



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, June 25, 2015

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, June 25, 2015, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklin.tn.gov/planning.

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

The typical process for discussing an item is as follows:

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

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

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

CALL TO ORDER

MINUTES

1. [15-0573](#) May 28, 2015 Planning Commission Meeting Minutes
Sponsors: Planning and Sustainability Dept and Emily Hunter
Attachments: [FMPCMeetingMinutes052815](#)

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. [15-0561](#) 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)
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)
4. [15-0563](#) Hurstbourne Park PUD Subdivision, site plan, sections 1 – 3; extend the performance agreement for landscaping (section 3) improvements. (CONSENT AGENDA)
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)

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

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."

Sponsors: Franklin Municipal Planning Commission and Josh King

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](#)

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."

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: [MAP_5849 Family Legacy PUD DevPlan.pdf](#)
 [Res 2015-35 RESOLUTION Family Legacy Dev Plan.doc](#)
 [5849 Family Legacy PUD Subdivison 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](#)

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](#)

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](#)

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](#)

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, May 28, 2015

7:00 PM

Board Room

CALL TO ORDER

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

MINUTES

1. [15-0521](#) April 23, 2015, FMPC Meeting Minutes

Attachments: [April 23, 2015, FMPC Meeting Minutes](#)

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

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

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

ANNOUNCEMENTS

Mr. Anthony stated that the Planning and Sustainability Department had undergone a transition in leadership over the last few weeks, and staff was pleased to welcome Bob Martin as the City's Interim Planning Director. Bob's wealth of knowledge and experience will definitely be a tremendous asset for the Planning Department and for the City, particularly as the City shifts into more long range planning work.

Mr. Anthony also wanted to remind everyone that the City would host a public presentation on form-base zoning in City Hall on Tuesday, June 16, at 7:00 p.m. Everyone is welcome to that event. He also reminded the Planning Commission that he had emailed them about an additional workshop for elected officials and asked that they respond at their earliest convenience.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

CONSENT AGENDA

Approval of the Consent Agenda

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

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

SITE PLAN SURETIES

2. [15-0509](#) Battle Ground Academy Subdivision, site plan (Fieldhouse and Mary Campbell Visual Arts Center); accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

 This Planning Item was approved.

3. [15-0510](#) Hurstbourne Park PUD Subdivision, site plan, sections 1 – 3; release the maintenance agreement for landscaping (section 1) improvements. (CONSENT AGENDA)

 This Planning Item was approved.

4. [15-0511](#) McEwen Place PUD Subdivision, site plan, lots 101 and 104 (Dwell 2); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

 This Planning Item was approved.

5. [15-0512](#) McKays Mill PUD Subdivision, site plan, section 32 (Hadden Hall Area); accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

 This Planning Item was approved.

6. [15-0513](#) McKays Mill PUD Subdivision, site plan, section 34 (Park Run Area); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

 This Planning Item was approved.

8. [15-0515](#) Stream Valley PUD Subdivision, site plan, section 3; release the maintenance agreement for landscaping Phase 1 and landscaping Phase 2 improvements.

Ms. Kortas stated that there were two phases of item 8 that were in maintenance that were on the agenda for this Planning Commission meeting. One of them, phase two, was recommended to be released from maintenance. Phase one has a minor punch list with it, and staff is extending it until the applicant is able to complete it. It will actually be extended for one year, and if the applicant is able to complete it prior to that one year, they will be able to get back on an earlier agenda.

Chair Hathaway asked for comments from the citizens.

Ms. Candace Crumrine, a resident in Stream Valley, stated that a group of residents from Stream Valley was going to come but they had gotten caught up in a traffic accident, which had occurred. Since the Phase one maintenance had been extended for one year, their concerns were not as much of an issue. Their concerns were if the maintenance agreement was going to be released for phase one and phase two that there were some serious, not minor, areas that needed to be redone. She had put together a public site with all of the pictures and notes for what phase one and phase two looked like with the improvements in order to reflect the nice common areas that were in phase two. For some reason the phase one common areas do not look nearly as nice as phase two. She showed and described both phase one and phase two's common areas.

Mr. Mizell, the City's Land Planner, stated that the pictures that Ms. Crumrine had shown were actually in phase two, which would be denied at this meeting. because the standards were not met.

Ms. Kortas stated that most of the photos with the problems were in the phase one area of section three, and that was the one that staff was recommending an extension on for the area of concern.

Chair Hathaway asked if there was an applicant.

No one came forward.

Mr. Harrison moved to recommend to extend it for one year.

Ms. Billingsley asked Mr. Harrison if he was recommending to extend it for both phase one and phase two.

Ms. Kortas asked Mr. Harrison if he wanted to accept the staff recommendation.

Ms. Billingsley stated that she wanted to be clear and stated that the staff recommendation was to release the maintenance agreement for landscaping in phase one.

Ms. Kortas stated that she was correct, and it was also to extend the landscaping in phase two.

Ms. Billingsley stated that it did not say extend, it said to release the landscaping agreement in phase one and the landscaping agreement in phase two.

Mr. Harrison stated that it said to extend to January 22, 2015.

Ms. Kortas stated that this was the request, and one would have to go to the staff report for the recommendations to actually see what was being recommended.

Mr. Harrison moved to recommend approval for one year as recommended by staff, and Vice Chair Lindsey seconded the motion.

Ms. Allen stated that she wanted to double-check this because she had heard different terminology regarding section one of phase one. She asked if staff was sure of the terminology.

Ms. Kortas stated that Mr. Mizell was familiar with section three as he had been out extensively to inspect it. This discussion was regarding section three, which has been split up into two phases, phase one and phase two.

Ms. Allen stated that she just wanted to make sure that the Planning Commission was approving the correct maintenance agreement.

Ms. Kortas stated that they were, and if the Planning Commission accepted staff recommendations, they could vote on both of those at the same time. By accepting staff recommendations, the Planning Commission would be releasing phase two from maintenance and extend phase one for one year. If the applicant finishes this before one year, they are allowed to come back and request an earlier agenda.

Alderman Petersen stated that something had been mentioned in the reasons about dead trees, etc., but it sounded like there were other problems with the turf.

Ms. Kortas stated that Mr. Mizell and Mr. Cunningham could go inspect this and take another look at that.

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

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

9. [15-0516](#) Westhaven PUD Subdivision, site plan, section 18; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

10. [15-0517](#) Westhaven PUD Subdivision, site plan, section 20, revision 4, lots 848, 1158 and 1159 (Golf Clubhouse); accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

11. [15-0518](#) Westhaven PUD Subdivision, site plan, section 21, revision 1; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

12. [15-0519](#) Westhaven PUD Subdivision, site plan, section 32, lots 4033 and 5051; 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

13. [15-0494](#) *Consideration Of Ordinance 2015-09, To Be Entitled, "An Ordinance To Zone +/- 30.11 Acres Into The Height Overlay District (HTO) For The Property Located At The Southeast Corner Of Interstate 65 And McEwen Drive."; Establishing a Public Hearing for July 14, 2015. (05/28/15 FMPC 8-0; 06/09/15 WS)

Attachments: [Ord 2015-09 Franklin Summit HTO rezoning - Copy](#)
[5834 Franklin Summit Rezoning MAP](#)
[HTO map](#)
[Franklin Summit HTO Rezoning PLANS](#)

Ms. Diaz-Barriga stated that this site is made up of three parcels, and is bordered by I-65 and Huffine's Ridge Drive to the west and McEwen Drive to the north. The property is currently zoned General Commercial (GC). Currently the Height Overlay District (HTO) is assigned to several properties within the immediate vicinity of this site. She had provided a map for the Planning Commissioners to see. Also, the purpose of the HTO is to allow for buildings with building heights that exceed 75 feet in specific areas, such as along the Interstate-65 corridor, where such heights create a unique development form but allow for special review to ensure proper fire protection for tall buildings where there may be a high concentration of residents or employees. Therefore, staff feels that the location of the site, as well as its proximity to the existing HTO boundary, justifies extending the HTO boundary to this property, and recommends a favorable recommendation to the BOMA.

Chair Hathaway asked for comments from the citizens.

No one came forward.

Chair Hathaway asked if there was an applicant.

Mr. Brad Slayden, of Ragan Smith Associates, stated that they agreed with staff recommendations, and he requested a favorable recommendation of Ordinance 2015-09 to the BOMA.

Mr. Harrison moved to favorably recommend Ordinance 2015-09 to the BOMA and Ms. McLemore seconded the motion.

Mr. Orr stated that this was the highest building that could be built on this parcel. He asked how this compared with the height of the Drury building, which was across the interstate.

Ms. Diaz-Barriga stated that the height overlay would allow up to 12 stories, but also transitional features could apply to it.

Mr. Orr stated that then this parcel was discussed in the past, there were some elevations that were set, which limited what was going to be done at this location. It now sounds as those limits are being relieved.

Ms. Diaz-Barriga stated that presently the most that could be build on that site was six. The character area for that McEwen Character Area 4 would allow up to six with a Planned Unit Development (PUD). This would now allow up to twelve.

Vice Chair Lindsey stated that part of the presentation for the original consideration of this site included a comparison of the pad elevation of this building relative to the Drury building.

Mr. Glen McGee, of SouthStar, stated that when the presentation was made, they were dealing with the potential for the Hilltop Hillside Overlay (HHO) being part of that piece. The presentation showed buildings under the current zoning compared to what the Drury Inn would be. He did not recall the exact elevations, but they did have it in a presentation form. They would actually bring the hill down about 50 feet. The real reason they were going after the height overlay was because of the inquiries they were getting for the location. It does not necessarily mean that they want to build a 12 story building. This was where they would go from 75 feet up to the other. They have no plans other than the inquiries they are getting and the things they are working on with potential tenants.

Mr. Orr was not as concerned with the number of stories as he was the total height of what would be built there. He would be in favor of adding a condition to limit the height of the structure to not exceed the height of the Drury Inn. He could not approve free rain to go higher on that point.

Mr. Anthony stated that a condition could not be placed on a rezoning, and Mr. Orr would have to wait until an actual plan come forward.

Chair Hathaway asked if the Planning Commission would have the ability to do that if they were basically saying that the applicant could build 12 stories and go back and restrict it to 9 or 10 stories.

Mr. Anthony stated that he thought the Planning Commission's best way forward would be able to work through transitional features and that was to ensure compatibility with the surrounding structures.

Alderman Petersen stated that the Planning Commission needed to keep in mind that this was a recommendation to the BOMA.

A motion was made by Commissioner Harrison, seconded by Commissioner McLemore, that this Ordinance be recommended favorably to the Board of Alderman and to the Work Session, meeting on 6/9/2015. The motion carried by the following vote:

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

14. [15-0497](#) *Consideration Of Ordinance 2015-11, To Be Entitled, "An Ordinance To Rezone +/- 22.55 Acres From Specific Development-Variety (SD-X) District To Attached Residential 20 (RM20) District For The Property Located At 1222 Liberty Pike."; Establishing a Public Hearing for July 14, 2015. (05/28/15 FMPC 8-0; 06/09/15 WS)

Attachments: [Ord 2015-11 Standard at Cool Springs rezoning](#)
[5839 The Standard Rezoning MAP](#)
[Rezoning Request Set PLANS Set](#)

Ms. Diaz-Barriga stated that this proposal lies within the McEwen Character Area 4, complies with the recommendation for a mixture of attached and detached residential uses and neighborhood or local retail uses. The McEwen Character Area Overlay District 4 (MECO-4) also states that attached residential is appropriate as a transition to residential uses to the east. Staff agrees that placing a higher density of residential (20 du/acre) closer to major traffic corridors is preferred to placing such density within or beyond the lower density, single-family neighborhoods of the area. It is staff's opinion that the proposed attached residential provides a compatible use for the property immediately to the east, Columbia State Community College, as well as for the office, commercial, and retail uses along the Carothers Parkway corridor. Therefore, staff recommends a favorable recommendation to the BOMA.

Chair Hathaway asked for comments from the citizens.

No one came forward.

Chair Hathaway asked if there was an applicant.

Mr. Greg Gamble, of Gamble Design Collaborative, stated that they agreed with staff recommendations, and he requested a favorable recommendation of Ordinance 2015-11 to the BOMA.

A motion was made by Commissioner Harrison, seconded by Commissioner Orr, that this Ordinance be recommended favorably to the Board of Alderman and to the Work Session, meeting on 6/9/2015. The motion carried by the following vote:

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

15. [15-0495](#) *Consideration Of Ordinance 2015-10, To Be Entitled "An Ordinance To Rezone +/- 0.85 Acres From Detached Residential 3 (R3) District To Specific Development-Residential (SD-R 4.71) District For The Property Located At 1365 And 1367 Columbia Avenue."; Establishing a Public Hearing for July 14, 2015. (05/28/15 FMPC 8-0; 06/09/15 WS)

Attachments: [Ord 2015-10 Gist Street PUD Subd rezoning](#)
[5835 Gist Street Rezoning MAP](#)
[Gist Rezoning Request PLANS](#)

Mr. Diaz-Barriga stated that the two properties included in this rezoning request are currently residential lots, each of which contain one detached single-family house. The properties are zoned Detached Residential 3 District (R3), and are surrounded by R3 zoning. They are within the Central Franklin Character Area, Special Area 7, which supports detached residential as a continued appropriate use. The Central Franklin Character Area Overlay District 7 (CFCO-7) also identifies this area as positioned to receive additional redevelopment and infill in the future, and even supports Accessory Dwellings as one way to accommodate infill. It is staff's opinion that this rezoning is also an appropriate avenue to accommodate infill. The property at 1367 Columbia Avenue is a large L-shaped lot with a sizable vacant area at the rear lot of the property. This area could accommodate additional lots that would be contextually appropriate in terms of lot width and street setbacks, while maintaining appropriately sized lots for the existing houses. Further, the Columbia Avenue Overlay encompasses these properties and will restrict any new development to be built within contextual building heights, widths, setbacks, and architecture. Staff recommends a favorable recommendation to the BOMA.

Chair Hathaway asked for comments from the citizens.

No one came forward.

Chair Hathaway asked if there was an applicant.

Mr. Greg Gamble, of Gamble Design Collaborative, stated that they agreed with staff recommendations, and he requested a favorable recommendation of Ordinance 2015-10 to the BOMA.

A motion was made by Commissioner Harrison, seconded by Commissioner Orr, that this Ordinance be recommended favorably to the Board of Alderman and to the Work Session, meeting on 6/9/2015. The motion carried by the following vote:

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

16. [15-0496](#) PUBLIC HEARING: Consideration of Resolution 2015-30, To Be Entitled, "A Resolution Approving A Development Plan For The Gist Street PUD Subdivision, Located At 1365 And 1367 Columbia Avenue, By The City Of Franklin, Tennessee."; (05/28/15 FMPC 8-0; 06/09/15 WS)

Attachments: [Res 2015-30 Gist Street PUD Subd DP Resolution](#)

[5836 Gist Street DP MAP](#)

[Conditions of Approval 5836](#)

[Gist Street PUD Dev Plan SITE LAYOUT](#)

[Gist Street PUD Dev Plan FULL SET PLANS](#)

Ms. Diaz-Barriga stated that this development plan proposes two single family detached infill lots along Gist Street, in addition to the two existing single family detached lots along Columbia Avenue, creating a PUD with a density at 4.71 dwelling units per acre. The proposal is compliant with both the land use plan and the Columbia Avenue Overlay in terms of land use and site design. While the proposed architecture is included in this application, it is provided for conceptual purposes only, and is not being approved with this development plan. The lots proposed do meet the transitional features' requirement for being within 40% of the average lot width for the block. The street setbacks proposed also meet the transitional features' regulations by being within 25% of the average on the block and being no closer than any existing setback on the block. A future right-of-way dedication is identified along Columbia Avenue and in correspondence to a future Columbia Avenue expansion. Sidewalks are being provided in a combination of construction and fees-in-lieu payment. Staff recommends approval with conditions.

Chair Hathaway asked for comments from the citizens.

No one came forward.

Chair Hathaway asked if there was an applicant.

Mr. Greg Gamble, of Gamble Design Collaborative, stated that they agreed with staff recommendations, and he requested a favorable recommendation or Ordinance 2015-30 to the BOMA.

Mr. Harrison moved to favorably recommend Ordinance 2015-30 to the BOMA, and Vice Chair Lindsey seconded the motion.

Ms. Allen asked about the request for the construction of the sidewalks.

Mr. Gamble stated that there was a Major Thoroughfare Plan that proposes a future for Columbia Avenue. If the sidewalks were located today on Columbia Avenue, there is a likelihood that they would be torn up, removed, and replaced with the future plans for Columbia Avenue. The applicant is dedicating some portion of the right-of-way for Columbia Avenue and putting that in reservation along Columbia Avenue for that future expansion. This was the consideration given to that. It was more appropriate for fee-in-lieu-of there. Secondly, there is an existing residence on the lot. Its porch is one foot from the right-of-way line. If a 5 foot sidewalk was put at that location, the resident of that house would lose that since of privacy along that edge. Therefore, it was agreed that fee-in-lieu-of was appropriate for that section. Sidewalks will be installed where the two new lots are proposed.

Ms. Allen thanked Mr. Gamble and stated that she just wanted this language to be on the record.

Alderman Petersen stated that there were several conditions on this item, and she asked Mr. Gamble if he had anything that he wanted to say.

Mr. Gamble stated that the applicant would be working with Planning and Engineering as they go to the site plan stage.

A motion was made by Commissioner Harrison, seconded by Commissioner Lindsey, that this Resolution be recommended favorably to the Board of Alderman and to the Work Session, meeting on 6/9/2015. The motion carried by the following vote:

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

17. [15-0476](#) City of Franklin Water Treatment Facility, site plan, a 9,170 square foot civic structure on 47.02 acres, located at 838 Lewisburg Avenue.

Attachments: [5842 City of Franklin Water Treatment Facility, SP, Map](#)
 [5842 City of Franklin Water Treatment Facility, SP, Plans Set](#)
 [5842 City of Franklin Water Treatment Facility, SP, Design](#)
 [Modification Request](#)
 [5842 City of Franklin Water Treatment Facility, SP, Conditions of](#)
 [Approval](#)

Mr. Anthony presented the report for item 17 and stated that staff recommended approval for this project. He noted that the applicant was requesting a design modification to allow metal panels on the rear, particularly on the rear of the building and a little bit on the sides. The City's Departmental Review Team reviewed the request and determined that the building, as shown in the elevations, should not lose any aesthetic or safety issues considering they have a large outer view. Therefore, staff recommends approval as well of the design modification request.

Chair Hathaway asked for comments from the citizens.

No one came forward.

Chair Hathaway asked if there was an applicant.

Mr. Andrew Johnson, of SSR, stated that they agreed with staff recommendations, and he requested approval of item 17.

Mr. Harrison moved to approve the design modification to allow metal panels on the rear, particularly on the rear of the building and a little bit on the sides, Mr. Orr seconded the motion, and it passed unanimously.

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

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

18. [14-636](#) Echelon PUD Subdivision, final plat, section 1, creating 56 detached residential lots and 5 open space lots on 17.12 acres, located between South Carothers Road and Carothers Parkway, north of the Harpeth River. (CONSENT AGENDA)

Attachments: [5824 Map](#)
[5824 Final Plat](#)
[5824 Conditions of Approval](#)

This Planning Item was approved.

19. [15-0452](#) Fair Park Cottages Subdivision, preliminary plat, creating 9 single-family residential lots and 2 open space lots on 3.10 acres, located at 1006 Fair Street.

Attachments: [5751 Fair Park Cottages PP Map](#)
[5751 Fair Park Cottages PP PLAN](#)
[5751 Fair Park Cottages PP, Conditions of Approval](#)

Ms. Billingsley stated that she wanted to let the Planning Commissioners know why they were considering item 19 again. They considered the item at the May 28, Planning Commission meeting, they made a motion to approve, and that motion was defeated. However, the Planning Commission did not affirmatively either approve or disapprove this item, and that was why it was back before the Planning Commission at this meeting.

