 SF or 3.80 ACRES	
PROPOSED USE	FUNERAL HOME	
BUILDING SQUARE FOOTAGE	10,500 SF	
BUILDING HEIGHT	ONE STORY	
MINIMUM L.S.R.	.20	
L.S.R. PROVIDED	.668	
INCOMPATIBLE BUFFER REQUIRED	NONE	
MINIMUM PARKING REQUIRED BY CODE	200	
MAXIMUM PARKING PERMITTED	220	
PARKING REQUESTED BY M.O.S.	86	
PARKING PROVIDED	89	
BIKE PARKING PROVIDED	5	
PROPOSED LOT 2		
PROPOSED LOT SIZE	143,331 SF or 3.29 ACRES	
PROPOSED USE	8,000 SF RETAIL + 16,000 OFFICE	
BUILDING SQUARE FOOTAGE	24,000 SF	
BUILDING HEIGHT	THREE STORY	
MINIMUM L.S.R.	.20	
L.S.R. PROVIDED	.641	
INCOMPATIBLE BUFFER REQUIRED	NONE	
MINIMUM PARKING REQUIRED BY CODE	66	
MAXIMUM PARKING PERMITTED	83	
PARKING PROVIDED	67	
BIKE PARKING PROVIDED	4	
PROPOSED LOT 3		
PROPOSED LOT SIZE	680,787 SF or 15.63 ACRES	
PROPOSED USE	UNDEVELOPED	

STATEMENT OF IMPACTS

WATER
WATER SERVICE WILL BE PROVIDED BY MALLORY VALLEY UTILITY DISTRICT
ADEQUATE SUPPLY EXISTS AND THERE IS NO ADVERSE IMPACT ANTICIPATED.

SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN EXISTS ON THE PROPERTY AND THERE ARE EXISTING TAPS THAT WILL BE RE-PURPOSED
THE XISTING MAIN LINE IS OF SUFFICIENT SIZE AND NO ADVERSE IMPACTS ARE ANTICIPATED

DRAINAGE FACILITIES
THE PROPERTY DRAINS TO THE SOUTH VIA DRY BRANCH CREEK TO JACKSON LAKE
PROPOSED SITE DETENTION WILL PREVENT ADDITIONAL VOLUME TO THE CONVEYANCE AND THEREFORE NO ADVERSE IMPACT IS ANTICIPATED.

POLICE AND FIRE PROTECTION:
FRANKLIN FIRE DEPT STATION #3 - 1.5 MILES
COLUMBIA AVE POLICE STATION - 4.7 MILES

RECREATION FACILITIES
THE PROJECT IS A NON-RESIDENTIAL DEVELOPMENT

PROJECTED STUDENT POPULATION
THE PROJECT IS A NON-RESIDENTIAL DEVELOPMENT

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

RESTRICTIVE COVENANTS
THIS IS A PRIVATELY OWNED DEVELOPMENT WITH NO PROPERTY OWNERS ASSOCIATION

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

PLANNED ROAD NETWORK: THE ONLY STREET WITHIN 1500' OF THE SITE THAT APPEARS ON THE MAJOR THOROUGHFARE PLAN IS FRANKLIN ROAD CLASSIFIED AS A MAJOR ARTERIAL & ALTHOUGH THE IMPACT WILL BE TO INCREASE TRAFFIC, IT WILL BE NEGLIGIBLE

THERE ARE TWO SINGLE FAMILY RESIDENCES ON THE PROPERTY THAT WILL BE MOVED/DEMOLISHED.

THERE ARE NO RAILROADS OR ASSOCIATED RAILROAD RIGHTS OF WAY ON THE PROPERTY.

UTILITY EASEMENTS

THERE ARE NO KNOWN HISTORIC PROPERTIES WITHIN 500' OF THE SITE.

CONNECTIVITY INDEX

NOT APPLICABLE

PARKLAND DEDICATION

NOT APPLICABLE

LAND USE PLAN COMPLIANCE

CHARACTER AREA OVERLAY: BERRYS CHAPEL BC-4
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL

THE EXISTING SINGLE FAMILY HOMES WILL BE REMOVED AND REPLACED WITH COMMERCIAL STRUCTURES BETWEEN THE DRY BRANCH CREEK STREAM BUFFER AND THE PRESERVED TREE AREA. THIS IS CONSISTENT WITH THE CHARACTER OF OTHER DEVELOPED PROPERTIES LOCATED ON THE EAST SIDE OF FRANKLIN IN THIS CHARACTER AREA. THIS SUPPORTS THE LAND USE PLAN THAT CALLS FOR MIXED USE CENTERS TO MIRROR THE USES ON THE WEST SIDE OF FRANKLIN ROAD. IT ALSO FOR SIGNIFICANT SETBACKS TO MAINTAIN THE RURAL CHARACTER OF FRANKLIN ROAD AND THE PROTECTION OF ENVIRONMENTAL FEATURES.

LOCAL COMPATIBILITY

IN ADDITION TO THE MIXED USE DEVELOPMENT OF GATEWAY VILLAGE LOCATED ON THE WEST SIDE OF FRANKLIN ROAD, A COMMERCIAL DEVELOPMENT, BRANCH CREEK CROSSING AND THE CANTERFIELD ASSISTED LIVING CENTER ARE PROPOSED FOR THE EAST SIDE OF FRANKLIN ROAD NORTH OF THIS PROPOSED DEVELOPMENT.

FRONT SETBACKS ON FRANKLIN ROAD WILL BE CONSISTENT ALONG THE EAST SIDE DUE TO THE REQUIRED BUFFER AREAS ALONG DRY BRANCH CREEK.

MODIFICATION OF STANDARDS

1. TABLE 5-9 STIPULATES THAT A FUNERAL HOME MUST HAVE .25 PARKING SPACES/ PERSON OF MAXIMUM OCCUPANCY. THE PROPOSED STRUCTURE HAS A MAXIMUM OCCUPANCY OF 800 PERSONS WHICH WOULD EQUATE TO 200 PARKING SPACES. AT 10,500 SQUARE FEET, THIS WOULD BE EQUAL TO 19+ SPACES PER ONE THOUSAND SQUARE FEET.

THE APPLICANT IS REQUESTING A MODIFICATION OF STANDARDS FOR THE PARKING REQUIREMENT BASED ON THE FOLLOWING REASONS. THE TWO PRIMARY PUBLIC FUNCTIONS CARRIED OUT AT THE FACILITY ARE A CHAPEL AND VISITATION FACILITIES. IF A SERVICE WAS BEING CONDUCTED CONCURRENT WITH A VISITATION THE MAXIMUM OCCUPANCY OF THE CHAPEL IS 200 PEOPLE AND THE VISITATION IS 128 PEOPLE. BASED ON THE PROJECTED .25 SPACES PER PERSON THIS WOULD BE EQUAL TO 82 SPACES. IT IS ANTICIPATED THAT THERE WOULD BE 2-3 STAFF PERSONNEL IN THIS INSTANCE. THIS YIELDS A PARKING DEMAND OF 84-85 SPACES. GIVEN THE ADJOINING FACILITY, A SURPLUS OF SPACES EXISTS WITHIN THE OVERALL SITE AND THIS COULD SATISFY THE DEMAND IN ALL FORESEEABLE INSTANCES.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

MAY 11, 2015
RESUBMITTAL 6.4.15

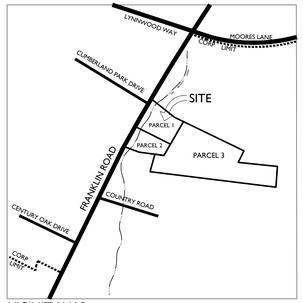
DEVELOPMENT PLAN
FAMILY LEGACY SUBDIVISION
FRANKLIN, TENNESSEE

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

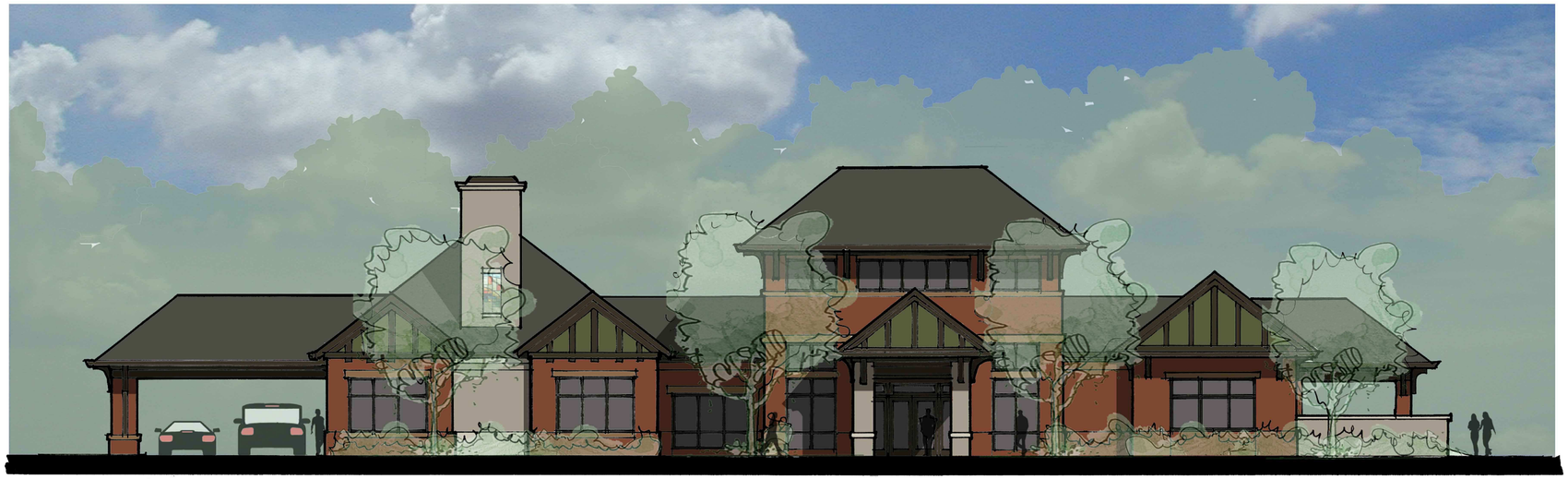
DEVELOPMENT PLAN

COF# 5849

C 3.0

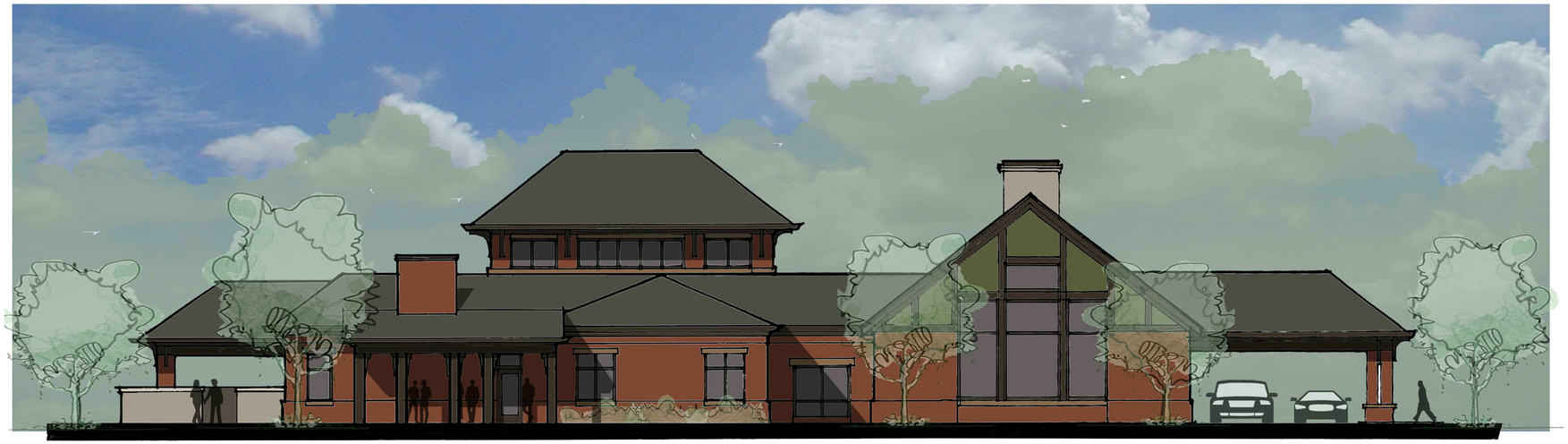


VICINITY MAP



PROPOSED FRONT ELEVATION

1/8" SCALE



PROPOSED BACK ELEVATION

1/8" SCALE

FAMILY LEGACY
Serving all of Middle Tennessee

LOT 1 - FUNERAL HOME

FRANKLIN, TENNESSEE

APRIL 3, 2015

0' 4' 8' 16'

906 STUDIO ARCHITECTS
906studio.com

ARCHITECT
906 STUDIO ARCHITECTS, LLC
2021 CARNTON AVENUE SOUTH
FRANKLIN, TN 37064
MIKE HATHAWAY, ARCHITECT (615) 289-8737
EMAIL ADDRESS: mike.hathaway@906studio.com

906 STUDIO ARCHITECTS

DEVELOPMENT PLAN
FAMILY LEGACY SUBDIVISION
FRANKLIN, TENNESSEE

MICHAEL A. HATHAWAY
REGISTERED ARCHITECT
No. 20957
STATE OF TENNESSEE
4/3/15

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

ARCHITECTURAL ELEVATIONS

COF# 5849

C 9.0

PROPOSED FRONT ELEVATION

1/8" SCALE

PROPOSED RIGHT SIDE ELEVATION

1/8" SCALE

PROPOSED REAR ELEVATION

1/8" SCALE

PROPOSED LEFT SIDE ELEVATION

1/8" SCALE

FAMILY LEGACY
Serving all of Middle Tennessee

FRANKLIN ROAD OFFICE AND RETAIL BUILDING

FRANKLIN, TENNESSEE

APRIL 3, 2015

0' 4' 8' 16'

906 STUDIO ARCHITECTS
906studio.com

ARCHITECT
906 STUDIO ARCHITECTS, LLC
2525 CARTER AVENUE SOUTH
FRANKLIN, TN 37064
MIKE HATHAWAY, ARCHITECT (615) 289-8737
EMAIL ADDRESS: mike.hathaway@906studio.com

906 STUDIO ARCHITECTS

DEVELOPMENT PLAN
FAMILY LEGACY SUBDIVISION
FRANKLIN, TENNESSEE

MICHAEL A. HATHAWAY
REGISTERED ARCHITECT
ARCHITECTS
No. 20001
STATE OF TENNESSEE
5/1/15

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

ARCHITECTURAL ELEVATIONS

COF# 5849

C 9.1

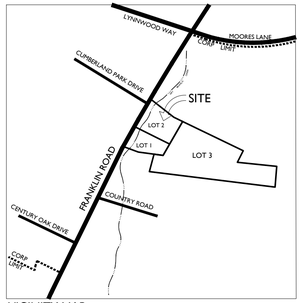
DEVELOPMENT PLAN

FAMILY LEGACY SUBDIVISION

COF # 5849
MAP 053, PARCEL 73
MAP 053, PARCEL 74.01
FRANKLIN, TENNESSEE

SHEET INDEX

C 0.0 COVER SHEET
C 1.0 BOUNDARY SURVEY
C 2.0 EXISTING CONDITIONS
C 2.1 DEMOLITION PLAN
C 3.0 DEVELOPMENT PLAN
C 4.0 TREE PRESERVATION PLAN
C 5.0 GRADING PLAN
C 6.0 STORM WATER MANAGEMENT PLAN
C 7.0 UTILITY PLAN
C 8.0 AUTO-TURN PLAN
C 9.0 ARCHITECTURAL ELEVATIONS
C 9.1 ARCHITECTURAL ELEVATIONS



VICINITY MAP

MODIFICATION OF STANDARDS

1. TABLE 5-9 STIPULATES THAT A FUNERAL HOME MUST HAVE .25 PARKING SPACES/ PERSON OF MAXIMUM OCCUPANCY. THE PROPOSED STRUCTURE HAS A MAXIMUM OCCUPANCY OF 800 PERSONS WHICH WOULD EQUATE TO 200 PARKING SPACES. AT 10,500 SQUARE FEET, THIS WOULD BE EQUAL TO 19+ SPACES PER ONE THOUSAND SQUARE FEET.

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

OWNER PARCEL 73

STEPHEN T. ROGERS
ETHEL R. DETCH
554 FRANKLIN ROAD
FRANKLIN TN 37069

OWNER PARCEL 74.01

JAMES F. HOLLOWAY
EVELYN A. HOLLOWAY
562 FRANKLIN ROAD
FRANKLIN TN 37069

DEVELOPER

WILLIAM GREGORY
7427 CHARLOTTE PIKE
NASHVILLE TN. 37209
(615) 390-7724 WGregory@afamilylegacy.com

ARCHITECT

906 STUDIO ARCHITECTS, LLC
237 SECOND AVENUE SOUTH
FRANKLIN TN 37064
MIKE HATHAWAY, ARCHITECT (615) 289-8737
EMAIL ADDRESS: mike.hathaway@906studio.com

ENGINEER

DEWEY-ESTES ENGINEERING
2925 BERRY HILL DRIVE
NASHVILLE TN 37204
KEVIN ESTES, P.E. (615) 401-9956
EMAIL ADDRESS: kestes@dewey-estes.com

LANDSCAPE ARCHITECT/PLANNER

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

DEVELOPMENT PLAN

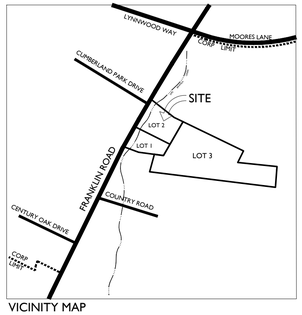
FAMILY LEGACY SUBDIVISION

COF # 5849
FRANKLIN, TENNESSEE

SITE DATA:

PROJECT NAME:	FAMILY LEGACY SUBDIVISION
PROJECT NUMBER:	COF 5849
SUBDIVISION:	NOT APPLICABLE
LOT NUMBER:	NOT APPLICABLE
ADDRESS:	554 FRANKLIN ROAD 562 FRANKLIN ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 53, PARCEL 73.00 MAP 53, PARCEL 74.01
EXISTING ZONING:	R1
PROPOSED ZONING:	SD-X ___
CHARACTER AREA OVERLAY:	BERRYS CHAPEL BC-4 HHO - HILLSIDE/HILLCREST OVERLAY FWO - FLOODWAY OVERLAY
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
PARCEL ACREAGE:	PARCEL 73 - 14.57 AC PARCEL 74.01 - 8.15 AC
TOTAL ACREAGE/SQUARE FOOTAGE:	22.72 ACRES OR 989,504 SF
MINIMUM REQUIRED SETBACKS:	AS ESTABLISHED BY P.U.D. PLAN
APPLICANT:	WILLIAM GREGORY 7427 CHARLOTTE PIKE NASHVILLE TN. 37209 WGregory@afamilylegacy.com
PLANNER/LANDSCAPE ARCHITECT:	GAMBLE DESIGN COLLABORATIVE 144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064 615.975.5765 greggamble209@gmail.com GREG GAMBLE

INITIAL SUBMITTAL	MAY 11,2015	-
RESUBMITTAL	JUNE 4, 2015	-
REVISION	-	-
REVISION	-	-



VICINITY MAP

LEGAL DESCRIPTION

The following legal description is for two tracts of land in the Eighth Civil District of Williamson County, City of Franklin, Tennessee, located on the lands of Stephen Rogers, of record in Deed Book 1062, Page 272, R.O.W.C., TN., and James Holloway, of record in Deed Book 2405, Page 554, R.O.W.C., TN.

Tract A

Beginning at a Point located approximately 690 feet northwest of the intersection of Franklin Road and Country Road, along the east margin of Franklin Road right of way, said point being the southwestern corner of said Rogers and the northwestern corner of Amy Jenkins Smith, of record in Plat Book 60, Page 91, R.O.W.C., TN;

Thence, with the east margin of said Franklin Road, along a curve to the right, having a delta of 05 degrees 11 minutes 49 seconds, a radius of 2906.80 feet, a tangent of 131.92 feet, an arc of 263.66 feet, a chord bearing of North 22 degrees 54 minutes 31 seconds East, and a chord length of 263.57 feet to a point, said point being the southwest corner said Holloway;

Thence, leaving the east margin of said Franklin Road and following the south line of said Holloway, South 67 degrees 05 minutes 29 seconds East, a distance of 427.77 feet to a point;

Thence South 89 degrees 34 minutes 42 seconds East, a distance of 268.73 feet to a point;

Thence South 73 degrees 35 minutes 30 seconds East, passing the southeast corner of said Holloway and following the west line of VR Landings at Brentwood LP, of record in Plat book 10, Page 68, R.O.W.C., TN along the way, for a total distance of 762.47 feet to a point;

Thence South 88 degrees 01 minutes 17 seconds East, a distance of 509.59 feet to a point;

Thence South 01 degrees 21 minutes 43 seconds West, a distance of 276.48 feet to a point, said point being the northeast corner of Jeffery Parris, of record in Deed Book 1124, Page 282;

Thence, leaving the west line of said VR Landings and following the north line of said Parris, North 85 degrees 46 minutes 29 seconds West, passing by the lands of Huirong Zhu, of record in Deed Book 3710, Page 181, R.O.W.C., TN, John Jason Rovenstine, of record in Deed Book 5974, Page 532, R.O.W.C., TN, and Teresa Brooks Hughes, of record in Deed Book 5267, Page 316, R.O.W.C., TN, along the way for a total distance of 1658.10 feet to a point, said point being the southeast corner of said Smith;

Thence, leaving the north line of said Hughes and following the east line of said Smith, North 15 degrees 23 minutes 12 seconds East, a distance of 232.18 feet to a point, said point being the northeast corner of said Smith;

Thence, with the north line of said Smith, North 83 degrees 40 minutes 25 seconds West, a distance of 231.00 feet to a point;

Thence North 70 degrees 19 minutes 31 seconds West, a distance of 188.93 feet to the Point of Beginning and containing 626,507.73 square feet or 14.38 acres more or less.

Tract B

Beginning at a Point located approximately 965 feet northwest of the intersection of Franklin Road and Country Road, along the east margin of Franklin Road right of way, said point being the southwestern corner of said Holloway and the northwestern corner of said Rogers;

Thence, with the east margin of said Franklin Road, along a curve to the right, having a delta of 08 degrees 21 minutes 23 seconds, a radius of 2906.80 feet, a tangent of 212.35 feet, an arc of 423.95 feet, a chord bearing of North 29 degrees 41 minutes 07 seconds East, and a chord length of 423.58 feet to a point, said point being the southwest corner of Gary Dwayne Fagan, of record in Deed Book 2153, Book 880, R.O.W.C., TN;

Thence, leaving the east margin of said Franklin Road and following the south line of said Fagan, South 54 degrees 52 minutes 06 seconds East, a distance of 431.60 feet to a point;

Thence South 65 degrees 34 minutes 52 seconds East, a distance of 933.63 feet to a point, said point being the southeast corner of said Fagan and in the west line of VR Landings at Brentwood LP, of record in Plat book 10, Page 68, R.O.W.C., TN;

Thence, thence with the west line of said VR Landings, South 26 degrees 32 minutes 12 seconds West, a distance of 119.89 feet to a point, said point being in the north line of said Rogers;

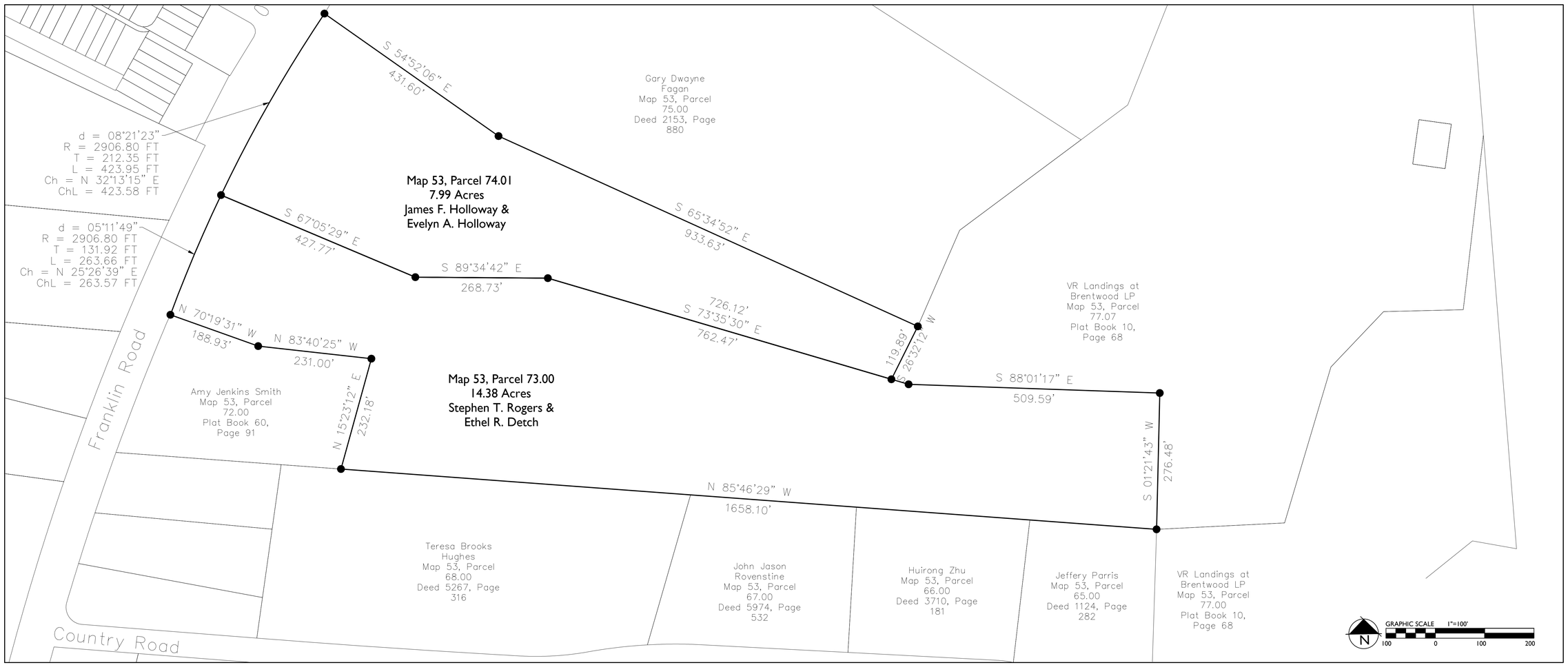
Thence, leaving the west line of said VR Landings and following the north line of said Rogers, North 73 degrees 35 minutes 30 seconds West, a distance of 726.12 feet to a point;

Thence North 89 degrees 34 minutes 42 seconds West, a distance of 268.73 feet to a point;

Thence North 67 degrees 05 minutes 29 seconds West, a distance of 427.77 feet to the Point of Beginning and containing 348,219.28 square feet or 7.99 acres more or less.