Ms. Diaz-Barriga stated that staff was happy to answer any questions.

Chair Hathaway asked for comments from the citizens.

Mr. Jason Painter, of 328 11th Avenue, North, stated that he was sick to his stomach about the street that was going in at this location. Eight homes were proposed to be going in at this location with an average of two cars per household. This would bring extra traffic on the new street plus additional FedEx and construction traffic. He discussed the additional amount of traffic that would be in this area and asked if the Planning Commissioners would want a street, such as this, going beside their houses. He did not think the homes would fit in with the community and stated that he was not happy with this proposed project.

Mr. John Ordnung, of 311 11th Avenue North, stated that Mr. Painter had referenced the new home when he had just spoken. He had noticed that there was no place to park cars at this new proposed project. Therefore, when someone comes to view the new home, the parked vehicle straddles the street and the sidewalk at 11th Avenue, North and creates a safety hazard. That is one of those unintended consequences of building the type of structure that was permitted to be put there already.

When the applicant was afforded an opportunity to have a second bite of the apple, Mr. Ordnung took a few moments and listened to the YouTube discussion. During that discussion, one of the members made a statement about infill. This project seems that it is just infill for the sake of infill, and that is exactly what it is. He discussed infill and stated that it is sometimes used to create an opportunity where there is affordable housing. If that was the case at this meeting and it was affordable housing for a teacher, police officer, or fire fighter who worked in this community and wanted to live in Franklin, he would not be coming before this Commission to say one word because that would be about balancing the greater community good. However, that is not what this is about. When one looks at what is before this Planning Commission, there is not one change that has been made. When the nine lots are reviewed, consider a lot size of 4,137 square feet, consider three lot sizes of between 5,051 square feet and think about the structure that will be placed on that lot. He would submit that the structure was incompatible with the transportation choices that individuals make. The applicant says that per day, 54 vehicles would be on this street. Where would these vehicles be parked on that lot to build the structure. He thought the vehicles would be parked underneath the residence. That meant that some of the individuals would have about a three-story structure looking down on their residence on Fair Street where there were once trees.

Finally, he asked if this type of development fit the existing neighborhood, was this the way that one wanted to complete the neighborhood, and was it going to gain acceptance in the neighborhood.

Mr. John Villancourt, of 1015 Fair Street, stated that he was very concerned about the neighborhood. He thought this was in an envelope that was protected. There is a development, such as this, on 96 West at Boyd Mill, and it looks horrible. The lots are all crammed together, and this is exactly what will happen with this development. Fair Street is one of the prettiest streets in Franklin, but if this proposal passes, it will really hurt the neighborhood. It will not look good and will ruin the neighborhood. There are also flooding issues that he did not think had been addressed properly. He had not seen any engineering plans on it. He thought there was also the added noise, the added traffic, the fact that a street is coming next to a three-way stop, which many vehicles are using to cut through. There are also bicyclist clubs, the Rodeo, the Fair and all of the 5K, and 10K runs that come through this area. This will present a tremendous danger to the neighborhood.

Mr. Jay Sheridan, of 1006 Fair Street, stated that his wife was a teacher, and they had been there for eight years and had restored two historic homes on Fair Street. He had talked to several individuals and had been going through the process with the City since May of 2014. He still did not have very much clarity on the process. His understanding was that this project met all of the zoning standards. The zoning standards support and encourage a project to go on a lot, such as this. He felt that if one followed the rules and went through the process, there should be clarity, predictability and confidence in the fact that it would be approved. He thought everyone else was really well screened off. He was very concerned with the way it would look and how it would affect everything. He would like some affirmation, which a citizen can aspect to have, as he has mowed a big lot for eight years, has paid property taxes on it, has gone through the process, was told the project was allowed and then gets to this point, and it is denied. He would appreciate approval on the application.

Mr. Jim Crutchfield, 1012 Fair Street, stated that he had lived at this address for 42 years. Rules are rules, and Mr. Sheridan made a point. If the City makes a ruling on the property that gives Mr. Sheridan and his associates the right to build according to the rules. Mr. Sheridan talked about confidence in the City, as far as the infrastructure goes. Mr. Crutchfield cannot get out onto Fair Street at 7 a.m. and cannot get out on 11th Avenue, North in the afternoon. Mr. Sheridan is right that rules are rules, but might does not make right and rules do not necessarily make society. There are occasions in our lives when just because something is right with the long and is right with a segment of the population, it does not make it right with other parts of the population, or else there would not have been civil rights problems in the 1960s, the Cherokee removal in 1830, and we would not have all kinds of things. So, the fact that it is legal does not do a lot for Mr. Crutchfield. He wanted to go on the record as disapproving this plan again.

Mr. Jay Sheridan made a clarification that item 19 was within the current zoning, met all of the standards and did not have to be rezoned. He was not asking for any exceptions, he just wanted to get it clarified.

Alderman Petersen moved for disapproval for any and all of the following reasons: The language is from the Franklin Subdivision Regulations that were last amended February 23, 2013, Section 2.2.1(5). "There shall be no private streets platted in any subdivision. Every subdivided property shall be served from a publicly-dedicated street." On this proposed plat, number 12 it states, "The proposed lots will be accessed via a private

easement off of 11th Avenue." Also in the Franklin Subdivision Regulations, 3. 1.6 on sidewalks it states, "Sidewalks shall be required in all residential and commercial subdivisions."

Mr. Bryan Echols, of Dickinson Wright, excused himself but stated that the applicant had not had a chance to talk prior to Alderman Petersen's discussion.

Chair Hathaway apologized and asked if the applicant had something to say.

Mr. Bryan Echols, of Waller Law, stated that the applicant had not had a chance to speak. He represented the applicant and stated that they appreciated the fact that staff had, once again, recommended approval. He wanted to address a couple of things, and in light of the last comment he would go ahead and address that as well. Staff had placed a new comment, different from the report from last month at the bottom of the page, regarding transition and buffering. He wanted to make sure that the Planning Commission was aware that staff had said that buffering is required and transitioning is done. Staff references that in their report, and the applicant is in complete agreement with the buffering requirement. That is according to the Zoning Ordinance, which is the means of buffering when one has adjacent lot incompatibilities. This has been met and is a class C buffer. The applicant was told on this date that the issue of the Subdivision Regulations would be brought up. Mr. Echols stated that this street was not a platted private street, to which the Subdivision Regulations refer. It is a shared driveway. It is not unusual in Franklin to have shared driveways going back any number of years. The shared driveways are in residential developments, commercial developments, and are all over the City that have shared driveways on different platted lots with one access point. This is not usual, so unless this meeting has an epiphany tonight that all of those things were done improperly he suggested that this platted private street is limited to a different situation other than just a shared driveway. This driveway meanders over several blocks. It is in the common area, it is on some of the platted lots, and it is two driveways shared among the members. It is not consistent with the way the City has interpreted this for any number of years. It is not a private platted street referenced in the Subdivision Regulations. Finally, he stated that Mr. Scott Black was present to address some of the issues that did come up last month. He stated that there could be sharp differences of opinions on what was appropriate, but the Planning Commission is ruled by the rule of law and most of all the Subdivision Regulations. He requested that in conformity with staff recommendations that the Planning Commission approve item 19.

Mr. Scott Black, of Bristol Development Group, stated that he wanted to clarify a couple of comments from the May 28, 2015, Planning Commission meeting. One comment was the lot sizes. Through the approval, lot cover ratio can be met with the lot sizes that the applicant has. The applicant's intended goal from a marketing purpose was to deliver a product from Vandalia Cottages. This would be more of a downsized baby-boomer product where most of the living is on the first floor. That would require a larger, fuller lot coverage ratio. They know that they will go through the Historic Zoning Commission, that will go down to 35 percent, and that is what the lots are really driven towards. The applicant has met with staff since the May 28s Planning Commission, and there will be a deed restriction over all of the houses that are in this community about their rules, regulations, restrictions, and use of the shared driveway. He wanted to make it clear that they would have restrictions with each home purchased for the shared driveway. He requested approval for item 19.

Chair Hathaway stated that now Alderman Petersen could speak.

Alderman Petersen moved for disapproval of item 19 for any and all of the following reasons, which she reiterated. The Franklin Subdivision Regulations were last amended February 23, 2013, Section 2.2.1(5). "There shall be no private streets platted in any subdivision. Every subdivided property shall be served from a publicly-dedicated street." On this proposed plat, number 12 says, "The proposed lots will be accessed via a private easement off of 11th Avenue." Also in the Franklin Subdivision Regulations, 3. 1.6 on sidewalks it is stated, "Sidewalks shall be required in all residential and commercial subdivisions." In 4.1.3, also in the Subdivision Regulations, there is required the preliminary plat, which says, "shall contain the following information." In number 2 it says certification design, signed by the surveyor of Engineering preparing the plat. This is required on the plat and is one of the things that is required in the Subdivision Regulations to be a part of the plat. "From the Zoning Ordinance, last amended 8-26-14." 5.10.7 3. "Private streets shall be built to the same standards as public streets." 5.10.13 - Sidewalks - 3. Traditional Areas, of which this is a part. Part A says, "Along residential lots within traditional areas, sidewalks shall be setback a minimum of 5 feet behind the street curb." In this case, there is a road section that shows 3 feet, and some lots do not have any sidewalks. In addition, lots should not include streets within their boundaries. Lots 1 through 8 include parts of the paved surface of the street. Lots 6 through 8 contain within their boundaries at least two lanes of paved surface, which apparently is a street, a minimum 18 feet in width. Lot 7 contains in its boundaries, based on rough calculations just by Alderman Petersen, at least 800 square feet of this paved street surface. When this 800 square feet is subtracted from the 4,137 square feet, the stated area in square feet in the parcel table for parcel 7, would be approximately 3,337 square feet and would not meet the minimum lot size of 4,000 square feet, which is required for R-3 zone in traditional areas.

Finally, staff has expressed concern about conformance for transitional features and also on the conditions requested further information on drainage. Alderman Petersen has had, at least, one comment from the neighborhood people about the drainage that already exists, and they have a big concern about this drainage.

Ms. Allen seconded the motion and stated the following reasons: There may have been some misconceptions of this item after the May 28 meeting. The Planning Commission does not simply rubber-stamp what is recommended to them by staff; however, most of the time, Ms. Allen supports staff. The Planning Commission is a voting body, and also sends items to the Board of Mayor and Aldermen. She wanted to be clear that all of the Planning Commissioners had opinions, and they may differ. They also have the right to say whether they feel that a development is compatible with existing neighborhoods or not, and that is why the Planning Commission exists. The May 28 Planning Commission meeting had an extensive discussion about what is now being called a shared driveway. It was called a private driveway at the May 28 meeting. It does not meet City standards. There was a question that was asked about this private drive and what were some of the properties that went to the middle of this shared drive. Ms. Allen will not support item 19. She feels that this plan is not compatible and everything is being added that is required by the law. Back in the 1950s, this area was part of something called the Dinky Track. Her father and others used to swim in this area. Drainage, water, and flooding are also a concern to Ms. Allen, and that is why she will never support this plan. She was not saying that a property owner should not have the right to subdivide; however, she does not feel that this plan is compatible at all.

Alderman Petersen was looking at what was submitted to the Planning Commission, and it calls it a private road section. It does not say anything about it being a shared driveway. With a private road section, it does have a sidewalk on it. If one were talking

about a driveway, she could not believe that they would be talking about a sidewalk along a driveway being required.

Ms. McLemore stated that Alderman Petersen had read several things from the Subdivision Regulations that were in violation. She asked if these items were in violation of item 19, which had been submitted and recommended on behalf of staff.

Mr. Anthony stated that he wanted to be clear that staff's recommendation was on how other projects had been treated in the past. However, he wanted to be clear that Alderman Petersen had brought up some very strong concerns and things that staff definitely needs to review within the Subdivision Regulations. As far as giving a direct answer, he could not give without conducting some further research into the Subdivision Regulations and the intent, context and what surrounds those statements, but staff plans to do that tomorrow.

Ms. Gregory asked if staff had found any concerns in their previous research.

Mr. Anthony stated that in their previous research, staff treated this item as they had with previous similar infill-type developments.

Ms. McLemore asked if this had been treated the same as Benelli Park.

Ms. Diaz-Barriga stated that Benelli Park actually had a public street that was in a right-of-way.

Mr. Franks stated that the applicant had been involved with staff for a year, according to the statements. Does the applicant deserve a deferral to go back and redesign the plan, does he need to have fewer homes, does he need to have a public street, and does he need to start over and spend another year on something that is conforming? The applicant should have been told about the Subdivision Regulations in his pre-application meeting. Mr. Franks asked how this could be worked out. It seemed to be unfair to the citizens and to the applicant.

Mr. Anthony stated that in light of the issues that Alderman Petersen had brought up, the applicant should start over.

Mr. Franks stated that the applicant would now have to go back in the rotation of the resubmittals, and that was one of the problems that needed to get resolved.

Alderman Petersen stated that she mentioned the affidavit that is required to be on the preliminary plat application. It states that, "Certification of design, signed by the surveyor or engineer preparing the plat, which contains the following: I, (name of engineer), have to the best of my ability, designed this subdivision in accordance with the ordinances and regulations governing the subdivision of land within the City of Franklin and within the Franklin Land Use Plan with which I am familiar." Alderman Petersen stated that it is also on the applicant to know the rules, and just because something may have happened before does not change the regulations. The regulations, as written, are still valid. They would have to be changed by the Planning Commission and/or the Board of Mayor and Aldermen before they are changed, not just a practice of ignoring them.

Mr. Harrison wanted to echo Mr. Franks' comments. It seems that these are in violation of the City's standards, and they should have been brought up at some time prior to the year. He could support a deferral on this to try to get it worked out with the City as

opposed to a disapproval because it has been a year in the process, and as Mr. Franks mentioned there is not a need to start the whole process over if it can be worked out over the next 30 to 90 days.

Ms. Diaz-Barriga stated that she wanted to clarify that there was a point where the applicant chose to add additional square footage to the project from what was first submitted, that did take a step back, and they did a plat ahead of this to include that lot into this project.

Mr. Harrison stated that that was not a problem, but he would still support a deferral.

Ms. Billingsley stated that the Planning Commission could not ask for deferral and that only the applicant could ask for a deferral at this point.

Mr. Echols stated that he wanted to state, unequivocally, that the applicant disagrees with the interpretation offered by some members of the Planning Commission with respect to this rule, and while practice does not, indeed, change the rule, it does assist in how they properly interpret Subdivision Regulations. When one has, for years, interpreted the Subdivision Regulations to allow private driveways and one has the history, then it is a powerful way of interpreting that Subdivision Regulations. So, it is relevant. The compatibility issue has been addressed, and "yes" we can all have opinions, and "no" you are not a rubber stamp, but the Planning Commission is required to approve things that meet the requirements. If there is a disagreement about whether this item meets the Subdivision Regulations, that is fine, but that is Mr. Echols' point. Finally, a lot of the aspects to which Alderman Petersen referred, are applicable only if it is deemed a street rather than a driveway. There is a crucial distinction there. Once it is a driveway, there are no sidewalks on driveways. He also pointed out that in the Subdivision Regulations it is referenced to a platted private street and is inconsistent in a number of areas within the Zoning Ordinance, which addresses private driveways, shared access easements, and all of these things. One of the things that one can have under the Zoning Ordinance is a private road. It is not a surprise to find that things on a plan reference a private road, and that is what the Zoning Ordinance calls it. However, this is in no respect anything other than a shared driveway. He understood that there was a disagreement, and he could not change anyone's mind, but he wanted the Planning Commissioners to understand that this was the applicant's position. Quite frankly, a deferral would be fruitless anyway if the Planning Commissioners were going to say that running down the middle of this development has to be a public street, so it is a completely different aspect.

Mr. Franks asked if this private street was conforming to the Subdivision Regulations.

Mr. Echols stated that obviously the applicant thought that it was.

Ms. Allen stated that at the May 28 Planning Commission meeting this question was brought up, and it was stated that it was not, and it would have to go back before Engineering before anyone would accept it. During that conversation on May 28, the applicant and his representative were present, and it was brought up that this did not meet City standards.

Alderman Petersen stated that on the paperwork the applicant submitted it is called a private road section and states that, "Private streets shall be built to the same standards as required for public streets." It did not indicate to Alderman Petersen that it was a driveway, and it was part of a lot.

Mr. Anthony stated that preliminary plats were obviously governed by the Subdivision Regulations, which as Alderman Petersen pointed out stated, "no private roads." However, when staff looks at a plat, there are certain aspects of the Zoning Ordinance that staff applies to it as well. Mr. Echols has pointed out that private roads are discussed in the Zoning Ordinance. So, staff has a difference in one document versus another. He thought that this informed staff's recommendation and this was the way they reviewed this particular project.

Ms. Allen stated that the question was asked at the end of the last discussion that stated, "If this private drive was built to City standards, would the applicant lose some of the additional 8 lots. The answer was that, "This would need to be restudied and calculations reworked for even that question to be answered.

Mr. Orr stated that the driveway was just one issue. He did not see any way that this development, as it is shown, provides any type of transition to the parcels around it, which is as much of a concern to him as the driveway.

Vice Chair Lindsey stated that more and more infill is being seen all of the time. His concern is that it appears that in so many cases, this is a case of trying to squeeze way too much on an existing amount of land. One could say that the compatibility issue has been addressed when a three-story building has been stuck across from a house that has always backed up to the woods. To him there was not compatibility with that.

Mr. Franks stated that this item was denied last month but was back, again, at this meeting because the Planning Commission had not specifically stated why they had denied the item.

Chair Hathaway stated that was addressed with Alderman Petersen's motion, which was to deny item 19.

A motion was made by Commissioner Petersen, seconded by Commissioner Allen, that this Planning Item be denied for any and all of the following reasons: The language is from the Franklin Subdivision Regulations that were last amended February 23, 2013, Section 2.2.1(5). "There shall be no private streets platted in any subdivision. Every subdivided property shall be served from a publicly-dedicated street." On this proposed plat, number 12 it states, "The proposed lots will be accessed via a private easement off of 11th Avenue." Also in the Franklin Subdivision Regulations, 3. 1.6 on sidewalks it states, "Sidewalks shall be required in all residential and commercial subdivisions." The motion carried by the following vote:

- Aye:** 5 - Commissioner Petersen, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Lindsey
- No:** 3 - Commissioner Harrison, Commissioner McLemore, and Commissioner Gregory

20. [15-0505](#) Get Ready Subdivision, final plat, a 5,791 SF private car wash and vehicle processing facility on 4.085 acres, located at 4621 Carothers Parkway. (CONSENT AGENDA)

Attachments: [4684 Map](#)
[4684 Final Plat](#)
[4684 Conditions of Approval](#)

This Planning Item was approved.

21. [15-0428](#) The Highlands at Ladd Park PUD Subdivision, final plat, section 13, 38 detached residential lots and 4 open space lots on 11.75 acres, located west of Carothers Parkway, north of Truman Road West and along Alfred Ladd Road. (CONSENT AGENDA)

Attachments: [5830 Map](#)
[5830 Final Plat](#)
[5830 Conditions of Approval](#)

This Planning Item was approved.

22. [15-0433](#) The Highlands at Ladd Park PUD Subdivision, final plat, section 23, 59 detached residential lots and 2 open space lots on 16.99 acres, located north of Long Lane and west of the future Carothers Parkway. (CONSENT AGENDA)

Attachments: [5825 Map](#)
[5825 Final Plat](#)
[5825 Conditions of Approval](#)

This Planning Item was approved.

23. [15-0436](#) The Highlands at Ladd Park PUD Subdivision, final plat, section 25, 6 detached residential lots and 1 open space lot on 21.65 acres, located north of Truman Road East and east of Ryecroft Lane. (CONSENT AGENDA)

Attachments: [5826 MAP](#)
[5826 Final Plat](#)
[5826 Conditions of Approval](#)

This Planning Item was approved.

24. [15-0482](#) Nichol Mill Lofts PUD Subdivision, final plat, 1 attached residential lot on 6.19 acres, located at 427 and 447 Nichol Mill Lane near the intersection of Nichol Mill Lane and Mallory Lane (CONSENT AGENDA)

Attachments: [5821 Nichol Mill Lofts PUD Subdivision, FP, Project Map.pdf](#)
[5821 Nichol Mill Lofts PUD Subdivision Conditions of Approval_01.pdf](#)
[5821 Nichol Mill Lofts PUD Subdivision, Final Plat](#)

This Planning Item was approved.

25. [15-0437](#) Quail Hollow Business Park, final plat, section 2, revision 5 (Rolling Hills Hospital Addition), a 17,800 square foot building addition on 17.68 acres, located at 2014 Quail Hollow Circle. (CONSENT AGENDA)

Attachments: [5829 Map](#)
[5829 Final Plat](#)
[5829 Conditions of Approval](#)

This Planning Item was approved.

26. [15-0503](#) The Standard at Cool Springs Subdivision, final plat, (Waterford Subdivision, Revision 1), two lot subdivision on 25.00 acres, located at 1222 Liberty Pike. (CONSENT AGENDA)

Attachments: [5840 The Standard Subd. FP MAP](#)
[Conditions of Approval_5840 The Standard Final Plat](#)
[5840 The Standard - final plat](#)

This Planning Item was approved.

27. [15-0481](#) Through the Green PUD Subdivision, final plat, section 3, revision 1, lots 52-83, 33 attached residential housing lots on 2.64 acres located on Vintage Green Lane and Shadow Green Drive near the intersection of Columbia Ave and Mack Hatcher Parkway. (CONSENT AGENDA)

Attachments: [5822 Through The Green PUD Subdivision, FP, Project Map.pdf](#)
[5822 Through The Green PUD Subdivision FP Conditions of Approval_01.pdf](#)
[5822 Through the Green PUD Subdivision, FP](#)

This Planning Item was approved.

28. [15-0507](#) Township PUD Subdivision, site plan, section 1, a 59,736 square foot assisted living facility, on 17.30 acres, located at 1127 Murfreesboro Road. (CONSENT AGENDA)

Attachments: [5841 Township PUD SP Sec 1 MAP](#)
 [5841 Township PUD Conditions of Approval](#)
 [Township PUD Sec 1 SITE LAYOUT](#)
 [Township PUD Sec 1 ELEVATIONS](#)
 [Township PUD Sec 1 FULL PLANS SET](#)

This Planning Item was approved.

NON-AGENDA ITEMS

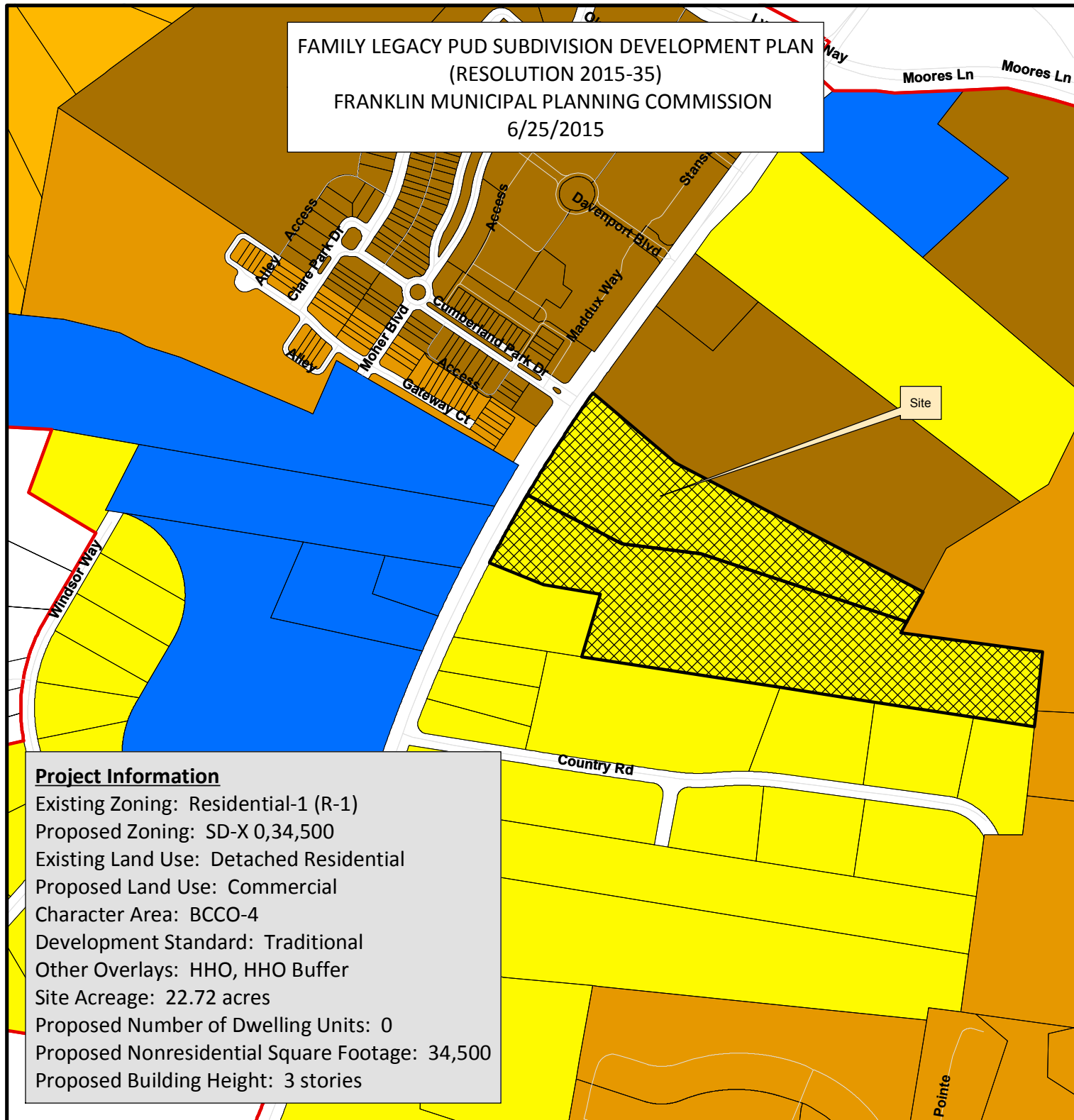
ANY OTHER BUSINESS

ADJOURN

There being no further business, the meeting adjourned at 8:16 p.m.

Chair, Mike Hathaway

FAMILY LEGACY PUD SUBDIVISION DEVELOPMENT PLAN
(RESOLUTION 2015-35)
FRANKLIN MUNICIPAL PLANNING COMMISSION
6/25/2015



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



0 250 500 1,000
Feet

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It was compiled from the most authentic information available.
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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 _____ 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.

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____
ERIC S. STUCKEY
CITY ADMINISTRATOR/RECORDER

BY: _____
DR. KEN MOORE
MAYOR

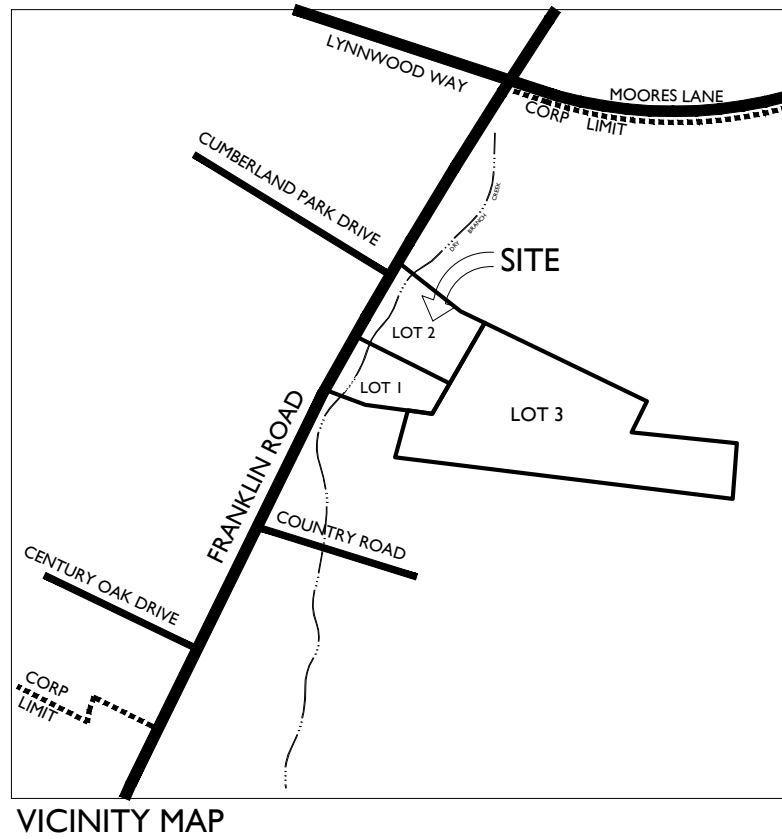
PLANNING COMMISSION RECOMMENDED APPROVAL:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:



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 Huiorong 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	DEV
1340 MOHAWK BLVD	BELL FUND IV FRANKLIN GATEWAY LLC		PO BOX 56607	ATLANTA	GA	30043	Subd GATEWAY VILLAGE SEC 3 PB 53 Pg 121 Lot 0138	SO-X	VACANT	BECCO-4	T
321 DAVENPORT BLVD	CARDEN COMMONS LLC		502 THOROUGHGREEN UN SITE 200	BRENTWOOD	TN	37027	Subd CARDEN COMMONS SEC 3 PB 53 Pg 121 Lot 0139	SO-X	VACANT	BECCO-4	T
AMBLEDUE WAY	BELL FUND IV FRANKLIN GATEWAY LLC		PO BOX 56607	ATLANTA	GA	30043	Subd GATEWAY VILLAGE SEC 3 PB 53 Pg 121 Lot 0140	SO-X	OPEN SPACE	BECCO-4	T
557 FRANKLIN RD	CHURCH CLEARVIEW BAPTIST		557 FRANKLIN RD	FRANKLIN	TN	37069		CI	CHURCH	BECCO-3	C
557 FRANKLIN RD	CHURCH CLEARVIEW BAPTIST INC		557 FRANKLIN RD	FRANKLIN	TN	37069		CI	CHURCH	BECCO-3	C
549 FRANKLIN RD	CHURCH CLEARVIEW BAPTIST		557 FRANKLIN RD	FRANKLIN	TN	37069		CI	CHURCH	BECCO-3	C
541 FRANKLIN RD	MASTER PLANS LLC		1228 ADEVIEW DR	FRANKLIN	TN	37064		CI	CHURCH	BECCO-3	C
537 FRANKLIN RD	CHURCH CLEARVIEW BAPTIST		557 FRANKLIN RD	FRANKLIN	TN	37069		CI	CHURCH	BECCO-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	BECCO-3	C
1215 COUNTRY RD	MOORE KOTI B		1215 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0004	R1	SINGLE FAMILY	BECCO-3	C
1223 COUNTRY RD	DEMONBREM TROY S		1215 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0006	R1	SINGLE FAMILY	BECCO-3	C
1224 COUNTRY RD	MEKEHAN KEVIN M		227 3RD AVE N	FRANKLIN	TN	37064	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0008	R1	SINGLE FAMILY	BECCO-3	C
1226 COUNTRY RD	PARRIS CINDY B		1226 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0009	R1	SINGLE FAMILY	BECCO-3	C
1222 COUNTRY RD	ZHU HUIRONG		711 W LA CANADA AVE	MOUNTAIN HOUSE	CA	95015	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0007	R1	SINGLE FAMILY	BECCO-3	C
1218 COUNTRY RD	ROVENSTINE JOHN JASON		1218 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 22 Pg 18 Lot 0005	R1	SINGLE FAMILY	BECCO-3	C
1208 COUNTRY RD	HUGHES TERESA BROOKS		1208 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0001	R1	SINGLE FAMILY	BECCO-3	C
586 FRANKLIN RD	BROOKS JOY T TR		407 HORSESHOE LANE	NASHVILLE	TN	37221	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0003	R1	SINGLE FAMILY	BECCO-3	C
540 FRANKLIN RD	MARCHESI CECILIA C		540 FRANKLIN RD	FRANKLIN	TN	37069		R1	SINGLE FAMILY	BECCO-3	C
544 FRANKLIN RD	GABRIELSON ROBERTA NELL		544 FRANKLIN RD	FRANKLIN	TN	37069		R1	SINGLE FAMILY	BECCO-3	C
548 FRANKLIN RD	SARTH AMY JENNIS		548 FRANKLIN RD	FRANKLIN	TN	37069	Subd SARTH AMY JENNIS PB 60 Pg 91	R1	SINGLE FAMILY	BECCO-3	C
554 FRANKLIN RD	ROGERS STEPHEN T		554 FRANKLIN RD	FRANKLIN	TN	37069		R1	SINGLE FAMILY	BECCO-4	T
562 48 FRANKLIN RD	HOLLOWAY JAMES F		562 FRANKLIN RD	FRANKLIN	TN	37069		R1	SINGLE FAMILY	BECCO-4	T
574 FRANKLIN RD	FAGAN GARY DWAYNE		546 LITTLESTONE DR	BRENTWOOD	TN	37027		SO-X	SINGLE FAMILY	BECCO-4	T
580 FRANKLIN RD	FAGAN MARY Y		580 FRANKLIN RD	FRANKLIN	TN	37069		SO-X	SINGLE FAMILY	BECCO-4	T
584 FRANKLIN RD	CHURCH BRENTWOOD OF THE NAZARENE		584 FRANKLIN RD	FRANKLIN	TN	37069		R1	CHURCH	BECCO-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	SO-R	APARTMENTS	BECCO-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	SO-R	APARTMENTS	BECCO-3	C
3024 CUMBERLAND PARK DR	BROOKS LAUREN MICHELLE		3024 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0029	SO-X	SINGLE FAMILY	BECCO-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	SO-X	SINGLE FAMILY	BECCO-4	T
1020 CUMBERLAND PARK DR	HIDDEN HILLS FAMILY LTD PRINSHIP		1126 BECHTES TAVERN TRL	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0027	SO-X	SINGLE FAMILY	BECCO-4	T
3018 CUMBERLAND PARK DR	DOMAN FRANK P		3018 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0026	SO-X	SINGLE FAMILY	BECCO-4	T
3016 CUMBERLAND PARK DR	LEPPER KERRY J		3016 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0025	SO-X	SINGLE FAMILY	BECCO-4	T
3014 CUMBERLAND PARK DR	WYLLIE SUZANNE F		3014 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0024	SO-X	SINGLE FAMILY	BECCO-4	T
3012 CUMBERLAND PARK DR	VAN WOLE JOHN WAYNE		3012 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0023	SO-X	SINGLE FAMILY	BECCO-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	SO-X	SINGLE FAMILY	BECCO-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 0021	SO-X	SINGLE FAMILY	BECCO-4	T
1002 CUMBERLAND PARK DR	JONES CHRISTINA ANNE		1002 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0020	SO-X	SINGLE FAMILY	BECCO-4	T
1004 CUMBERLAND PARK DR	COMBS BEDFORD M		1004 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0019	SO-X	SINGLE FAMILY	BECCO-4	T
CUMBERLAND PARK DR	TAMMIE PAULINE		1046 HOLLY TREE GAP RD	BRENTWOOD	TN	37027	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0018	SO-X	SINGLE FAMILY	BECCO-4	T
1001 CUMBERLAND PARK DR	GATEWAY VILLAGE DEV INC		5047 THOROUGHGREEN IN # 200	BRENTWOOD	TN	37027	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0017	SO-X	SINGLE FAMILY	BECCO-4	T
1003 CUMBERLAND PARK DR	CAMERON DARELL C		1001 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0016	SO-X	SINGLE FAMILY	BECCO-4	T
1005 CUMBERLAND PARK DR	KEDHAN THOMAS C		1003 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0015	SO-X	SINGLE FAMILY	BECCO-4	T
1007 CUMBERLAND PARK DR	REYNOLDS SALLY M		1360 HOLLY TREE GAP RD	BRENTWOOD	TN	37027	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0014	SO-X	SINGLE FAMILY	BECCO-4	T
FRANKLIN RD	AULOR RACHEL R		1007 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0013	SO-X	SINGLE FAMILY	BECCO-4	T
1011 CUMBERLAND PARK DR	GATEWAY VILLAGE RESIDENTIAL LLC		115 SODABOARD LN #A 305	FRANKLIN	TN	37067	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0012	SO-X	SINGLE FAMILY	BECCO-4	T
1013 CUMBERLAND PARK DR	TELLER GEORGE CURTIS		1013 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0011	SO-X	SINGLE FAMILY	BECCO-4	T
1015 CUMBERLAND PARK DR	HINE GEORGE ALLEN		1015 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0010	SO-X	SINGLE FAMILY	BECCO-4	T
1017 CUMBERLAND PARK DR	MEDIRIAN PAMUELLA B ANAHID REV INT		1017 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0009	SO-X	SINGLE FAMILY	BECCO-4	T
1019 CUMBERLAND PARK DR	ROSS RICHARD F		583 MIDWAY CIR	BRENTWOOD	TN	37027	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0008	SO-X	SINGLE FAMILY	BECCO-4	T
1021 CUMBERLAND PARK DR	WINCEK TONIC		1021 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0007	SO-X	SINGLE FAMILY	BECCO-4	T
3019 GATEWAY CT	MATRAVERS LAURIE M		215 DEER PARK CIR	NASHVILLE	TN	37205	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0015	SO-X	SINGLE FAMILY	BECCO-4	T
3017 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0001	SO-X	VACANT	BECCO-4	T
3015 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0002	SO-X	VACANT	BECCO-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	SO-X	VACANT	BECCO-4	T
215 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0004	SO-X	VACANT	BECCO-4	T
217 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0005	SO-X	VACANT	BECCO-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 0006	SO-X	VACANT	BECCO-4	T
221 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0007	SO-X	VACANT	BECCO-4	T
223 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0008	SO-X	VACANT	BECCO-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 0009	SO-X	VACANT	BECCO-4	T
227 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0010	SO-X	VACANT	BECCO-4	T
229 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0011	SO-X	VACANT	BECCO-4	T
231 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0012	SO-X	VACANT	BECCO-4	T
233 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0013	SO-X	VACANT	BECCO-4	T
235 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0014	SO-X	VACANT	BECCO-4	T
237 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0015	SO-X	VACANT	BECCO-4	T
239 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0016	SO-X	VACANT	BECCO-4	T
241 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0017	SO-X	VACANT	BECCO-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 0018	SO-X	VACANT	BECCO-4	T
245 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0019	SO-X	VACANT	BECCO-4	T
247 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0020	SO-X	VACANT	BECCO-4	T
249 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0021	SO-X	VACANT	BECCO-4	T
251 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0022	SO-X	VACANT	BECCO-4	T
253 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0023	SO-X	VACANT	BECCO-4	T
255 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0024	SO-X	VACANT	BECCO-4	T
257 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0025	SO-X	VACANT	BECCO-4	T
259 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0026	SO-X	VACANT	BECCO-4	T
261 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0027	SO-X	VACANT	BECCO-4	T
263 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0028	SO-X	VACANT	BECCO-4	T
265 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0029	SO-X	VACANT	BECCO-4	T
267 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0030	SO-X	VACANT	BECCO-4	T
269 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0031	SO-X	VACANT	BECCO-4	T
271 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0032	SO-X	VACANT	BECCO-4	T
273 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0033	SO-X	VACANT	BECCO-4	T
275 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0034	SO-X	VACANT	BECCO-4	T
277 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0035	SO-X	VACANT	BECCO-4	T
279 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0036	SO-X	VACANT	BECCO-4	T
281 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0037	SO-X	VACANT	BECCO-4	T
283 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0038	SO-X	VACANT	BECCO-4	T
285 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0039	SO-X	VACANT	BECCO-4	T
287 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0040	SO-X	VACANT	BECCO-4	T
289 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0041	SO-X	VACANT	BECCO-4	T
291 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0042	SO-X	VACANT	BECCO-4	T
293 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0043	SO-X	VACANT	BECCO-4	T
295 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0044	SO-X	VACANT	BECCO-4	T
297 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0045	SO-X	VACANT	BECCO-4	T
299 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0046	SO-X	VACANT	BECCO-4	T
301 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0047	SO-X	VACANT	BECCO-4	T
303 GATEWAY CT	CUMBERLAND PARK LLC</										