PROPERTY OWNERS LOCATED WITHIN 500' OF THE DEVELOPMENT

PROPERTY STREET ADDRESS	OWNER1	OWNER2	STREET ADDRESS	CITY	STATE	ZIP	LEGAL DESCRIPTION	ZONING	LAND USE	CHARACTER AREA	DEV STD
1340 MOHER BLVD	BELL FUNDIV FRANKLIN GATEWAY ,LLC		PO BOX 50607	ATLANTA	GA	30343	Sub3 GATEWAY VILLAGE SEC 3 PB 53 Pg 121 Lot 0338	SD-X	VACANT	BCCO-4	T
321 DAVEMORT BLVD 1	CAMDEN COMMONS I ,LC		5042 THOROUGHBRED LN STE 200	BRENTWOOD	TN	37027	Sub3 CAMDEN COMMONS PB 6240 Pg 673 Unit 1	SD-X		BCCO-4	T
AN SESTEBRI WAY	BELL FUNDIV FRANKLIN GATEWAY ,LLC		PO BOX 50607	ATLANTA	GA	30343	Sub3 GATEWAY VILLAGE SEC 3 PB 53 Pg 121 Lot OPEN SPACE 340	SD-X	OPEN SPACE	BCCO-4	T
562 FRANKLIN RD	CHURCH CLEARVIEW BAPTIST		537 FRANKLIN RD	FRANKLIN	TN	37069		CI	C<HRCH>	BCCO-3	C
563 FRANKLIN RD	CHURCH CLEARVIEW BAPTIST WC		537 FRANKLIN RD	FRANKLIN	TN	37069		CI	C<HRCH>	BCCO-3	C
540 FRANKLIN RD	CHURCH CLEARVIEW BAPTIST		537 FRANKLIN RD	FRANKLIN	TN	37069		CI	C<HRCH>	BCCO-3	C
541 FRANKLIN RD	MASTER PLANS LLC		1228 LAKEVIEW DR	FRANKLIN	TN	37064		CI	C<HRCH>	BCCO-3	C
537 FRANKLIN RD	CHURCH CLEARVIEW BAPTIST		537 FRANKLIN RD	FRANKLIN	TN	37069		CI	C<HRCH>	BCCO-3	C
1311 COUNTRY RD	BROOKS JOYT REV TRUST		1208 COUNTRY RD	FRANKLIN	TN	37069	Sub3 COUNTRY ROAD 3 PB 5 Pg 43 Lot 0002	R1	SINGLE FAMILY	BCCO-3	C
1315 COUNTRY RD	MOORE BOB L	MOORE KITTRA MARY	1315 COUNTRY RD	FRANKLIN	TN	37069	Sub3 COUNTRY ROAD 3 PB 5 Pg 43 Lot 0004	R1	SINGLE FAMILY	BCCO-3	C
1219 COUNTRY RD	OLEVGINBREUN TROY S	MASSEY-DEMONBREUM LORI	1219 COUNTRY RD	FRANKLIN	TN	37069	Sub3 COUNTRY ROAD 3 PB 5 Pg 43 Lot 0006	R1	SINGLE FAMILY	BCCO-3	C
1223 COUNTRY RD	MCKEEHAN KEVIN M		227 3RD AVE N	FRANKLIN	TN	37064	Sub3 COUNTRY ROAD 3 PB 5 Pg 43 Lot 0008	R1	SINGLE FAMILY	BCCO-3	C
1226 COUNTRY RD	PARRIS JEFFREY S	PARRIS CINDY B	1226 COUNTRY RD	FRANKLIN	TN	37069	Sub3 COUNTRY ROAD 3 PB 5 Pg 43 Lot 0009	R1	SINGLE FAMILY	BCCO-3	C
1222 COUNTRY RD	ZHU LIRONG	ZHOU TINA	791 W LA CANADA AVE	MOUNTAIN HOUSE	CA	95391	Sub3 COUNTRY ROAD 3 PB 5 Pg 43 Lot 0007	R1	SINGLE FAMILY	BCCO-3	C
1218 COUNTRY RD	ROVENSTINE JOHN JASON	ROVENSTINE LISA	1218 COUNTRY RD	FRANKLIN	TN	37069	Sub3 COUNTRY ROAD 3 PB 22 Pg 58 Lot 0005	R1	SINGLE FAMILY	BCCO-3	C
1208 COUNTRY RD	HUGHES TERESA BROOKS		1208 COUNTRY RD	FRANKLIN	TN	37069	Sub3 COUNTRY ROAD 3 PB 5 Pg 43 Lot 0003	R1	SINGLE FAMILY	BCCO-3	C
536 FRANKLIN RD	BROOKS JOY T TR		1208 COUNTRY RD	FRANKLIN	TN	37069	Sub3 COUNTRY ROAD 3 PB 5 Pg 43 Lot 0001	R1	SINGLE FAMILY	BCCO-3	C
560 FRANKLIN RD	MARCHESI CECILIA C		607 HEDGESIDE LANE	NASHVILLE	TN	37221		R1	SINGLE FAMILY	BCCO-3	C
544 FRANKLIN RD	GARRETSON ROBERTA NELL		544 FRANKLIN RD	FRANKLIN	TN	37069		R1	SINGLE FAMILY	BCCO-3	C
548 FRANKLIN RD	SMYTHAMY JENKINS		548 FRANKLIN RD	FRANKLIN	TN	37069	Sub3 SMYTHAMY JENKINS PB 60 Pg 91	R1	SINGLE FAMILY	BCCO-4	T
554 FRANKLIN RD	ROGERS STEPHEN T	DETCH ETHEL R	554 FRANKLIN RD	FRANKLIN	TN	37069		R1	SINGLE FAMILY	BCCO-4	T
562 -568 FRANKLIN RD	HOLLOWAY JAMES F	HOLLOWAY EVELYN A	562 FRANKLIN RD	FRANKLIN	TN	37069		R1	SINGLE FAMILY	BCCO-4	T
574 FRANKLIN RD	FAGAN GARY DWAYNE		545 LITTLESTONE DR	BRENTWOOD	TN	37027		SD-X	SINGLE FAMILY	BCCO-4	T
580 FRANKLIN RD	FAGAN MARY Y	FAGAN LEONARD B	580 FRANKLIN RD	FRANKLIN	TN	37069		SD-X	SINGLE FAMILY	BCCO-4	T
584 FRANKLIN RD	CHURCH<BRENTWOOD OF THE NAZARENE		584 FRANKLIN RD	FRANKLIN	TN	37069		R1	C<HRCH>	BCCO-4	T
MCKAY CT	VR LANDINGS A" BRENTWOOD LP		2195 N HWY 81 #13	FRANKTOWN	CO	80116	Sub3 LANDINGS THE PB 22 Pg 25 Lot 0001 Sub REV 2	SD-R	APARTMENTS	BCCO-3	C
LANDINGS DR	VR LANDINGS A" BRENTWOOD LP		2195 N HWY 81 #13	FRANKTOWN	CO	80116	Sub3 LANDINGS THE PB 30 Pg 66 Lot 0065 Sub REV	SD-R	APARTMENTS	BCCO-3	C
LANDINGS DR	VR LANDINGS A" BRENTWOOD LP		2195 N HWY 81 #13	FRANKTOWN	CO	80116	Sub3 LANDINGS THE PB 30 Pg 66 Lot 0006 Sub REV	SD-R	APARTMENTS	BCCO-3	C
3024 CUMBERLAND PARK DR	BROOKS LAUREN K CHELLE	BROOKS WALTER BRYAN	3024 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Sub3 GATEWAY VILLAGE SEC 3 PB 47 Pg 38 Lot 0039	SD-X	SINGLE FAMILY	BCCO-4	T
3022 CUMBERLAND PARK DR	FRASER DOUGLAS DAVID		3022 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Sub3 GATEWAY VILLAGE SEC 3 PB 47 Pg 38 Lot 0038	SD-X	SINGLE FAMILY	BCCO-4	T
3020 CUMBERLAND PARK DR	HIDDEN HILLS FAMILY LTD PP"NSI<P		1128 BEECHES TAVERN TRL	FRANKLIN	TN	37069	Sub3 GATEWAY VILLAGE SEC 3 PB 47 Pg 38 Lot 0037	SD-X	SINGLE FAMILY	BCCO-4	T
3018 CUMBERLAND PARK DR	OLSWAN FRANK P	DOMAN JESSICA R	3018 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Sub3 GATEWAY VILLAGE SEC 3 PB 47 Pg 38 Lot 0036	SD-X	SINGLE FAMILY	BCCO-4	T
3016 CUMBERLAND PARK DR	LEPPER BOBBY	LEPPER MARY K	3016 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Sub3 GATEWAY VILLAGE SEC 3 PB 47 Pg 38 Lot 0035	SD-X	SINGLE FAMILY	BCCO-4	T
3014 CUMBERLAND PARK DR	WYLIE SUZANNE F		3006 SCRIMBLERS KNOB	FRANKLIN	TN	37064	Sub3 GATEWAY VILLAGE SEC 3 PB 47 Pg 38 Lot 0034	SD-X	SINGLE FAMILY	BCCO-4	T
3012 CUMBERLAND PARK DR	VAN VICKLE JOHN HAYES		3012 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Sub3 GATEWAY VILLAGE SEC 3 PB 47 Pg 38 Lot 0033	SD-X	SINGLE FAMILY	BCCO-4	T
3010 CUMBERLAND PARK DR	THORNTON JOSH TYLER		3010 CUMBERLAND DR	FRANKLIN	TN	37069	Sub3 GATEWAY VILLAGE SEC 3 PB 47 Pg 38 Lot 0032	SD-X	SINGLE FAMILY	BCCO-4	T
3000 CUMBERLAND PARK DR	YOUNG KIMBERLY W		3000 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Sub3 GATEWAY VILLAGE SEC 3 PB 47 Pg 38 Lot 0004	SD-X	SINGLE FAMILY	BCCO-4	T
3002 CUMBERLAND PARK DR	JONES CHR STINA ANNE	JONES BRETT THAYER	3002 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Sub3 GATEWAY VILLAGE SEC 3 PB 47 Pg 38 Lot 0003	SD-X	SINGLE FAMILY	BCCO-4	T
3004 CUMBERLAND PARK DR	COMBS BEDFORD M	JONES MELISSA J	3004 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Sub3 GATEWAY VILLAGE SEC 3 PB 47 Pg 38 Lot 0005	SD-X	SINGLE FAMILY	BCCO-4	T
3006 CUMBERLAND PARK DR	TAAFFE PAULINE		3046 HOLLY TREE GAP RD	BRENTWOOD	TN	37027	Sub3 GATEWAY VILLAGE SEC 3 PB 47 Pg 38 Lot 0006	SD-X	SINGLE FAMILY	BCCO-4	T
CUMBERLAND PARK DR	GATEWAY VILLAGE DEV INC		5042 THOROUGHBRED LN # 200	BRENTWOOD	TN	37027	Sub3 GATEWAY VILLAGE SEC 3 PB 47 Pg 38	SD-X	SINGLE FAMILY	BCCO-4	T
3001 CUMBERLAND PARK DR	CAMDEN JARELL C	CAMERON SHARON W	3001 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Sub3 GATEWAY VILLAGE SEC 3 PB 47 Pg 38 Lot 0005	SD-X	SINGLE FAMILY	BCCO-4	T
3003 CUMBERLAND PARK DR	KEYS ANTHONAS C		3003 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Sub3 GATEWAY VILLAGE SEC 3 PB 47 Pg 38 Lot 0006	SD-X	SINGLE FAMILY	BCCO-4	T
3005 CUMBERLAND PARK DR	REYNOLDS SALLY M		3060 HOLLY TREE GAP RD	BRENTWOOD	TN	37027	Sub3 GATEWAY VILLAGE SEC 3 PB 47 Pg 38 Lot 0007	SD-X	SINGLE FAMILY	BCCO-4	T
3007 CUMBERLAND PARK DR	AILOR RACHEL R	AILOR JAMES J	3007 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Sub3 GATEWAY VILLAGE SEC 3 PB 47 Pg 38 Lot 0008	SD-X	SINGLE FAMILY	BCCO-4	T
FRANKLIN RD	GATEWAY VILLAGE RESDEN TIAL LLC		315 SEABOARD LN #A-105	FRANKLIN	TN	37067	Sub3 GATEWAY VILLAGE SEC 3 PB 47 Pg 38	SD-X	SINGLE FAMILY	BCCO-4	T
3011 CUMBERLAND PARK DR	TELFER GEORGE CURTIS		PO BOX 50535	NASHVILLE	TN	37205	Sub3 GATEWAY VILLAGE SEC 3 PB 47 Pg 38 Lot 0009	SD-X	SINGLE FAMILY	BCCO-4	T
3013 CUMBERLAND PARK DR	HWT GEORGE ALLEN		3013 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Sub3 GATEWAY VILLAGE SEC 3 PB 47 Pg 38 Lot 0010	SD-X	SINGLE FAMILY	BCCO-4	T
3015 CUMBERLAND PARK DR	ANSSIRIAN RAPHAEL B & ANAHID R JV INT		3015 CUMBERLAND PARK LN	FRANKLIN	TN	37069	Sub3 GATEWAY VILLAGE SEC 3 PB 47 Pg 38 Lot 0011	SD-X	SINGLE FAMILY	BCCO-4	T
3017 CUMBERLAND PARK DR	BULLARO FRANCESCA		3017 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Sub3 GATEWAY VILLAGE SEC 3 PB 47 Pg 38 Lot 0013	SD-X	SINGLE FAMILY	BCCO-4	T
3019 CUMBERLAND PARK DR	ROSS RICHARD F	ROSS NANCY L	561 MIDWAY CTR	BRENTWOOD	TN	37027	Sub3 GATEWAY VILLAGE SEC 3 PB 47 Pg 38 Lot 0013	SD-X	SINGLE FAMILY	BCCO-4	T
3021 CUMBERLAND PARK DR	WIENCEK TOM C	WIENCEK JEANNE A	3021 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Sub3 GATEWAY VILLAGE SEC 3 PB 47 Pg 38 Lot 0014	SD-X	SINGLE FAMILY	BCCO-4	T
3023 CUMBERLAND PARK DR	MATRAVERS LAURIE IV		213 DEER PARK CIR	FRANKLIN	TN	37205	Sub3 GATEWAY VILLAGE SEC 3 PB 47 Pg 38 Lot 0015	SD-X	SINGLE FAMILY	BCCO-4	T
201 GATEWAY CT	CUMBERLAND PARK LLC		3100 WESTEND AVE STE 700	NASHVILLE	TN	37203	Sub3 COMMONS @ GATEWAY PB 60Pg 101 Lot 0001	SD-X	VACANT	BCCO-4	T
207 GATEWAY CT	CUMBERLAND PARK LLC		3100 WESTEND AVE STE 700	NASHVILLE	TN	37203	Sub3 COMMONS @ GATEWAY PB 60Pg 101 Lot 0002	SD-X	VACANT	BCCO-4	T
213 GATEWAY CT	CUMBERLAND PARK LLC		3100 WESTEND AVE STE 700	NASHVILLE	TN	37203	Sub3 COMMONS @ GATEWAY PB 60Pg 101 Lot 0003	SD-X	VACANT	BCCO-4	T
219 GATEWAY CT	CUMBERLAND PARK LLC		3100 WESTEND AVE STE 700	NASHVILLE	TN	37203	Sub3 COMMONS @ GATEWAY PB 60Pg 101 Lot 0004	SD-X	VACANT	BCCO-4	T
225 GATEWAY CT	CUMBERLAND PARK LLC		3100 WESTEND AVE STE 700	NASHVILLE	TN	37203	Sub3 COMMONS @ GATEWAY PB 60Pg 101 Lot 0005	SD-X	VACANT	BCCO-4	T
232 GATEWAY CT	CUMBERLAND PARK LLC		3100 WESTEND AVE STE 700	NASHVILLE	TN	37203	Sub3 COMMONS @ GATEWAY PB 60Pg 101 Lot 0006	SD-X	VACANT	BCCO-4	T
238 GATEWAY CT	CUMBERLAND PARK LLC		3100 WESTEND AVE STE 700	NASHVILLE	TN	37203	Sub3 COMMONS @ GATEWAY PB 60Pg 101 Lot 0007	SD-X	VACANT	BCCO-4	T
242 GATEWAY CT	CUMBERLAND PARK LLC		3100 WESTEND AVE STE 700	NASHVILLE	TN	37203	Sub3 COMMONS @ GATEWAY PB 60Pg 101 Lot 0008	SD-X	VACANT	BCCO-4	T
248 GATEWAY CT	CUMBERLAND PARK LLC		3100 WESTEND AVE STE 700	NASHVILLE	TN	37203	Sub3 COMMONS @ GATEWAY PB 60Pg 101 Lot 0009	SD-X	VACANT	BCCO-4	T
254 GATEWAY CT	CUMBERLAND PARK LLC		3100 WESTEND AVE STE 700	NASHVILLE	TN	37203	Sub3 COMMONS @ GATEWAY PB 60Pg 101 Lot 0010	SD-X	VACANT	BCCO-4	T
260 GATEWAY CT	CUMBERLAND PARK LLC		3100 WESTEND AVE STE 700	NASHVILLE	TN	37203	Sub3 COMMONS @ GATEWAY PB 60Pg 101 Lot 0011	SD-X	VACANT	BCCO-4	T
266 GATEWAY CT	CUMBERLAND PARK LLC		3100 WESTEND AVE STE 700	NASHVILLE	TN	37203	Sub3 COMMONS @ GATEWAY PB 60Pg 101 Lot 0012	SD-X	VACANT	BCCO-4	T
272 GATEWAY CT	CUMBERLAND PARK LLC		3100 WESTEND AVE STE 700	NASHVILLE	TN	37203	Sub3 COMMONS @ GATEWAY PB 60Pg 101 Lot 0013	SD-X	OPEN SPACE	BCCO-4	T
GATEWAY CT	CUMBERLAND PARK LLC		3100 WESTEND AVE STE 700	NASHVILLE	TN	37203	Sub3 COMMONS @ GATEWAY PB 60Pg 101 Lot OPEN SPACE 43	SD-X	OPEN SPACE	BCCO-4	T
GATEWAY CT	CUMBERLAND PARK LLC		3100 WESTEND AVE STE 700	NASHVILLE	TN	37203	Sub3 COMMONS @ GATEWAY PB 60Pg 101 Lot OPEN SPACE 44	SD-X	OPEN SPACE	BCCO-4	T



GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

MAY 11, 2015
RESUBMITTAL 6.4.15

DEVELOPMENT PLAN
FAMILY LEGACY SUBDIVISION
FRANKLIN, TENNESSEE

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

PROPOSED DEVELOPMENT BOUNDARY

COF# 5849

C 1.0

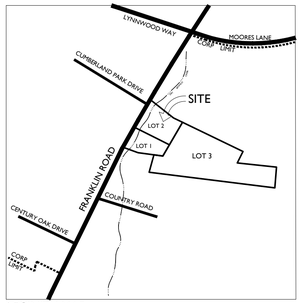
SITE DATA:

PROJECT NAME:	FAMILY LEGACY SUBDIVISION
PROJECT NUMBER:	COF 5849
SUBDIVISION:	NOT APPLICABLE
LOT NUMBER:	NOT APPLICABLE
ADDRESS:	554 FRANKLIN ROAD 562 FRANKLIN ROAD
CITY:	FRANKLIN FRANKLIN
COUNTY:	WILLIAMSON WILLIAMSON
STATE:	TENNESSEE TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT 8TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 53, PARCEL 73.00 MAP 53, PARCEL 74.01
EXISTING ZONING:	R1 R1
PROPOSED ZONING:	SD-X ___ SD-X ___
CHARACTER AREA OVERLAY:	BERRYS CHAPEL BC-4
OTHER APPLICABLE OVERLAYS	HHO - HILLSIDE/HILLCREST OVERLAY FWO - FLOODWAY OVERLAY
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL TRADITIONAL
PARCEL ACREAGE:	PARCEL 73 - 14.57 AC PARCEL 74.01 - 8.15 AC
TOTAL ACREAGE/SQUARE FOOTAGE:	22.72 ACRES OR 989,504 SF
MINIMUM REQUIRED SETBACKS:	AS ESTABLISHED BY P.U.D. PLAN

OWNER PARCEL 73	OWNER PARCEL 74.01
STEPHEN T. ROGERS	JAMES F. HOLLOWAY
ETHEL R. DEITCH	EVELYN A. HOLLOWAY
554 FRANKLIN ROAD	562 FRANKLIN ROAD
FRANKLIN TN 37069	FRANKLIN TN 37069

APPLICANT: WILLIAM GREGORY
7427 CHARLOTTE PIKE
NASHVILLE TN. 37209
(615) 390-7724 WGregory@afamilylegacy.com

PLANNER/LANDSCAPE ARCHITECT: GAMBLE DESIGN COLLABORATIVE
ADDRESS 144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064
OFFICE PHONE 615.975.5765
EMAIL ADDRESS greggamble209@gmail.com
CONTACT GREG GAMBLE



VICINITY MAP

SOILS KEY

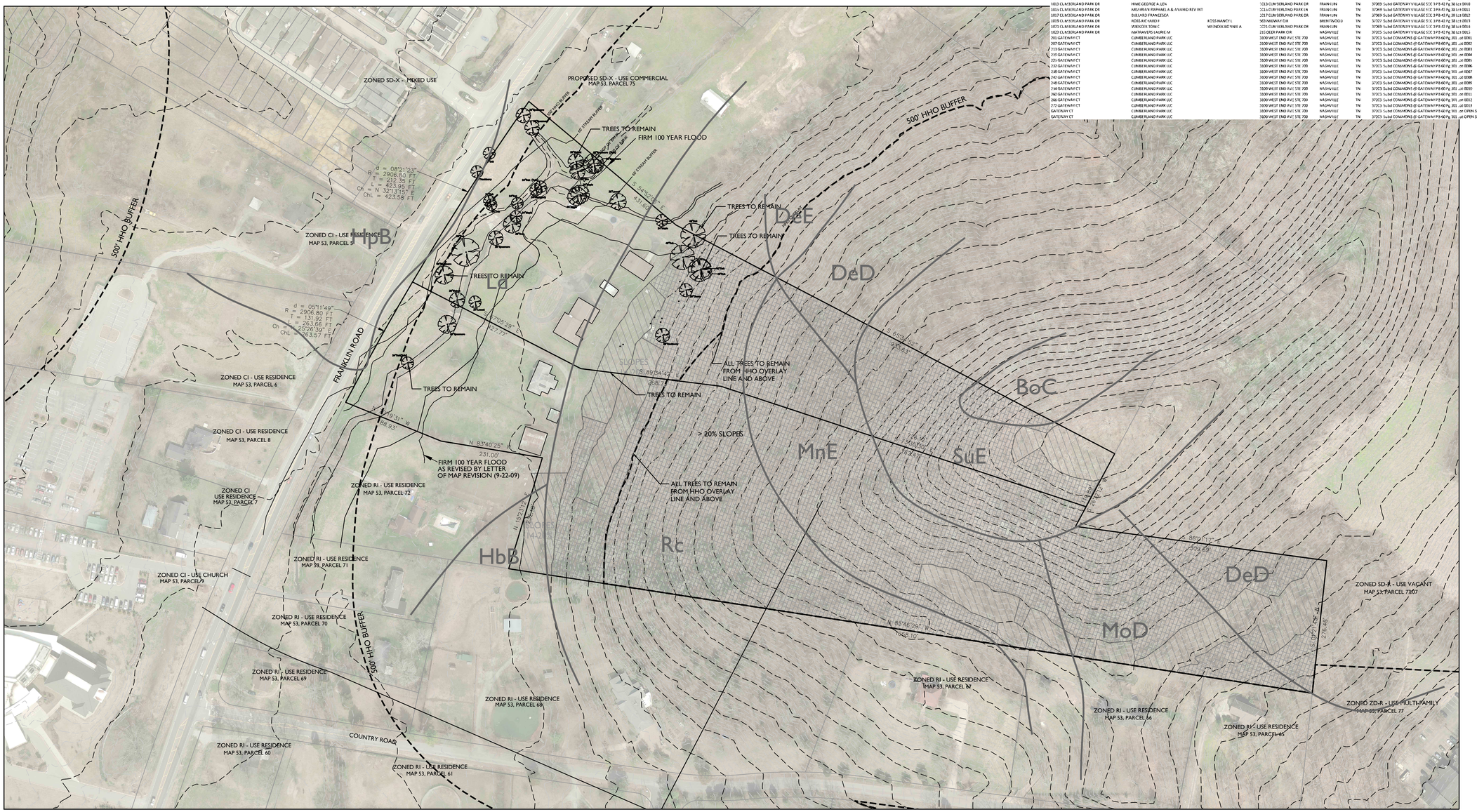
BoC	Bodine Cherty Silt Loam, 5-12% slope
DeD	Dellrose Gravelly Silt Loam, 12-20% slope
DsE	Dellrose Gravelly Silt Loam, 20-30% slope
HbB	Hampshire Silt Loam, 2-5% slope
HpB	Humphreys Gravelly Silt Loam, 2-5% slope
Ld	Linnside Cherty Silt Loam, phosphatic
MnE	Mimosa-Rock Outcrop Complex, 20-40% slope
MoD	Mimosa and Ashwood Very Rocky Soils, 5-20% slope
Rc	Rockland
SuE	Sulphura Cherty Silt Loam, 20-50% slope