REZONING REQUEST

FAMILY LEGACY SUBDIVISION

COF # 5848

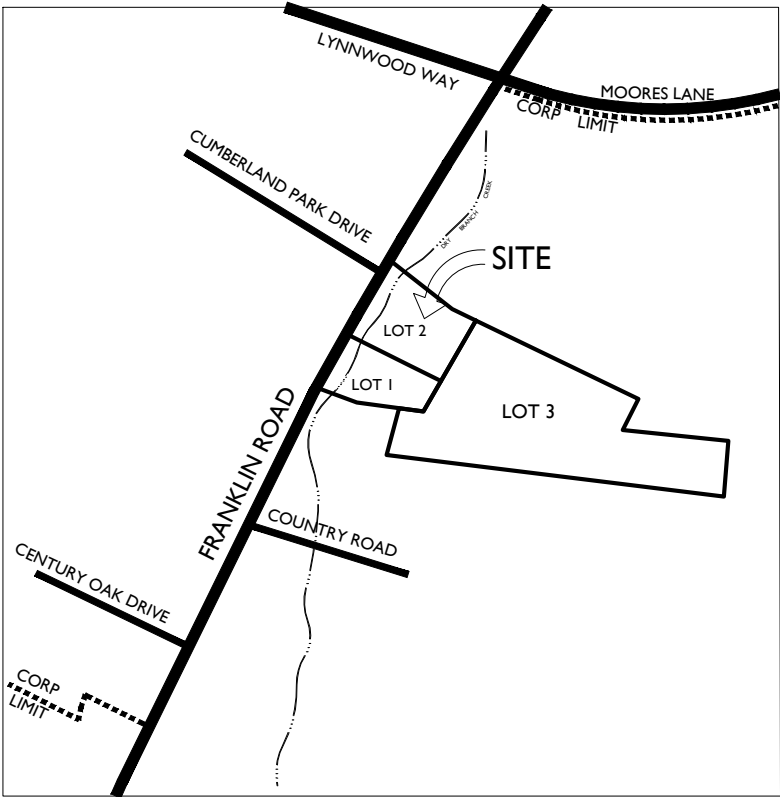
MAP 053, PARCEL 73

MAP 053, PARCEL 74.01

FRANKLIN, TENNESSEE

SHEET INDEX

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



MODIFICATION OF STANDARDS

I. 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

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



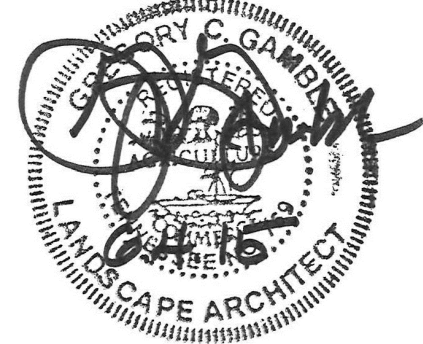
ARCHITECT

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 DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY SUITE 200
FRANKLIN TN 37064
GREG GAMBLE, RLA (615) 975-5765
EMAIL ADDRESS: greggambler209@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:	BERRY'S 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 greggambler209@gmail.com GREG GAMBLE

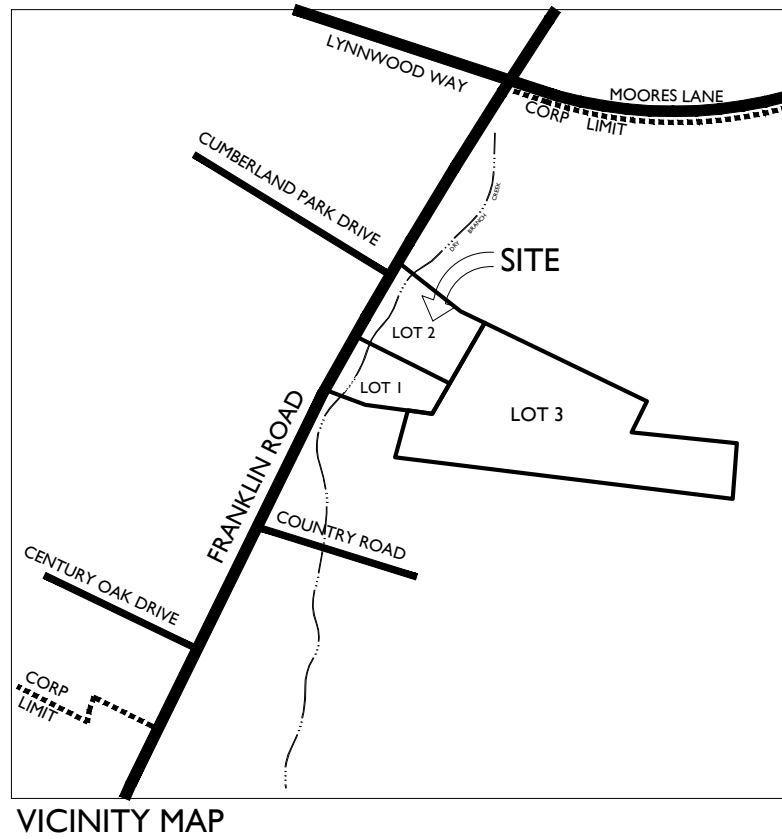
INITIAL SUBMITTAL MAY 11, 2015 -

RESUBMITTAL JUNE 4, 2015 -

REVISION - -

REVISION - -

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



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 Huiorong 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;

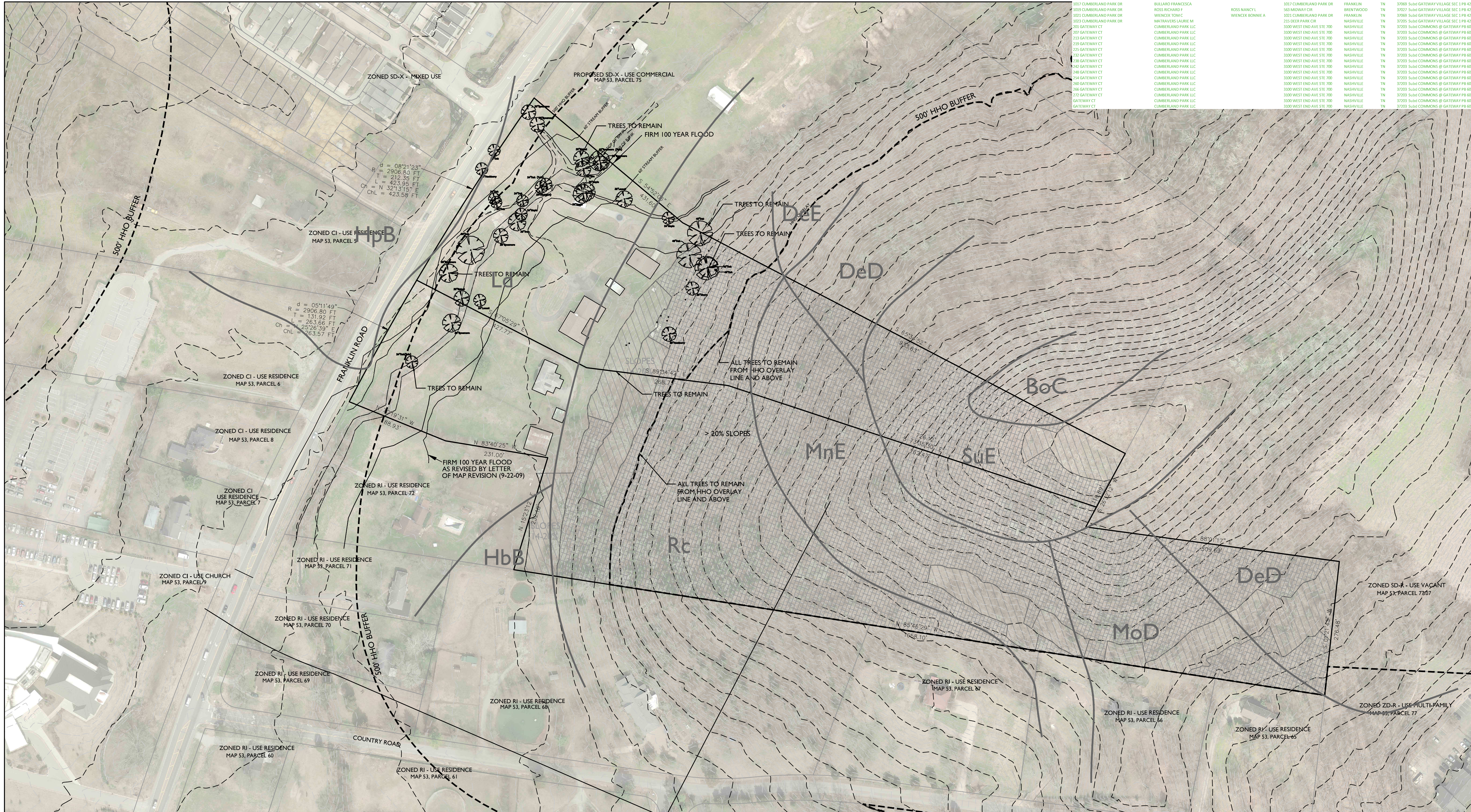
Thence, leaving the west line of said VR Landings and following the north line of said Rogers, North 73 degrees 35 minutes 30 seconds West, a distance of 726.12 feet to a point;

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	DEV
1340 MOHAWK BLVD	BELL FUND IV FRANKLIN GATEWAY LLC		PO BOX 56607	ATLANTA	GA	30043	Subd GATEWAY VILLAGE SEC 3 PB 53 Pg 121 Lot 0138	SO-X	VACANT	BECCO-4	T
321 DAVENPORT BLVD	CARDEN COMMONS LLC		502 THOROUGHGREEN UN SITE 200	BRENTWOOD	TN	37027	Subd CARDEN COMMONS SEC 3 PB 53 Pg 121 Lot 0138	SO-X	VACANT	BECCO-4	T
AMBLESIDE WAY	BELL FUND IV FRANKLIN GATEWAY LLC		PO BOX 56607	ATLANTA	GA	30043	Subd GATEWAY VILLAGE SEC 3 PB 53 Pg 121 Lot 0138	SO-X	VACANT	BECCO-4	T
557 FRANKLIN RD	CHURCH CLEARVIEW BAPTIST		557 FRANKLIN RD	FRANKLIN	TN	37069		SO-X	OPEN SPACE	BECCO-3	C
557 FRANKLIN RD	CHURCH CLEARVIEW BAPTIST INC		557 FRANKLIN RD	FRANKLIN	TN	37069		SO-X	OPEN SPACE	BECCO-3	C
549 FRANKLIN RD	CHURCH CLEARVIEW BAPTIST		557 FRANKLIN RD	FRANKLIN	TN	37069		SO-X	OPEN SPACE	BECCO-3	C
541 FRANKLIN RD	MASTER PLANS LLC		1228 ALEXANDER RD	FRANKLIN	TN	37064		SO-X	OPEN SPACE	BECCO-3	C
537 FRANKLIN RD	CHURCH CLEARVIEW BAPTIST		557 FRANKLIN RD	FRANKLIN	TN	37069		SO-X	OPEN SPACE	BECCO-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	BECCO-3	C
1215 COUNTRY RD	MOORE KOTI B		1215 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0004	R1	SINGLE FAMILY	BECCO-3	C
1223 COUNTRY RD	DEMONBREM TROY S		1215 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0006	R1	SINGLE FAMILY	BECCO-3	C
1223 COUNTRY RD	MOORE KOTI B		1215 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0008	R1	SINGLE FAMILY	BECCO-3	C
1223 COUNTRY RD	MOORE KOTI B		1215 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0010	R1	SINGLE FAMILY	BECCO-3	C
1223 COUNTRY RD	MOORE KOTI B		1215 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0012	R1	SINGLE FAMILY	BECCO-3	C
1223 COUNTRY RD	MOORE KOTI B		1215 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0014	R1	SINGLE FAMILY	BECCO-3	C
1223 COUNTRY RD	MOORE KOTI B		1215 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0016	R1	SINGLE FAMILY	BECCO-3	C
1223 COUNTRY RD	MOORE KOTI B		1215 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0018	R1	SINGLE FAMILY	BECCO-3	C
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1223 COUNTRY RD	MOORE KOTI B		1215 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0022	R1	SINGLE FAMILY	BECCO-3	C
1223 COUNTRY RD	MOORE KOTI B		1215 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0024	R1	SINGLE FAMILY	BECCO-3	C
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1223 COUNTRY RD	MOORE KOTI B		1215 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0032	R1	SINGLE FAMILY	BECCO-3	C
1223 COUNTRY RD	MOORE KOTI B		1215 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0034	R1	SINGLE FAMILY	BECCO-3	C
1223 COUNTRY RD	MOORE KOTI B		1215 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0036	R1	SINGLE FAMILY	BECCO-3	C
1223 COUNTRY RD	MOORE KOTI B		1215 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0038	R1	SINGLE FAMILY	BECCO-3	C
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1223 COUNTRY RD	MOORE KOTI B		1215 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0042	R1	SINGLE FAMILY	BECCO-3	C
1223 COUNTRY RD	MOORE KOTI B		1215 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0044	R1	SINGLE FAMILY	BECCO-3	C
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1223 COUNTRY RD	MOORE KOTI B		1215 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0126	R1	SINGLE FAMILY	BECCO-3	C
1223 COUNTRY RD	MOORE KOTI B		1215 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0128	R1	SINGLE FAMILY	BECCO-3	C
1223 COUNTRY RD	MOORE KOTI B		1215 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0130	R1	SINGLE FAMILY	BECCO-3	C
1223 COUNTRY RD	MOORE KOTI B		1215 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0132	R1	SINGLE FAMILY	BECCO-3	C
1223 COUNTRY RD	MOORE KOTI B		1215 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0134	R1	SINGLE FAMILY	BECCO-3	C
1223 COUNTRY RD	MOORE KOTI B		1215 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0136	R1	SINGLE FAMILY	BECCO-3	C
1223 COUNTRY RD	MOORE KOTI B		1215 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0138	R1	SINGLE FAMILY	BECCO-3	C
1223 COUNTRY RD	MOORE KOTI B		1215 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0140	R1	SINGLE FAMILY	BECCO-3	C



Topographic map of a hillside showing zoning districts MoD, DeD, and SD-A. The map includes contour lines, a road, and several parcels. Labels include 'ZONED RI - USE RESIDENCE MAP 53, PARCEL 66', 'ZONED RI - USE RESIDENCE MAP 53, PARCEL 65', 'ZONED SD-A - USE VACANT MAP 53, PARCEL 7007', and 'ZONED ZD-R - USE MULTI-FAMILY MAP 02, PARCEL 77'. A road is labeled 'S 17th St' and '210-48'.

REZONING REQUEST

FAMILY LEGACY SUBDIVISION

FRANKLIN, TENNESSEE

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
ggamblehcd209@gmail.com
615.975.5765

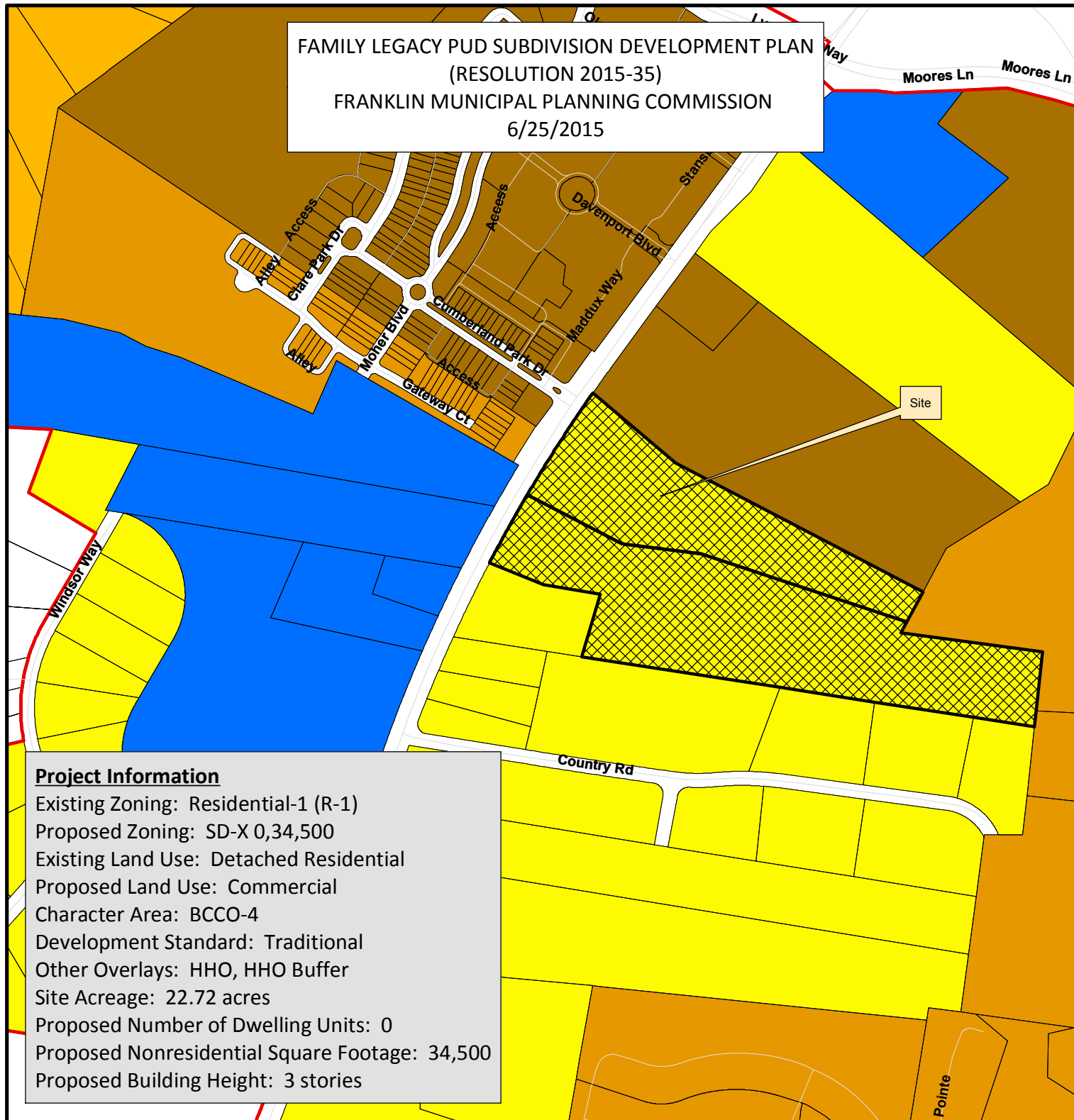
EXISTING
CONDITIONS
PLAN

COF # 5848

C 2.0

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

FAMILY LEGACY PUD SUBDIVISION DEVELOPMENT PLAN
(RESOLUTION 2015-35)
FRANKLIN MUNICIPAL PLANNING COMMISSION
6/25/2015



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



0 250 500 1,000
Feet

This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2015. All rights reserved.

RESOLUTION 2015-35

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:

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

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____
ERIC STUCKEY
CITY ADMINISTRATOR

BY: _____
DR. KEN MOORE
MAYOR

PREAPPLICATION CONFERENCE:

4/30/2015

PLANNING COMMISSION RECOMMENDED APPROVAL:

BOMA APPROVAL:

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-foot 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.