SLOPE ANALYSIS

14-19% SLOPES

>20% SLOPES

PROPERTY STREET ADDRESS	OWNER1	OWNER2	STREET ADDRESS	CITY	STATE	ZIP	LEGAL DESCRIPTION	ZONING	LAND USE	CHARACTER AREA	DEV STD
1340 MOHER BLVD	BELL FUND IV FRANKLIN GATEWAY I, LC		PO BOX 16607	ATLANTA	GA	30341	S/Sbd GATEWAY VILLAGE 5 | C3 PB 53 Pg 321 ,pt 0138	SD-X	VACANT	BCCO-4	T
121 DAVENPORT BLVD 1	CAMDEN COMMONS I LLC		5040 THO NOUSAND DR STE 200	BRENTWOOD	TN	37027	S/Sbd CAMDEN COMMONS, PB 62 Pg 673 Lots 1	SD-X		BCCO-4	T
AMB 1 SIDE WAY	BELL FUND IV FRANKLIN GATEWAY I, LC		PO BOX 16607	ATLANTA	GA	30341	S/Sbd GATEWAY VILLAGE 5 | C3 PB 53 Pg 321 ,pt OPEN SPACE 140	SD-X	OPEN SPACE	BCCO-4	T
517 FRANKLIN RD	CHURCH (CLEARVIEW BAP)ST		537 FRANKLIN RD	FRANKLIN	TN	37069		CI	CHURCH	BCCO-3	C
519 FRANKLIN RD	CHURCH (CLEARVIEW BAP)ST INC		537 FRANKLIN RD	FRANKLIN	TN	37069		CI	CHURCH	BCCO-3	C
519 FRANKLIN RD	CHURCH (CLEARVIEW BAP)ST		537 FRANKLIN RD	FRANKLIN	TN	37069		CI	CHURCH	BCCO-3	C
561 FRANKLIN RD	MASTER PLANC LLC		1208 LAKEVIEW DR	FRANKLIN	TN	37064		CI	CHURCH	BCCO-3	C
537 FRANKLIN RD	CHURCH (CLEARVIEW BAP)ST		537 FRANKLIN RD	FRANKLIN	TN	37069		CI	CHURCH	BCCO-3	C
1215 COUNTRY RD	BROOKS JOINT RVG TRUST		1208 COUNTRY RD	FRANKLIN	TN	37069	S/Sbd COUNTRY ROADS PB 3 Pg 43 Lot 0003	R1	SINGLE FAMILY	BCCO-3	C
1213 COUNTRY RD	ANDERS BOB L	MOORE-KITTRA MARY	1213 COUNTRY RD	FRANKLIN	TN	37069	S/Sbd COUNTRY ROADS PB 3 Pg 43 Lot 0004	R1	SINGLE FAMILY	BCCO-3	C
1219 COUNTRY RD	DEMONBRUN TROY S	MASSEY-DEMONBRUN LORI	1219 COUNTRY RD	FRANKLIN	TN	37069	S/Sbd COUNTRY ROADS PB 3 Pg 43 Lot 0006	R1	SINGLE FAMILY	BCCO-3	C
1223 COUNTRY RD	MCKEEHAN KEV IN M		227 3RD AVE N	FRANKLIN	TN	37064	S/Sbd COUNTRY ROADS PB 3 Pg 43 Lot 0008	R1	SINGLE FAMILY	BCCO-3	C
1226 COUNTRY RD	PARKS JEFFREY S	PARKS CINDY B	1226 COUNTRY RD	FRANKLIN	TN	37069	S/Sbd COUNTRY ROADS PB 3 Pg 43 Lot 0009	R1	SINGLE FAMILY	BCCO-3	C
1227 COUNTRY RD	ZHOU RONG	ZHOU TINA	731 W LA CANADA AVE	MOUNTAIN H OUSE	CA	95391	S/Sbd COUNTRY ROADS PB 3 Pg 43 Lot 0007	R1	SINGLE FAMILY	BCCO-3	C
1218 COUNTRY RD	ROVENSTINE JOHN JASON	ROVENSTINE LISA	1218 COUNTRY RD	FRANKLIN	TN	37069	S/Sbd COUNTRY ROADS PB 22 Pg 58 Lot 0005	R1	SINGLE FAMILY	BCCO-3	C
1208 COUNTRY RD	HUELIS TERESA BROOKS		1208 COUNTRY RD	FRANKLIN	TN	37069	S/Sbd COUNTRY ROADS PB 3 Pg 43 Lot 0003	R1	SINGLE FAMILY	BCCO-3	C
536 FRANKLIN RD	BROOKS JOINT TR		1208 COUNTRY RD	FRANKLIN	TN	37069	S/Sbd COUNTRY ROADS PB 3 Pg 43 Lot 0001	R1	SINGLE FAMILY	BCCO-3	C
540 FRANKLIN RD	MARIO ESI CECCI A C		407 HORSESHOE LANE	NASHVILLE	TN	37221		R1	SINGLE FAMILY	BCCO-3	C
544 FRANKLIN RD	GRANDSTONE PROPERTIES, INC.,		544 FRANKLIN RD	FRANKLIN	TN	37069		R1	SINGLE FAMILY	BCCO-3	C
548 FRANKLIN RD	SMITH AMY JENKINS		548 FRANKLIN RD	FRANKLIN	TN	37069	S/Sbd SMITH AMY JENKINS PB 60 Pg 51	R1	SINGLE FAMILY	BCCO-4	T
554 FRANKLIN RD	ROGERS STEPHEN T	DEITCH ETH EL R	554 FRANKLIN RD	FRANKLIN	TN	37069		R1	SINGLE FAMILY	BCCO-4	T
562 -564 FRANKLIN RD	HOLLOWAY JAMES F	HOLLOWAY EVELYN A	562 FRANKLIN RD	FRANKLIN	TN	37069		R1	SINGLE FAMILY	BCCO-4	T
574 FRANKLIN RD	FAGAN GARY D WAYNE		545 LITTLESTONE DR	BRENTWOOD	TN	37027		SD-X	SINGLE FAMILY	BCCO-4	T
580 FRANKLIN RD	FAGAN MARY F	FAGAN LEONARD R	580 FRANKLIN RD	FRANKLIN	TN	37069		SD-X	SINGLE FAMILY	BCCO-4	T
584 FRANKLIN RD	CHURCH BRETHOOD OF THE MOUNTAIN		584 FRANKLIN RD	FRANKLIN	TN	37069		R1	CHURCH	BCCO-4	T
MCKAYS CT	VR LANDINGS AT BRUNSWOOD I P		2151 N HWY 83 #11	FRANKTOWN	CO	80116	S/Sbd LANDINGS THE PB 20 Pg 19 Lot 0001 SL 1 REV 2	SD-R	APARTMENTS	BCCO-3	C
LANDINGS DR	VR LANDINGS AT BRUNTWOOD I P		2151 N HWY 83 #11	FRANKTOWN	CO	80116	S/Sbd LANDINGS THE PB 18 Pg 68 Lot 0006 SL 1 REV	SD-R	APARTMENTS	BCCO-3	C
LANDINGS DR	VR LANDINGS AT BRUNSWOOD I P		2151 N HWY 83 #11	FRANKTOWN	CO	80116	S/Sbd LANDINGS THE PB 18 Pg 68 Lot 0006 SL 1 REV	SD-R	APARTMENTS	BCCO-3	C
1024 CLAYJERLAND PARK DR	BRODKS LAUREN MICHELLE	BRODKS WALTER BRYAN	1024 CLAYJERLAND PARK DR	FRANKLIN	TN	37069	S/Sbd GATEWAY VILLAGE 5 | C 3 PB 43 Pg 38 Lot 0029	SD-X	SINGLE FAMILY	BCCO-4	T
1022 CLAYJERLAND PARK DR	FRASER DOUGLAS A DAVID		1022 CLAYJERLAND PARK DR	FRANKLIN	TN	37069	S/Sbd GATEWAY VILLAGE 5 | C 3 PB 43 Pg 38 Lot 0028	SD-X	SINGLE FAMILY	BCCO-4	T
1020 CLAYJERLAND PARK DR	HIDDEN HILLS FAMILY LTD PTNSHP		1196 BEECH ES TAVERN TRL	FRANKLIN	TN	37069	S/Sbd GATEWAY VILLAGE 5 | C 3 PB 43 Pg 38 Lot 0027	SD-X	SINGLE FAMILY	BCCO-4	T
1018 CLAYJERLAND PARK DR	DOMANN FRANK P	DOMANN JESSICA R	1218 CLAYJERLAND PARK DR	FRANKLIN	TN	37069	S/Sbd GATEWAY VILLAGE 5 | C 3 PB 43 Pg 38 Lot 0026	SD-X	SINGLE FAMILY	BCCO-4	T
1016 CLAYJERLAND PARK DR	LEPPERBOBBY	LEPPER MARY K	1216 CLAYJERLAND PARK DR	FRANKLIN	TN	37069	S/Sbd GATEWAY VILLAGE 5 | C 3 PB 43 Pg 38 Lot 0025	SD-X	SINGLE FAMILY	BCCO-4	T
1014 CLAYJERLAND PARK DR	WYLIE SUZANNE E		1206 SORA WILLERS KNOB	FRANKLIN	TN	37069	S/Sbd GATEWAY VILLAGE 5 | C 3 PB 43 Pg 38 Lot 0024	SD-X	SINGLE FAMILY	BCCO-4	T
1012 CLAYJERLAND PARK DR	SAN NICKLE JOHN HAYES		1212 CLAYJERLAND PARK DR	FRANKLIN	TN	37069	S/Sbd GATEWAY VILLAGE 5 | C 3 PB 43 Pg 38 Lot 0023	SD-X	SINGLE FAMILY	BCCO-4	T
1010 CLAYJERLAND PARK DR	THORNTON DON TYLER		1210 CLAYJERLAND DR	FRANKLIN	TN	37069	S/Sbd GATEWAY VILLAGE 5 | C 3 PB 43 Pg 38 Lot 0022	SD-X	SINGLE FAMILY	BCCO-4	T
1008 CLAYJERLAND PARK DR	YOUNG KIMBERLY W		1208 CLAYJERLAND PARK DR	FRANKLIN	TN	37069	S/Sbd GATEWAY VILLAGE 5 | C 3 PB 43 Pg 38 Lot 0004	SD-X	SINGLE FAMILY	BCCO-4	T
1002 CLAYJERLAND PARK DR	JONES CHRISTINA ANNE	JONES BRETT THAYER	1202 CLAYJERLAND PARK DR	FRANKLIN	TN	37069	S/Sbd GATEWAY VILLAGE 5 | C 3 PB 43 Pg 38 Lot 0001	SD-X	SINGLE FAMILY	BCCO-4	T
1006 CLAYJERLAND PARK DR	CO VES EDJOHN J JR	JONES MELISSA J	1206 CLAYJERLAND PARK DK	FRANKLIN	TN	37069	S/Sbd GATEWAY VILLAGE 5 | C 3 PB 43 Pg 38 Lot 0002	SD-X	SINGLE FAMILY	BCCO-4	T
1004 CLAYJERLAND PARK DR	SAAHKE PAULINE		1046 HOLLY TREE GAP RD	BRENTWOOD	TN	37027	S/Sbd GATEWAY VILLAGE 5 | C 3 PB 43 Pg 38 Lot 0005	SD-X	SINGLE FAMILY	BCCO-4	T
CLAYJERLAND PARK DR	GATEWAY VILLAGE DEV INC		5042 THO NOUSAND DR N #200	BRENTWOOD	TN	37027	S/Sbd GATEWAY VILLAGE 5 | C 3 PB 43 Pg 38	SD-X	SINGLE FAMILY	BCCO-4	T
1001 CLAYJERLAND PARK DR	CAMERON DARE J, C	CAMERON SHARON W	1201 CLAYJERLAND PARK DR	FRANKLIN	TN	37069	S/Sbd GATEWAY VILLAGE 5 | C 3 PB 43 Pg 38 Lot 0005	SD-X	SINGLE FAMILY	BCCO-4	T
1003 CLAYJERLAND PARK DR	KEENAN THOMAS C		1203 CLAYJERLAND PARK DR	FRANKLIN	TN	37069	S/Sbd GATEWAY VILLAGE 5 | C 3 PB 43 Pg 38 Lot 0006	SD-X	SINGLE FAMILY	BCCO-4	T
1005 CLAYJERLAND PARK DR	REYNOLDS SALLY M		1360 HOLLY TREE GAP RD	BRENTWOOD	TN	37027	S/Sbd GATEWAY VILLAGE 5 | C 3 PB 43 Pg 38 Lot 0007	SD-X	SINGLE FAMILY	BCCO-4	T
1007 CLAYJERLAND PARK DR	AILOR RACHEL R	AILOR JAMES J	1207 CLAYJERLAND PARK DR	FRANKLIN	TN	37069	S/Sbd GATEWAY VILLAGE 5 | C 3 PB 43 Pg 38 Lot 0008	SD-X	SINGLE FAMILY	BCCO-4	T
FRANKLIN RD	GATEWAY VILLAGE RESIDENTIAL LLC		115 SEABOARD LN #A-105	FRANKLIN	TN	37067	S/Sbd GATEWAY VILLAGE 5 | C 3 PB 43 Pg 38	SD-X	SINGLE FAMILY	BCCO-4	T
1011 CLAYJERLAND PARK DR	TELFER GEORGE CURTIS		PO BOX 50126	NASHVILLE	TN	37205	S/Sbd GATEWAY VILLAGE 5 | C 3 PB 43 Pg 38 Lot 0009	SD-X	SINGLE FAMILY	BCCO-4	T
1013 CLAYJERLAND PARK DR	MIMS GEORGE A. LEN		1213 CLAYJERLAND PARK DR	FRANKLIN	TN	37069	S/Sbd GATEWAY VILLAGE 5 | C 3 PB 43 Pg 38 Lot 0010	SD-X	SINGLE FAMILY	BCCO-4	T
1015 CLAYJERLAND PARK DR	MEURAN RAPHAEL A & A NAND REV INT		1215 CLAYJERLAND PARK LN	FRANKLIN	TN	37069	S/Sbd GATEWAY VILLAGE 5 | C 3 PB 43 Pg 38 Lot 0011	SD-X	SINGLE FAMILY	BCCO-4	T
1017 CLAYJERLAND PARK DR	BUELARO FRANCESCA		217 CLAYJERLAND PARK DR	FRANKLIN	TN	37069	S/Sbd GATEWAY VILLAGE 5 | C 3 PB 43 Pg 38 Lot 0012	SD-X	SINGLE FAMILY	BCCO-4	T
1019 CLAYJERLAND PARK DR	ROSS RICHARD P	ROSS NANCY L	503 RAILWAY DR	BRENTWOOD	TN	37027	S/Sbd GATEWAY VILLAGE 5 | C 3 PB 43 Pg 38 Lot 0013	SD-X	SINGLE FAMILY	BCCO-4	T
1021 CLAYJERLAND PARK DR	WERNICKE TONY C	WERNICKE BETHNEY A	1221 CLAYJERLAND PARK DR	FRANKLIN	TN	37069	S/Sbd GATEWAY VILLAGE 5 | C 3 PB 43 Pg 38 Lot 0014	SD-X	SINGLE FAMILY	BCCO-4	T
1022 CLAYJERLAND PARK DR	MATHAVEN LAURIE M		211 DLER PARK DR	NASHVILLE	TN	37205	S/Sbd GATEWAY VILLAGE 5 | C 3 PB 43 Pg 38 Lot 0015	SD-X	SINGLE FAMILY	BCCO-4	T
701 GATEWAY CT	CUMBERLAND PARK LLC		1000 WEST END AVE STE 700	NASHVILLE	TN	37203	S/Sbd COMMONS @ GATEWAY PB 60 Pg 101 ,pt 0001	SD-X	VACANT	BCCO-4	T
707 GATEWAY CT	CUMBERLAND PARK LLC		1500 WEST END AVE STE 700	NASHVILLE	TN	37203	S/Sbd COMMONS @ GATEWAY PB 60 Pg 101 ,pt 0002	SD-X	VACANT	BCCO-4	T
713 GATEWAY CT	CUMBERLAND PARK LLC		1500 WEST END AVE STE 700	NASHVILLE	TN	37203	S/Sbd COMMONS @ GATEWAY PB 60 Pg 101 ,pt 0003	SD-X	VACANT	BCCO-4	T
719 GATEWAY CT	CUMBERLAND PARK LLC		1500 WEST END AVE STE 700	NASHVILLE	TN	37203	S/Sbd COMMONS @ GATEWAY PB 60 Pg 101 ,pt 0004	SD-X	VACANT	BCCO-4	T
725 GATEWAY CT	CUMBERLAND PARK LLC		1500 WEST END AVE STE 700	NASHVILLE	TN	37203	S/Sbd COMMONS @ GATEWAY PB 60 Pg 101 ,pt 0005	SD-X	VACANT	BCCO-4	T
730 GATEWAY CT	CUMBERLAND PARK LLC		1500 WEST END AVE STE 700	NASHVILLE	TN	37203	S/Sbd COMMONS @ GATEWAY PB 60 Pg 101 ,pt 0006	SD-X	VACANT	BCCO-4	T
718 GATEWAY CT	CUMBERLAND PARK LLC		1500 WEST END AVE STE 700	NASHVILLE	TN	37203	S/Sbd COMMONS @ GATEWAY PB 60 Pg 101 ,pt 0007	SD-X	VACANT	BCCO-4	T
720 GATEWAY CT	CUMBERLAND PARK LLC		1500 WEST END AVE STE 700	NASHVILLE	TN	37203	S/Sbd COMMONS @ GATEWAY PB 60 Pg 101 ,pt 0008	SD-X	VACANT	BCCO-4	T
248 GATEWAY CT	CUMBERLAND PARK LLC		1500 WEST END AVE STE 700	NASHVILLE	TN	37203	S/Sbd COMMONS @ GATEWAY PB 60 Pg 101 ,pt 0009	SD-X	VACANT	BCCO-4	T
244 GATEWAY CT	CUMBERLAND PARK LLC		1500 WEST END AVE STE 700	NASHVILLE	TN	37203	S/Sbd COMMONS @ GATEWAY PB 60 Pg 101 ,pt 0010	SD-X	VACANT	BCCO-4	T
240 GATEWAY CT	CUMBERLAND PARK LLC		1500 WEST END AVE STE 700	NASHVILLE	TN	37203	S/Sbd COMMONS @ GATEWAY PB 60 Pg 101 ,pt 0011	SD-X	VACANT	BCCO-4	T
236 GATEWAY CT	CUMBERLAND PARK LLC		1500 WEST END AVE STE 700	NASHVILLE	TN	37203	S/Sbd COMMONS @ GATEWAY PB 60 Pg 101 ,pt 0012	SD-X	VACANT	BCCO-4	T
227 GATEWAY CT	CUMBERLAND PARK LLC		1500 WEST END AVE STE 700	NASHVILLE	TN	37203	S/Sbd COMMONS @ GATEWAY PB 60 Pg 101 ,pt 0013	SD-X	OPEN SPACE	BCCO-4	T
GATEWAY CT	CUMBERLAND PARK LLC		1500 WEST END AVE STE 700	NASHVILLE	TN	37203	S/Sbd COMMONS @ GATEWAY PB 60 Pg 101 ,pt OPEN SPACE 43	SD-X	OPEN SPACE	BCCO-4	T
GATEWAY CT	CUMBERLAND PARK LLC		1500 WEST END AVE STE 700	NASHVILLE	TN	37203	S/Sbd COMMONS @ GATEWAY PB 60 Pg 101 ,pt OPEN SPACE 44	SD-X	OPEN SPACE	BCCO-4	T



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

GRAPHIC SCALE 1"=100'
100 0 100 200

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
MAY 11, 2015
RESUBMITTAL 6.4.15

GREGORY A. GAMBLE
TENNESSEE
REGISTERED
LANDSCAPE ARCHITECT

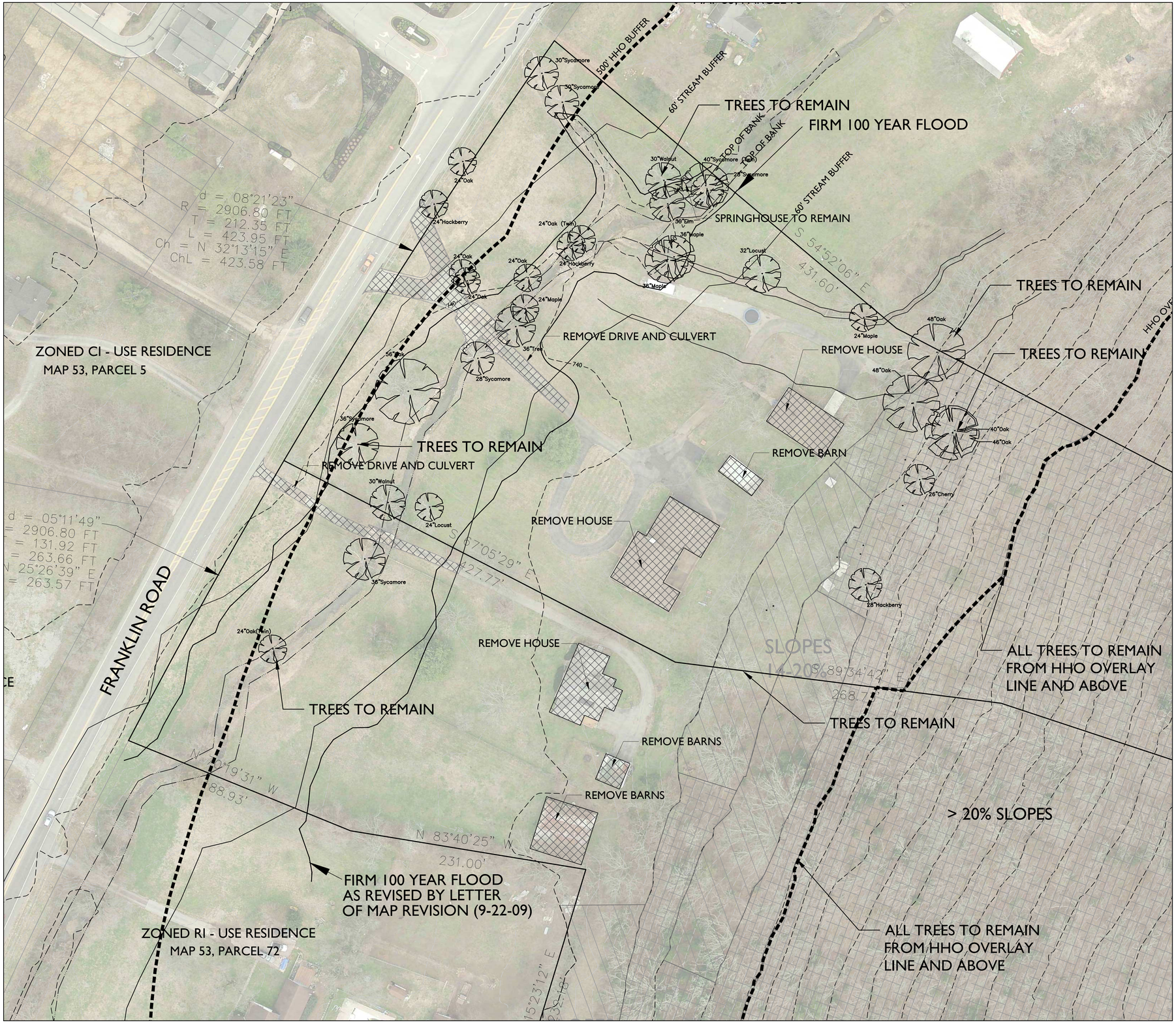
DEVELOPMENT PLAN
FAMILY LEGACY SUBDIVISION
FRANKLIN, TENNESSEE

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

EXISTING CONDITIONS PLAN

COF# 5849

C 2.0



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

SITE DATA:

PROJECT NAME:	FAMILY LEGACY SUBDIVISION	
PROJECT NUMBER:	COF 5849	
SUBDIVISION:	NOT APPLICABLE	
LOT NUMBER:	NOT APPLICABLE	
ADDRESS:	554 FRANKLIN ROAD	562 FRANKLIN ROAD
CITY:	FRANKLIN	FRANKLIN
COUNTY:	WILLIAMSON	WILLIAMSON
STATE:	TENNESSEE	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT	8TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 53, PARCEL 73.00	MAP 53, PARCEL 74.01
EXISTING ZONING:	R1	R1
PROPOSED ZONING:	SD-X ___	SD-X ___
CHARACTER AREA OVERLAY:	BERRYS CHAPEL BC-4	
OTHER APPLICABLE OVERLAYS	HHO - HILLSIDE/HILLCREST OVERLAY FWO - FLOODWAY OVERLAY	
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL	TRADITIONAL
PARCEL ACREAGE:	PARCEL 73 - 14.57 AC	PARCEL 74.01 - 8.15 AC
TOTAL ACREAGE/SQUARE FOOTAGE:	22.72 ACRES OR 989,504 SF	
MINIMUM REQUIRED SETBACKS:	AS ESTABLISHED BY P.U.D. PLAN	
	OWNER PARCEL 73	OWNER PARCEL 74.01
	STEPHEN T. ROGERS ETHEL R. DETCH 554 FRANKLIN ROAD FRANKLIN TN 37069	JAMES F. HOLLOWAY EVELYN A. HOLLOWAY 562 FRANKLIN ROAD FRANKLIN TN 37069
APPLICANT:	WILLIAM GREGORY 7427 CHARLOTTE PIKE NASHVILLE TN. 37209 (615) 390-7724 WGregory@afamilylegacy.com	
PLANNER/LANDSCAPE ARCHITECT:	GAMBLE DESIGN COLLABORATIVE	
ADDRESS	144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064	
OFFICE PHONE	615.975.5765	
EMAIL ADDRESS	greggamble209@gmail.com	
CONTACT	GREG GAMBLE	

GDC
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DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

MAY 11, 2015
RESUBMITTAL 6.4.15

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT

DEVELOPMENT PLAN
FAMILY LEGACY SUBDIVISION
FRANKLIN, TENNESSEE

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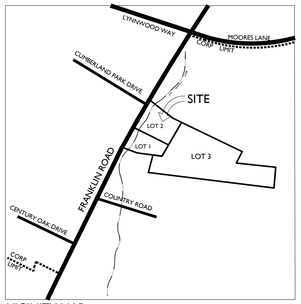
DEMOLITION
EXISTING
CONDITIONS
PLAN

COF# 5849

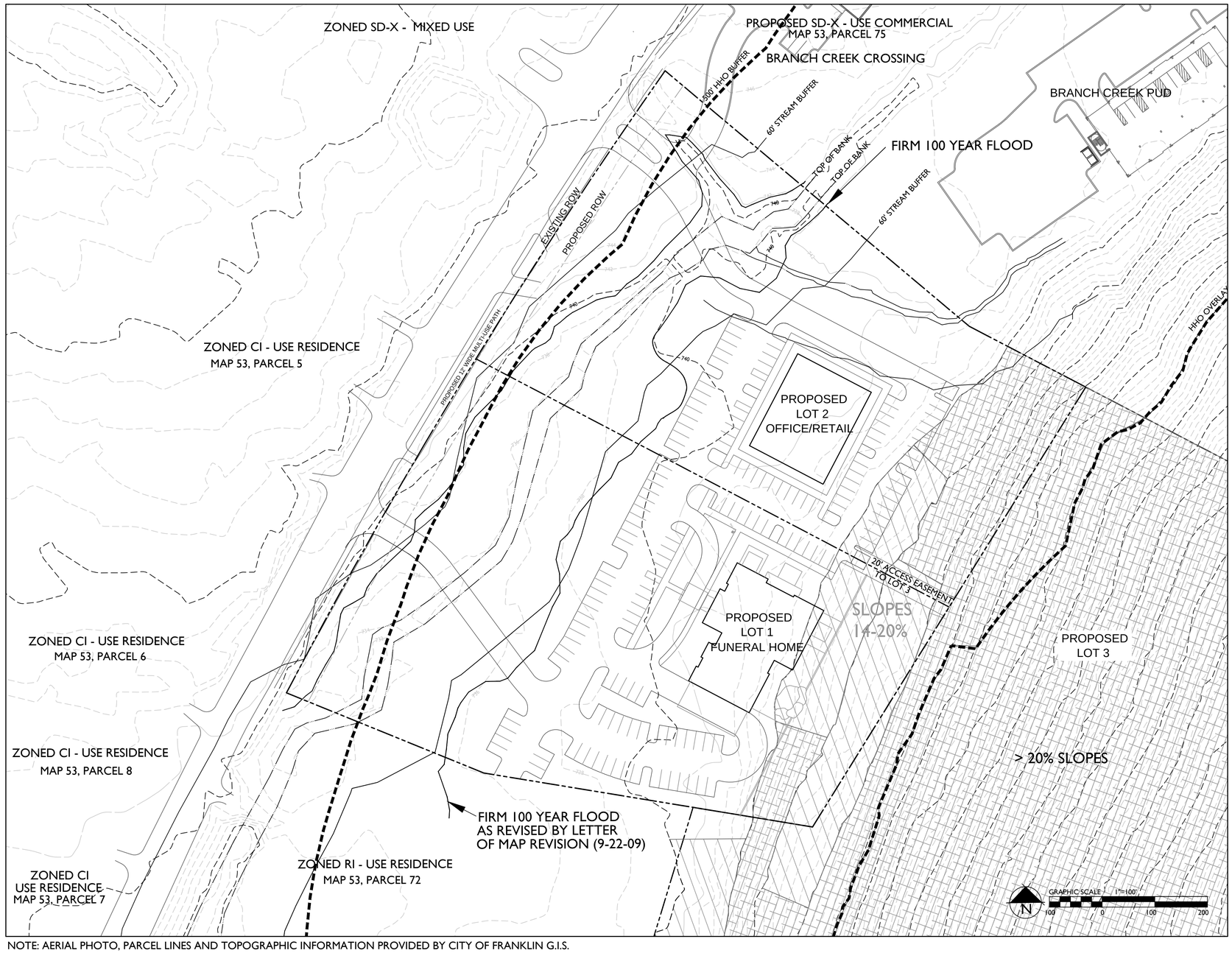
C 2.1



VICINITY MAP

TRIP GENERATION TABLE

LAND USE	SIZE	DAILY TRAFFIC	GENERATED TRAFFIC					
			AM PEAK HOUR		MID PEAK HOUR		PM PEAK HOUR	
			ENTER	EXIT	ENTER	EXIT	ENTER	EXIT
Funeral Home	10,500 sq.ft.	undefined	20	20	20	20	20	20
Office (LUC 210)	24,000 sq.ft.	444	54	7	16	16	18	87
TOTAL	**35,500 sq.ft.**	**undefined**	**74**	**27**	**36**	**36**	**38**	**107**



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ADDRESS	144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064	
OFFICE PHONE	615.975.5765	
EMAIL ADDRESS	greggamble209@gmail.com	
CONTACT	GREG GAMBLE	
PROPOSED LOT 1		
PROPOSED LOT SIZE	165,568 SF or 3.80 ACRES	
PROPOSED USE	FUNERAL HOME	
BUILDING SQUARE FOOTAGE	10,500 SF	
BUILDING HEIGHT	ONE STORY	
MINIMUM L.S.R.	.20	
L.S.R. PROVIDED	.668	
INCOMPATIBLE BUFFER REQUIRED	NONE	
MINIMUM PARKING REQUIRED BY CODE	200	
MAXIMUM PARKING PERMITTED	220	
PARKING REQUESTED BY M.O.S.	86	
PARKING PROVIDED	89	
BIKE PARKING PROVIDED	5	
PROPOSED LOT 2		
PROPOSED LOT SIZE	143,331 SF or 3.29 ACRES	
PROPOSED USE	8,000 SF RETAIL + 16,000 OFFICE	
BUILDING SQUARE FOOTAGE	24,000 SF	
BUILDING HEIGHT	THREE STORY	
MINIMUM L.S.R.	.20	
L.S.R. PROVIDED	.641	
INCOMPATIBLE BUFFER REQUIRED	NONE	
MINIMUM PARKING REQUIRED BY CODE	66	
MAXIMUM PARKING PERMITTED	83	
PARKING PROVIDED	67	
BIKE PARKING PROVIDED	4	
PROPOSED LOT 3		
PROPOSED LOT SIZE	680,787 SF or 15.63 ACRES	
PROPOSED USE	UNDEVELOPED	

STATEMENT OF IMPACTS

WATER
WATER SERVICE WILL BE PROVIDED BY MALLORY VALLEY UTILITY DISTRICT
ADEQUATE SUPPLY EXISTS AND THERE IS NO ADVERSE IMPACT ANTICIPATED.

SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN EXISTS ON THE PROPERTY AND THERE ARE EXISTING TAPS THAT WILL BE RE-PURPOSED
THE XISTING MAIN LINE IS OF SUFFICIENT SIZE AND NO ADVERSE IMPACTS ARE ANTICIPATED

DRAINAGE FACILITIES
THE PROPERTY DRAINS TO THE SOUTH VIA DRY BRANCH CREEK TO JACKSON LAKE
PROPOSED SITE DETENTION WILL PREVENT ADDITIONAL VOLUME TO THE CONVEYANCE AND THEREFORE NO ADVERSE IMPACT IS ANTICIPATED.

POLICE AND FIRE PROTECTION:
FRANKLIN FIRE DEPT STATION #3 - 1.5 MILES
COLUMBIA AVE POLICE STATION - 4.7 MILES

RECREATION FACILITIES
THE PROJECT IS A NON-RESIDENTIAL DEVELOPMENT

PROJECTED STUDENT POPULATION
THE PROJECT IS A NON-RESIDENTIAL DEVELOPMENT

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

RESTRICTIVE COVENANTS
THIS IS A PRIVATELY OWNED DEVELOPMENT WITH NO PROPERTY OWNERS ASSOCIATION

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

PLANNED ROAD NETWORK: THE ONLY STREET WITHIN 1500' OF THE SITE THAT APPEARS ON THE MAJOR THOROUGHFARE PLAN IS FRANKLIN ROAD CLASSIFIED AS A MAJOR ARTERIAL & ALTHOUGH THE IMPACT WILL BE TO INCREASE TRAFFIC, IT WILL BE NEGLIGIBLE

THERE ARE TWO SINGLE FAMILY RESIDENCES ON THE PROPERTY THAT WILL BE MOVED/DEMOLISHED.

THERE ARE NO RAILROADS OR ASSOCIATED RAILROAD RIGHTS OF WAY ON THE PROPERTY.

UTILITY EASEMENTS

THERE ARE NO KNOWN HISTORIC PROPERTIES WITHIN 500' OF THE SITE.

CONNECTIVITY INDEX

NOT APPLICABLE

PARKLAND DEDICATION

NOT APPLICABLE

LAND USE PLAN COMPLIANCE

CHARACTER AREA OVERLAY: BERRYS CHAPEL BC-4
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL

THE EXISTING SINGLE FAMILY HOMES WILL BE REMOVED AND REPLACED WITH COMMERCIAL STRUCTURES BETWEEN THE DRY BRANCH CREEK STREAM BUFFER AND THE PRESERVED TREE AREA. THIS IS CONSISTENT WITH THE CHARACTER OF OTHER DEVELOPED PROPERTIES LOCATED ON THE EAST SIDE OF FRANKLIN IN THIS CHARACTER AREA. THIS SUPPORTS THE LAND USE PLAN THAT CALLS FOR MIXED USE CENTERS TO MIRROR THE USES ON THE WEST SIDE OF FRANKLIN ROAD. IT ALSO FOR SIGNIFICANT SETBACKS TO MAINTAIN THE RURAL CHARACTER OF FRANKLIN ROAD AND THE PROTECTION OF ENVIRONMENTAL FEATURES.

LOCAL COMPATIBILITY

IN ADDITION TO THE MIXED USE DEVELOPMENT OF GATEWAY VILLAGE LOCATED ON THE WEST SIDE OF FRANKLIN ROAD, A COMMERCIAL DEVELOPMENT, BRANCH CREEK CROSSING AND THE CANTERFIELD ASSISTED LIVING CENTER ARE PROPOSED FOR THE EAST SIDE OF FRANKLIN ROAD NORTH OF THIS PROPOSED DEVELOPMENT.

FRONT SETBACKS ON FRANKLIN ROAD WILL BE CONSISTENT ALONG THE EAST SIDE DUE TO THE REQUIRED BUFFER AREAS ALONG DRY BRANCH CREEK.

MODIFICATION OF STANDARDS

1. TABLE 5-9 STIPULATES THAT A FUNERAL HOME MUST HAVE .25 PARKING SPACES/ PERSON OF MAXIMUM OCCUPANCY. THE PROPOSED STRUCTURE HAS A MAXIMUM OCCUPANCY OF 800 PERSONS WHICH WOULD EQUATE TO 200 PARKING SPACES. AT 10,500 SQUARE FEET, THIS WOULD BE EQUAL TO 19+ SPACES PER ONE THOUSAND SQUARE FEET.

THE APPLICANT IS REQUESTING A MODIFICATION OF STANDARDS FOR THE PARKING REQUIREMENT BASED ON THE FOLLOWING REASONS. THE TWO PRIMARY PUBLIC FUNCTIONS CARRIED OUT AT THE FACILITY ARE A CHAPEL AND VISITATION FACILITIES. IF A SERVICE WAS BEING CONDUCTED CONCURRENT WITH A VISITATION THE MAXIMUM OCCUPANCY OF THE CHAPEL IS 200 PEOPLE AND THE VISITATION IS 128 PEOPLE. BASED ON THE PROJECTED .25 SPACES PER PERSON THIS WOULD BE EQUAL TO 82 SPACES. IT IS ANTICIPATED THAT THERE WOULD BE 2-3 STAFF PERSONNEL IN THIS INSTANCE. THIS YIELDS A PARKING DEMAND OF 84-85 SPACES. GIVEN THE ADJOINING FACILITY, A SURPLUS OF SPACES EXISTS WITHIN THE OVERALL SITE AND THIS COULD SATISFY THE DEMAND IN ALL FORESEEABLE INSTANCES.

GDC
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DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

MAY 11, 2015
RESUBMITTAL 6.4.15

DEVELOPMENT PLAN
FAMILY LEGACY SUBDIVISION
FRANKLIN, TENNESSEE

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
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GREG GAMBLE
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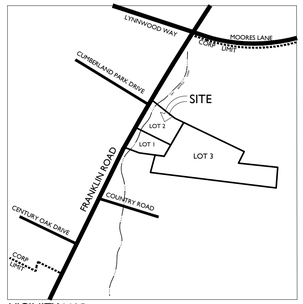
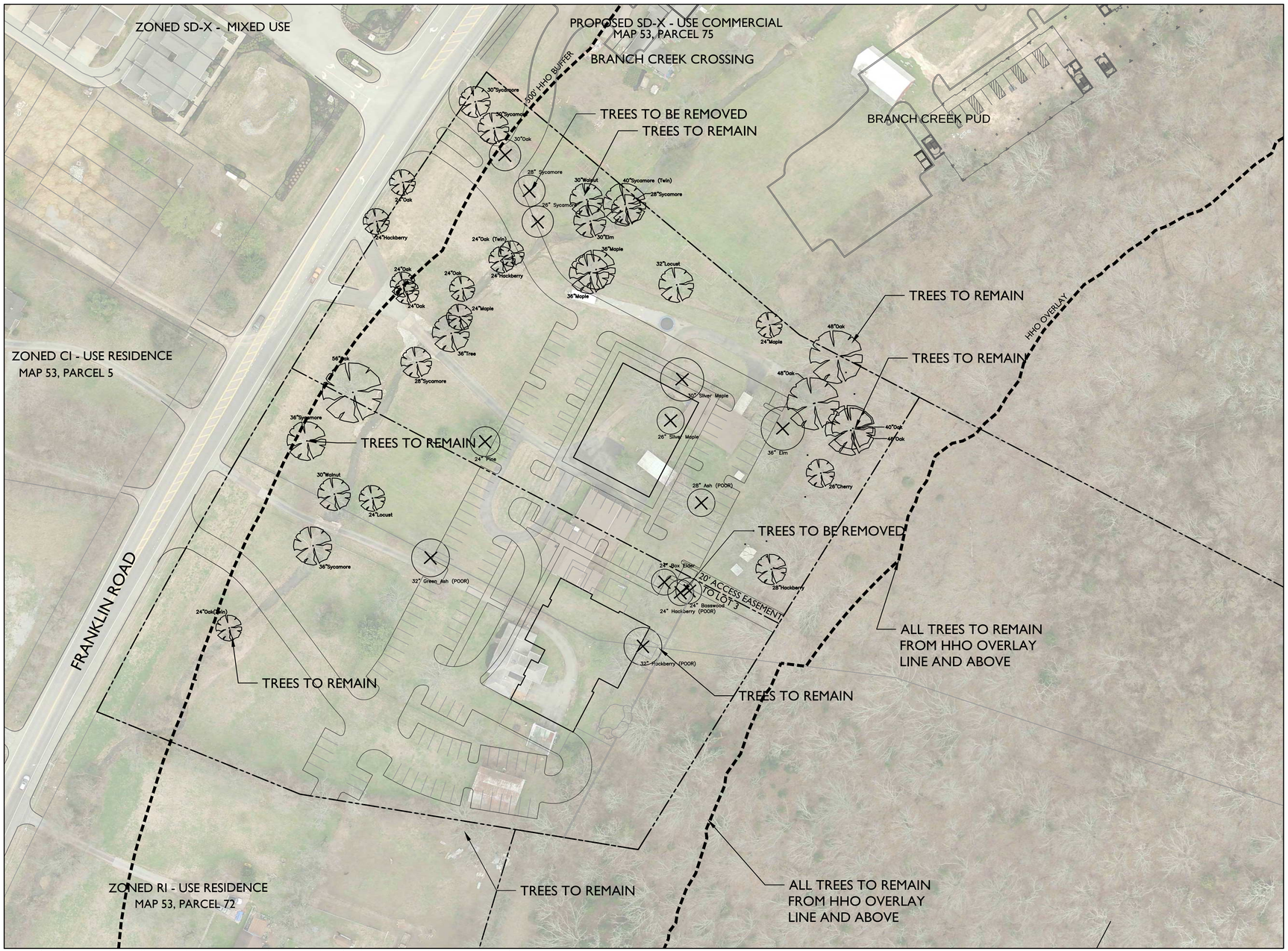
DEVELOPMENT PLAN

COF# 5849

C 3.0



VICINITY MAP



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	STEPHEN T. ROGERS	JAMES F. HOLLOWAY
	ETHEL R. DETCH	EVELYN A. HOLLOWAY
	554 FRANKLIN ROAD	562 FRANKLIN ROAD
	FRANKLIN TN 37069	FRANKLIN TN 37069

APPLICANT: WILLIAM GREGORY
7427 CHARLOTTE PIKE
NASHVILLE TN. 37209
(615) 390-7724 WGregory@afamilylegacy.com

PLANNER/LANDSCAPE ARCHITECT: GAMBLE DESIGN COLLABORATIVE
ADDRESS 144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064
OFFICE PHONE 615.975.5765
EMAIL ADDRESS greggamble209@gmail.com
CONTACT GREG GAMBLE

TREE PRESERVATION DATA

EXISTING TREE CANOPY	+/- 72% OF SITE
MINIMUM RETENTION	.72 x .18 = 13% OF SITE
	128,636 SF OR 2.95 ACRES
PROPOSED RETENTION	68.8% OF SITE
PROPOSED RETENTION	680,787 SF OR `5.63 ACRES

SPECIMEN TREES TO BE REMOVED OUTSIDE OF DESIGNATED TREE PROTECTION ZONE

CALIPER/VARIETY	CONDITION
28" BOX ELDER	GOOD
28" SYCAMORE	GOOD
26" SYCAMORE	GOOD
24" PINE	GOOD
32" GREEN ASH	POOR
26" SILVER MAPLE	NUISANCE TREE*
30" SILVER MAPLE	NUISANCE TREE*
32" ELM	GOOD
28" ASH	POOR
24" BOX ELDER	GOOD
24" BASSWOOD	GOOD
30" HACKBERRY	POOR
32" HACKBERRY	POOR

TOTAL CALIPER INCHES OF TREES >24" TO BE REMOVED 364"

TOTAL CALIPER INCHES OF SPECIMEN TREES TO BE REPLACED 166"

* NOTE: THE CITY OF FRANKLIN CLASSIFIES SILVER MAPLE - Acer saccharinum AS A NUISANCE TREE

TREES DESIGNATED AS POOR EXHIBIT SEVERE PEST OR PHYSICAL DAMAGE, SUCH AS COMMON FROM LIGHTNING OR WIND DAMAGE OR HAVE BEEN "TOPPED" AND ARE IN A WEAKENED CONDITION.

GRAPHIC SCALE 1"=100'
100 0 100 200

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

MAY 11, 2015
RESUBMITTAL 6.4.15

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT

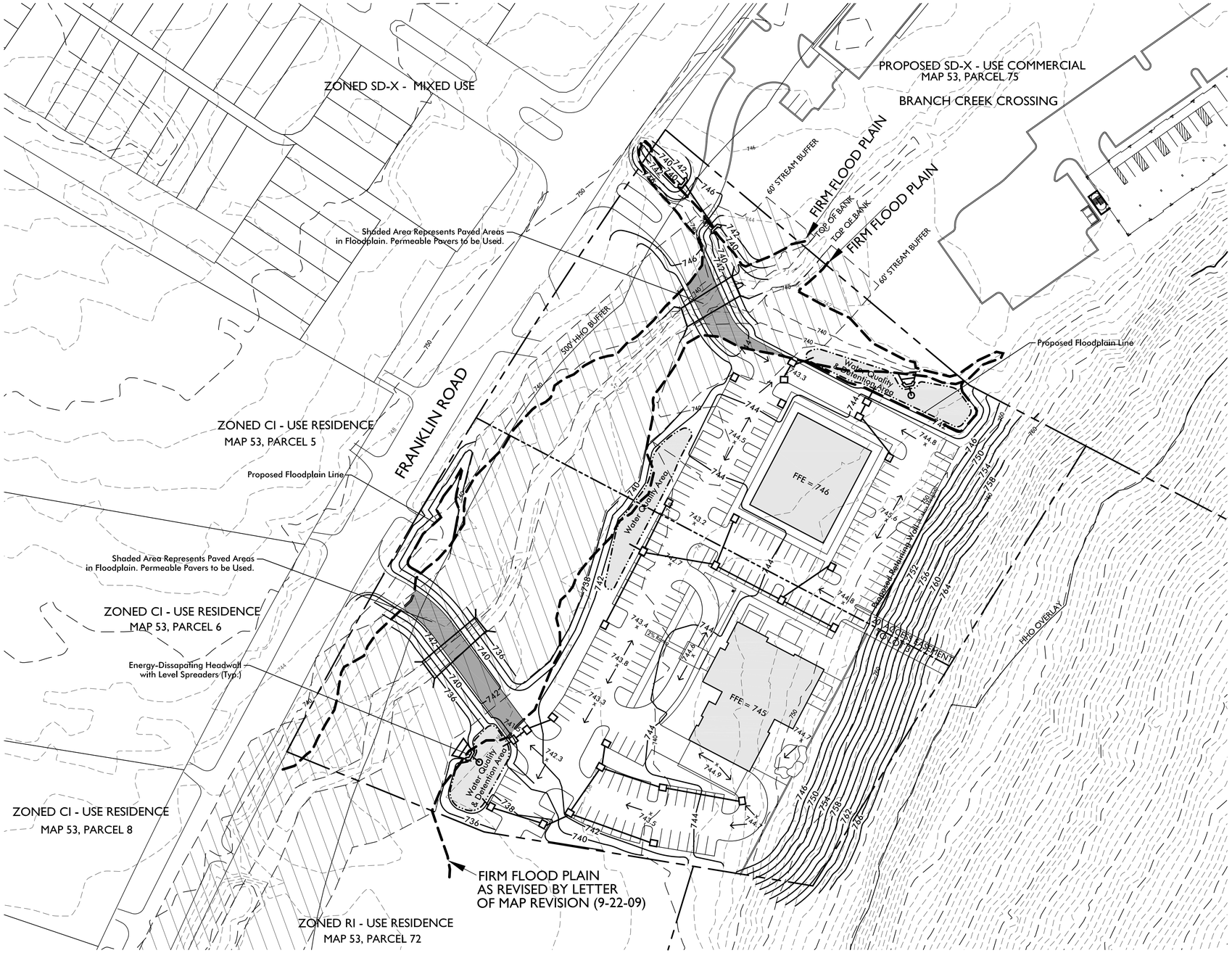
DEVELOPMENT PLAN
FAMILY LEGACY SUBDIVISION
FRANKLIN, TENNESSEE

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

TREE PRESERVATION PLAN

COF# 5849

C 4.0



SITE DATA:

PROJECT NAME:	FAMILY LEGACY SUBDIVISION	
PROJECT NUMBER:	5848	
SUBDIVISION:	NOT APPLICABLE	
LOT NUMBER:	NOT APPLICABLE	
ADDRESS:	554 FRANKLIN ROAD	562 FRANKLIN ROAD
CITY:	FRANKLIN	FRANKLIN
COUNTY:	WILLIAMSON	WILLIAMSON
STATE:	TENNESSEE	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT	8TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 53, PARCEL 73,00	MAP 53, PARCEL 74,01
EXISTING ZONING:	R1	R1
PROPOSED ZONING:	SD-X ___	SD-X ___
CHARACTER AREA OVERLAY:	BERRYS CHAPEL BC-4	
OTHER APPLICABLE OVERLAYS	HHO - HILLSIDE/HILLCREST OVERLAY FWO - FLOODWAY OVERLAY	
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL	TRADITIONAL
PARCEL ACREAGE:	PARCEL 73 - 14.57 AC	PARCEL 74,01 - 8.15 AC
TOTAL ACREAGE/SQUARE FOOTAGE:	22.72 ACRES OR 989,504 SF	
MINIMUM REQUIRED SETBACKS:	AS ESTABLISHED BY P.U.D. PLAN	
	OWNER PARCEL 73	OWNER PARCEL 74,01
	STEPHEN T. ROGERS ETHEL R. DETCH 554 FRANKLIN ROAD FRANKLIN TN 37069	JAMES F. HOLLOWAY EVELYN A. HOLLOWAY 562 FRANKLIN ROAD FRANKLIN TN 37069
APPLICANT:	WILLIAM GREGORY 7427 CHARLOTTE PIKE NASHVILLE TN, 37209 (615) 390-7724 WGregory@afamilylegacy.com	
PLANNER/LANDSCAPE ARCHITECT:	GAMBLE DESIGN COLLABORATIVE	
ADDRESS	144 SOUTHEAST PARKWAY SUITE 200 FRANKLIN, TN 37064	
OFFICE PHONE	615.975.5765	
EMAIL ADDRESS	greggamble209@gmail.com	
CONTACT	GREG GAMBLE	
PROPOSED LOT 1		
PROPOSED LOT SIZE	165,568 SF or 3.80 ACRES	
PROPOSED USE	FUNERAL HOME	
BUILDING SQUARE FOOTAGE	10,500 SF	
BUILDING HEIGHT	ONE STORY	
MINIMUM L.S.R.	.20	
L.S.R. PROVIDED	.668	
INCOMPATIBLE BUFFER REQUIRED	NONE	
MINIMUM PARKING REQUIRED BY CODE	200	
MAXIMUM PARKING PERMITTED	220	
PARKING REQUESTED BY M.O.S.	86	
PARKING PROVIDED	89	
BIKE PARKING PROVIDED	5	
PROPOSED LOT 2		
PROPOSED LOT SIZE	143,331 SF or 3.29 ACRES	
PROPOSED USE	8,000 SF RETAIL + 16,000 OFFICE	
BUILDING SQUARE FOOTAGE	24,000 SF	
BUILDING HEIGHT	THREE STORY	
MINIMUM L.S.R.	.20	
L.S.R. PROVIDED	.641	
INCOMPATIBLE BUFFER REQUIRED	NONE	
MINIMUM PARKING REQUIRED BY CODE	66	
MAXIMUM PARKING PERMITTED	83	
PARKING PROVIDED	67	
BIKE PARKING PROVIDED	4	
PROPOSED LOT 3		
PROPOSED LOT SIZE	680,787 SF or 15,63 ACRES	
PROPOSED USE	UNDEVELOPED	

Notes:

1) All pavement and buildings as shown will be located 100% out of the floodplain. The floodplain shall be balanced at a minimum of a 1:1 ratio.

2) All proposed retaining walls are shown.

GRAPHIC SCALE 1"=50'
50 0 50 100

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
DATE: JUNE 4, 2015

KELVIN D. GREGORY JR. REGISTERED LANDSCAPE ARCHITECT AGRICULTURE ST 1067 COMMERCIAL NOT VALID UNLESS SIGNED STATE OF TENNESSEE

DEVELOPMENT PLAN
FAMILY LEGACY SUBDIVISION
FRANKLIN, TENNESSEE

DEWEY-ESTES ENGINEERING

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144 SOUTHEAST PARKWAY
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FRANKLIN, TENNESSEE 37064
GREG GAMBLE
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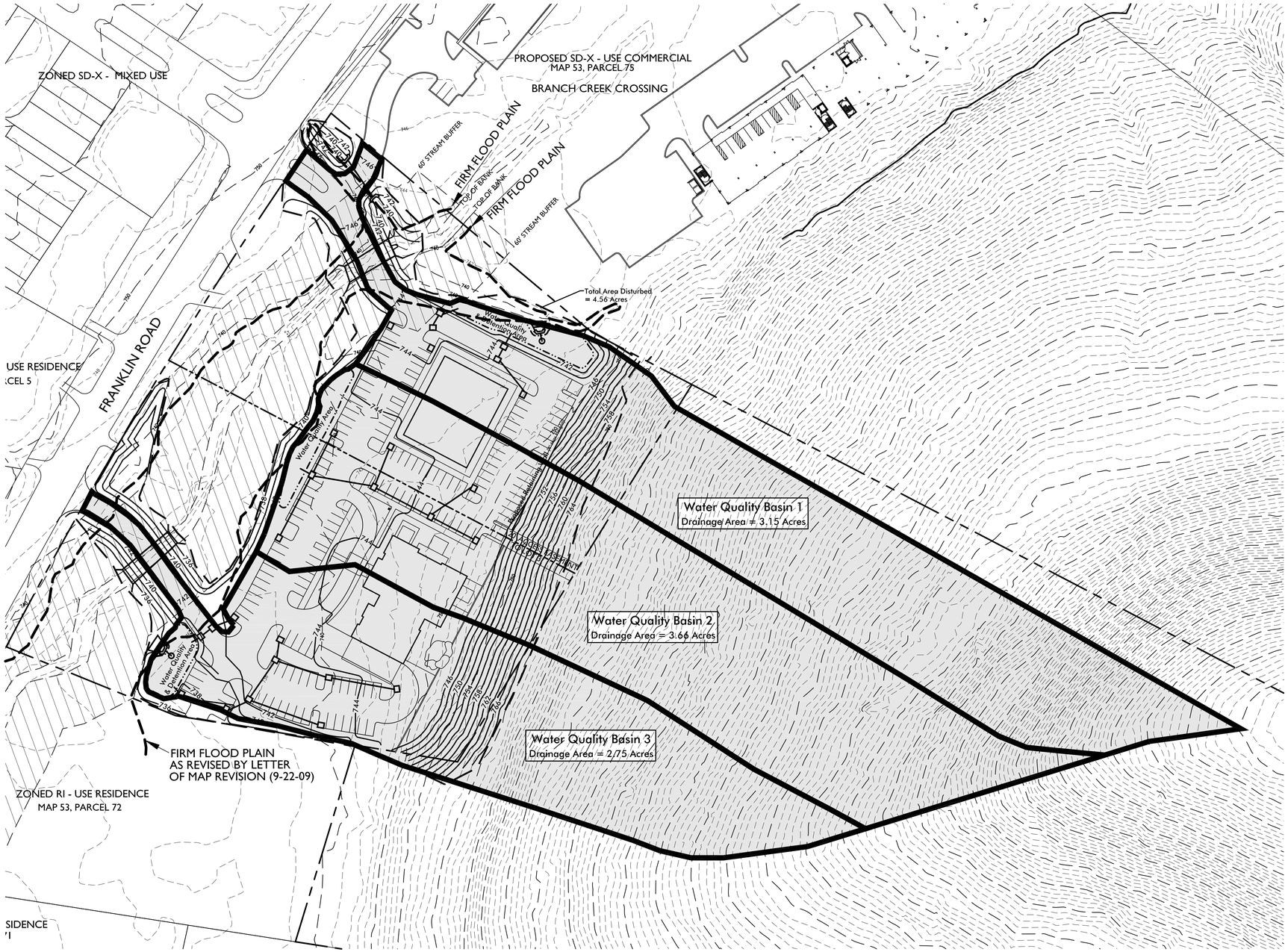
GRADING & DRAINAGE PLAN

COF# 5849

C 5.0



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CONTACT	GREG GAMBLE	

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PROPOSED LOT 3	
PROPOSED LOT SIZE	680,787 SF or 15.63 ACRES
PROPOSED USE	UNDEVELOPED

PRELIMINARY STORMWATER MANAGEMENT SUMMARY

Total Property Area = 22.72 Acres
Total Disturbed Area = 5.06 Acres
Total Existing Impervious Area = 0.63 Acres
Total Proposed Impervious Area = 2.35 Acres

Existing Curve Number = 78.4
Post-Construction Curve Number (Pre-Detention) = 80.0

Soil Types: 29.2% Type B Soil
35.0% Type C Soil
35.8% Type D Soil

Impervious Area to Water Quality Area 1: 0.73 Acres
Impervious Area to Water Quality Area 2: 0.83 Acres
Impervious Area to Water Quality Area 3: 0.79 Acres

WQ Area 1 to consist of WQ Treatment and Detention.
WQ Area 2 to consist of WQ Treatment.
WQ Area 3 to consist of WQ Treatment and Detention.

Stormwater to be treated via a combination of Bioretention and Water Quality Swales and released into Stream Buffer via Energy-Dissipating Headwalls and Level Spreaders.

Based on Preliminary Calculations on COF Water Quality Caluculation Tool, Post-Construction Curve Number will be Less Than or Equal to Pre-Construction Curve Number and will meet 80% TSS Reduction.

GRAPHIC SCALE 1"=60'
60 0 60 120

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
DATE: JUNE 4, 2015

KEVIN D. ESTES
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 108
STATE OF TENNESSEE

DEVELOPMENT PLAN
FAMILY LEGACY SUBDIVISION
FRANKLIN, TENNESSEE

DEWEY-ESTES ENGINEERING

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GREG GAMBLE
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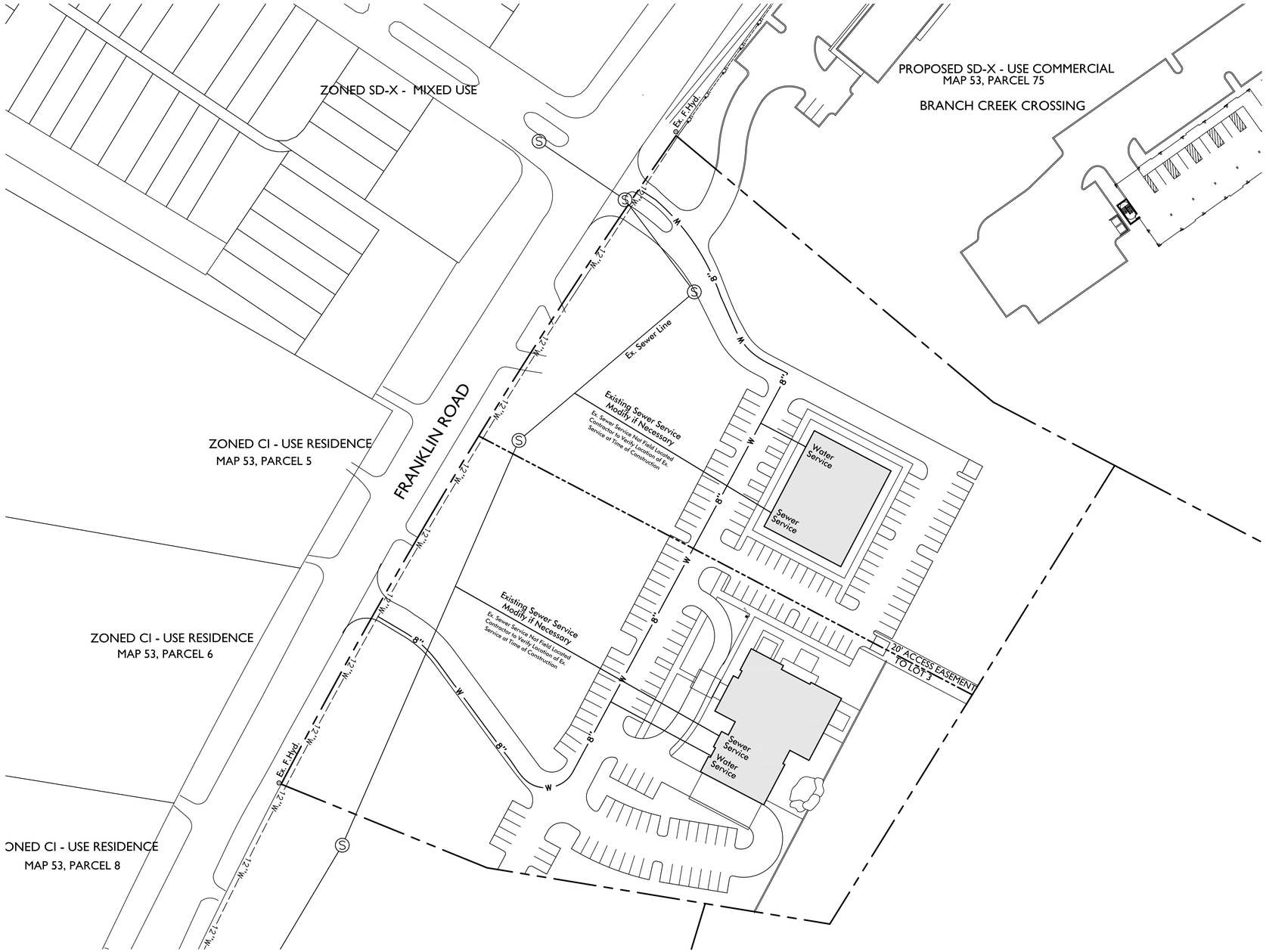
STORMWATER MANAGEMENT PLAN
COF# 5849

C 6.0



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	FRANKLIN TN 37069	FRANKLIN TN 37069

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PROPOSED LOT SIZE	680,787 SF or 15,63 ACRES
PROPOSED USE	UNDEVELOPED

Notes:

1) Water Service will be provided by Mallory Valley Utility District.

2) Sewer Service will be provided by the CIty of Franklin. Existing services to be updated and used to serve proposed buildings.

Water Demand & Sewer Flow Calculations

Funeral Home
- Chapel Occupancy = 200 Seats
  - 200 Seats x 5 Gallons per Seat = 1000 gpd
  - 10 Employees x 25 Gallons per Employee = 250 gpd
- Total Needs = 1,250 gpd Water
  - 1,250 gpd Sewer

Retail/Office Space
- Retail = 8,000 s.f. x 0.1 Gallons per s.f. = 800 gpd
- Office = 65 Employees x 25 Gallons per Employee = 1,625 gpd
- Total Needs = 2,425 gpd Water
  - 2,425 gpd Sewer

Overall Needs: 3,675 gpd Water
- 3,675 gpd Sewer

GRAPHIC SCALE 1"=50'
50 0 50 100

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
DATE: JUNE 4, 2015

KEVIN D. ESTES
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
COMMERCE
NOTICE
106
STATE OF TENNESSEE

DEVELOPMENT PLAN
FAMILY LEGACY SUBDIVISION
FRANKLIN, TENNESSEE

DEWEY-ESTES ENGINEERING

GAMBLE DESIGN COLLABORATIVE
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FRANKLIN, TENNESSEE 37064
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UTILITY PLAN

COF# 5849

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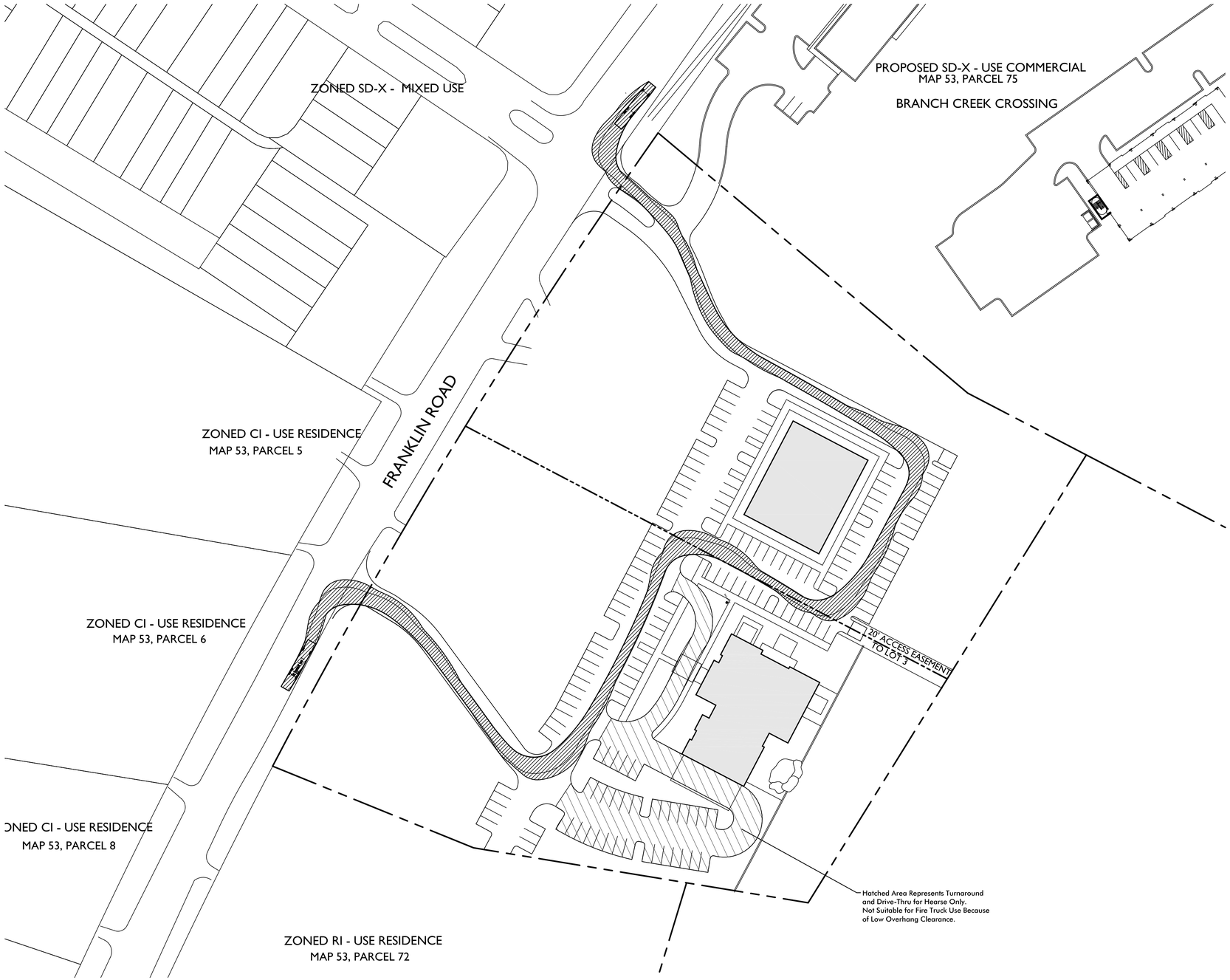

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PLANNER/LANDSCAPE ARCHITECT:	GAMBLE DESIGN COLLABORATIVE	
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OFFICE PHONE	615.975.5765	
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PROPOSED LOT 3	
PROPOSED LOT SIZE	680,787 SF or 15.63 ACRES
PROPOSED USE	UNDEVELOPED

Notes:

1) Based on the Franklin Fire Department's "Tower 2" Sutphen SP100 autoturn template with the following specifications:
- Length: 51.25 feet
- Front Bumper to Centerline Front Axle: 10 feet
- Wheelbase (Front Axle to Rear): 22.25 feet
- Width: 8.66 feet
- Track: 8.00 feet
- Lock to Lock Time: 6 Seconds
- Steering Lock Angle: 42 Degrees
- Approach Angle: 13 Degrees
- Departure Angle: 8 Degrees
- Turning Radius Inside: 22 feet
- Turning Radius Outside: 36 feet 7 inches
- Turning Radius Wall to Wall: 42 feet
- Gross Vehicle Weight: 67,000 lbs.