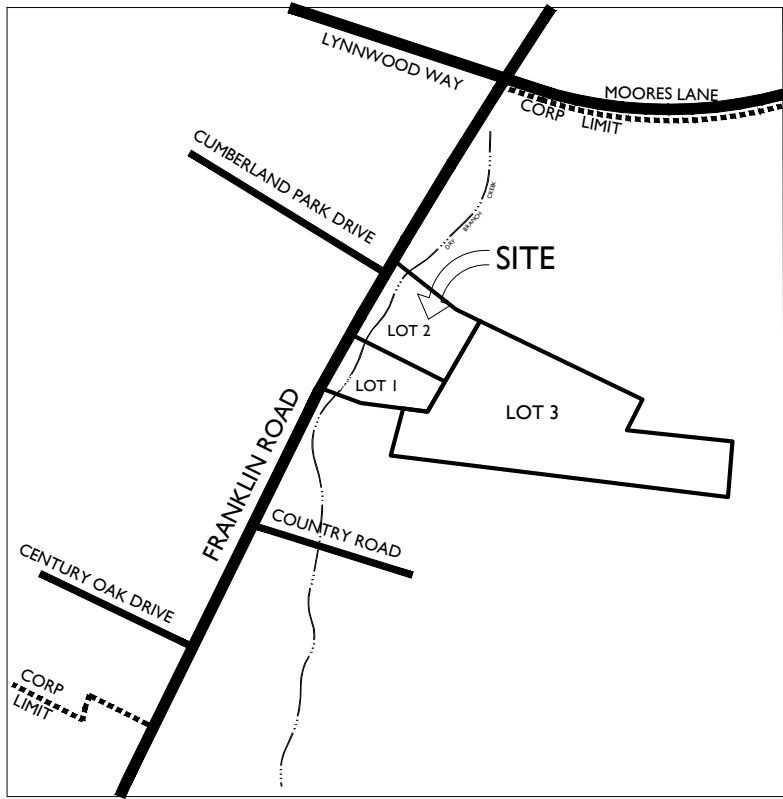
Fire flow requirements in the International Fire Code shall be met as a minimum or fire sprinklers shall be provided if not otherwise required.

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)**

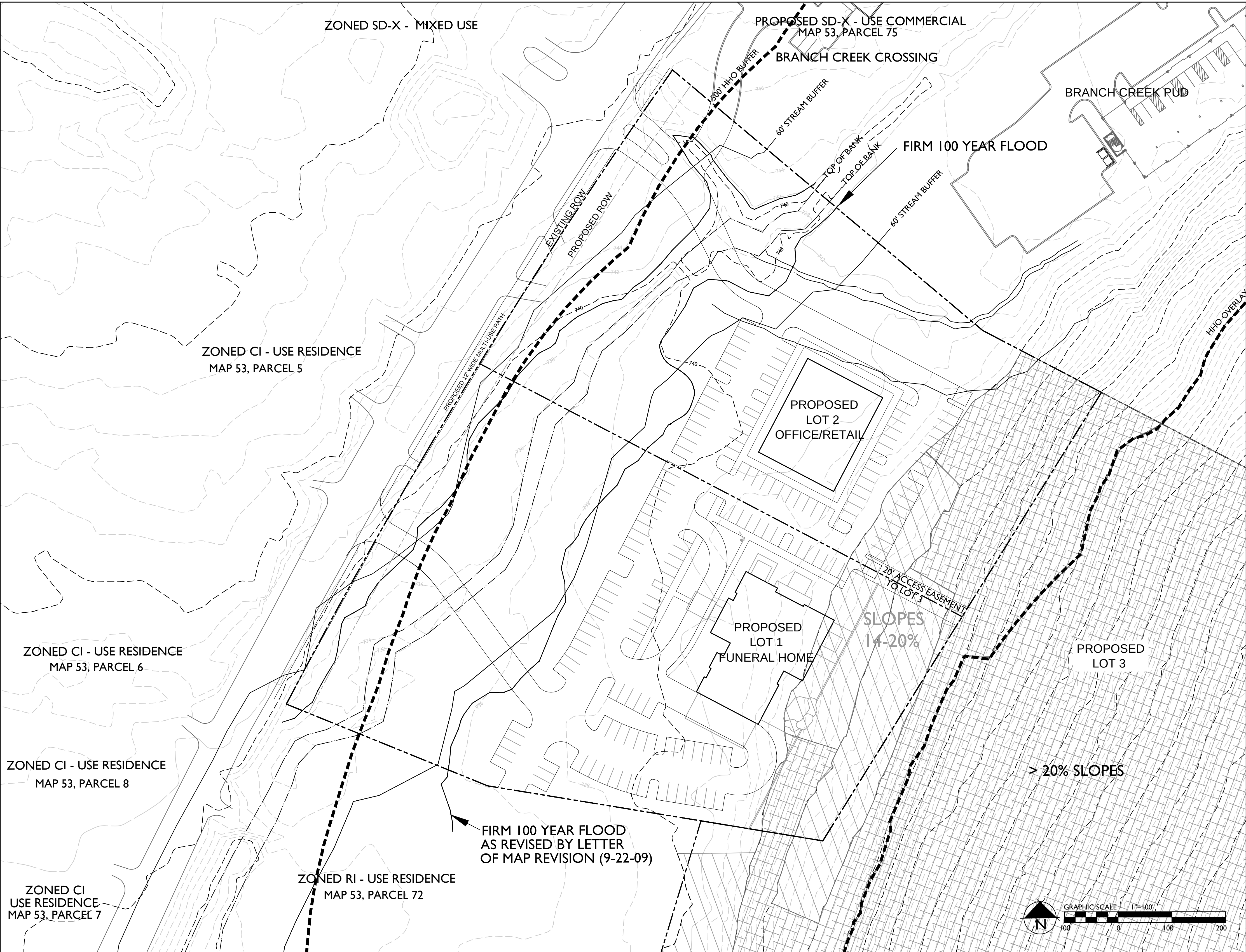
- Draft elevations are not being approved with the development plan. Detailed elevations must be provided at site plan stage and will be reviewed for consistency with Zoning Ordinance as part of site plan review process.



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
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS: MAP 53, PARCEL 73.00
EXISTING ZONING: R1
PROPOSED ZONING: SD-X
CHARACTER AREA OVERLAY: BERRYS CHAPEL BC-4
OTHER APPLICABLE OVERLAYS: HHO - HILLSIDEHILLCREST OVERLAY
FWO - FLOODWAY OVERLAY
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
PARCEL ACREAGE: PARCEL 73 - 14.57 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: 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

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

PLANNER/LANDSCAPE ARCHITECT: GAMBLE DESIGN COLLABORATIVE, 144 SOUTHEAST PARKWAY, SUITE 200, FRANKLIN, TN 37064, 615.975.5765, greggambie209@gmail.com, GREG GAMBLE
OFFICE PHONE: 615.975.5765
EMAIL ADDRESS: greggambie209@gmail.com
CONTACT: GREG GAMBLE

PROPOSED LOT 1: 165,568 SF or 3.80 ACRES
PROPOSED LOT SIZE: 10,500 SF
PROPOSED USE: FUNERAL HOME
BUILDING SQUARE FOOTAGE: 10,500 SF
BUILDING HEIGHT: ONE STORY
MINIMUM L.S.R.: 20
L.S.R. PROVIDED: 688
INCOMPATIBLE BUFFER REQUIRED: NONE
MINIMUM PARKING REQUIRED BY CODE: 200
MAXIMUM PARKING PERMITTED: 220
PARKING REQUESTED BY M.O.S.: 86
BIKE PARKING PROVIDED: 89

PROPOSED LOT 2: 143,331 SF or 3.29 ACRES
PROPOSED LOT SIZE: 8,000 SF RETAIL + 16,000 OFFICE
PROPOSED USE: 24,000 SF
BUILDING SQUARE FOOTAGE: THREE STORY
BUILDING HEIGHT: 20
MINIMUM L.S.R.: 641
L.S.R. PROVIDED: NONE
INCOMPATIBLE BUFFER REQUIRED: 66
MINIMUM PARKING REQUIRED BY CODE: 83
MAXIMUM PARKING PERMITTED: 67
PARKING REQUESTED BY M.O.S.: 4
BIKE PARKING PROVIDED: 4

PROPOSED LOT 3: 680,787 SF or 15.63 ACRES
PROPOSED LOT SIZE: 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 EXISTING 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 CENTERFIELD ASSISTED LIVING CENTER ARE PROPOSED FOR THE EAST SIDE OF FRANKLIN ROAD NORTH OF THIS PROPOSED DEVELOPMENT.

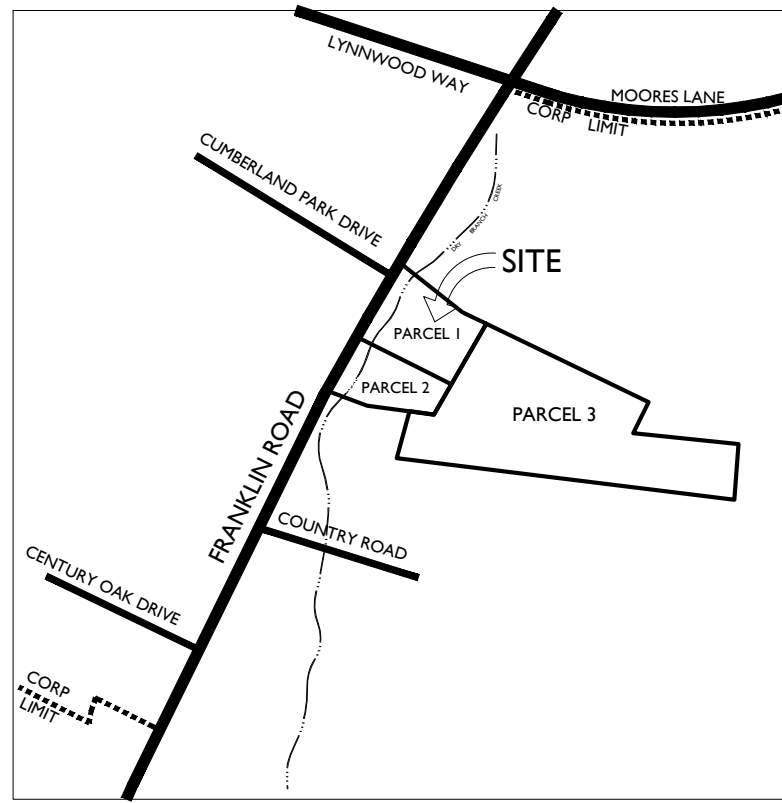
FRONT SETBACKS ON FRANKLIN ROAD WILL BE CONSISTENT ALONG THE EAST SIDE DUE TO THE REQUIRED BUFFER AREAS ALONG DRY BRANCH CREEK.

MODIFICATION OF STANDARDS

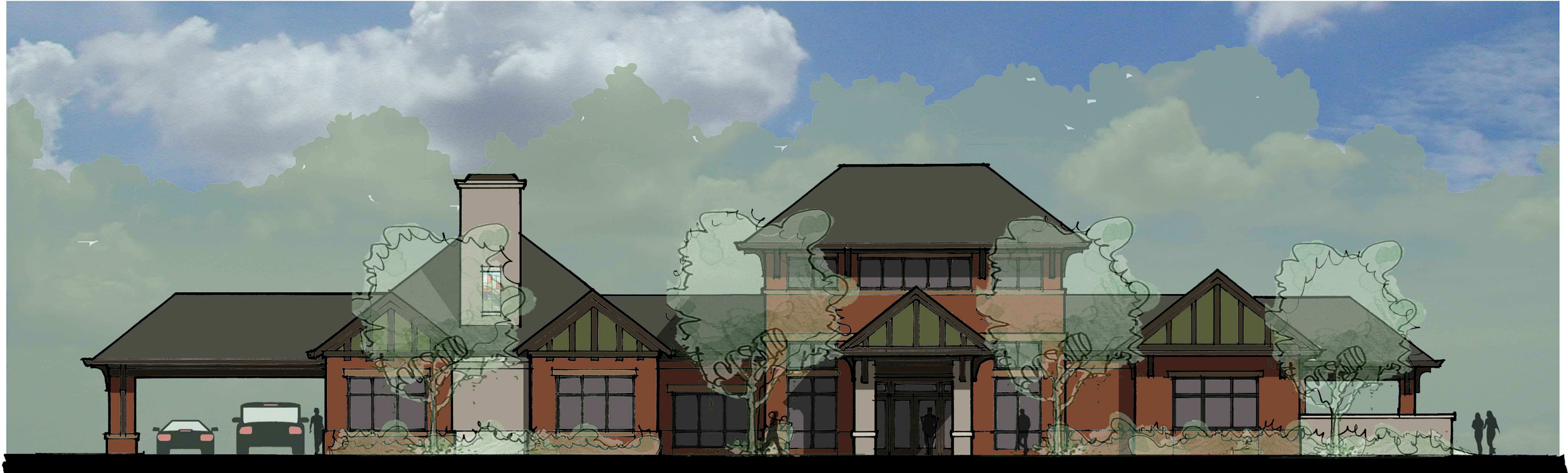
I. TABLE 5-9 STIPULATES THAT A FUNERAL HOME MUST HAVE .25 PARKING SPACES/ PERSON OF MAXIMUM OCCUPANCY. THE PROPOSED STRUCTURE HAS A MAXIMUM OCCUPANCY OF 800 PERSONS WHICH WOULD EQUATE TO 200 PARKING SPACES. AT 10,500 SQUARE FEET, THIS WOULD BE EQUAL TO 19+ SPACES PER ONE THOUSAND SQUARE FEET.

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.



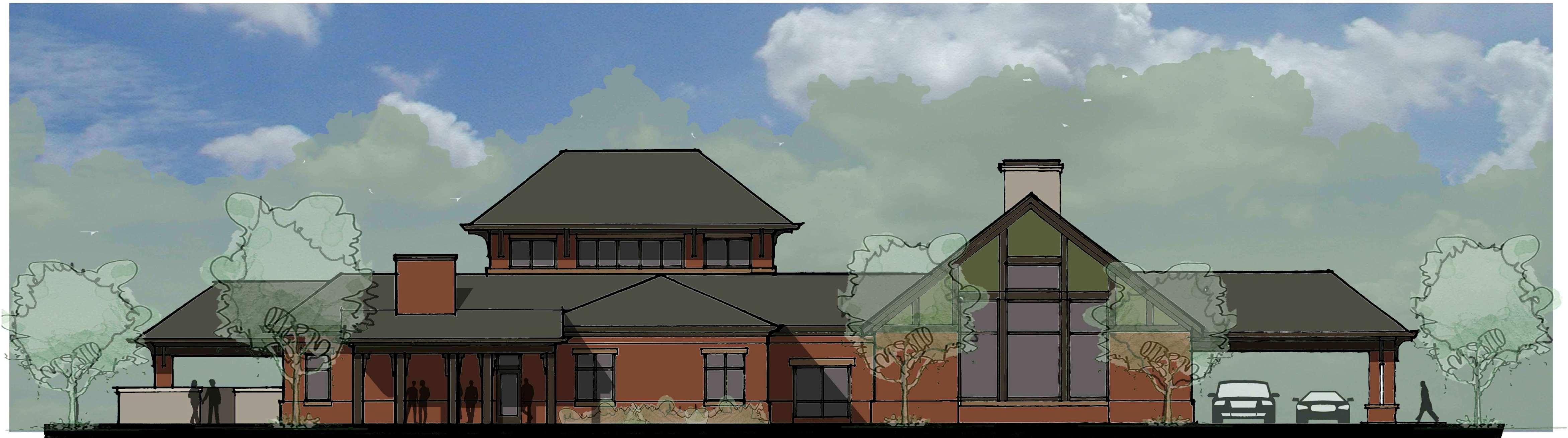


VICINITY MAP



PROPOSED FRONT ELEVATION

1/8" SCALE



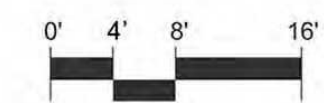
PROPOSED BACK ELEVATION

1/8" SCALE



LOT 1 - FUNERAL HOME

FRANKLIN, TENNESSEE



APRIL 3, 2015



ARCHITECT

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



DEVELOPMENT PLAN
FAMILY LEGACY SUBDIVISION
FRANKLIN, TENNESSEE



GAMBLE DESIGN COLLABORATIVE
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SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
gg@gamble09@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



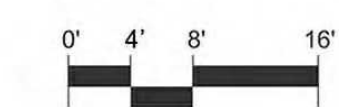
PROPOSED LEFT SIDE ELEVATION

1/8" SCALE



FRANKLIN ROAD OFFICE AND RETAIL BUILDING

FRANKLIN, TENNESSEE



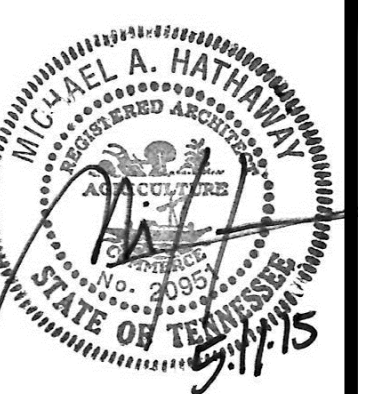
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ARCHITECT
906 STUDIO ARCHITECTS, LLC
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MIKE HATHAWAY, ARCHITECT (615) 289-8737
EMAIL ADDRESS: mike.hathaway@906studio.com



DEVELOPMENT PLAN
FAMILY LEGACY SUBDIVISION
FRANKLIN, TENNESSEE



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GREG GAMBLE
ggamble09@gmail.com
615.975.5765

ARCHITECTURAL
ELEVATIONS

COF# 5849

C 9.1

DEVELOPMENT PLAN

FAMILY LEGACY SUBDIVISION

COF # 5849

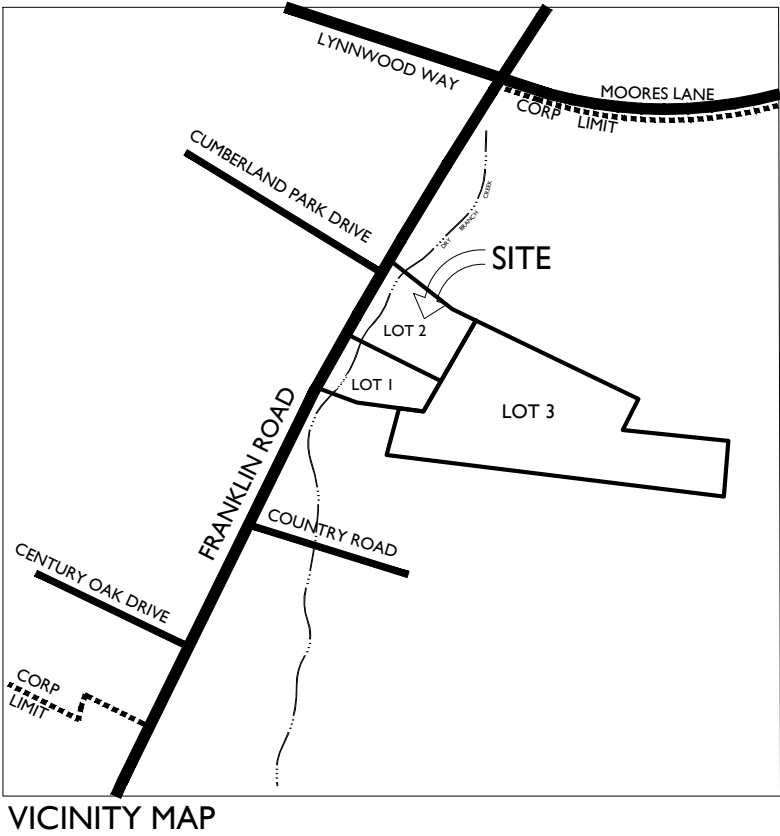
MAP 053, PARCEL 73

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



MODIFICATION OF STANDARDS

I. 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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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 DESIGN 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:	BERRY'S 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	-	-

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

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.

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, 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 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 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 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 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.

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, 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, 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 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.

VR Landings at
Brentwood LP
Map 53, Parcel
77.07
Plat Book 10,
Page 68

09.59'

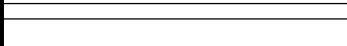
S 01°21'43" W
276.48'

Jeffery Parris
Map 53, Parcel
65.00
Deed 1124, Page
282

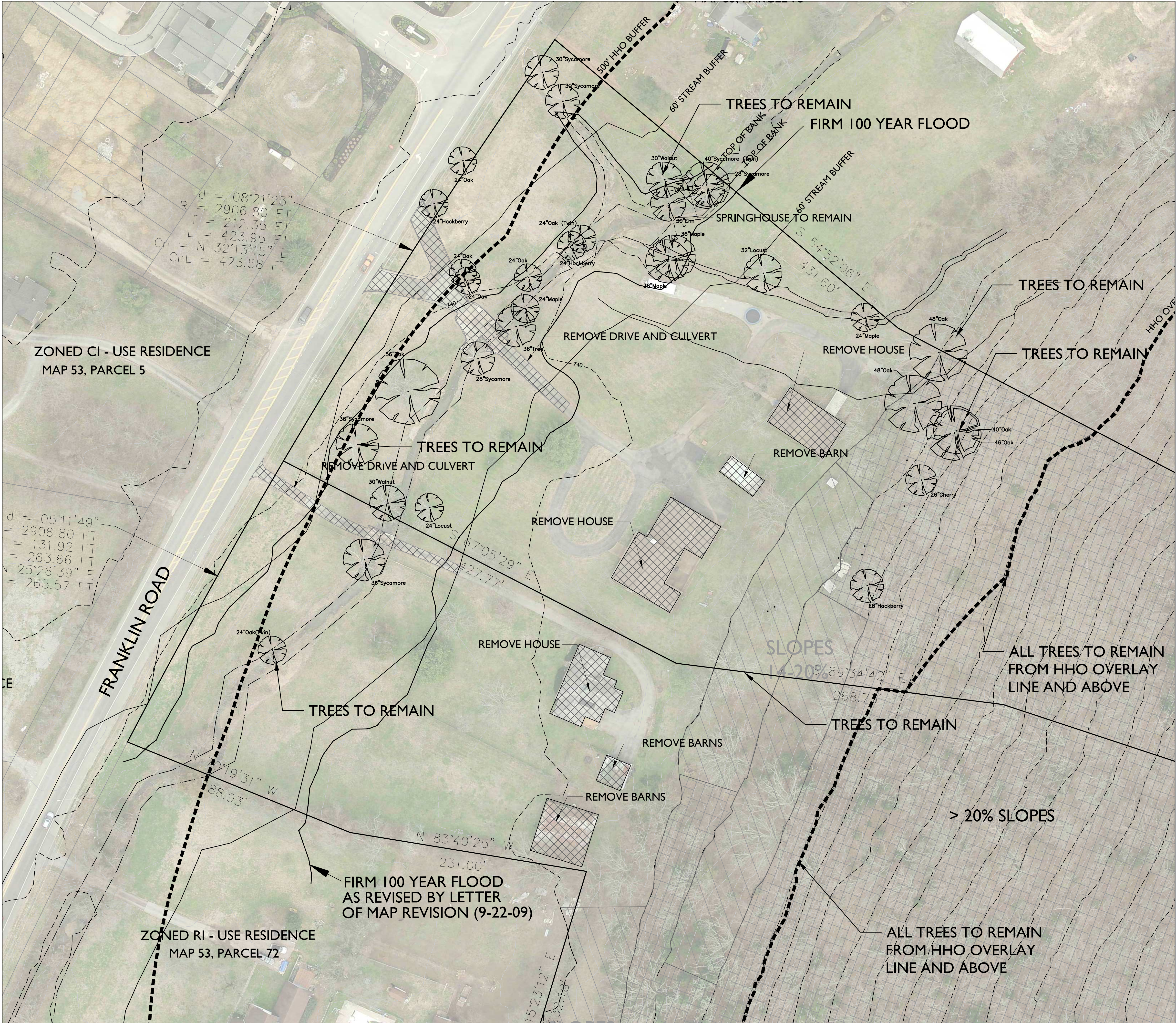
VR Landings at
Brentwood LP
Map 53, Parcel
77.00
Plat Book 10,
Page 68

GRAPHIC SCALE 1"=100'

100 0 100 200



C 2.0



SITE DATA:

PROJECT NAME:
SUBDIVISION:
LOT NUMBER:
ADDRESS:
CITY:
COUNTY:
STATE:
CIVIL DISTRICT:
MAP, GROUP, PARCEL NUMBERS:
EXISTING ZONING:
PROPOSED ZONING:
CHARACTER AREA OVERLAY:
OTHER APPLICABLE OVERLAYS:
APPLICABLE DEVELOPMENT STANDARD:
PARCEL ACREAGE:
TOTAL ACREAGE/SQUARE FOOTAGE:
MINIMUM REQUIRED SETBACKS:

FAMILY LEGACY SUBDIVISION
COF 5849
NOT APPLICABLE
NOT APPLICABLE
554 FRANKLIN ROAD
FRANKLIN
WILLIAMSON
TENNESSEE
8TH CIVIL DISTRICT
MAP 53, PARCEL 73.00
R1
SD-X
BERRYS CHAPEL BC-4
HHO - HILLSIDE/HILLCREST OVERLAY
FWD - FLOODWAY OVERLAY
TRADITIONAL
PARCEL 73 - 14.57 AC
22.72 ACRES OR 989,504 SF
AS ESTABLISHED BY P.U.D. PLAN
OWNER PARCEL 73
STEPHEN T. ROGERS
ETHEL R. DETCH
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greggambler209@gmail.com
GREG GAMBLE

APPLICANT:

PLANNER/LANDSCAPE ARCHITECT:
ADDRESS:

OFFICE PHONE:
EMAIL ADDRESS:
CONTACT:

GDC

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

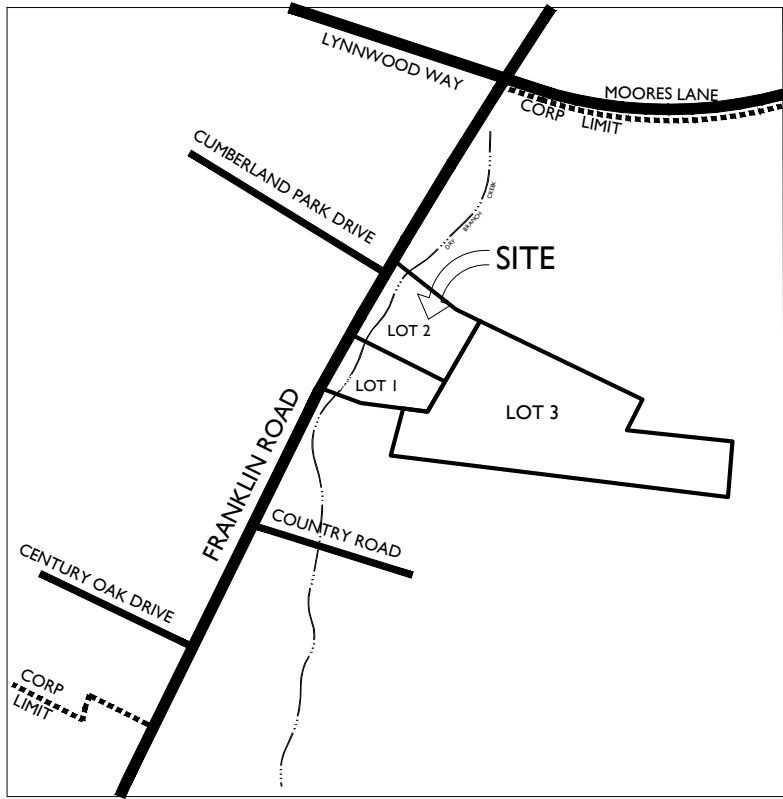


DEVELOPMENT PLAN
FAMILY LEGACY SUBDIVISION
FRANKLIN, TENNESSEE

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
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**DEMOLITION
EXISTING
CONDITIONS
PLAN**
COF # 5849

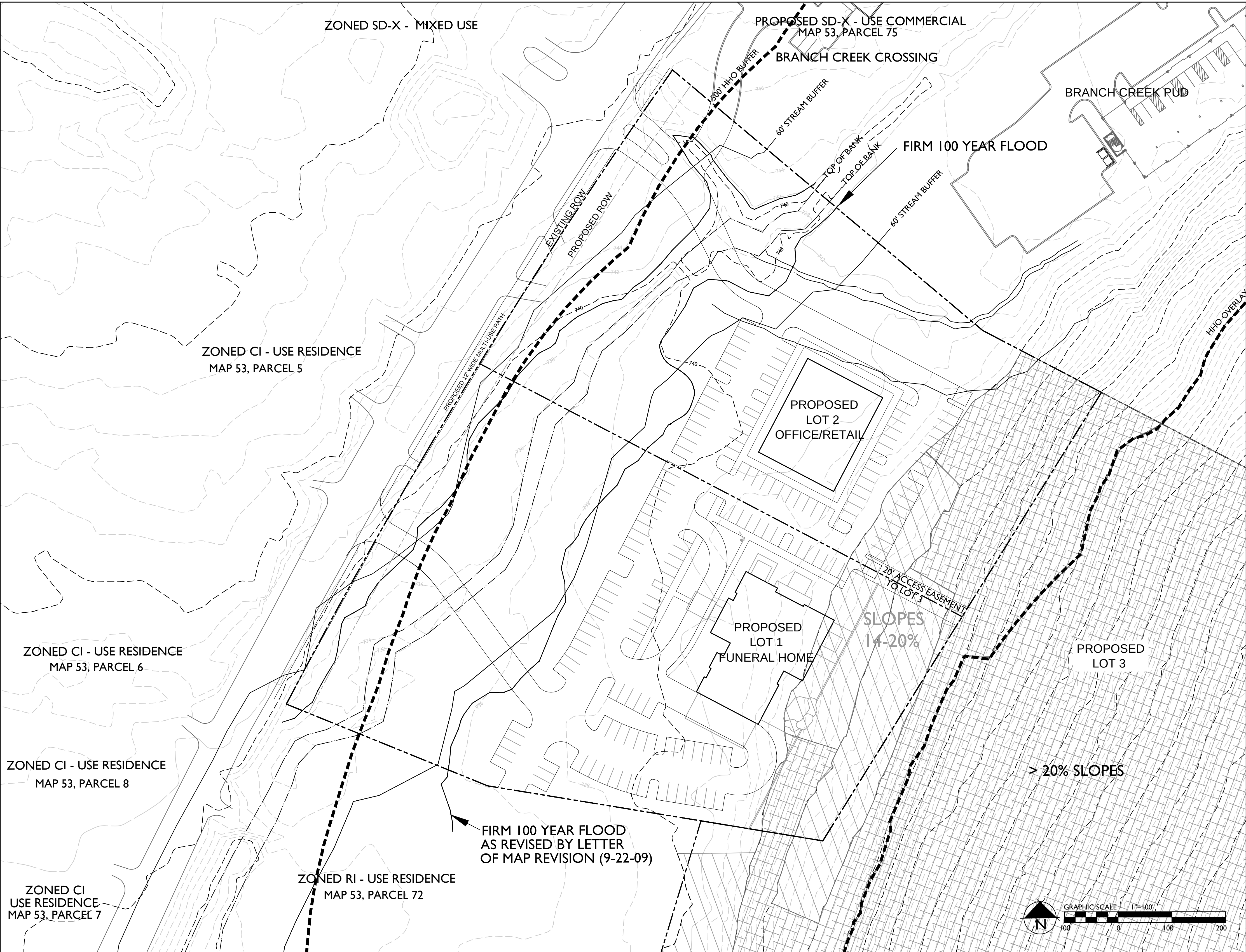
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VICINITY MAP

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.

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

PLANNER/LANDSCAPE ARCHITECT:
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greggambie209@gmail.com
GREG GAMBLE

OFFICE PHONE:
EMAIL ADDRESS:
CONTACT:

PROPOSED LOT 1	165,568 SF or 3.80 ACRES
PROPOSED LOT SIZE	FUNERAL HOME
PROPOSED USE	10,500 SF
BUILDING SQUARE FOOTAGE	ONE STORY
BUILDING HEIGHT	20
MINIMUM L.S.R.	668
L.S.R. PROVIDED	NONE
INCOMPATIBLE BUFFER REQUIRED	200
MINIMUM PARKING REQUIRED BY CODE	220
MAXIMUM PARKING PERMITTED	86
PARKING REQUESTED BY M.O.S.	89
PARKING PROVIDED	5
BIKE PARKING PROVIDED	

PROPOSED LOT 2	143,331 SF or 3.29 ACRES
PROPOSED LOT SIZE	8,000 SF RETAIL + 16,000 OFFICE
PROPOSED USE	24,000 SF
BUILDING SQUARE FOOTAGE	THREE STORY
BUILDING HEIGHT	20
MINIMUM L.S.R.	641
L.S.R. PROVIDED	NONE
INCOMPATIBLE BUFFER REQUIRED	66
MINIMUM PARKING REQUIRED BY CODE	83
MAXIMUM PARKING PERMITTED	67
PARKING PROVIDED	4
BIKE PARKING PROVIDED	

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

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
CENTERFIELD ASSISTED LIVING CENTER ARE PROPOSED FOR THE EAST SIDE OF FRANKLIN ROAD
NORTH OF THIS PROPOSED DEVELOPMENT.

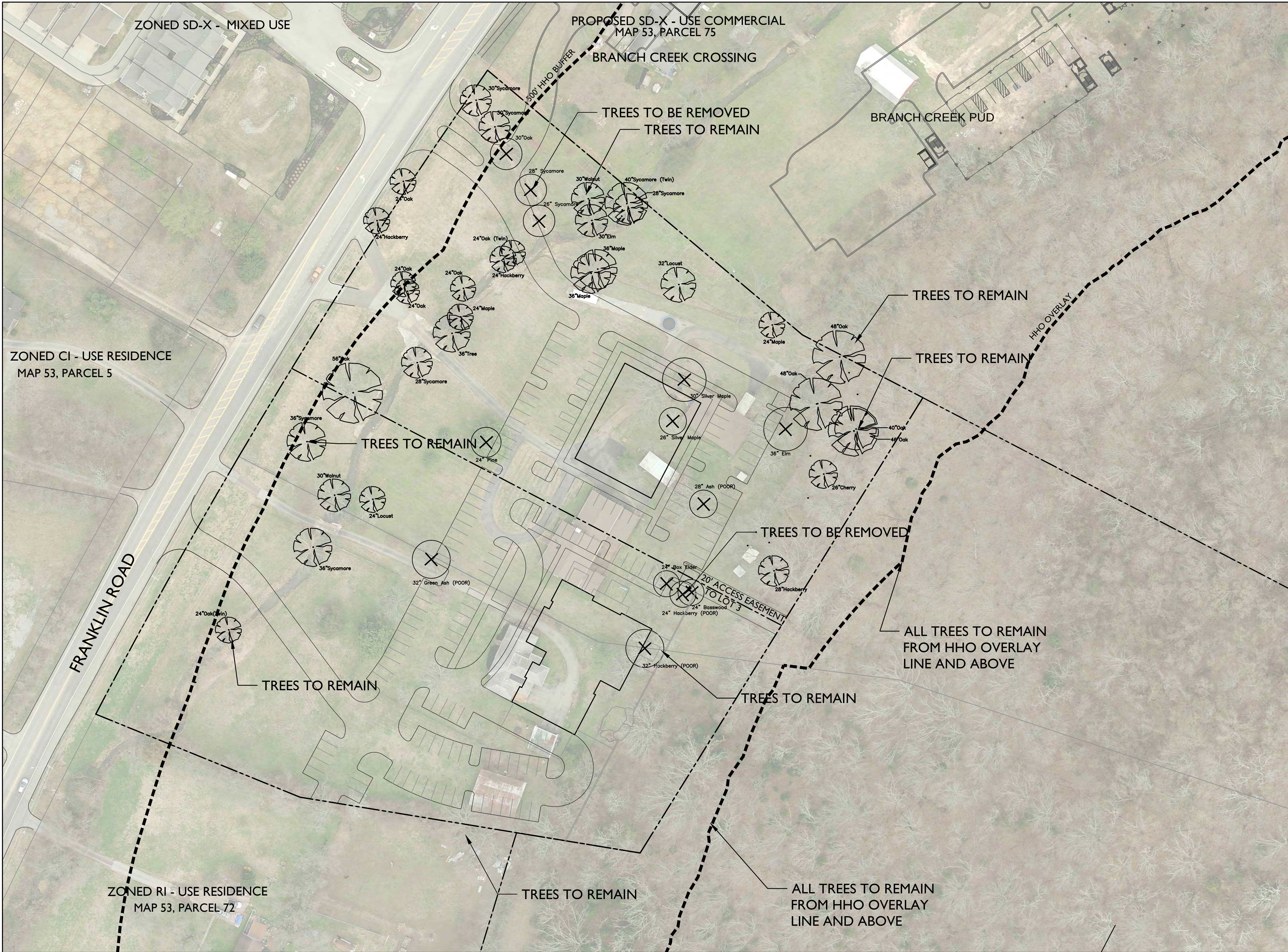
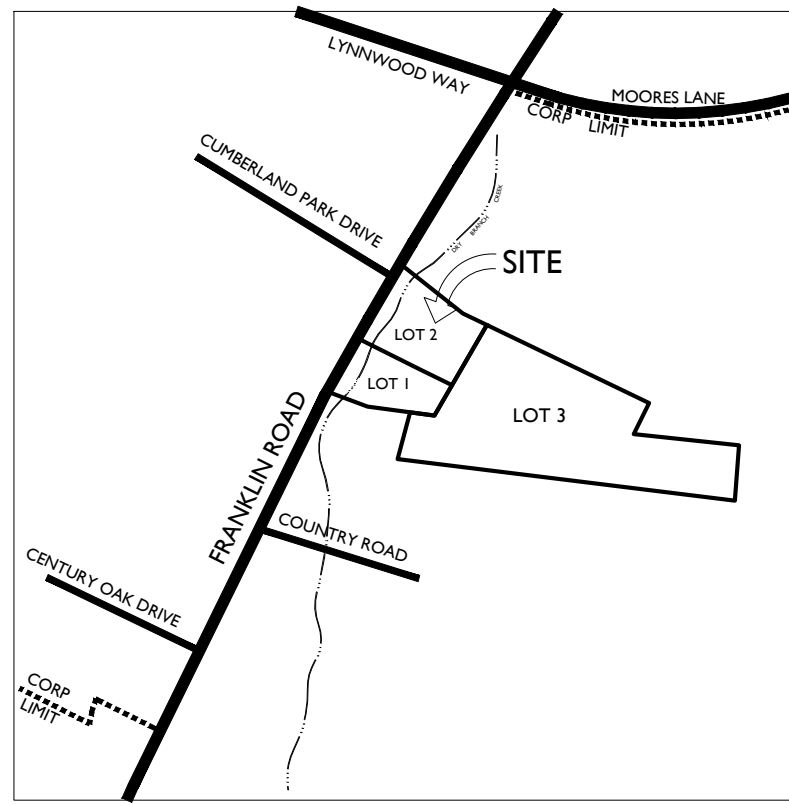
FRONT SETBACKS ON FRANKLIN ROAD WILL BE CONSISTENT ALONG THE EAST SIDE DUE TO THE
REQUIRED BUFFER AREAS ALONG DRY BRANCH CREEK.