2) Travel Path designed at a speed of 5 mph.

GRAPHIC SCALE 1"=50'
50 0 50 100

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
DATE: JUNE 4, 2015

KEVIN D. ESTES — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — INDUSTRY — STATE OF TENNESSEE

DEVELOPMENT PLAN
FAMILY LEGACY SUBDIVISION
FRANKLIN, TENNESSEE

DEWEY-ESTES ENGINEERING

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AUTOTURN ANALYSIS PLAN

COF# 5849

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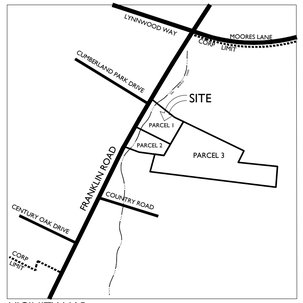
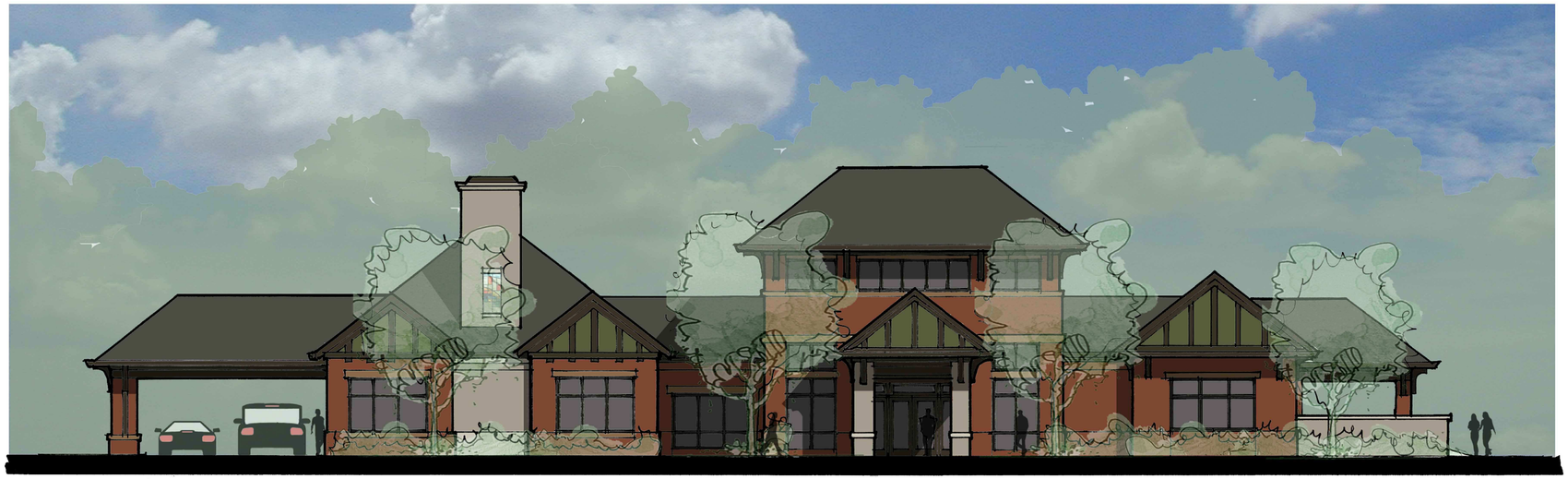
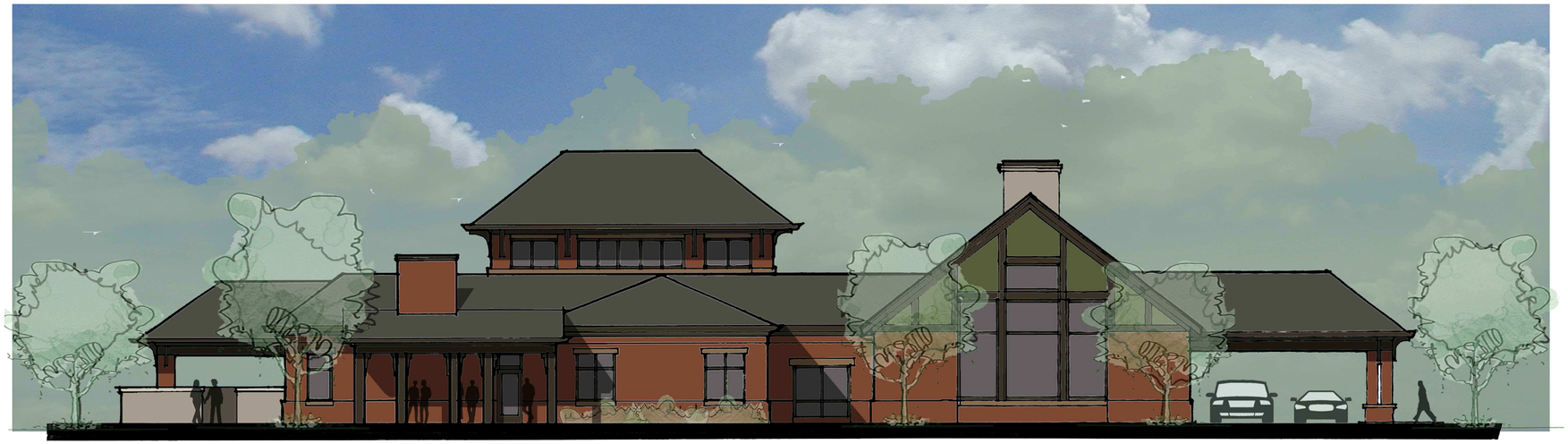


VICINITY MAP



PROPOSED FRONT ELEVATION

1/8" SCALE



PROPOSED BACK ELEVATION

1/8" SCALE

FAMILY LEGACY
Serving all of Middle Tennessee

LOT 1 - FUNERAL HOME

FRANKLIN, TENNESSEE

APRIL 3, 2015

0' 4' 8' 16'

906 STUDIO ARCHITECTS
906studio.com

ARCHITECT
906 STUDIO ARCHITECTS, LLC
2021 CARNTON AVENUE SOUTH
FRANKLIN, TN 37064
MIKE HATHAWAY, ARCHITECT (615) 289-8737
EMAIL ADDRESS: mike.hathaway@906studio.com

906 STUDIO ARCHITECTS

DEVELOPMENT PLAN
FAMILY LEGACY SUBDIVISION
FRANKLIN, TENNESSEE

MICHAEL A. HATHAWAY
REGISTERED ARCHITECT
No. 20957
STATE OF TENNESSEE
4/3/15

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ARCHITECTURAL ELEVATIONS

COF# 5849

C 9.0

PROPOSED FRONT ELEVATION

1/8" SCALE

PROPOSED RIGHT SIDE ELEVATION

1/8" SCALE

PROPOSED REAR ELEVATION

1/8" SCALE

PROPOSED LEFT SIDE ELEVATION

1/8" SCALE

FAMILY LEGACY
Serving all of Middle Tennessee

FRANKLIN ROAD OFFICE AND RETAIL BUILDING

FRANKLIN, TENNESSEE

APRIL 3, 2015

0' 4' 8' 16'

906 STUDIO ARCHITECTS
906studio.com

ARCHITECT
906 STUDIO ARCHITECTS, LLC
2525 CARTER AVENUE SOUTH
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MIKE HATHAWAY, ARCHITECT (615) 289-8737
EMAIL ADDRESS: mike.hathaway@906studio.com

906 STUDIO ARCHITECTS

DEVELOPMENT PLAN
FAMILY LEGACY SUBDIVISION
FRANKLIN, TENNESSEE

MICHAEL A. HATHAWAY
REGISTERED ARCHITECT
ARCHITECTS
No. 20001
STATE OF TENNESSEE
5/1/15

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ARCHITECTURAL ELEVATIONS

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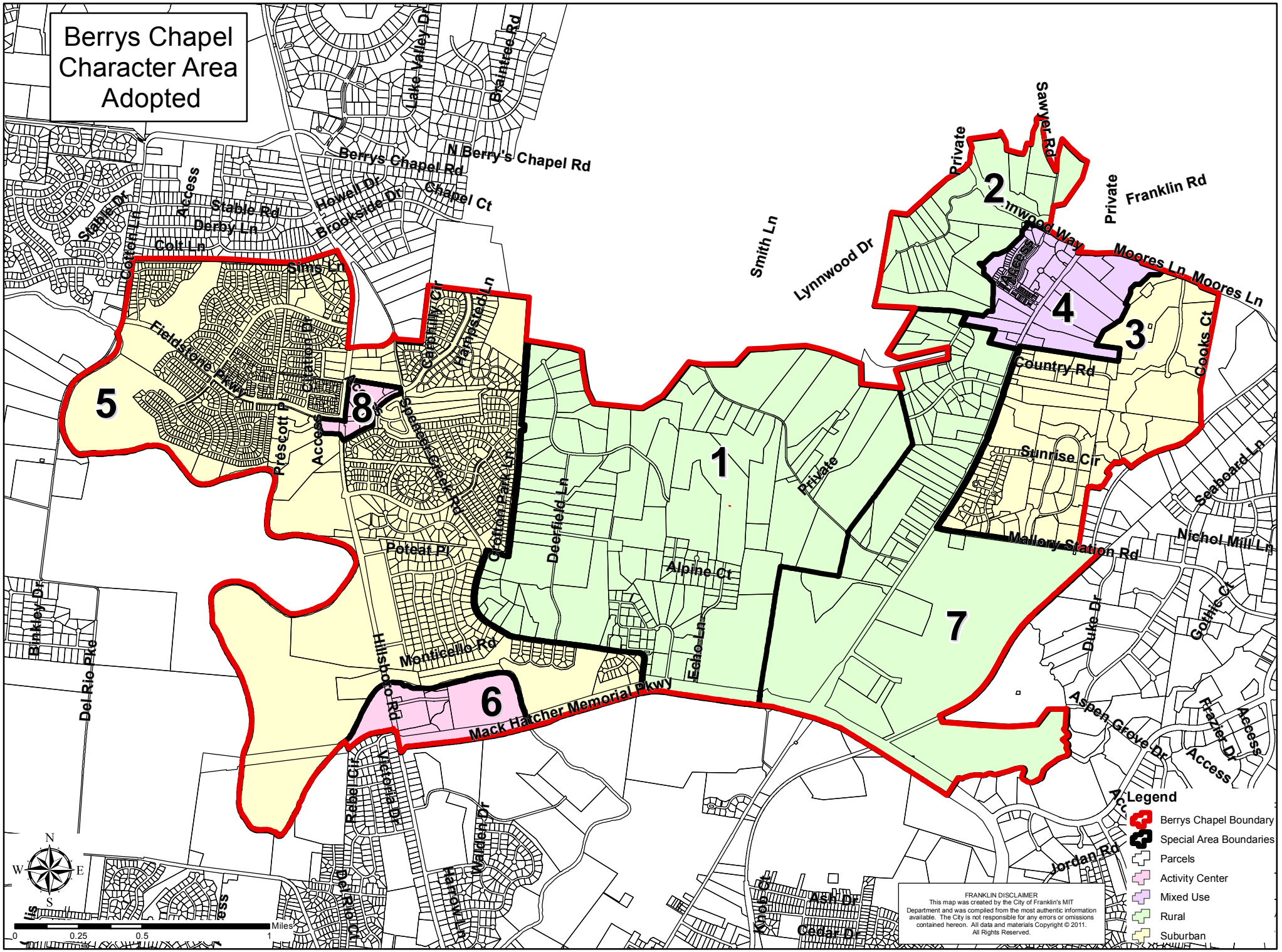
Berrys Chapel Character Area Adopted
N Berry's Chapel Rd
Berrys Chapel Rd
Lake Valley Dr
Braintree Rd
Howell Dr
Brookside Dr
Chapel Ct
Stable Dr
Access
Stable Rd
Derby Ln
Colt Ln
Sims Ln
Smith Ln
Lynnwood Dr
Sawyer Rd
Private
Franklin Rd
Lynnwood Way
Moores Ln
Cooks Ct
Country Rd
Sunrise Cir
Seaboard Ln
Nichol Mill Ln
Mallory Station Rd
Gothic Ct
Duke Dr
Aspen Grove Dr
Frazier Dr
Jordan Rd
Fieldstone Pkwy
Prescott Pl
Citation Dr
Carpenter Cir
Hanmstead Ln
Speedway Crossing Rd
Clifton Park Ln
Deerfield Ln
Alpine Ct
Eglo Ln
Poteat Pl
Monticello Rd
Hillsboro Rd
Mack Hatcher Memorial Pkwy
Binkley Dr
Del Rio Pkd
Rebel Cir
Victoria Dr
Walden Dr
Hanover Ln
Ash Dr
Cedar Dr
1
2
3
4
5
6
7
8
Legend
Berrys Chapel Boundary
Special Area Boundaries
Parcels
Activity Center
Mixed Use
Rural
Suburban
N
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FRANKLIN DISCLAIMER
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MINUTES OF THE MEETING OF THE FRANKLIN MUNICIPAL PLANNING COMMISSION SEPTEMBER 22, 2011

The Franklin Municipal Planning Commission held a regular meeting on Thursday, September 22, at 7:00 p.m. in the city hall boardroom.

Members present:
Marcia Allen
Clyde Barnhill, Alderman
Greg Gamble
Scott Harrison
Mike Hathaway, Chair
Roger Lindsey, Vice Chair
Alma McLemore
Michael Orr
Ann Petersen, Alderman

Members absent:

Staff present:
Dan Allen, Planning and Sustainability Department
Katy Daugherty, Planning and Sustainability Department
Catherine Powers, Planning and Sustainability Department
Vernon Gerth, Community and Economic Development Department
Emily Hunter, Planning and Sustainability Department
Jonathan Langley, Planning and Sustainability Department
Andrew Orr, Planning and Sustainability Department
Micah Wood, Planning and Sustainability Department
Brenda Woods, Planning and Sustainability Department
Eric Stuckey, Administration Department
Shauna Billingsley. Law Department

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.

1. CALL TO ORDER

2. MINUTES
- 8/25/11 Regular Meeting

3. 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.

4. ANNOUNCEMENTS

5. 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.

6. 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

REGULATING PLANS

7. Resolution 2011-45, A Resolution approving a Regulating Plan (Revision 1) to page 28 – building types – of the Pattern Book for the Berry Farms Town Center PUD Subdivision, located along Lewisburg Pike and Goose Creek Bypass, by the City of Franklin, Tennessee.

Project Number:	2266
Applicant:	Ryan McMaster, Littlejohn Engineering Associates
Staff Recommends:	Approval, with conditions
Consent Status:	Consent

FINAL PLATS AND SITE PLANS

8. Liberty Park Phase Two, site plan, revision 1 (Salt Storage Facility), addition of a 4,000 square foot building on 84.59 acres, located at 2080 Turning Wheel Lane.
   Project Number: 2280
   Applicant: Steve Grubb, City of Franklin Streets Department
   Staff Recommends: Approval, with conditions
   Consent Status: Consent

9. Quail Hollow Business Park Subdivision, site plan, section 1, revision 1, lot 3 (Mapco Drive-through Addition), a drive-through window addition on 2.43 acres, located at 1501 Murfreesboro Road.
   Project Number: 2267
   Applicant: Ray Flake, Civil Engineering Services
   Staff Recommends: Approval, with conditions
   Consent Status: Consent

LAND-USE PLAN AMENDMENT

10. AMEND THE BERRYS CHAPEL CHARACTER AREA SECTION OF THE FRANKLIN LAND USE PLAN
   Applicant: Catherine Powers, Planning Director
   Staff Recommends: Approval
   Consent Status: Non-consent

FMPC / ADMINISTRATIVE 2012 MEETING AND DEADLINE SCHEDULE

11. Adopt the FMPC / Administrative 2012 Meetings and Deadlines Schedule
   Applicant: Catherine Powers, Planning Director
   Staff Recommends: Approval
   Consent Status: Consent

INTER-PLANNING COMMISSION REVIEW

12. Inter-Planning Commission Review of a Special Use Permit to allow an Event of Public Interest, Extensive Impact (The Grape Stomp) at 3105 Boyd Mill Pike in the 2nd Voting District.
   Applicant/Rep: Micah Wood, Current Planning Supervisor
   Consent Status: Consent

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

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1. CALL TO ORDER

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

2. MINUTES

Mr. Harrison moved to approve the August 25, 2011, minutes as presented, and Mr. Orr seconded the motion.

Alderman Petersen moved to amend the minutes by making a correction to page 19, Mr. Lindsey seconded the motion, and the amendment passed unanimously (8-0).

With the motion to approve the amended minutes having been made and seconded, it passed unanimously (8-0).

3. CITIZEN COMMENTS

No one came forward.

4. ANNOUNCEMENTS

Ms. Powers reminded the Planning Commissioners of the training on non-conforming uses, which will be held on Monday, September 26, from 1:00 to 3:00 p.m. She urged everyone to attend the training. Also, the Tennessee American Planning Association (TAPA) conference will be held on September 28th through September 30th. If you are interested in attending, please let Brenda know, and she will handle.

5. VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

No one came forward.

6. CONSENT AGENDA

Chair Hathaway stated that items 7 through 9, and 11 and 12 were on the Consent Agenda. Mrs. McLemore moved to approve the Consent Agenda, Mr. Harrison seconded the motion, and it passed unanimously.

7. Resolution 2011-45, A Resolution approving a Regulating Plan (Revision 1) to page 28 – building types – of the Pattern Book for the Berry Farms Town Center PUD Subdivision, located along Lewisburg Pike and Goose Creek Bypass, by the City Of Franklin,

CONDITIONS OF APPROVAL:

PLANNING:

1. None;

PLANNING (LANDSCAPE):

2. The following note shall be added to the Guidelines: "Trees shall not be placed in front of porticos, awnings or arcade columns."

ENGINEERING:

3. The statement “Arcade columns, porticos and awnings may extend 10 feet into the setback (to within 2 feet of the face of curb)" shall be revised to read: “Arcade columns, porticos and awnings may extend 10 feet into the setback (to no less than 2 feet of clearance between the face of curb and any structure) and shall provide an area no less than 5 feet wide for pedestrians.”

BUILDING AND NEIGHBORHOOD SERVICES:
4. None;

FIRE:
5. None;

PARKS:
6. None;

WATER/SEWER:
7. None;

PROCEDURAL REQUIREMENTS:
1. The city's project identification number shall be included on all correspondence with any city department relative to this project.
2. The applicant shall submit two (2) complete, revised copies and a .pdf file of the Pattern Book to the Department of Building and Neighborhood Services. A response letter addressing each condition of approval shall be included with the .pdf submittal and the corrected Pattern Book copies.

8. Liberty Park Phase Two, site plan, revision 1 (Salt Storage Facility), addition of a 4,000 square foot building on 84.59 acres, located at 2080 Turning Wheel Lane.

CONDITIONS OF APPROVAL:
PLANNING:
1. The applicant shall note on the plans that the east side of the building is open and that the front elevation on Sheet 3 corresponds to this side.
2. The applicant shall note the proposed building's dimensions (40' x 100') on the site layout.

PLANNING (LANDSCAPE):
3. None;

ENGINEERING:
4. Franklin ISD tool water quality calculations shall be submitted with Post-PC submittal.

BUILDING AND NEIGHBORHOOD SERVICES:
5. None;

FIRE:
6. None;

PARKS:
7. None;

WATER/SEWER:
8. None;

PROCEDURAL REQUIREMENTS:

1. The applicant shall submit two (2) complete and folded sets and a .pdf file of corrected site plan to the Department of Building and Neighborhood Services. All revisions to the approved plans shall be "clouded." A response letter addressing each condition of approval shall be included with the .pdf submittal and each set of corrected plans.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.
3. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
4. Once the corrected site plan has been approved, one full-size and one half-size copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.
5. The applicant shall submit one (1) half-size copy and four (4) full-size copies of corrected grading and drainage plans to the Department of Building and Neighborhood Services to be stamped and signed by city officials prior to the issuance of a grading permit.

9. Quail Hollow Business Park Subdivision, site plan, section 1, revision 1, lot 3 (Mapco Drive-through Addition), a drive-through window addition on 2.43 acres, located at 1501 Murfreesboro Road.

CONDITIONS OF APPROVAL:

PLANNING:

1. The setbacks listed in the site data chart shall be revised to match the recorded plat. The side yard setback shall be listed as 25 feet, and the rear yard setback shall be listed as 40 feet. The front setback (yard fronting any street) is correctly noted on the site data chart.
2. The minimum parking requirement for building 1 on the site data chart shall be revised to 24 spaces, as required by the Franklin Zoning Ordinance. The amount of existing parking for each building on this lot shall be listed in the site data chart, as well.
3. Email addresses shall be added to the professional contact info on the cover sheet.
4. The development standard listed on the site data chart shall be revised from "either" to "conventional." The character area overlay shall be revised to state "McEwen, Special Area 5" or MECO-5.
5. The zoning information shown on each property on Sheet C-1 shall be revised. None of the properties shown on this sheet are in the 500' HHO Buffer.

PLANNING (LANDSCAPE):

6. None;

ENGINEERING:

7. The applicant shall provide the location of the emergency pedestrian exit door from the building on the site plan.

BUILDING AND NEIGHBORHOOD SERVICES:

8. None;

FIRE:
9. The sidewalk proposed for removal may be required pending construction drawings and requirements for egress in accordance with building and safety codes.

PARKS:
10. None;

WATER/SEWER:
11. None;

PROCEDURAL REQUIREMENTS:
1. The applicant shall submit two (2) complete and folded sets and a .pdf file of corrected site plan to the Department of Building and Neighborhood Services. All revisions to the approved plans shall be "clouded." A response letter addressing each condition of approval shall be included with the .pdf submittal and each set of corrected plans.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.
3. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
4. Once the corrected site plan has been approved, one full-size and one half-size copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.
5. The applicant shall submit one (1) half-size copy and four (4) full-size copies of corrected grading and drainage plans to the Department of Building and Neighborhood Services to be stamped and signed by city officials prior to the issuance of a grading permit.

11. Adopt the FMPC / Administrative 2012 Meetings and Deadlines Schedule
    STAFF RECOMMENDATION TO FMPC:
    Approval

12. Inter-Planning Commission Review of a Special Use Permit to allow an Event of Public Interest, Extensive Impact (The Grape Stomp) at 3105 Boyd Mill Pike in the 2nd Voting
    COMMENTS:
    This item is scheduled for review by the Williamson County Board of Zoning Appeals at the September 23, 2011, meeting. The Special Use Permit is limited to a one (1) time occurrence. The event is scheduled for October 8, 2011.

This completed the consent agenda.

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10. AMEND THE BERRYS CHAPEL CHARACTER AREA SECTION OF THE FRANKLIN LAND USE PLAN

Ms. Powers stated that Item 10 was the amendment to the Land Use Plan for the Berrys Chapel Character Area. This particular Land Use Amendment had gone through a number of public meetings, including a meeting in which 44 residents of the area attended an Open House. Staff has received many comments. Since last month's Joint Conceptual Workshop,

additional comments had been received from individuals who had interest in some developments in two separate areas, Special Area 2 and Special Area 4. Staff had met with the property owners in Special Area 2 and had talked with them regarding how they might be able to develop a piece of property that they currently own while keeping the character of the area. She referred the Planning Commissioners to page two of the revised staff report for item 10 under Special Area 2, Development Form. Staff was recommending that this language be included on pages 12 and 13. Also, staff was looking at presenting three options for review of a piece of property that was part of the 2004 plan then designated as Suburban Conventional. Ms. Powers then introduced Intern Katy Daugherty, who had also worked very diligently on the Land Use Plan for Berrys Chapel.

Ms. Daugherty stated that she would address Special Area 4 first. Special Area 4 did not deal with any changes to the language in the document. It actually dealt with the boundaries, specifically the southeastern boundary. Ms. Daugherty presented the following options:

Option 1 - The southeastern boundary will remain as it is outlined in the attached packets. This will include Clearview Baptist Church on the southwest and move parcels 73, 74, and 75 out and into Special Area 3, Suburban Conventional, which is how it is classified.
Option 2 - The southeastern boundary will be maintained at the 2004 location (just north of parcel 73)
Option 3 - The southeastern boundary will move south to include parcel 73.
Option 4 - All boundaries will be maintained at the 2004 locations.

Ms. Daugherty stated that staff was seeking guidance on Special Area 2 as well. Option 1 was the information that was in the packets. Option 2 would be what was included in the revised staff report. Either option would not have staff opposition. Each allowed for limited development, protected City interests and addressed neighborhood concerns.

Mr. Wood stated that this was related to text changes and not map changes.

Ms. Daugherty stated that there were not any changes in Special Area 3. The only thing that would affect Special Area 3 would be the change in boundary on the southeast corner to Special Area 4.

Alderman Petersen stated that she had a question about Special Area 1 on page 12 number 3 at the top, which was regarding street connections. There was a great deal of opposition from the attendees at the previous workshop regarding Echo Lane northward and Scramblers Knob eastward. She did not think it would be good to add a street at this location due to the topography.

Mr. Wood stated that removing “particularly” would be fine.

Alderman Petersen stated that it might be fine, but she also had a concern about the language, “provide street connections in all directions.”

Ms. Powers stated that staff did want to review this for connectivity purposes, had agreed that this had not been engineered, knew the topography was problematic, and did not have an objection to removing it.

Mr. Wood stated that interconnectivity was actually a zoning requirement now, except when there were topographical issues, and leaving the policy for interconnectivity in would match the zoning requirements. If it was impractical to connect, then a connection would not be required.

Chair Hathaway asked for citizen comments.

Mr. Dwight Kiser, President of Kiser and Vogrin Design, LLC, stated that he was representing Mr. Al Buckley, who resided at 6776 Sawyer Road and who owned roughly 58 acres, which was the entirety of the parcels north of Linwood Way and Gateway Village. He has spoken at the Joint Conceptual meeting on August 25th, since then there had been follow-up meetings with the Planning and Sustainability staff, and he really appreciated Ms. Daugherty and Ms. Powers' time in working with them. He was fully in support of Option 2 and would request approval. This property was zoned Agriculture at this time, and any type of development that would be considered in the future would require a rezoning.

Mr. Steve Rogers, of 554 Franklin Road, stated that he was the owner of parcel 73 that had just been discussed. He was speaking on behalf of himself and the three adjacent property owners who had requested that he speak. He was not privy to the three or four options that had been discussed regarding Special Area 4. He; however, he referred to the map, and stated that he and the three adjacent property owners did not want to see the line moved north to the Nazarene Church. They would like to see it moved south to Country Road Estates because it would establish a hard boundary. He was in support of Option 3 and would request approval.

Mr. Gary Fagan stated that he owned parcel 75 where the boundary was presently drawn. He concurred that he would like to see the boundary line moved south to Country Road Estates. His parcel had been in the overlay since 2004 as a Mixed Use development, and he would benefit from leaving it in the overlay that it was presently in. His property was across from Gateway Village, which presently was so robust that he did not know who would be interested in his property if it were residential since it was across from Gateway Village. He requested that the property be left as it was presently zoned, Mixed Use.

Mr. Dwight Kiser, of 103 Century Oak Drive, stated that he backed up to Clearview Baptist Church. He was against moving the activity center south. The Clearview Baptist Church property had been built, and he was concerned about creep south along Franklin Road. He did not understand why the Land Use designation needed to be changed on an already built and functioning property. He urged the Planning Commission to maintain the current Land Use designation as opposed to adding Activity Center to it.

This ended citizen comments.

Ms. Daugherty clarified the following:

Option 1 - The southeastern boundary will remain as it is outlined in the attached packets, and Clearview Baptist Church will be included.

Option 2 - The southeastern boundary will be maintained at the 2004 location, just north of parcel 73, and include Clearview Baptist Church.

Option 3 - The southeastern boundary will move south to include parcel 73 and include Clearview Baptist Church.

Option 4 - All boundaries will be maintained at the 2004 location.

Alderman Petersen stated that since Clearview Baptist Church was already built, she did not know why staff would want to make that an Activity Center.

Mr. Wood stated that the thought behind that was that the Land Use decision was made to have that as a large campus development. It provided a hard edge to the Activity Center and the rural development south. Since that decision had already been made, it was already an existing condition. There were several parcels in between Gateway Village and Clearview Baptist Church that under the 2008 Zoning Ordinance were zoned Civic Institutional, but were not really used for that purpose. Getting them rezoned presently was really difficult. The policy for them was Residential, even though they were between a campus church and Gateway Village.

Alderman Petersen stated that there was a difference between Gateway Village and Clearview Baptist Church. Those were two entirely different entities as there was a real difference in use at each location. She also stated that County Road was a residential subdivision that was built, and she was a little concerned about going all the way to Country Road. She thought that, perhaps, the boundaries in 2004 might be a compromise.

Alderman Petersen moved to change Option 4 to make the boundaries as they were in 2004, and Mr. Harrison seconded the motion.

Mr. Wood stated that these two parcels were somewhat frozen in Civic Institutional zoning, but they did not need a policy to change it. Whether the uses were different, it would be awkward to have Single Family Residential in between a church and a Mixed Use development. It should contain the language, “the parcels not owned by the church.”

Ms. Powers stated that staff was looking for a hard boundary somewhere.
Alderman Petersen stated that it could not be County Road, in her opinion, because there were already houses on the north side of Country Road.

Chair Hathaway asked what the lot numbers were for the three parcels that were adjacent to Clearview Baptist Church that had been previously discussed.

Mr. Wood stated that this could be provided, but they were not currently owned by Clearview Baptist Church.

Ms. Allen wanted clarification on Option 3.

Mr. Harrison moved to amend Option 4 to include parcels 73, 72, and any parcels north of Clearview Baptist Church that were not owned by the church. Mr. Lindsey seconded the motion, and it passed unanimously (8-0).

Mr. Gamble moved to amend Special Area 2 to adopt staff's language for Special Area 2, and Mr. Harrison seconded the motion.

Mr. Gamble stated that in Special Area 7 there was a 150 foot corridor setback because that would be consistent with the setback of the existing architecture along the roads in this location. Was there precedence for the 150 foot setback along Linwood Way?

Ms. Powers stated that this was part of the rural character in the Land Use Plan, and because of that staff was looking at either the viewshed study or the 150 foot buffer.

With the amendment to Special Area 2 to adopt staff's language having been made and seconded it passed unanimously (8-0).

Alderman Petersen moved to amend Special Area 1 by amending the language on page 12, number 3 at the top, to delete the language, "particularly the extension of Echo Lane northward and Scramblers Knob eastward." Ms. Allen seconded the motion, and it passed unanimously (8-0).

Mr. Harrison moved to adopt the Land Use Plan, as amended, Mr. Gamble seconded the motion, and it passed unanimously (8-0).

There being no further business, the meeting adjourned at 7:36 p.m.

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Chair, Mike Hathaway

FUNERAL HOME PARKING

Family Legacy Franklin Funeral Home

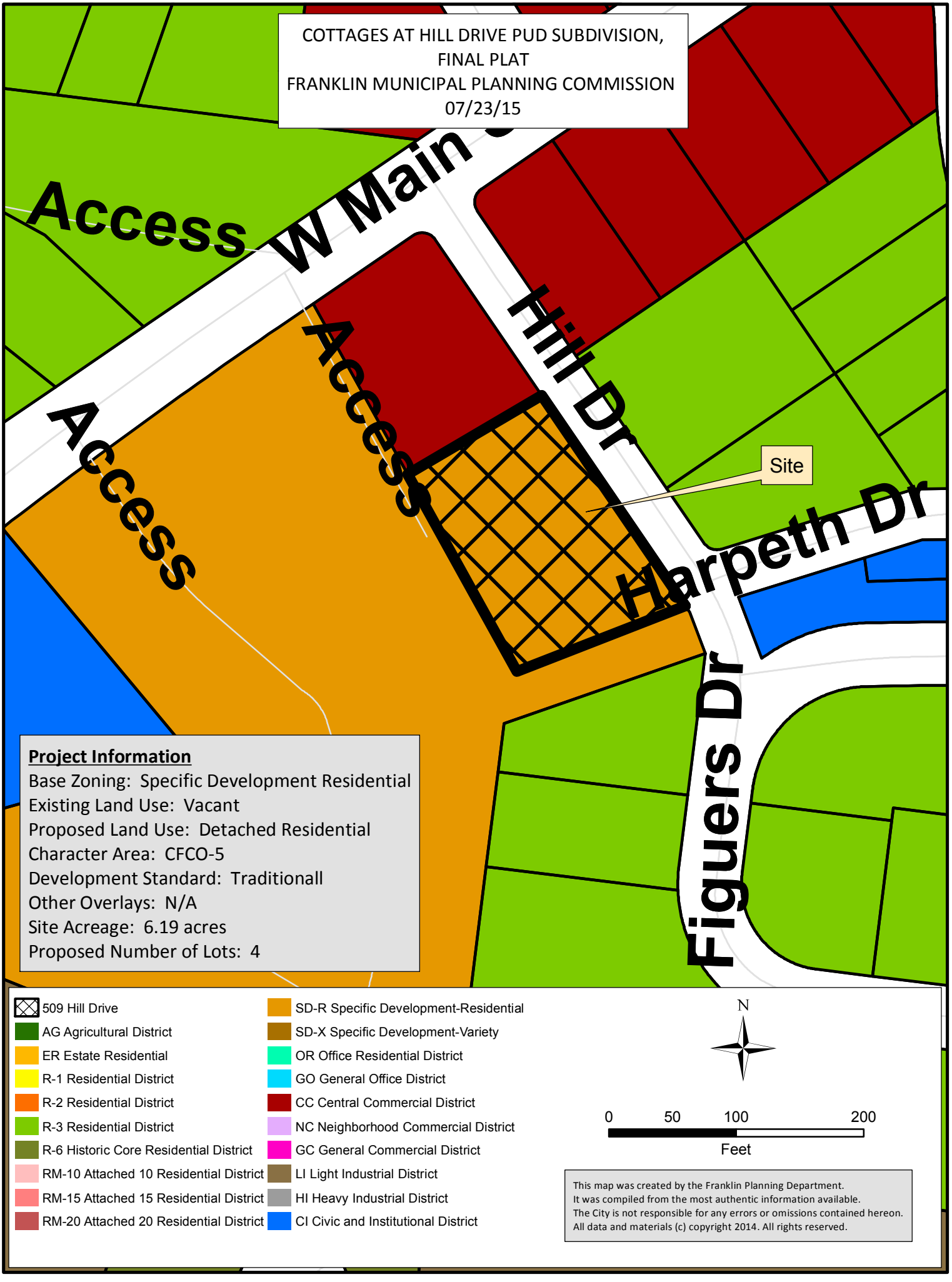
Facility	Total Building Area	Parking Spaces Provided	Ratio Provided
West Harpeth Funeral Home	7425	58	7.8
Hendersonville Funeral Home	8432	87	10.3
Crestview Funeral Home (Gallatin)	9918	113	11.4
Springfield Funeral Home	10833	72	6.6
Average	**9152**	**82.5**	**9.0**
Family Legacy Funeral Home	10,500	89	8.5

City of Franklin Parking Requirement

Required Parking for Funeral Home 0.25 spaces / person of maximum occupant load

Per Current City of Franklin Requirements	Total Square Footage	Maximum Occupancy	Required Parking
Family Legacy Funeral Home	10,500	719	179.75

Per Requested MOS. Based on Occupancy of 1 Viewing Room, the Chapel, and 3 Employees	Total Square Footage of Entire Building	Maximum Occupancy	Required Parking
Chapel	10,500	200	50
Viewing Room		145	36
3 Employees		3	3
Total Parking			89


COTTAGES AT HILL DRIVE PUD SUBDIVISION,
FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
07/23/15
Access
W Main
Access
Access
Hill Dr
Site
Harpeth Dr
Figuers Dr
Project Information
Base Zoning: Specific Development Residential
Existing Land Use: Vacant
Proposed Land Use: Detached Residential
Character Area: CFCO-5
Development Standard: Traditionall
Other Overlays: N/A
Site Acreage: 6.19 acres
Proposed Number of Lots: 4
509 Hill Drive
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
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Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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COF# 5871

CONDITIONS OF APPROVAL:

Addressing

General Comments

1. Addressing

- Applicant shall correct the addressing range on the plat. The address of 601 Hill Drive shall be on lot 4 and so on.

Engineering - Final Plat Checklist

General Comments

2. C. Final Plat

- The response to the previous comment "Applicant shall ensure that all permanent stormwater BMPs/Green Infrastructure are placed in open space lots or Green Infrastructure easements, including bioretention areas, pervious pavers, and water quality swale. All water resource buffers are placed in open space lots or conservation easements." brings up the following issues. Cleary show the entire 60' stream buffer including the area set apart to meet the average width. Clearly indicate the stream buffer is for the protection of all native vegetation and is not to be mowed or disturbed. The stream buffer is not a P.U.D.E.. Utilities are not permitted in the stream buffer. The description of D.U.E. is not clearly indicated.

3. C. Final Plat

- Applicant shall show the location and description of all proposed sidewalks. Add a NOTE: Sidewalks outside of public right-of-way shall be public access easements and shall be maintained by either the property owners association or by the 509 Hill Drive Cottages HOA.

Performance Agreement and Surety

General Comments

4. Engineering Sureties Final Plat Transfer

- Any unposted sureties associated with this development as calculated on site plan(s) 5862 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

Planning (Landscape)

General Comments

5. Detached Residential Tree Lot Chart

- This comment has not been addressed. Applicant shall include the detached residential tree chart that is also shown on the currently submitted site plan on the plat.

July 2, 2015

Mr. Josh King
City of Franklin
Planning & Sustainability Department
109 Third Avenue South
Franklin TN 37065

RE: **The Cottages at 509 Hill Drive – Final Plat Reubmittal**
COF # 5871
KVD Project No.: 15043

Dear Josh:

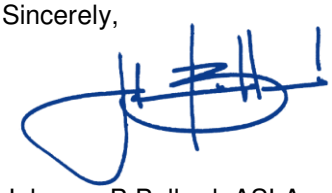
Attached, please find our Final Plat resubmittal in the form of the information, plans, and data as required by the City of Franklin, for the above referenced project. Kiser + Vogrin Design, LLC is submitting on behalf of our clients, KP Properties, Inc.

Please find attached:

- (9) Nine copies (Full Size-folded) of the Site Plan
- (1) Digital upload of PDF's of Plans, Letters, and Supplemental Data

Please contact me if you have any questions or need further clarification of the attached.

Sincerely,

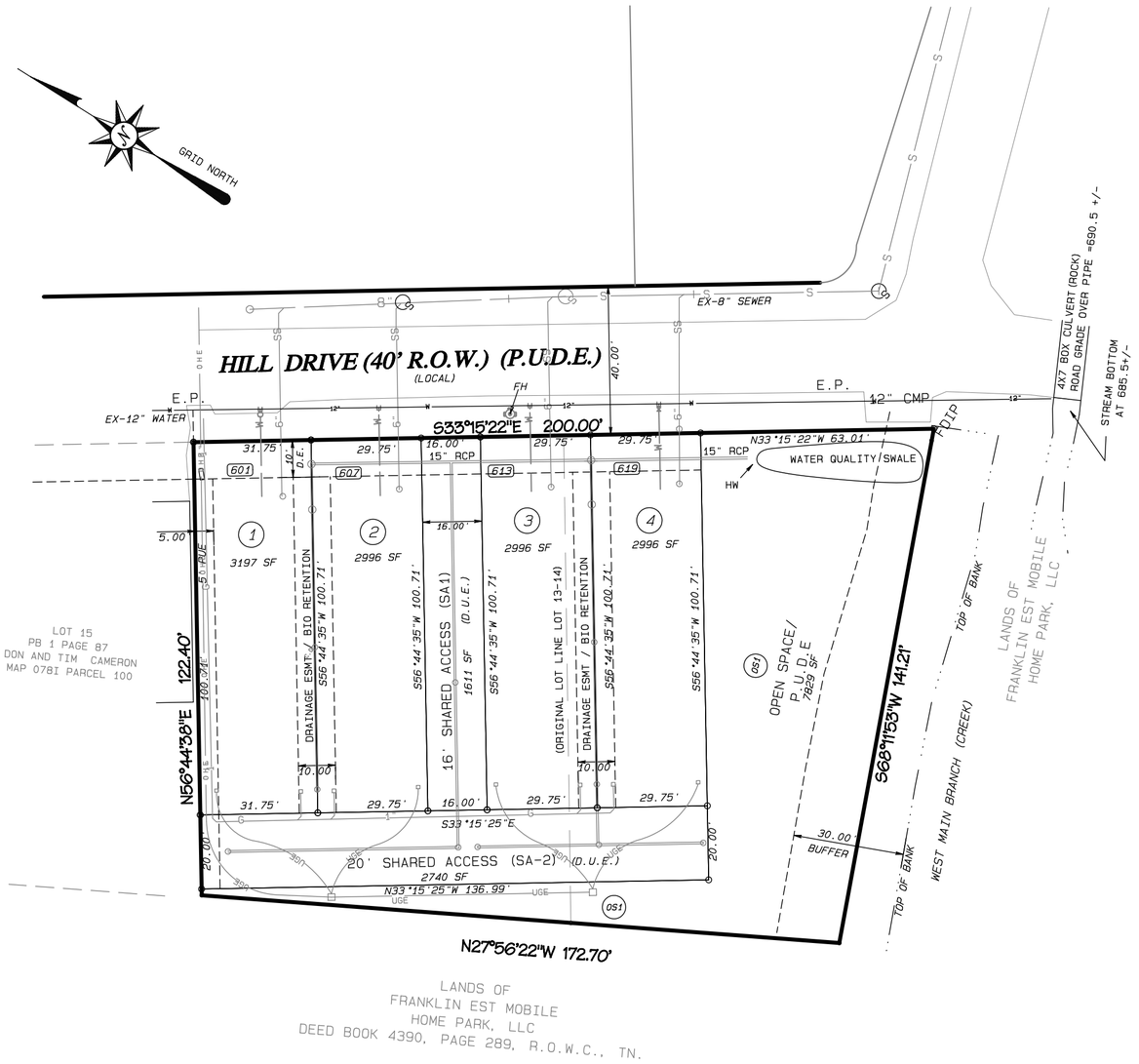


Johnson B Bullard, ASLA
Project Manager
Kiser + Vogrin Design, LLC

cc: Mr. Tyler Pennington, KP Properties

LEGAL DESCRIPTION

NINTH CIVIL DISTRICT OF WILLIAMSON COUNTY. THIS PARCEL OF LAND BEING FURTHER DESCRIBED AS LOT 13 AND 14 OF BLOCK C OF GREENACRES SUBDIVISION (PB 1 PAGE 87) AS RECORDED IN TEH PUBLIC RECORDS OF THE REGISTERS OFFICE OF WILLIAMSON COUNTY.



SPECIAL UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE ON TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT.TENNESSEE ONE CALL 1-800-351-1111.

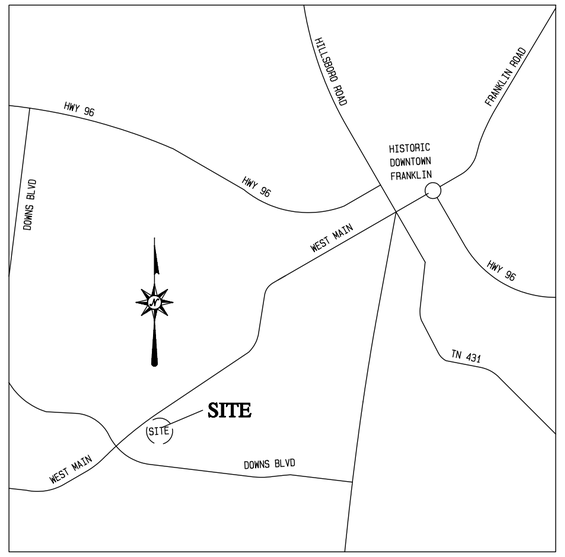
GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 4 RESIDENTIAL LOTS.
2. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE ZONE 5301, Fipszone 4100; NAD 83 DATUM
3. THE ZONING FOR THIS PROPERTY IS (SD-R) SPECIFIC DEVELOPMENT RESIDENTAIL: MECO 4 DEVELOPMENT STANDARDS: TRADITIONAL CHARACTER AREA :
4. SUBJECT PLATTED PARCEL IS A PARCEL 2 AS SHOWN ON WILLIAMSON COUNTY TAX MAP 078I.
5. OWNER / SUBDIVIDER:
   CONTACT: TYLER PENNINGTON
   ADDRESS: 629 POST OAK CIRCLE
   BRENTWOOD, TN. 37027
   TELEPHONE NO. 615.472.8916
   EMAIL: TPENN24@YAHOO.COM

   SURVEYOR: HARRAH & ASSOCAITES
   CONTACT: ROGER HARRAH RLS
   ADDRESS: 504 AUTUMN SPRINGS COURT
   SUITE B-15, FRANKLIN, TN 37067
   TEL. NO.: 615 778-0863
   EMAIL: rogerh@harrahgroup.com
6. THIS PROPERTY LIES IN "ZONE X" AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP No. 47187C0192F DATED SEPTEMBER 29, 2006.
7. THE RECORDING OF THIS PLAT, VOIDS, VACATES, AND SUPERCEDES THE RECORDING OF LOT 13 AND 14 OF BLOCK C OF GREENACRES SUBDIVISION (PB 1 PAGE 87) R.O.W.C
8. ALL NOTES SHOWN HEREON APPLY TO ALL SHEETS OF THIS PLAT.
9. WITHIN NEW DEVELOPMENTS AND FOR OFFSITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE, ELECTRICAL, (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE AND WATER LINES SHALL BE PLACED UNDERGROUND.
10. STREAM BUFFERNOTE: THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED ALLOWED IN STREAM BUFFER EXCVEPT AS PERMITTED BY THE CITY ENGINEER.
11. LOT 5 IS INTENDED AS AN OPEN SPACE LOT AND NO DEVELOPMENT IS PERMITTED IN THIS LOT EXCEPT AS SPECIFIED BY THE CITY OF FRANKLIN ZONING ORDINANCE. LOT SPECIFIC WATER SERVICES WILL NOT BE PROVIDED TO THIS LOT.
12. SHARED ACCESS DRIVES ARE TO BE MAINTAINED BY EITHER THE PROPERTY OWNERS ASSOCIATION OR BY THE 509 HILL DRIVE COTTAGES HOA, AND ARE DEDICATED AS DRAINAGE PRIVATE DRAINAGE AND UTILITY EASEMENTS.
13. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN UPDATED TITLE COMMITTMENT FOR THIS PROPERTY. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN THAT AN ACCURATE AND CURRENT TITLE SEARCH WOULD REFLECT.

STORMWATER NOTE

The maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.



VICINITY MAP

NOT TO SCALE

LEGEND

●	FOUND IRON ROD (FDIR)
·	SET NEW 5/8" IRON ROD WITH CAP (RLS2039)
□	FOUND CONCRETE MONUMENT (TDOT)
□	SET CONCRETE MONUMENT
●	EXISTING SANITARY MANHOLE
✗	POWER POLE
←	GUY ANCHOR
■	WATER METER
■	WATER VALVE
——ST——	STORM SEWER
——W——	WATER LINE
——OHE——	OVERHEAD POWER LINE
——SS——	SANITARY SEWER LINE
——G——	GAS LINE
——UE——	UNDERGROUND ELECTRIC
DB	DEED BOOOK
PG	PAGE
FH	FIRE HYDRANT
P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
R.O.W.C., TN.	REGISTER'S OFFICE OF WILLIAMSON COUNTY
R.O.W.	RIGHT-OF-WAY
D.U.E.	DRAINAGE UTILITY ESMT.
U.E.	UTILITY ESMT
H.W.	HEADWALL

FINAL PLAT

COTTAGES AT 509 HILL DRIVE

A REPLAT OF LOT 13 AND 14 OF BLOCK C OF GREENACRES SUBDIVISION (PB 1 PAGE 87)

CITY OF FRANKLIN PROJECT NO. 5841

JOB NO: T307-004

0 30 60 90

REVISIONS:

REV.1 070315 CITY COMMENTS

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN DEED BOOK 6281 PAGE 351 , 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.

OWNERS:

KP PROPERTIES

_____ DATE: _____
AUTHORIZED AGENT

ZONING AND SETBACK INFORMATION:

1. CURRENT ZONING IS SD-R4 SPECIFIC DEV. RESIDENTIAL & CFCO-3 CHARACTER OVERLAY IS MECO-4 TRADITIONAL STANDARDS
2. MINIMUM REQUIRED SETBACK LINES: BASED ON ZONING STANDARDS:
FRONT = 15'
SIDE = 5'
REAR = 5'
MUST VERIFY WITH STAFF FOR DETERMINATION OF CONDITIONS.

RECORDERS INFORMATION:

ADDITIONAL SITE INFORMATION

ROGER HARRAH REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO. 2039 07/02/15

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 0.559 TOTAL LOTS: 1
ACRES NEW STREETS: N/A FEET NEW STREETS: N/A
CIVIL DISTRICT: 9TH CLOSURE ERROR: >1: 10,000
SCALE: 1" = 30' DATE: June 8th 2015

SHEET 1 OF 1

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS.

_____ _____
WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS — DATE

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEM

I HEREBY CERTIFY THAT: (1) THE SEWER SYSTEMS DESIGNATED IN GALLERIA COMMERCIAL COMPLEX SUBDIVISION FINAL PLAT, REVISION #_____ HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR 2) A PERFORMANCE BOND IN THE AMOUNT OF $_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

_____ _____
SUPT., WATER AND SEWER FRANKLIN, TENNESSEE — DATE

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I HEREBY CERTIFY THAT:
(1) THE STREETS AND DRAINAGE DESIGNATED IN GALLERIA COMMERCIAL COMPLEX SUBDIVISION FINAL PLAT, REVISION #_____T HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE BOND IN THE AMOUNT OF $_____ FOR STREETS AND $_____ FOR DRAINAGE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

_____ _____
SUPT., STREETS FRANKLIN, TENNESSEE — DATE

CERTIFICATE OF APPROVAL FOR RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE ____ DAY OF _____, 20__, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER S OFFICE OF WILLIAMSON COUNTY.

_____ _____
SECRETARY FRANKLIN MUNICIPAL PLANNING COMMISSION — DATE

ROGER HARRAH LS 2039

CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 2ND DAY OF JULY, 2015.

_____ 07-03-15
ROGER H. HARRAH TN. REG. NO. 2039 — DATE

COF# 5868

CONDITIONS OF APPROVAL:

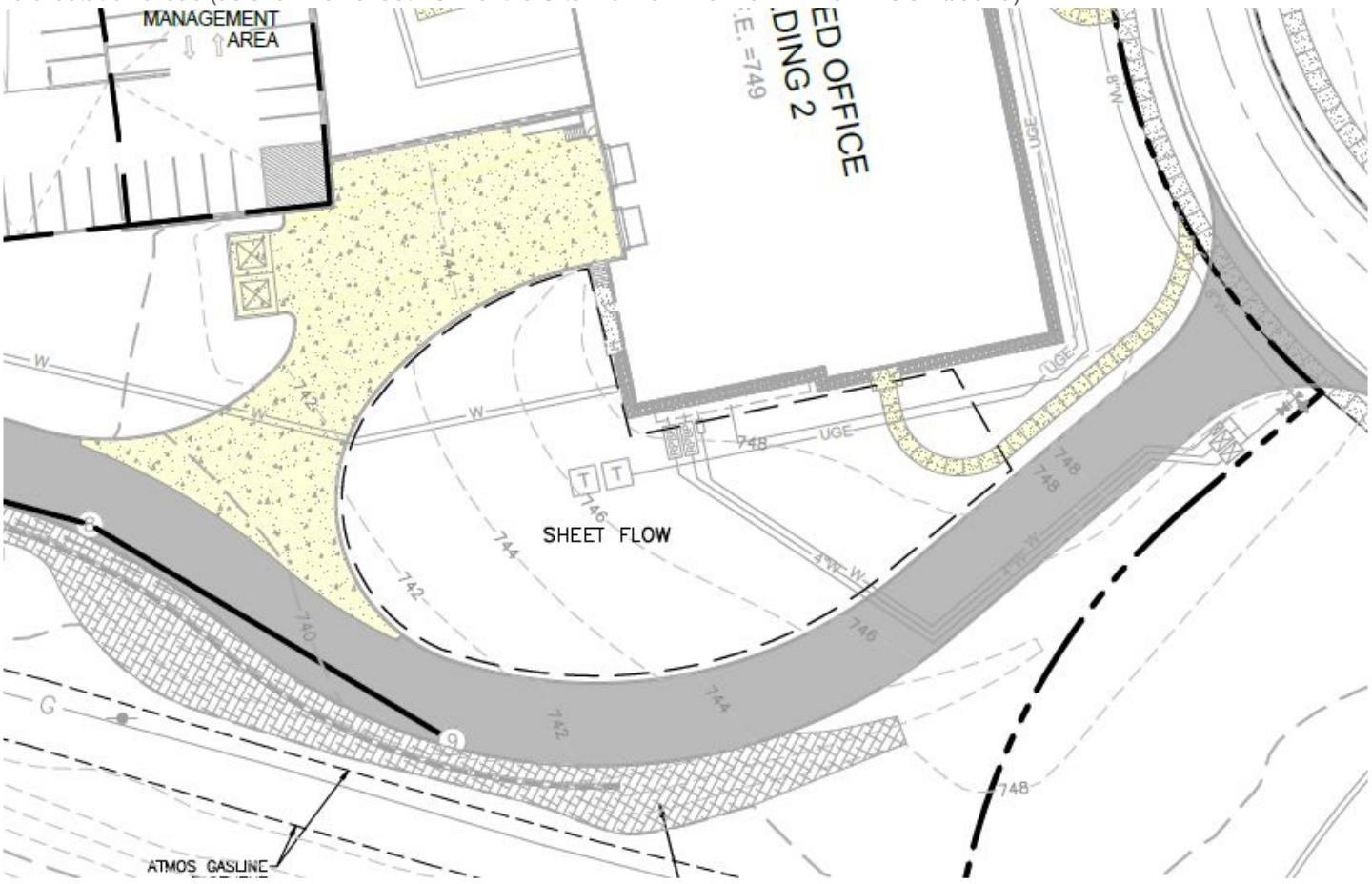
Engineering - Final Plat Checklist

General Comments

1. C. Final Plat

- Applicant shall ensure that any changes to Site Plans associated with the platted parcels (COF #5868 and #5870) which are being reviewed concurrently with this Final Plat, are reflected on the Final Plat. The Plat shall match the Site Plans.

Add Green Infrastructure easements for area designated for Sheet Flow treatment of stormwater (as shown below) and reforestation areas (as shown on sheet LS-1 of the Site Plan for Two Franklin Park - COF #5870).