MODIFICATION OF STANDARDS

I. 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.





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

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

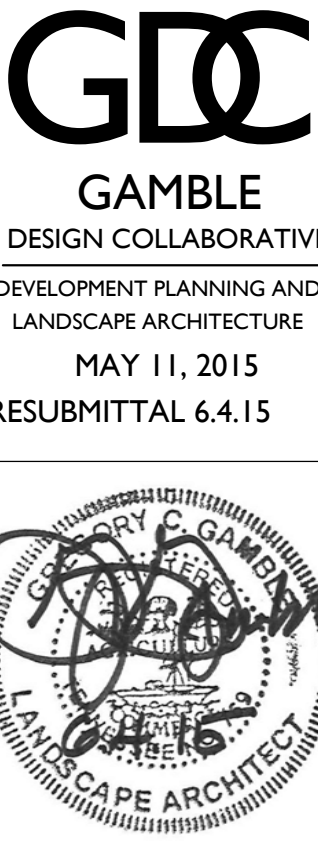
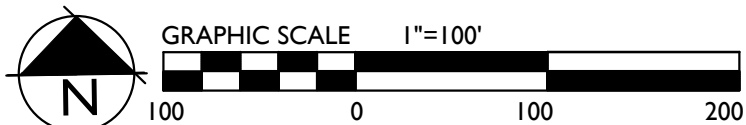
SPECIMEN TREES TO BE REMOVED OUTSIDE OF DESIGNATED TREE PROTECTION ZONE

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.



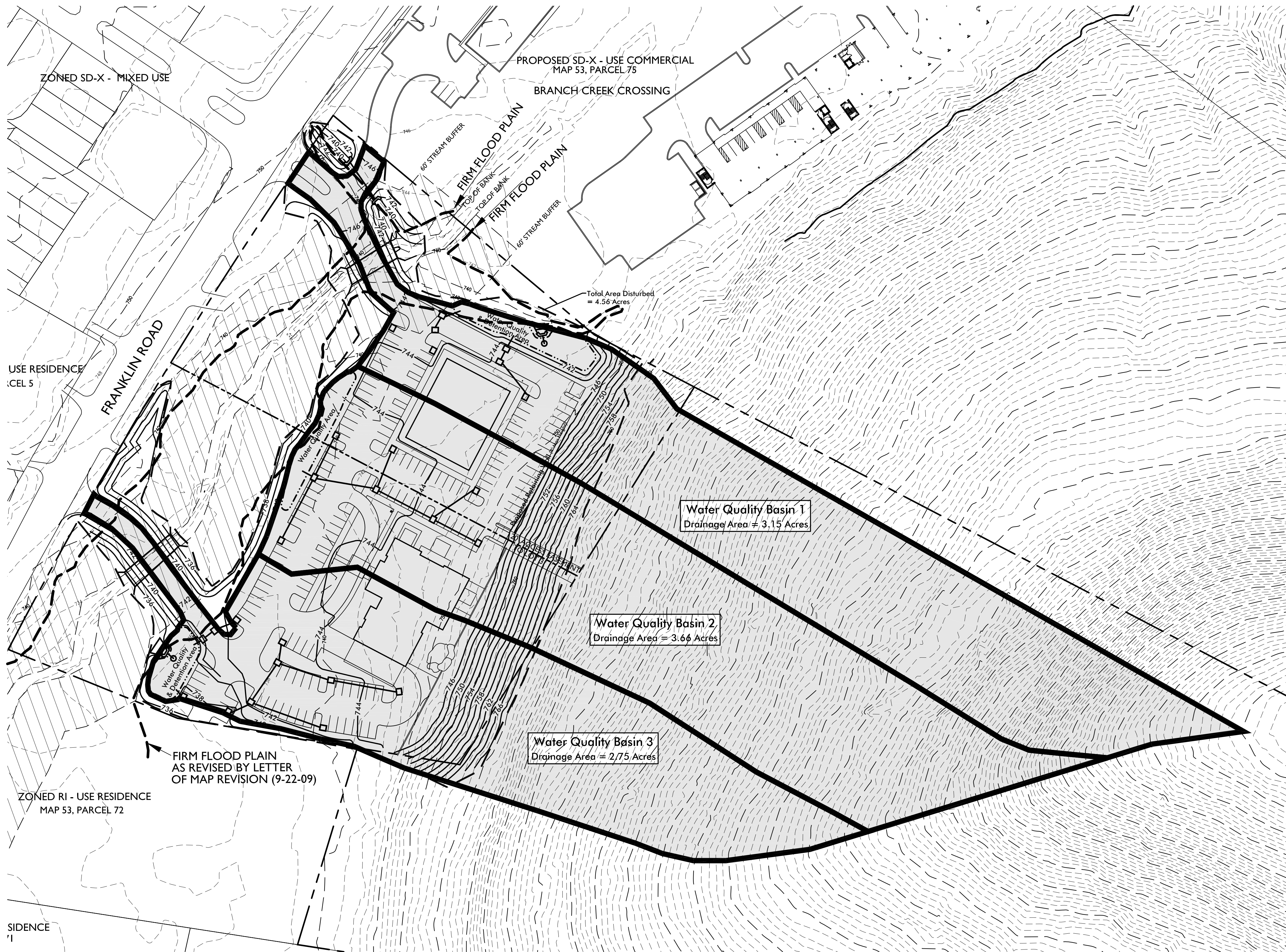
DEVELOPMENT PLAN
FAMILY LEGACY SUBDIVISION
FRANKLIN, TENNESSEE

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TREE
PRESERVATION
PLAN

COF # 5849

C 4.0



SITE DATA:

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CITY:	WILLIAMSON	WILLIAMSON
COUNTY:	TENNESSEE	TENNESSEE
STATE:	8TH CIVIL DISTRICT	8TH CIVIL DISTRICT
CIVIL DISTRICT:	MAP 53, PARCEL 73.00	MAP 53, PARCEL 74.01
MAP GROUP, PARCEL NUMBERS:	R1	R1
EXISTING ZONING:	SD-X	SD-X
PROPOSED ZONING:	BERRY'S CHAPEL BC-4	
CHARACTER AREA OVERLAY:	HWO - HILLSIDE HILLCREST OVERLAY	
OTHER APPLICABLE OVERLAYS:	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
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FRANKLIN, TN 37064
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greggambie209@gmail.com
GREG GAMBIE

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

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-Defention) = 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 Calculation Tool, Post-Construction Curve Number will be Less Than or Equal to Pre-Construction Curve Number and will meet 80% TSS Reduction.

GDC

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



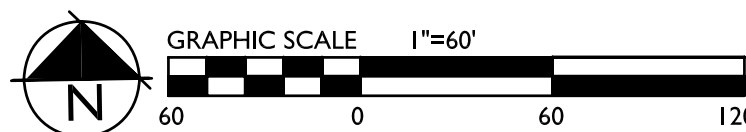
DEVELOPMENT PLAN
FAMILY LEGACY SUBDIVISION
FRANKLIN, TENNESSEE

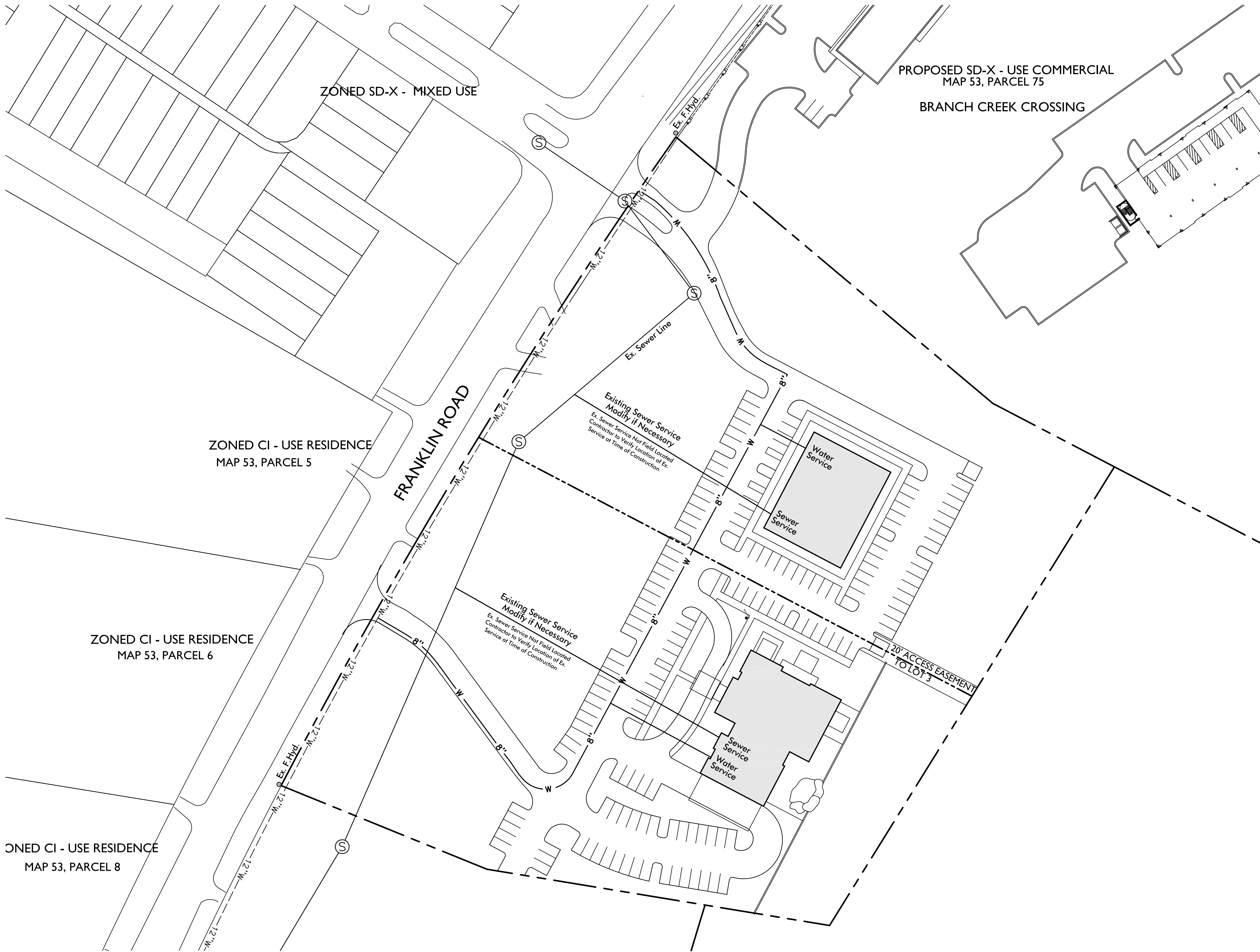


GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN, TENNESSEE 37064
GREG GAMBIE
greggambie209@gmail.com
615.975.5765

STORMWATER
MANAGEMENT
PLAN
COF # 5849

C 6.0





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:	BERRY'S CHAPEL BC-4
OTHER APPLICABLE OVERLAYS:	WHO - 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 WGgregory@afamilylegacy.com
PLANNER/LANDSCAPE ARCHITECT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS	144 SOUTHEAST PARKWAY
	SUITE 200
	FRANKLIN, TN 37064
OFFICE PHONE	615.975.5765
EMAIL ADDRESS	greggambled209@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	.688
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) 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

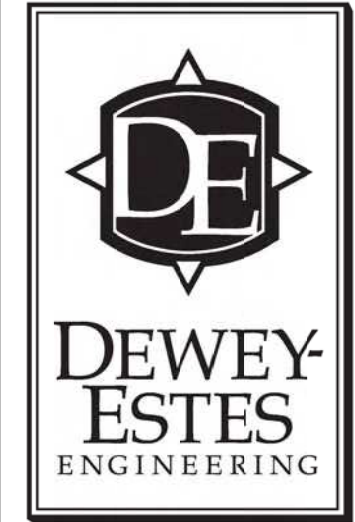
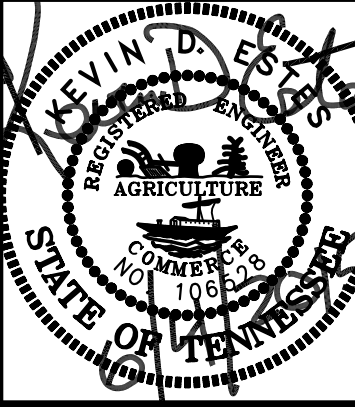
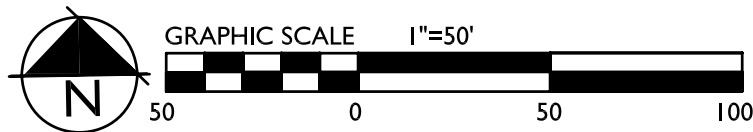
Funeral Home
Chapel Occupancy = 200 Seats
200 Seats x 5 Gallons per Seat = 1000 gpd
10 Employees x 25 Gallons per Employee = 250 gpd

Total Needs = 1,250 gpd Water
1,250 gpd Sewer

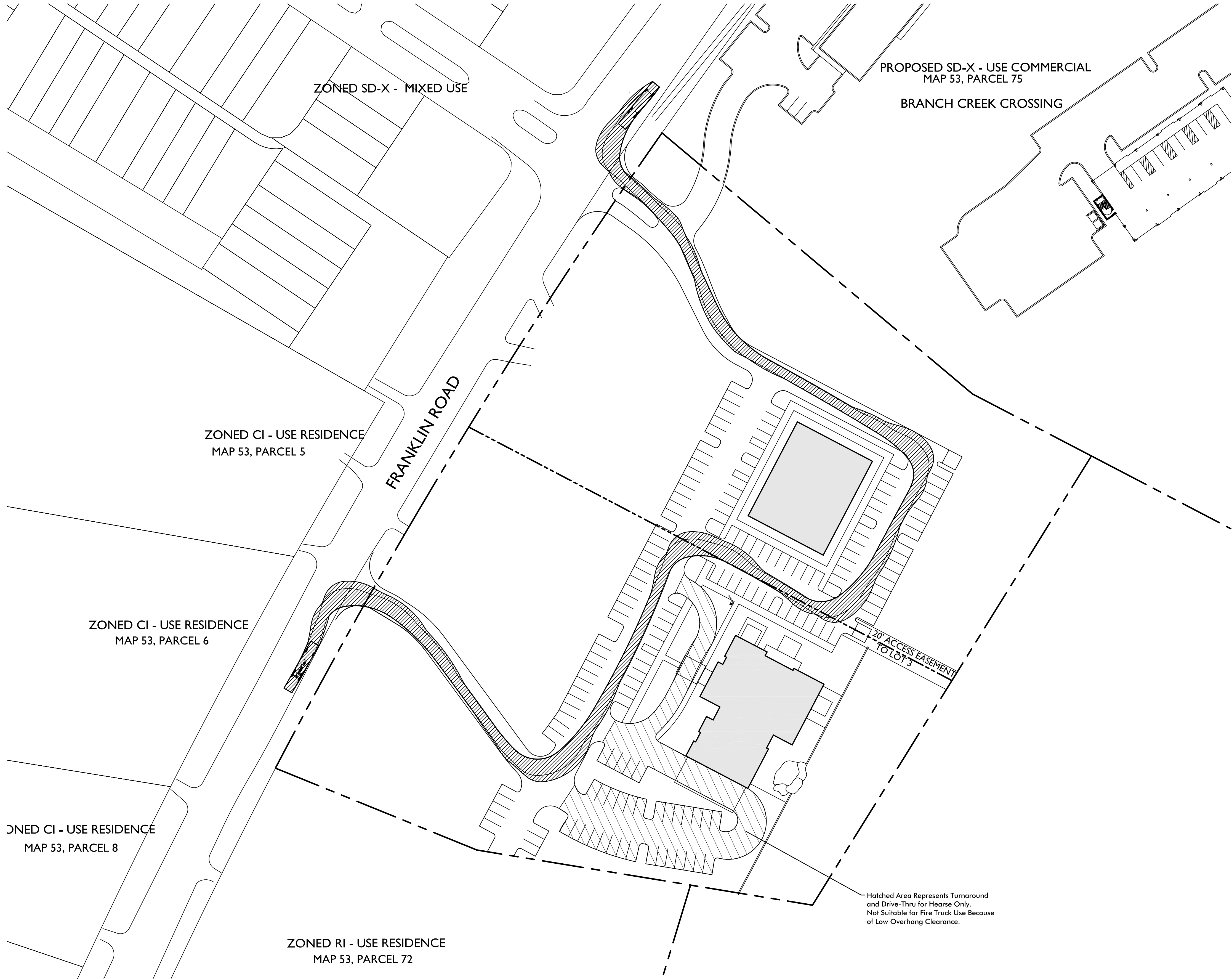
Retail/Office Space
Retail = 8,000 s.f. x 0.1 Gallons per s.f. = 800 gpd
Office = 65 Employees x 25 Gallons per Employee = 1,625 gpd

Total Needs = 2,425 gpd Water
2,425 gpd Sewer

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



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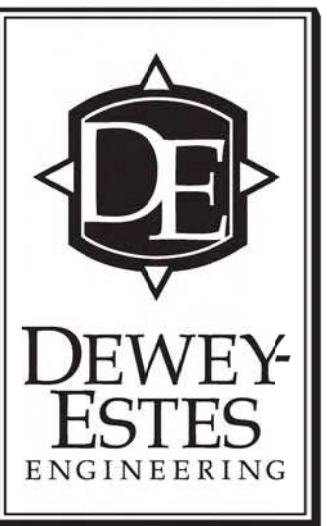
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LOT NUMBER:	NOT APPLICABLE	
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CITY:	FRANKLIN	FRANKLIN
COUNTY:	WILLIAMSON	WILLIAMSON
STATE:	TENNESSEE	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT	8TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 53, PARCEL 73.00	MAP 53, PARCEL 74.01
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PROPOSED ZONING:	SD-X	SD-X
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OTHER APPLICABLE OVERLAYS:	HMO - HILLSIDE/HILLCREST OVERLAY FWO - FLOODWAY OVERLAY	
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BUILDING HEIGHT	ONE STORY	
MINIMUM L.S.R.	.20	
L.S.R. PROVIDED	.668	
INCOMPATIBLE BUFFER REQUIRED	NONE	
MINIMUM PARKING REQUIRED BY CODE	200	
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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.