Performance Agreement and Surety

General Comments

2. Engineering Sureties Final Plat Transfer

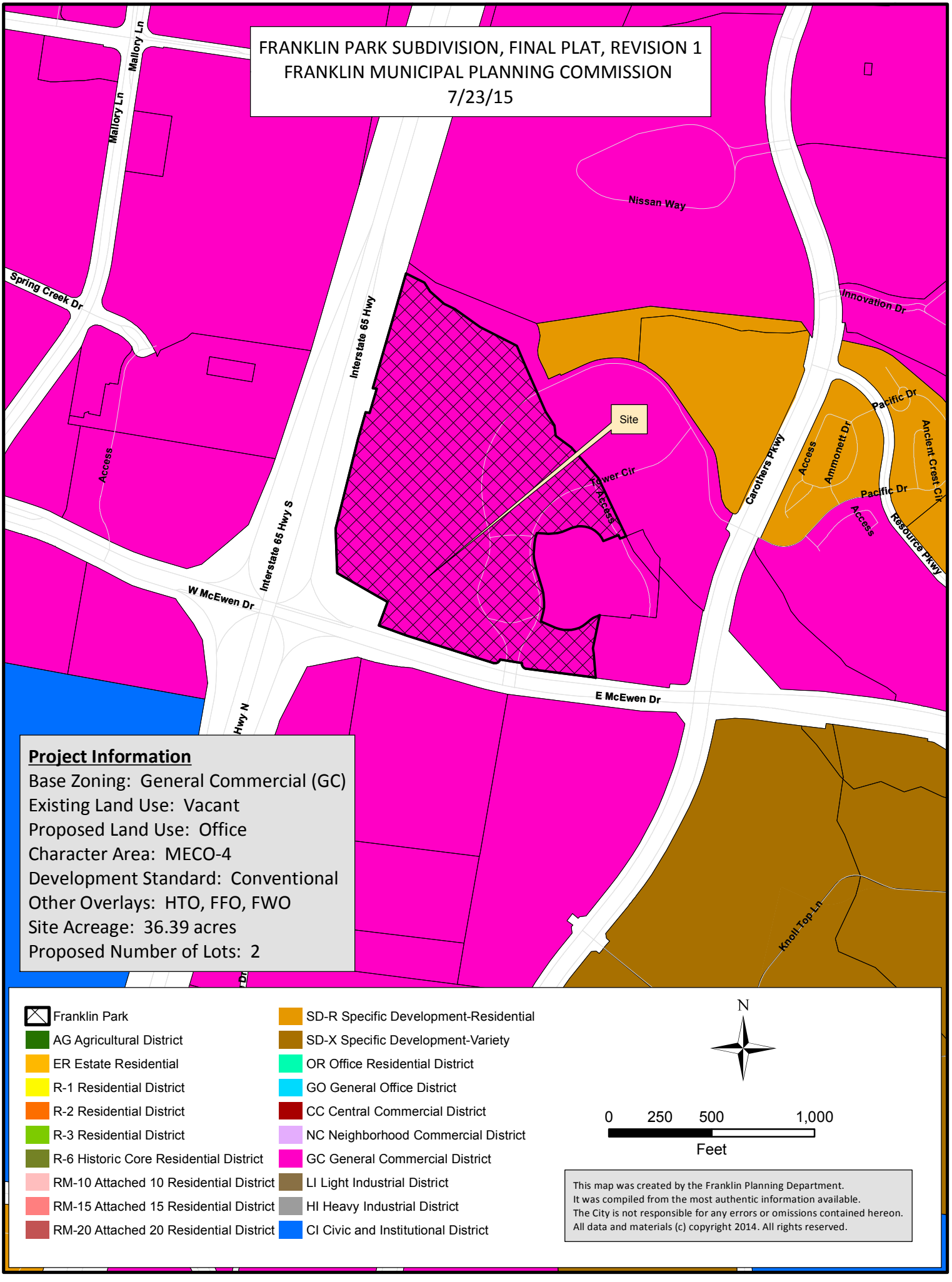
- Any unposted sureties associated with this development from site plan(s) 5870 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

Planning (Landscape)

General Comments

3. Interstate Buffer

- The Interstate 40' buffer shall be shown on the plat


FRANKLIN PARK SUBDIVISION, FINAL PLAT, REVISION 1
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/23/15
Mallory Ln
Mallory Ln
Nissan Way
Spring Creek Dr
Interstate 65 Hwy
Innovation Dr
Site
Pacific Dr
Ancient Crest Clr
Ammonett Dr
Access
Carothers Pkwy
Tower Cir
Access
Pacific Dr
Access
Resource Pkwy
Access
Interstate 65 Hwy S
W McEwen Dr
E McEwen Dr
Hwy N
Knoll Top Ln
Project Information
Base Zoning: General Commercial (GC)
Existing Land Use: Vacant
Proposed Land Use: Office
Character Area: MECO-4
Development Standard: Conventional
Other Overlays: HTO, FFO, FWO
Site Acreage: 36.39 acres
Proposed Number of Lots: 2
Franklin Park
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 250 500 1,000
Feet
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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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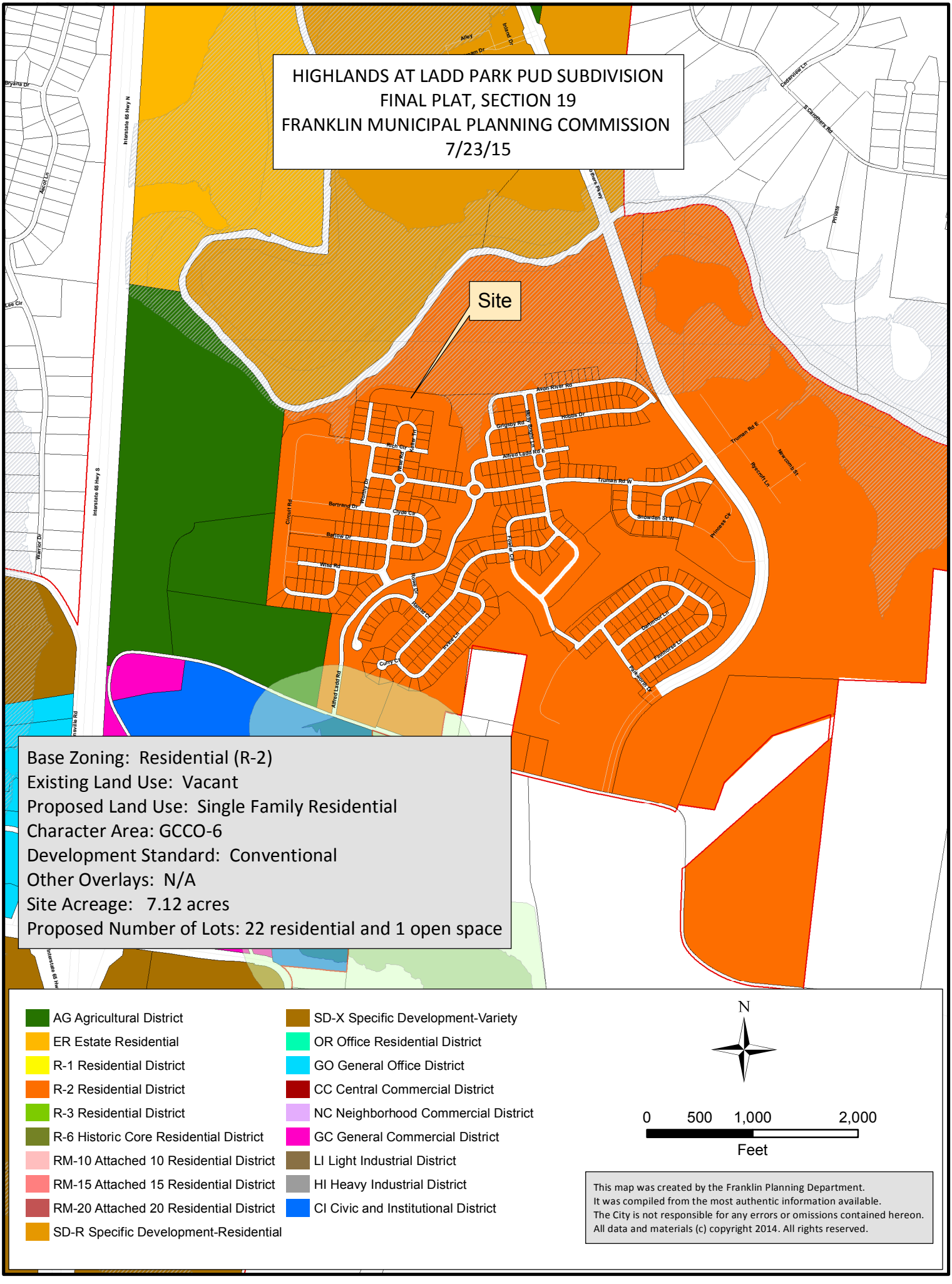
HIGHLANDS AT LADD PARK PUD SUBDIVISION
FINAL PLAT, SECTION 19
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/23/15
Site
Base Zoning: Residential (R-2)
Existing Land Use: Vacant
Proposed Land Use: Single Family Residential
Character Area: GCCO-6
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 7.12 acres
Proposed Number of Lots: 22 residential and 1 open space
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 500 1,000 2,000
Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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COF# 5863

CONDITIONS OF APPROVAL:

Performance Agreement and Surety

2014127-ladd sec 19 plat-SUBMITTED 6-8-15.pdf

1. Engineering Sureties Final Plat Transfer

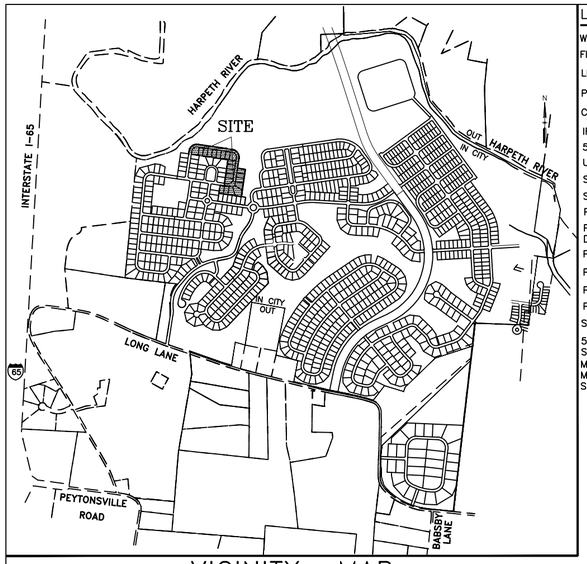
- Any unposted sureties associated with this development from site plan(s) COF 5802 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

Stormwater

General Comments

2. Plats

- As per the City Attorneys request all Stormwater notes shall include "or property owners" in case of HOA dissolution.



VICINITY MAP
NOT TO SCALE

LEGEND

- WATER VALVE
- FIRE HYDRANT PROPOSED
- LIGHT POLE PROPOSED
- POWER POLE
- CURB INLET PROPOSED
- IRON PIN FOUND ● (O)
- 5/8" IRON PIN SET THIS PLAT ●
- UTILITY STUB OUT O ST
- STREET ADDRESS 194
- SEWER MANHOLE PROPOSED
- PROPERTY/R.O.W. LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT — PUDE
- PROPOSED 8" WATER LINE — 8 — W
- PROPOSED 8" SEWER LINE — S — 8
- PROPOSED 18" STORM LINE — ST — 18
- PROPOSED CURB LINES
- SANITARY SEWER EASEMENT — 20' SSE
- 5' ACCESS EASEEMNT FOR SIDEWALK TYPICAL — 5' AE
- MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT SEE NOTE 17 — 15' MTE

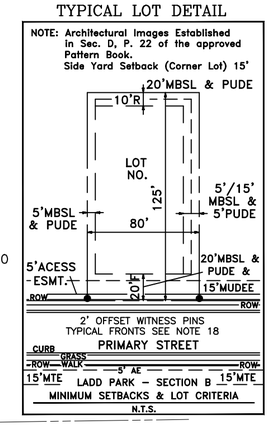
100 0 50 100 200

GRAPHIC SCALE – 1" = 100'

STATE PLANE COORDINATES NAD 83

ALL EASEMENTS AND SETBACKS SHOWN IN THE DETAIL BELOW APPLY TO ALL LOTS SHOWN ON THIS PLAT

TYPICAL LOT DETAIL

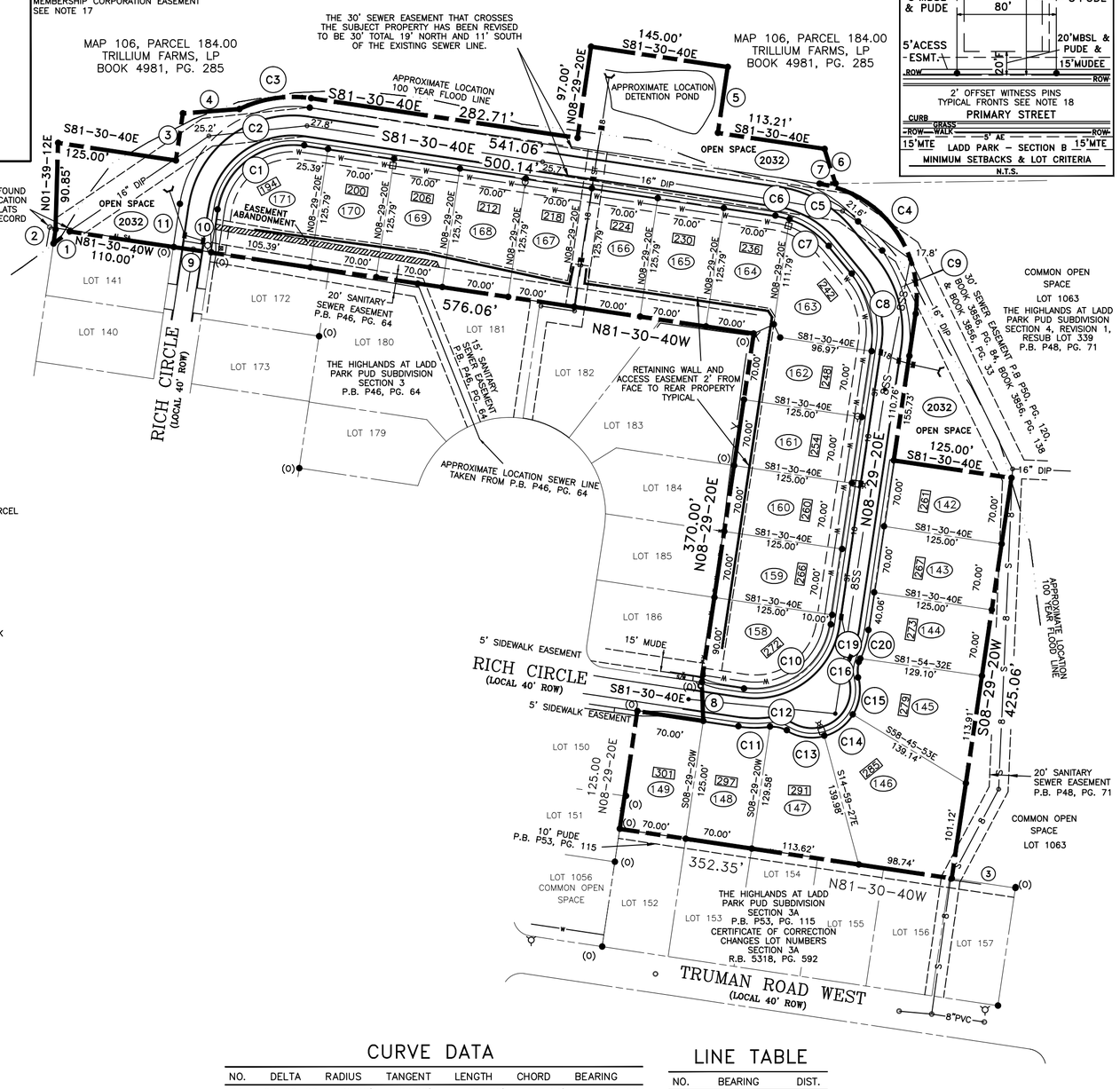


MAP 106, PARCEL 184.00
TRILLIUM FARMS, LP
BOOK 4981, PG. 285

THE 30' SEWER EASEMENT THAT CROSSES THE SUBJECT PROPERTY HAS BEEN REVISED TO BE 30' TOTAL 19' NORTH AND 11' SOUTH OF THE EXISTING SEWER LINE.

MANHOLES NOT FOUND APPROXIMATE LOCATION SHOWN FROM PLATS AND MAPS OF RECORD

MAP 106, PARCEL 184.00
TRILLIUM FARMS, LP
BOOK 4981, PG. 285



LOT AREA TABLE

LOT NO.	SQ. FT.	ACRES	REQUIRED NUMBER TREES min. 3"
142	8,750.00	0.201	3
143	8,750.00	0.201	3
144	8,850.56	0.203	2
145	11,041.98	0.253	3
146	16,466.19	0.378	3
147	10,925.31	0.251	2
148	8,799.85	0.202	2
149	8,750.00	0.201	2
158	9,868.12	0.227	2
159	8,749.81	0.201	2
160	8,749.81	0.201	4
161	8,749.81	0.201	2
162	8,927.71	0.205	2
163	9,392.21	0.216	2
164	8,675.87	0.199	2
165	8,805.13	0.202	2
166	8,805.13	0.202	2
167	8,805.13	0.202	2
168	8,805.13	0.202	2
169	8,805.13	0.202	2
170	8,805.13	0.202	2
171	11,882.99	0.273	4
TOTAL LOTS	210,161.01	4.825	
O.S. 2032	41,119.22	0.944	
ROW	58,805.67	1.350	
TOTAL	310,085.90	7.119	

SINGLE FAMILY LOT PLANTING REQUIREMENTS:
The following canopy trees are required for each single-family lot:
There shall be a total of 48 trees required in Section 22.

Lot Size:	Canopy Trees Required (Min. 3" caliper)
Less than 10,000 square feet	2
10,001-12,500	3
12,501 - 20,000	4

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, Tennessee — Date

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon (SEE NOTE 8) and adopt the plan of subdivision of the property 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 perscribed 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 leins on this property, except as follows:

Book_____, Page_____, R.O.W.C., Tennessee.

By: _____ Date: _____
Keith Porterfield Pres., Parthenon Investment Partners, LLC

By: _____ Date: _____
Paul Arnold Trillium Farms, LP

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:
(1) the water & sewer systems designated in HIGHLAND AT LADD PARK PUD SUBDIVISION, SECTION 17, 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 Sewer Management Department City of Franklin, TN — Date

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that:
(1) the streets, drainage and sidewalks designated in THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 17, 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 APPROVAL FOR RECORDING

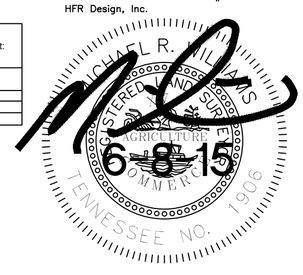
Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 20____, and this plat has been approved for recording in the Register's Office of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

Secretary: Franklin Municipal Planning Commission — Date

CERTIFICATE OF SURVEY

I (We) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the _____ day of _____, 20____

Michael R. Williams TN RLS # 1906
HFR Design, Inc.



NOTES:

1) THE PURPOSE OF THIS PLAT IS TO CREATE 22 RESIDENTIAL LOTS, 1 OPEN SPACE LOT AND DEDICATE ROW FOR SECTION 19 LADD PARK.

2) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.

3) UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.

4) BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NOS. 47187C0355F & 47187C0360F, BOTH DATED: 9-29-06.

5) 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHT-OF-WAYS, AND 5' ALONG EACH SIDE OF INTERIOR LOT LINES.

6) 5/8" IRON RODS WITH CAPS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.

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

8) DEED REFERENCES FOR THE PROPERTIES SURVEYED ARE AS FOLLOWS: PORTION OF MAP 106, PARCEL 184.00 TRILLIUM FARMS, LP OF RECORD IN BOOK 4981, PAGE 285. MAP 106, PARCEL 184.11, PARTHENON INVESTMENT PARTNERS, LLC OF RECORD IN BOOK 5076, PG. 302.

9) STREET LIGHTS LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEMC.

10) THIS PROPERTY IS PORTION OF WILLIAMSON COUNTY TAX MAP 106K, GROUP"E", PARCEL 10.00.

11) THIS PROPERTY IS ZONED R2 AND GCCO-6/CONVENTIONAL. SEE TYPICAL LOT DETAIL FOR SPECIFIC SETBACK AND EASEMENT INFORMATION.

12) ALL ROW SHALL HAVE A 5' ACCESS EASEMENT ADJACENT AND SHALL CONTAIN CONCRETE SIDEWALK AND BE MAINTAINED BY THE HOA.

13) ALL OPEN SPACE IS PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE) AND SHALL BE MAINTAINED BY THE HOA. ALL DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOA. ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE HOA.

14) THERE IS A 3' MINIMUM GARAGE SETBACK FOR ALL STREET LOADED GARAGES MEASURED FROM THE FRONT FACADE OF THE HOUSE.

15) CURRENT OWNER HAS NO KNOWLEDGE OF ANY OTHER ENTITIES HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.

16) ALL UTILITIES AND STORM DRAINAGE RECORDED INSIDE THE LIMITS OF THIS PLAT ARE PROPOSED AND WILL BE CONSTRUCTED WITH THE DEVELOPMENT OF THE LOTS. ALL SEWER LINES ARE 8", WATER LINES 8", AND STORM LINES 18" RCP UNLESS OTHERWISE NOTED. ANY UTILITIES OUTSIDE THE LIMITS ARE EXISTING.

17) THERE SHALL BE A 15' MIDDLE TENNEESEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT ALONG ALL RIGHT-OF-WAYS CREATED HEREON, EXCEPT WHERE THERE IS A PROPOSED MILCROFTON UTILITY DISTRICT WATERLINE.

18) ALL FRONT PROPERTY CORNERS THAT FALL WITHIN THE CONCRETE SIDEWALKS WILL NOT BE SET IN THE CONCRETE, BUT SHALL HAVE AN OFFSET INSIDE THE LOT FOR A WITNESS PIN BEHIND THE WALK.

19) MAINTENANCE OF RETAINING WALL AND ACCESS EASEMENT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.

CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	90-00-00	80.00'	80.00'	125.66'	113.14'	N53-29-20E
C2	90-00-00	120.00'	120.00'	188.50'	169.71'	N53-29-20E
C3	34-04-06	130.00'	39.83'	77.30'	76.16'	N81-27-17E
C4	90-00-00	120.00'	120.00'	188.50'	169.71'	N36-30-40W
C5	41-58-34	130.00'	49.87'	95.24'	93.12'	N60-31-23W
C6	09-45-16	90.00'	7.68'	15.32'	15.30'	N76-38-2W
C7	32-13-17	90.00'	26.00'	50.61'	49.95'	N55-38-45W
C8	40-17-19	122.03'	44.77'	85.81'	84.05'	N14-15-20W
C9	41-20-36	162.03'	61.14'	116.92'	114.40'	N14-26-22W
C10	89-46-58	80.24'	79.93'	125.73'	113.26'	S53-33-2W
C11	15-49-33	120.24'	16.71'	33.21'	33.11'	S89-28-15E
C12	38-56-49	27.16'	9.60'	18.46'	18.11'	N77-38-19W
C13	46-52-57	50.00'	21.68'	40.91'	39.78'	S81-32-59E
C14	43-46-26	50.00'	20.09'	38.20'	37.28'	S53-7-20W
C15	46-06-56	50.00'	21.28'	40.24'	39.17'	S8-10-39W
C16	35-22-59	27.00'	8.61'	16.67'	16.41'	N2-48-40E
C17	00-00-00	6.00'	0.00'	0.00'	0.00'	N90-0-0E
C18	00-00-00	6.00'	0.00'	0.00'	0.00'	N90-0-0E
C19	01-50-30	120.24'	1.93'	3.86'	3.86'	S24-24-18W
C20	14-52-55	120.24'	15.70'	31.23'	31.14'	S16-2-36W

LINE TABLE

NO.	BEARING	DIST.
1	S53-29-08W	21.21'
2	N08-29-21E	15.00'
3	N08-29-20E	49.94'
4	N85-32-23E	59.50'
5	S08-29-20W	70.00'
6	S17-32-32E	38.15'
7	S89-11-43W	16.83'
8	N02-19-51W	40.72'
9	N81-30-40W	40.00'
10	N08-29-20E	45.79'
11	S08-29-20W	45.79'

MTEMC CERTIFICATE OF APPROVAL FOR RECORDING

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

Owner/Subdivider:
PARTHENON INVESTMENT PARTNERS, LLC
KEITH PORTERFIELD
393 MAPLE STREET SUITE 100
GALLATIN, TN 37066
PH. 451-5029
Kporterfield@goodallhomes.com

PREPARED BY:

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615.370.8500
615.370.8530
hfrdesign.com
SURVEY DIVISION mwilliams@hfrdesign.com

Owner/Subdivider:
TRILLIUM FARMS LP
ATT. PAUL ARNOLD
317 MAIN ST. SUITE 201
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PH. 604-4197
parnold@trillium-ventures.com

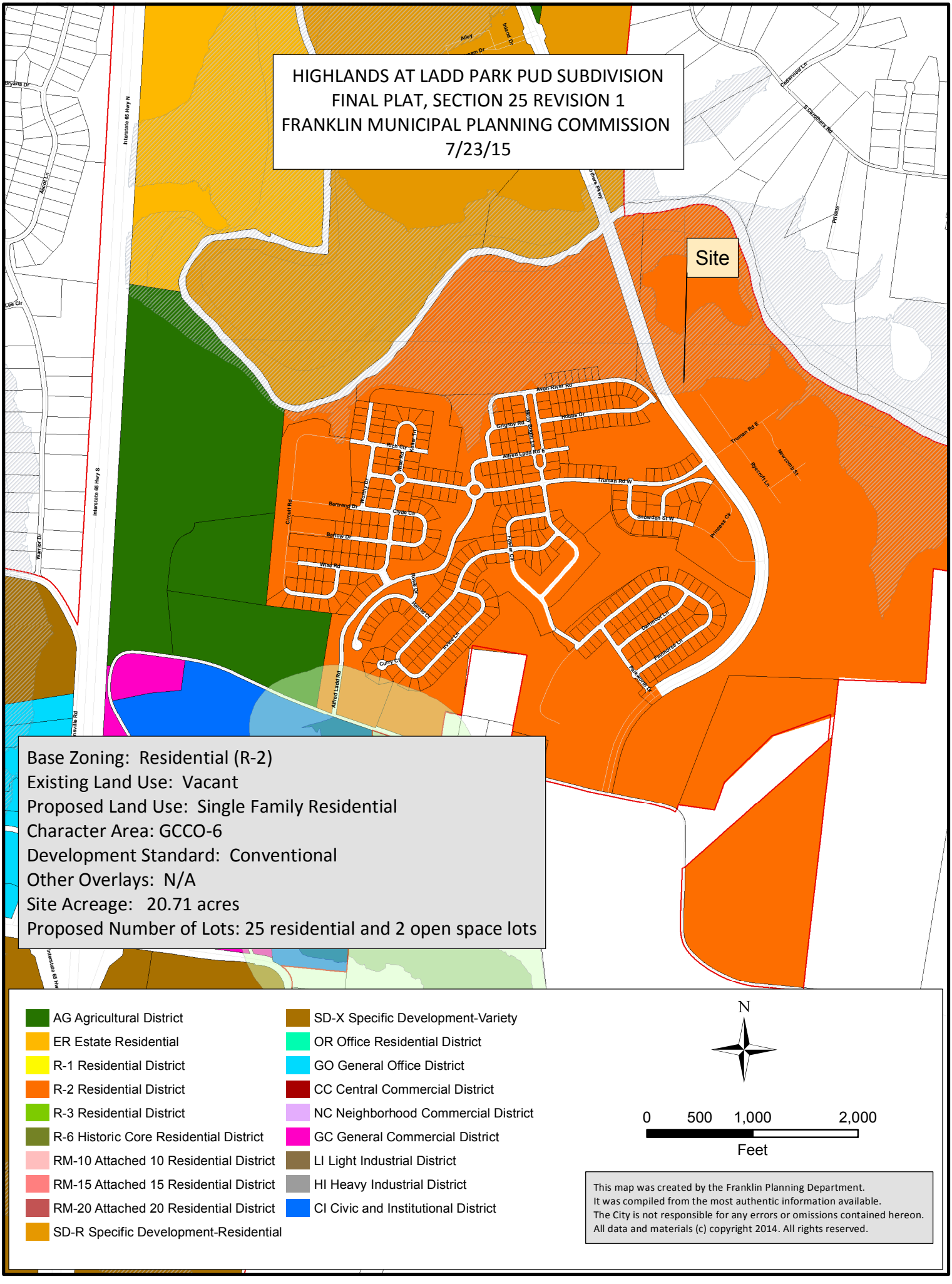
COF PROJECT # 5863

THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT, Section 19

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 7.119 TOTAL LOTS: 23
ACRES NEW STREETS: 1.350 FEET NEW STREETS: 1,412±
CIVIL DISTRICT: 9TH CLOSURE ERROR: 1:10,000+
SCALE: 1"=100' DATE: 6-8-15
HFR PROJECT NO. 2015098-52

G:\2015098\Survey\plat sec 19\20141127-ladd sec 19 plat.dwg, 7/1/2015 2:00:00 PM, DReagan, ARCH full bleed C (24.00 x 18.00 Inches), 1:100


HIGHLANDS AT LADD PARK PUD SUBDIVISION
FINAL PLAT, SECTION 25 REVISION 1
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/23/15
Site
Base Zoning: Residential (R-2)
Existing Land Use: Vacant
Proposed Land Use: Single Family Residential
Character Area: GCCO-6
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 20.71 acres
Proposed Number of Lots: 25 residential and 2 open space lots
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 500 1,000 2,000
Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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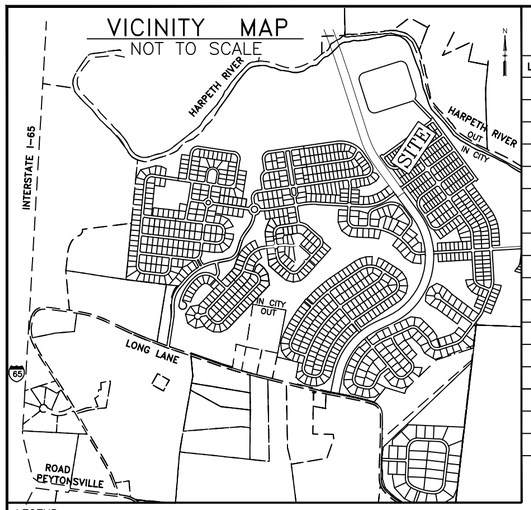
COF# 5864

CONDITIONS OF APPROVAL:

VICINITY MAP
NOT TO SCALE



LOT AREA TABLE		REQUIRED 3" CALIPER TREES PER LOT		LOT AREA TABLE		REQUIRED 3" CALIPER TREES PER LOT	
LOT NO.	SQ. FT.	ACRES		LOT NO.	SQ. FT.	ACRES	
485	8,213.06	0.189	2	554	6,587.26	0.151	2
497	8,202.02	0.188	2	555	6,960.00	0.160	2
498	6,960.00	0.160	2	556	6,960.00	0.160	2
499	6,722.43	0.154	2	557	6,960.00	0.160	2
500	6,371.47	0.146	2	558	6,960.00	0.160	2
501	7,071.87	0.162	2	559	6,960.00	0.160	2
502	6,720.00	0.154	2	560	6,960.00	0.160	2
503	6,360.00	0.146	2	561	6,960.00	0.160	2
504	6,959.82	0.160	2	TOTAL LOTS	176,254.14	4.047	
505	7,114.16	0.163	2	O.S. 2021	598,753.56	13.745	
517	7,594.16	0.174	2	O.S. 2023	86,328.66	1.981	
518	6,480.00	0.149	2	TOTAL O.S.	684,089.97	15.704	
549	7,345.25	0.169	2	ROW	41,615.01	0.955	
550	6,961.56	0.160	2	TOTAL	901,959.12	20.706	
551	6,960.00	0.160	2				
552	6,960.00	0.160	2				
553	6,960.00	0.160	2				

CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	17-48-03	1367.39'	214.14'	424.84'	423.12'	S26-31-17E
C2	01-06-42	240.00'	2.33'	4.66'	4.66'	S66-38-27W
C3	12-10-35	260.00'	27.73'	55.25'	55.15'	S30-00-11E
C4	06-08-08	1000.00'	53.60'	107.09'	107.04'	S66-12-27W
C5	05-20-55	1040.00'	48.58'	97.09'	97.05'	N66-09-34E
C6	103-55-08	20.00'	25.56'	36.27'	31.50'	N16-52-28E
C7	90-17-44	20.00'	20.10'	31.52'	28.36'	N65-34-36W
C8	11-07-27	200.00'	19.48'	38.83'	38.77'	S29-31-23E
C9	03-31-55	200.00'	6.17'	12.33'	12.33'	S22-11-42E
C10	01-20-08	980.00'	11.42'	22.84'	22.84'	N19-45-40W
C11	01-28-20	980.00'	12.59'	25.18'	25.18'	N18-21-26W
C12	02-46-47	1020.00'	24.75'	49.49'	49.48'	S19-02-21E
C13	90-00-00	20.00'	20.00'	31.42'	28.28'	N27-22-44E
C14	90-00-00	20.00'	20.00'	31.42'	28.28'	N62-37-16W

LINE TABLE

NO.	BEARING	DIST.
1	N63-41-48E	40.46'
2	N72-22-44E	23.00'
3	N66-05-06E	28.34'
4	N20-48-52E	53.03'
5	S55-49-40W	59.36'
6	S55-49-40W	97.88'
7	N35-05-06W	35.00'
8	N35-05-06W	24.87'
9	N35-05-06W	32.88'
10	N17-37-16W	40.00'
11	N17-56-52W	40.47'
12	S35-05-06E	48.79'
13	N30-12-31W	61.65'

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, Tennessee — Date

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon (SEE NOTE 8) and adopt the plan of subdivision of the property 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 perscribed 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 leins on this property, except as follows:

Book_____, Page_____, R.O.W.C., Tennessee.

By: _____ Date: _____
JOHN N. HUGHEY (PROPST NASHVILLE, LLC) MANAGER PARCEL 181.27

By: _____ Date: _____
PAUL ARNOLD TEDEAN L P (PARTNER) PARCELS 181.29 & 181.30

By: _____ Date: _____
ALFED LADD PORTION OF PARCEL 181.00

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:
(1) the sewer systems designated in HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 22, 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 Sewer Management Department City of Franklin, TN — Date

(Where applicable)
(3) a performance bond in the amount of $_____ for the on site water system and/or $_____ for off-site water system has been posted with the Milcrofton Utility District to assure completion of such systems.

General Manger Milcrofton Utility District — Date

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that:
(1) the streets, drainage and sidewalks designated in THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 22, have been installed in accordance with City specifications, or

amount of $_____ for streets, $_____ for drainage and $_____ for sidewalks has been posted with the City of Franklin, Tennessee to assure completion of such improvements.

Director Streets Department City of Franklin, Tennessee — Date

CERTIFICATE OF APPROVAL FOR RECORDING

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

Secretary: Franklin Municipal Planning Commission — Date

CERTIFICATE OF SURVEY

I (We) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the _____ day of _____, 20____

Michael R. Williams TN RLS # 1906
HFR Design, Inc.

MTEMC CERTIFICATE OF APPROVAL FOR RECORDING

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

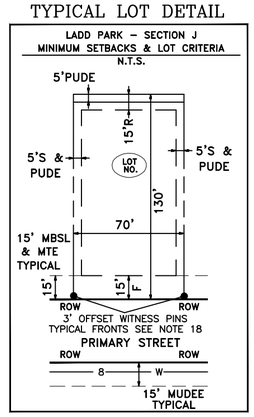
SINGLE FAMILY LOT PLANTING REQUIREMENTS:

The following canopy trees are required for each single-family lot: There shall be a total of 48 trees required in Section 25.

Lot Size:	Canopy Trees Required (Min. 3" caliper)
Less than 10,000 square feet	2
10,001-12,500	3
12,501 - 20,000	4

TYPICAL LOT DETAIL

LADD PARK – SECTION J
MINIMUM SETBACKS & LOT CRITERIA
N.T.S.



GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

ADSZONE 5301, FIPSZONE 4100
S.P.C.S. NAD 83

LEGEND

- PROPOSED FIRE HYDRANT
- LIGHT POLE
- CURB INLET
- MANHOLE
- 5/8" IRON PIN SET THIS PLAT
- UTILITY STUB OUT — ST
- STREET ADDRESS — 4008
- PROPERTY/R.O.W. LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT — PUDE
- PROPOSED WATER LINE — 8 W
- PROPOSED SEWER LINE — 8SS
- SANITARY SEWER EASEMENT — 20' SSE
- MIILCROFTON EASEMENT SEE NOTE 17 — 15'MUDEE
- ACCESS & PUBLIC UTILITY & DRAINAGE EASEMENT — 5' AE & PUDE
- MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT SEE NOTE 17 — 15' MTE

NOTES:

1) THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE OPEN SPACE LOT 2021 AND CREATE 25 RESIDENTIAL LOTS, 2 NEW OPEN SPACE LOTS AND DEDICATE ROW. ALL BUILDABLE LOTS WERE REMOVED FROM THE 100 YEAR FLOOD. LOTS 504–505,517,537–538 BY LOMA CASE NO. 15–04–7208A. LOTS 485, 497–503, 549–556, 559–561 BY LOMAR–F CASE NO. 15–04–6094A. LOT 518 WAS NEVER AFFECTED BY THE FLOOD.
2) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
3) UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
4) BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING PORTIONS OF THE SUBJECT PROPERTTY IS LOCATED IN ZONE "AE" "AREAS DETERMINED TO IN THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NO. 47187C0355F DATED: 9–29–06.
5) 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHT–OF–WAYS, AND 5' ALONG EACH SIDE OF INTERIOR LOT LINES.
6) 5/8" IRON RODS WITH CAPS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.
7) WITHIN NEW DEVELOPMENTS AND FOR OFF–SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS SEWER, TELEPHONE AND WATER LINES) SHALL BE PLACED UNDERGROUND.
8) THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.
9) STREET LIGHTS LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEMC.
10) THIS PROPERTY IS FOUND ON WILLIAMSON COUNTY TAX MAP 106.
11) THIS PROPERTY IS ZONED R2 AND GCCO–6/CONVENTIONAL; MINIMUM DEPTH=100', WIDTH AT SETBACK=63', SEE TYPICAL LOT DETAIL ON SHEET 1 FOR SPECIFIC SETBACK INFORMATION.
12) ALL MILCROFTON UTILITY DISTRICT EASEMENTS SHOWN ARE EXCLUSIVE EASEMENTS. NO EXCAVATION, BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND WILL BE CONSTRUCTED OR PERMITTED WITHIN THE EASEMENTS EXCEPT FOR THE INSTALLATION OF PAVEMENT FOR PRIVATE OR PUBLIC DRIVEWAYS WHICH CROSS AN EASEMENT. NO TREES OR SHRUBBERY PLANTED WITHIN THE EASEMENTS WILL BE THE RESPONSIBILITY OF MILCROFTON UTILITY DISTRICT. TREES OR SHRUBBERY PLANTED WITHIN THE MILCROFTON UTILITY DISTRICT EASEMENT ARE THE HOMEOWNER'S RESPONSIBILITY.
13) THE 5' ACCESS EASEMENTS (AE) AS SHOWN HEREON SHALL CONTAIN CONCRETE SIDEWALK AND BE MAINTAINED BY THE HOA.
14) ALL OPEN SPACE IS PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE) AND SHALL BE MAINTAINED BY THE HOA. ALL DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA.
15) THERE IS A 3' MINIMUM GARAGE SETBACK FOR ALL STREET LOADED GARAGES MEASURED FROM THE FRONT FACADE OF THE HOUSE.
16) CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
17) THERE SHALL BE A 15' MIDDLE TENNEESEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT ALONG ALL RIGHT–OF–WAYS CREATED HEREON, ACCEPT WHERE THERE IS A PROPOSED MILCROFTON UTILITY DISTRICT WATERLINE (SEE NOTE 12).
18) ALL FRONT PROPERTY CORNERS THAT FALL WITHIN THE CONCRETE SIDEWALKS WILL NOT BE SET IN THE CONCRETE, BUT SHALL HAVE A 3' OFFSET INSIDE THE LOT FOR A WITNESS PIN.
18) THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES OPEN SPACE LOT 2021 ON THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 25 OF RECORD IN PLAT BOOK P___, PG. ___.

PREPARED BY:

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Brentwood, TN 37027
615.370.8530
615.370.8500
hfrdesign.com
SURVEY DIVISION mwilliams@hfrdesign.com

Owner/Subdivider:
ALFRED LADD
ATT. PAUL ARNOLD
317 MAIN ST. SUITE 201
FRANKLIN, TN 37064
PH. 604–4197
parnold@trillium–ventures.com

Owner/Subdivider:
PROPST NASHVILLE, LLC
ATT. JOHN N. HUGHEY MANAGER
305 CHURCH STREET, SUITE 715
HUNTSVILLE, AL 35801
PH. 256–319–7818

Owner/Subdivider:
TEDEAN L P
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parnold@trillium–ventures.com

COF PROJECT # 5684

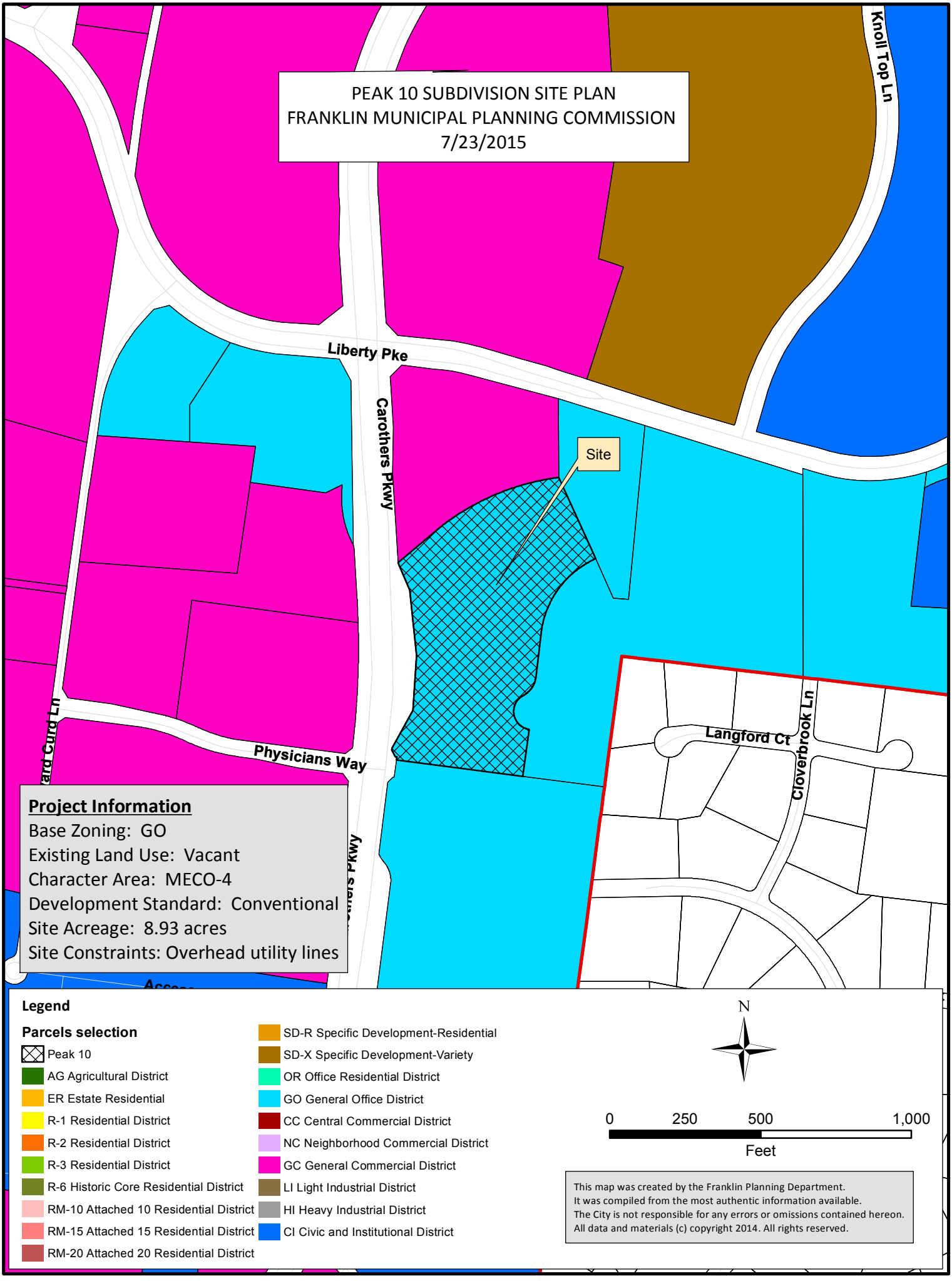
THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT, Section 25, REVISION 1

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 20.706 — TOTAL LOTS: 27
ACRES NEW STREETS: 0.955 — FEET NEW STREETS: 1071'±
CIVIL DISTRICT: 9TH — CLOSURE ERROR: 1:10,000+
SCALE: 1"=100' — DATE: 6-8-15

HFR PROJECT NO. 2015013

G:\2015013\Survey\sec 25 plat\sec 25 revision 1\20150513-52-sec 25 plat-revision 1.dwg, 7/2/2015 11:17:27 AM, DRagan, ARCH full bleed C (24.00 x 18.00 Inches), 1:100


PEAK 10 SUBDIVISION SITE PLAN
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/23/2015
Knoll Top Ln
Liberty Pke
Carothers Pkwy
Site
Physicians Way
Langford Ct
Cloverbrook Ln
Project Information
Base Zoning: GO
Existing Land Use: Vacant
Character Area: MECO-4
Development Standard: Conventional
Site Acreage: 8.93 acres
Site Constraints: Overhead utility lines
Legend
Parcels selection
Peak 10
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 250 500 1,000
Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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COF# 5754

CONDITIONS OF APPROVAL:

Engineering - Site Plan Checklist

General Comments

1. Access Easement

- The previous comment "The access easement must be graded and constructed to provide access for emergency equipment. The slope of the access easement must be no steeper than 14%. Vertical curves must be provided where the slopes change" must be more specifically addressed. Provide a paved access drive to the northern property boundary.

This can be addressed at permitting

Carothers Rd 14011 Peak 10 Civil Plans comment1 12-15-14 COF set.pdf

2. B. General Information

- Sureties to be posted in the amount of:

III. Streets (including private streets): $87,000
V. Sidewalks: $0
VI. Drainage: $129,000
VII. Green Infrastructure: $71,000

These sureties shall replace any previously approved sureties due to site plan revisions. Amounts were adjusted by staff during approval process to accommodate proposed roadway improvements.

Performance Agreement and Surety

General Comments

3. Landscape

- Landscape surety shall $127,000.00

Tree Bank Contribution:

$25,200.00 cash contribution to the Tree Bank. 163 caliper inches of specimen trees were removed from this site. Due to limited space, the applicant is only able to install 163 caliper inches to compensate for the removed trees. Therefore, the applicant shall provide a cash contribution to the Tree Bank in the amount of $25,200.00 in the form of a cashier's check payable to *City of Franklin*, to remedy the remaining 163 caliper inches of specimen trees. Funds shall be utilized by the City to install trees in public areas elsewhere in the City at an unknown future date. By submitting the aforementioned cash contribution, the applicant acknowledges and agrees that there is no expectation of reimbursement of any of the funds stipulated in this condition of approval, nor any expectation of any payment for interest. Applicant shall submit the cashier's check, payable to *City of Franklin*, to the attention of the Planning and Sustainability Department.

- Tree Bank Contribution:

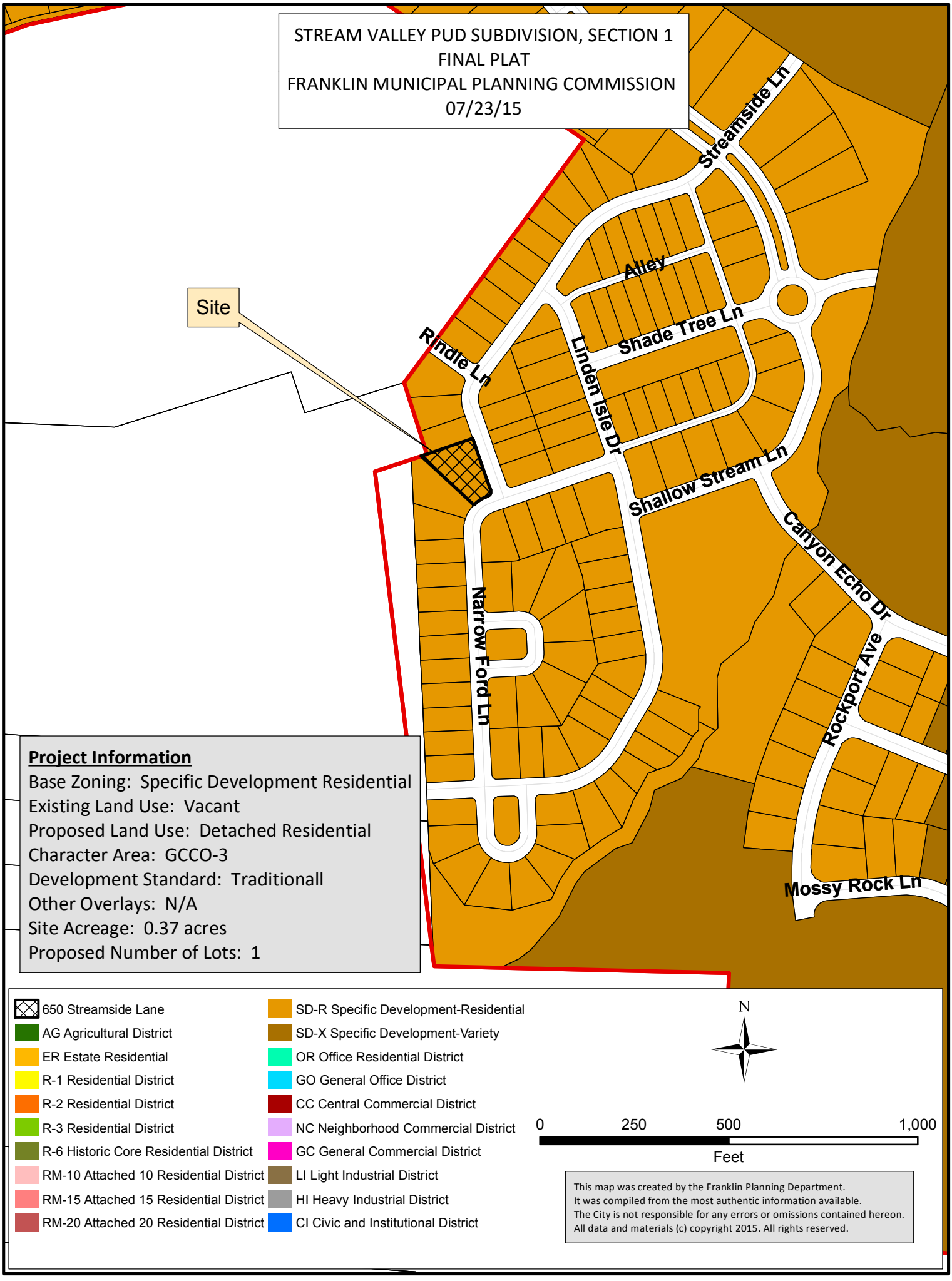
$25,200.00 cash contribution to the Tree Bank. 84 caliper inches of specimen trees were removed from this site. Due to limited space, the applicant is not able to install the trees to compensate for the previously removed trees. The 84 inches times two caliper of inches equals 168" caliper inches to be compensated to the Tree bank.Therefore, the applicant shall provide a cash contribution to the Tree Bank in the amount of $25,200 in the form of a cashier's check payable to *City of Franklin*, to remedy 84 caliper inches of specimen trees. Funds shall be utilized by the City to install trees in public areas elsewhere in the City at an unknown future date. By submitting the aforementioned cash contribution, the applicant acknowledges and agrees that there is no expectation of reimbursement of any of the funds stipulated in this condition of approval, nor any expectation of any payment for interest. Applicant shall submit the cashier's check, payable to *City of Franklin*, to the attention of the Planning and Sustainability Department.

Planning (Landscape)

General Comments

4. Tree Replacement

- $25,200.00 cash contribution to the Tree Bank. 84 caliper inches of specimen trees were removed from this site. Due to limited space, the applicant is not able to install the trees to compensate for the previously removed trees. The 84 inches times two caliper of inches equals 168" caliper inches to be compensated to the Tree bank.Therefore, the applicant shall provide a cash contribution to the Tree Bank in the amount of $25,200 in the form of a cashier's check payable to *City of Franklin*, to remedy 84 caliper inches of specimen trees. Funds shall be utilized by the City to install trees in public areas elsewhere in the City at an unknown future date. By submitting the aforementioned cash contribution, the applicant acknowledges and agrees that there is no expectation of reimbursement of any of the funds stipulated in this condition of approval, nor any expectation of any payment for interest. Applicant shall submit the cashier's check, payable to *City of Franklin*, to the attention of the Planning and Sustainability Department.


STREAM VALLEY PUD SUBDIVISION, SECTION 1
FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
07/23/15
Site
Streamside Ln
Alley
Shade Tree Ln
Rindle Ln
Linden Isle Dr
Shallow Stream Ln
Canyon Echo Dr
Narrow Ford Ln
Rockport Ave
Mossy Rock Ln
Project Information
Base Zoning: Specific Development Residential
Existing Land Use: Vacant
Proposed Land Use: Detached Residential
Character Area: GCCO-3
Development Standard: Traditionall
Other Overlays: N/A
Site Acreage: 0.37 acres
Proposed Number of Lots: 1
650 Streamside Lane
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0
250
500
1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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COF# 5861

CONDITIONS OF APPROVAL:

Performance Agreement and Surety

General Comments

1. Engineering Sureties Final Plat Transfer

- All sureties associated with this Final Plat have been previously posted. No sureties associated with this final plat. No action is necessary from applicant.

Stormwater

General Comments

2. Plats

- Provide note "Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA".

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1. Engineering Sureties Final Plat Transfer

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Stormwater

General Comments

2. Plats

- Provide note "Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA".

ORDINANCE 2015-12

TO BE ENTITLED: "AN ORDINANCE TO ESTABLISH UNIT PRICES ASSOCIATED WITH INFRASTRUCTURE REQURIEMENTS AND AUTHORIZE STAFF TO DETERMINE FINAL PERFORMANCE AGREEMENT (SURETY) AMOUNTS WITHOUT FIRST OBTAINING APPROVAL FROM THE FRANKLIN MUNICIPAL PLANNING COMMISSION."

WHEREAS, Tennessee Code Annotated, 13-3-403 authorizes the Franklin Municipal Planning Commission (FMPC) to approve plats prior to the installation and acceptance of improvements and utilities being installed; and

WHEREAS, Tennessee Code Annotated, 13-3-403 authorizes the FMPC to accept sureties prior to the completion and acceptance of infrastructure in an amount of the actual construction and installation of such improvements and utilities; and

WHEREAS, the FMPC and the Board of Mayor and Aldermen (BOMA) find that it is in the best interest of the City of Franklin, Tennessee (City) to authorize the Planning and Sustainability Department to establish surety amounts based on the unit prices as shown in the Planning and Zoning Administrative Manual; and

WHEREAS, the FMPC and BOMA believe that delegating the approval of final surety amounts to the Development Review Team (DRT) provides for a more expedient conduct of City business; and

WHEREAS, the FMPC and BOMA of the City desires to move towards the most effective administration of City business.

NOW, THEREFORE,

SECTION I: BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, Tennessee, that Chapter 6, Section 6.1 of the City of Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strikethrough~~; to add the following text noted in **bold**; and is approved to read as follows:

6.1 PERFORMANCE AGREEMENT

6.1.1 The Performance Agreement shall be in the amount of One Hundred Ten Percent (110%) of the actual estimated cost of the infrastructure improvement ~~as determined by the Department of Planning and Sustainability~~. The Performance Agreement shall ~~also~~ secure site improvements and private access improvements required pursuant to this ordinance, including necessary off-site improvements.

(1) Infrastructure Performance Agreements

The unit prices associated with infrastructure improvements are established by the BOMA and FMPC and is found in the Planning and Zoning Administrative Manual. The Infrastructure Performance Agreements shall be calculated by the applicant and approved by the City's Development Review Team (DRT). The DRT is authorized to approve the sureties per the standardized table, as published in the Planning and Zoning Administrative Manual, and to

establish the Infrastructure Performance Agreements. FMPC approval of the Infrastructure Performance Agreement amount is required only when an Infrastructure Performance Agreement amount deviates from the published calculations in the Planning and Zoning Administrative Manual or when an applicant wishes to appeal an Infrastructure Performance Agreement amount.

(2) Landscape Performance Agreements

Landscape Performance Agreement amounts shall be calculated by the Department of Planning and Sustainability and approved by the FMPC.

SECTION II: BE IT FURTHER ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, Tennessee, that the Development Review Team (DRT) is authorized to establish surety amounts based on the unit prices published in the Planning and Zoning Administrative Manual and approved by BOMA and FMPC. No additional approval by FMPC is required; however, the Planning Director, City Engineer, or Engineering Director may seek approval of the FMPC at any time.

SECTION III. BE IT FINALLY ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, Tennessee, that this Ordinance shall take effect from and after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

By:_____
ERIC S. STUCKEY
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to Form

By: _____

Shauna R. Billingsley

City Attorney

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PASSED FIRST READING: _____

PASSED SECOND READING: _____

PUBLIC HEARING HELD: _____

PASSED THIRD READING: _____

Exhibit A

I. CITY WATER:	**UNIT**	**UNIT COST**
6" MAIN	LF	$65
8" MAIN	LF	$70
10" MAIN	LF	$105
12" MAIN	LF	$100
16" MAIN	LF	$110
24" MAIN	LF	$140
BOOSTER STATION (applicant to provide quote from manufacturer)	LS	
FIRE HYDRANT	EA	$4,000

II. CITY SEWER:	**UNIT**	**UNIT COST**
8" MAIN	LF	$110
10" MAIN	LF	$130
12" MAIN	LF	$155
15" MAIN	LF	$175
18" MAIN	LF	$190
24" MAIN	LF	$250
30" MAIN	LF	$270
4' MANHOLES	EA	$3,500
5' MANHOLES	EA	$4,200
4" FORCE MAIN	LF	$60
6" FORCE MAIN	LF	$65
8" FORCE MAIN	LF	$70
10" FORCE MAIN	LF	$105
12" FORCE MAIN	LF	$100
16" FORCE MAIN	LF	$110
24" FORCE MAIN	LF	$140
PUMP STATIONS *(applicant to provide quote from manufacturer)*	LS	
4" RECLAIMED WATER	LF	$55
6" RECLAIMED WATER	LF	$60
8" RECLAIMED WATER	LF	$65
10" RECLAIMED WATER	LF	$70
12" RECLAIMED WATER	LF	$80
16" RECLAIMED WATER	LF	$100

III. PUBLIC STREETS: *(Includes all the following inside the R.O.W.)*	**UNIT**	**UNIT COST**
LOCAL AND ALLEY PAVEMENT (1.5", 3", 8")	SY	$66
MAJOR AND MINOR COLLECTOR PAVEMENT (1.5", 2", 4", 8")	SY	$85
MAJOR AND MINOR ARTERIAL PAVEMENT (1.5", 2", 4", 12")	SY	$105
CONCRETE DRIVEWAY - RESIDENTIAL (6" CLASS A, 4" BASE)	SF	$10
CONCRETE DRIVEWAY - COMMERCIAL (8" CLASS A, 4" BASE)	SF	$14
CONCRETE CURB	LF	$13
CONCRETE CURB AND GUTTER	LF	$15
TEMPORARY TURNAROUNDS	EA	$10,000
STREET ACCESS (ANY NEW CONNECTIONS TO EXISTING STREETS)	EA	$10,000
SIGNS/STRIPING/ETC	%	5

IV. PRIVATE STREETS: *(Includes all the following inside the R.O.W.)*	**UNIT**	**UNIT COST**
LOCAL AND ALLEY PAVEMENT	SY	$66
MAJOR AND MINOR COLLECTOR PAVEMENT	SY	$85
MAJOR AND MINOR ARTERIAL PAVEMENT	SY	$105
CONCRETE DRIVEWAY - RESIDENTIAL	SF	$10
CONCRETE DRIVEWAY - COMMERCIAL	SF	$14
CONCRETE CURB	LF	$13
CONCRETE CURB AND GUTTER	LF	$15
TEMPORARY TURNAROUNDS	EA	$10,000

STREET ACCESS (ANY NEW CONNECTIONS TO EXISTING STREETS)	EA	$10,000
SIGNS/STRIPING/ETC	%	5

V. TRAFFIC SIGNALS:	**UNIT**	**UNIT COST**
TRAFFIC SIGNAL MODIFICATION	EA	$140,000
TRAFFIC SIGNAL INSTALLATION (NEW)	EA	$275,000

VI. PUBLIC SIDEWALKS:	**UNIT**	**UNIT COST**
CONCRETE SIDEWALK (4" CLASS A, 4" BASE)	SF	$8
MULTI-USE PATH - CONCRETE (4" CLASS A, 4" BASE)	SF	$8
MULTI-USE PATH - PERVIOUS CONCRETE (4" PERVIOUS CONCRETE, 6" BASE)	SF	$14
MULTI-USE PATH - ASPHALT (1.5" SURFACE, 3" BINDER, 4" BASE)	SF	$3
HANDICAP RAMP AND DETECTABLE WARNING	EA	$900

VII. DRAINAGE: (*Includes **all** stormwater infrastructure listed below)*	**UNIT**	**UNIT COST**
15" RCP CULVERT	LF	$40
18" RCP CULVERT	LF	$45
24" RCP CULVERT	LF	$60
30" RCP CULVERT	LF	$80
36" RCP CULVERT	LF	$95
42" RCP CULVERT	LF	$115
48" RCP CULVERT	LF	$165
54" RCP CULVERT	LF	$175
60" RCP CULVERT	LF	$255
72" RCP CULVERT	LF	$270
BOX CULVERT(S) ___ @ ___' X ___' *(applicant to provide quote from manufacturer)*	LS	
HEADWALLS	CY	$700
SINGLE INLET/JUNCTION BOX	EA	$3,500
DETENTION POND OUTLET STRUCTURE	EA	$7,000
DOUBLE INLET	EA	$4,000
SAFETY GRATES	EA	$1,200
DITCH WORK	SY	$10
EROSION CONTROL - DISTURBED AREA	AC	$7,500

VIII. GREEN INFRASTRUCTURE:	**UNIT**	**UNIT COST**
PERMEABLE PAVEMENT/PAVERS	SF	$15
DRY POND	CY	$10
WET POND	CY	$12
BIORETENTION/RAIN GARDEN (Water Quality Volume)	CY	$40
URBAN BIORETENTION (Water Quality Volume)	CY	$40
GRASS CHANNEL	SY	$40
WATER QUALITY SWALE	SY	$60
INFILTRATION TRENCH	SF	$4
LEVEL SPREADER	LF	$10
GREEN ROOF	SF	$20
CONSTRUCTED WETLANDS	SF	$10
WATER QUALITY UNIT *(applicant to provide quote from manufacturer)*	EA	

IX. ITS ELEMENTS:	**UNIT**	**UNIT COST**
3" CONDUIT UNDER PAVEMENT OR SIDEWALK	LF	$25
3" CONDUIT IN NON-PAVED AREA	LF	$10
FIBEROPTIC PULL BOX (400-500' APART)	EA	$1,500
36-STRAND SM FIBER OPTIC CABLE	LF	$3
CCTV CAMERA, POLE AND CABINET	EA	$55,000
SIGNAL SYSTEM DETECTORS (2-WAY)	EA	$7,000
SIGNAL CONTROLLER W/ F.O. MODEM	EA	$5,000