DEVELOPMENT PLAN
FAMILY LEGACY SUBDIVISION
FRANKLIN, TENNESSEE

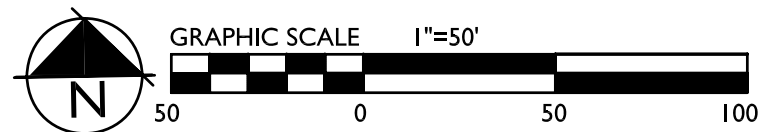


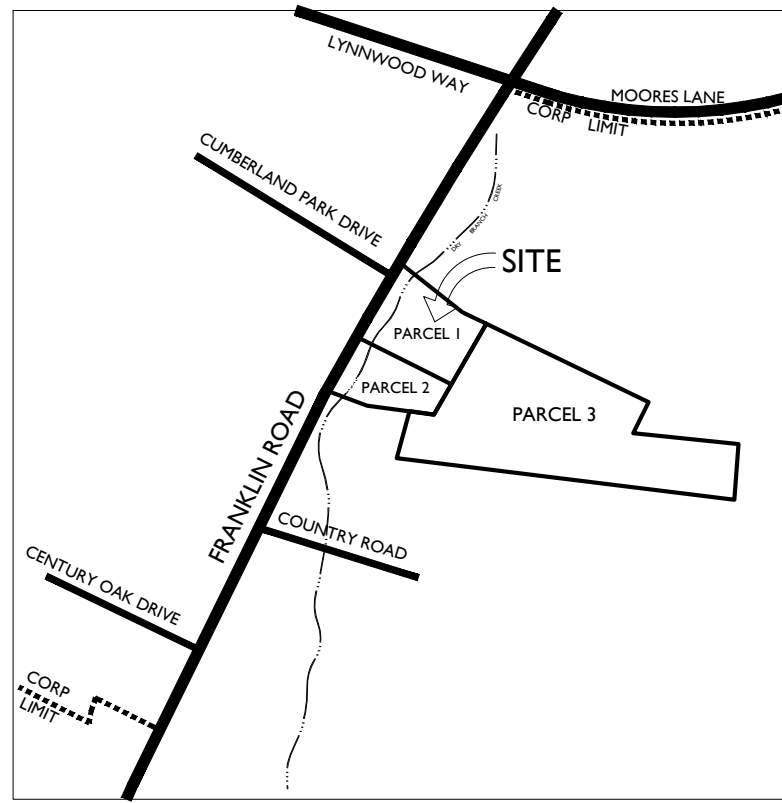
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AUTOTURN
ANALYSIS
PLAN

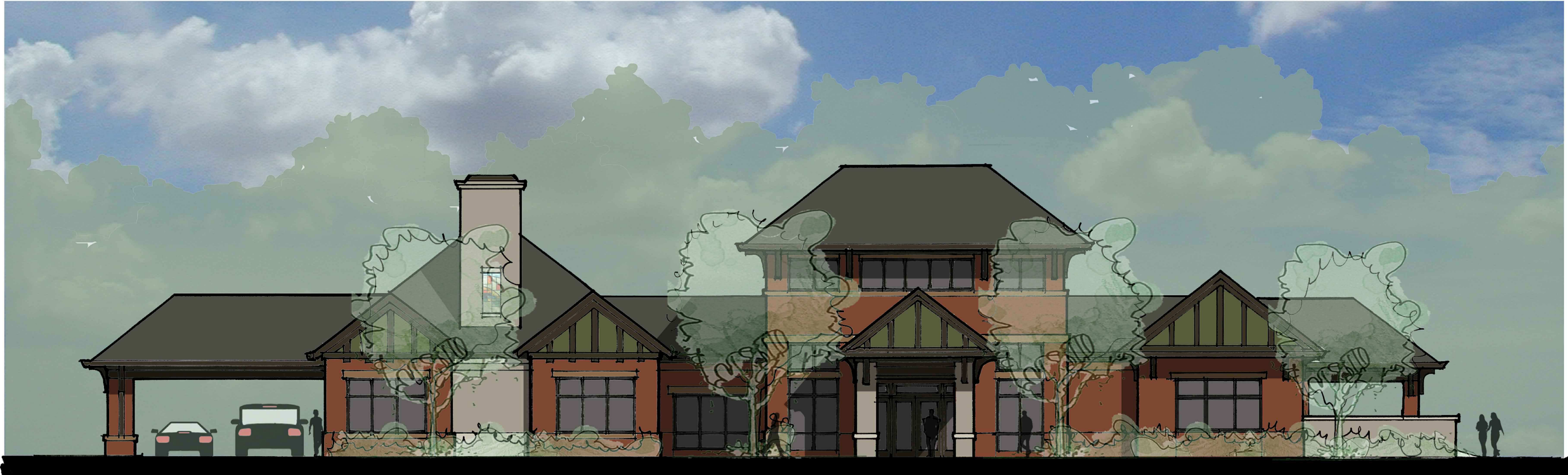
COF# 5849

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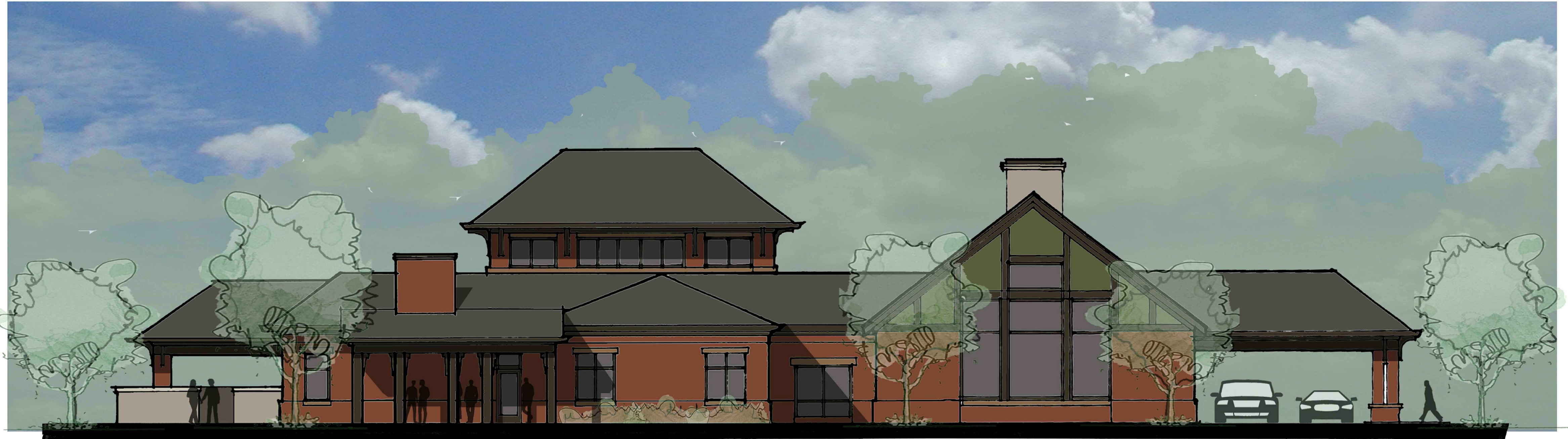


VICINITY MAP



PROPOSED FRONT ELEVATION

1/8" SCALE



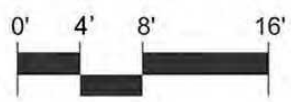
PROPOSED BACK ELEVATION

1/8" SCALE



LOT 1 - FUNERAL HOME

FRANKLIN, TENNESSEE



APRIL 3, 2015



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



DEVELOPMENT PLAN
FAMILY LEGACY SUBDIVISION
FRANKLIN, TENNESSEE



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gg@gamble09@gmail.com
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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



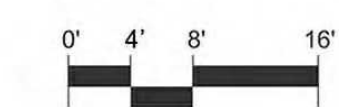
PROPOSED LEFT SIDE ELEVATION

1/8" SCALE



FRANKLIN ROAD OFFICE AND RETAIL BUILDING

FRANKLIN, TENNESSEE



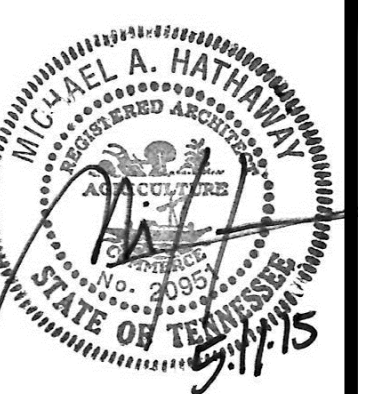
APRIL 3, 2015



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



DEVELOPMENT PLAN
FAMILY LEGACY SUBDIVISION
FRANKLIN, TENNESSEE



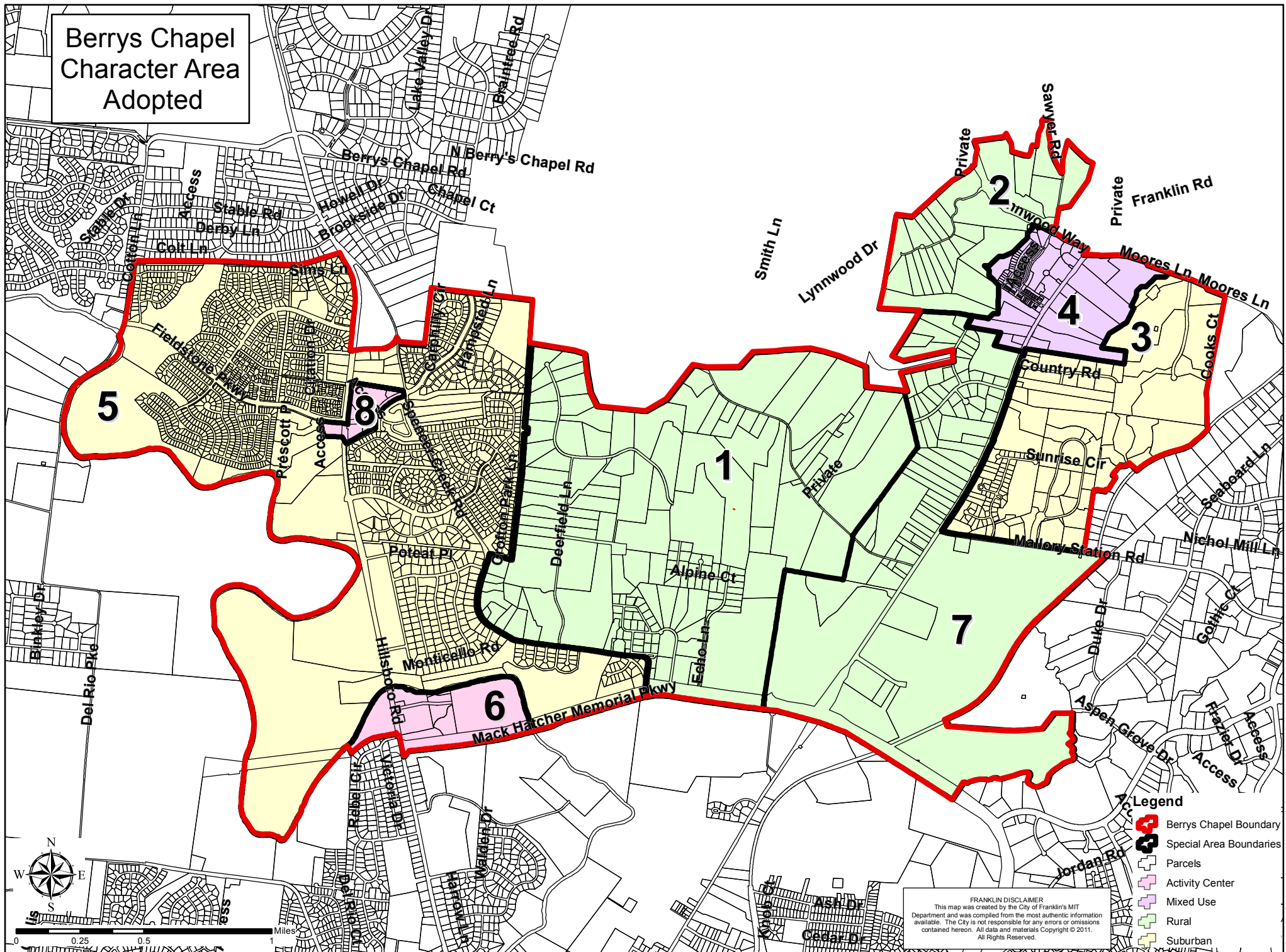
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ARCHITECTURAL
ELEVATIONS

COF# 5849

C 9.1

Berrys Chapel Character Area Adopted



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

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.
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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.

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.

Chair, Mike Hathaway

CONDITIONS OF APPROVAL:

Performance Agreement and Surety

General Comments

1. Engineering Sureties Final Plat Transfer

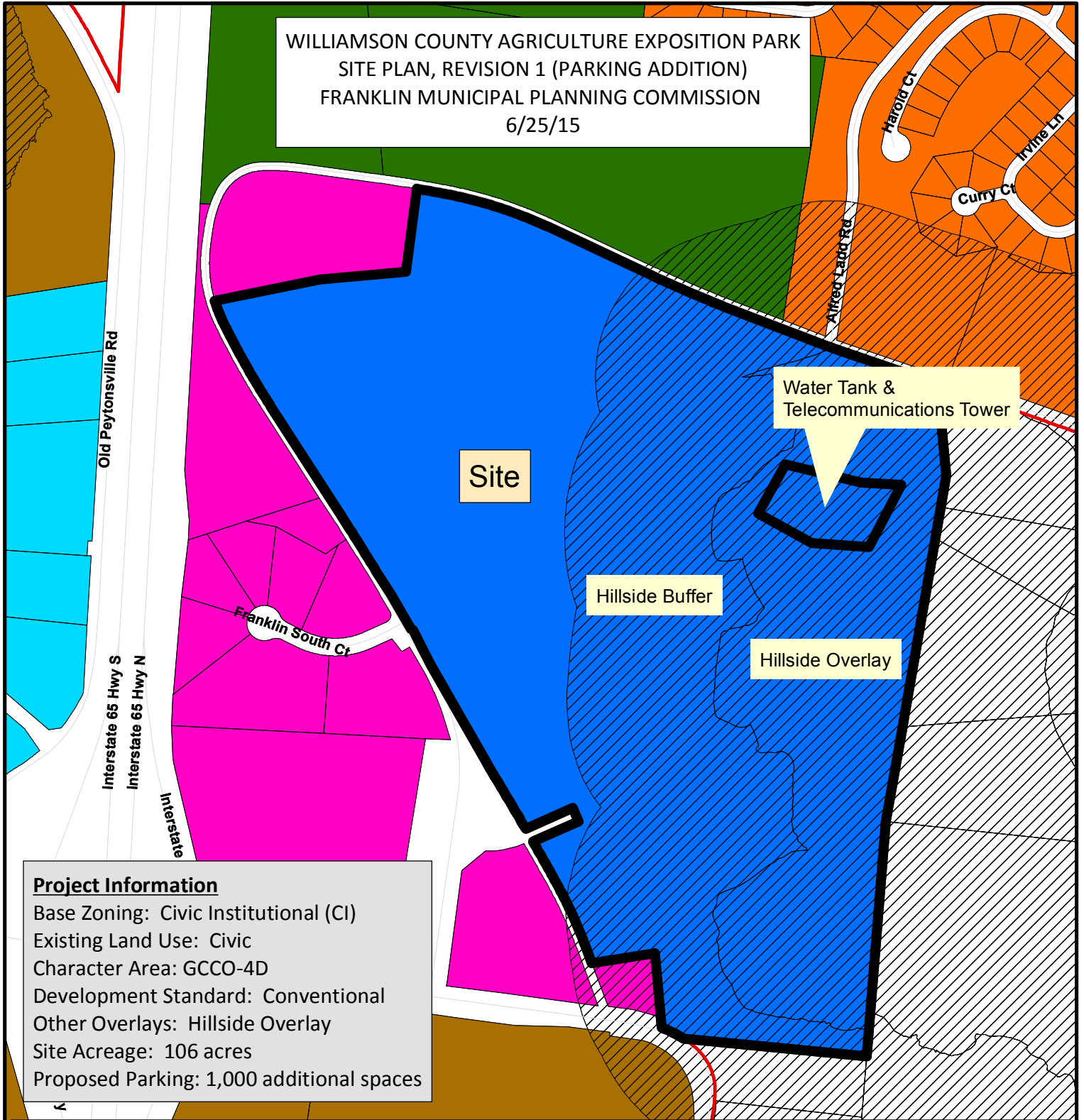
- Any unposted sureties calculated with this development site plan(s) 4678 shall be transferred to this final plat: Amounts were calculated as follows:

- I. City Water: \$137,000
- II. City Sewer: \$220,000
- III. Public Streets: \$357,000
- VII. Sidewalk: \$160,000
- VIII. Drainage: \$173,000

2. Landscape

- Landscape surety is \$14,000.00

WILLIAMSON COUNTY AGRICULTURE EXPOSITION PARK
 SITE PLAN, REVISION 1 (PARKING ADDITION)
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 6/25/15



Project Information

Base Zoning: Civic Institutional (CI)
 Existing Land Use: Civic
 Character Area: GCCO-4D
 Development Standard: Conventional
 Other Overlays: Hillside Overlay
 Site Acreage: 106 acres
 Proposed Parking: 1,000 additional spaces

- | | |
|--|-------------------------------------|
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Historic Core Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |
| SD-R Specific Development-Residential | Hillside Overlay and 500 ft Buffer |



0 262.5 525 1,050
 Feet

This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2014. All rights reserved.

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1.....	TITLE SHEET
1A.....	VICINITY MAP
1B.....	OVERALL SITE MAP
2.....	GENERAL NOTES
2A.....	ESTIMATED QUANTITIES
2B.....	EROSION CONTROL SHEET
2C.....	EROSION CONTROL DETAILS
3.....	EXISTING CONDITIONS
4.....	OVERALL SITE PLAN
4A.....	ENLARGED SITE LAYOUT
4B.....	PRELIMINARY GRADING PLAN
4C.....	AUTOTURN FIRE ACCESS SITE PLAN
5.....	SITE DETAILS
6.....	X-SECTIONS 1&2
7.....	X-SECTIONS 3&4

TENNESSEE DEPARTMENT OF TRANSPORTATION
STANDARD DRAWINGS

DWG. NO.	CURRENT REVISION DATE	TITLE
EC-STR-2	05-14-10	SEDIMENT FILTER BAGS
EC-STR-3B	04-01-08	SILT FENCE
EC-STR-3C	04-01-08	SILT FENCE WITH WIRE BACKING
EC-STR-3D	04-01-08	ENHANCED SILT FENCE
EC-STR-3E	04-01-08	SILT FENCE FABRIC JOINING DETAILS
EC-STR-4	01-01-10	ENHANCED SILT FENCE CHECK (TRAPEZOIDAL DITCH)
EC-STR-4A	01-01-10	ENHANCED SILT FENCE CHECK (V-DITCH)
EC-STR-4B		ENHANCED SILT FENCE CHECK DETAILS
EC-STR-25	04-01-08	TEMPORARY CULVER CROSSING, CONSTRUCTION EXIT, CONSTRUCTION FORD
EC-STR-31	04-01-08	TEMPORARY DIVERSION CHANNELS
EC-STR-31A	04-01-08	TEMPORARY DIVERSION CHANNELS DESIGN

OWNER

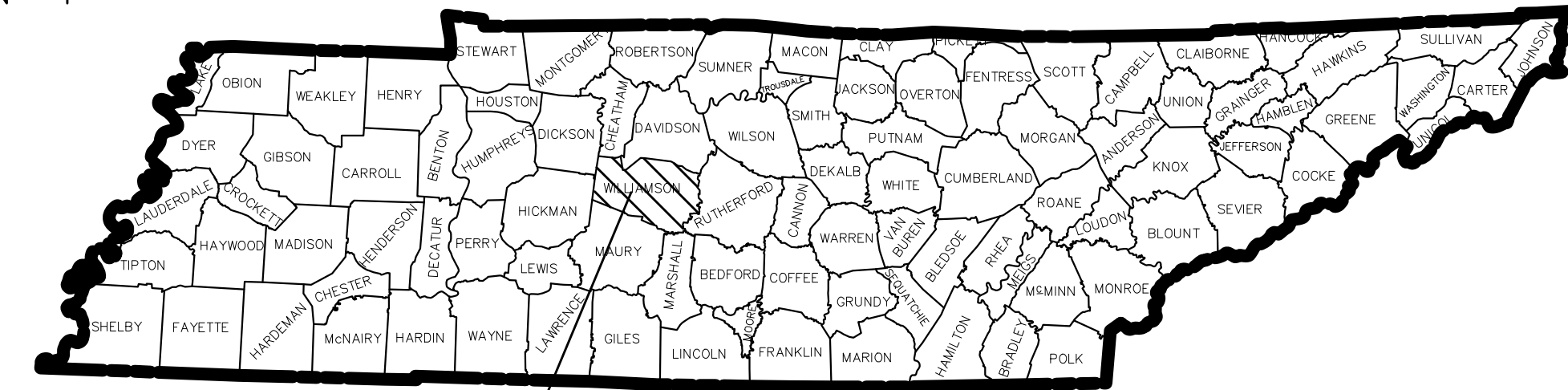
WILLIAMSON COUNTY GOVERNMENT
ADDRESS: 1320 W. MAIN ST
SUITE 103
FRANKLIN, TN 37064
CONTACT: KEITH FEINSTEIN, PROPERTY MANAGER
OWNER: 615-790-5704
EMAIL: KeithF@williamson-tn.org

ENGINEER

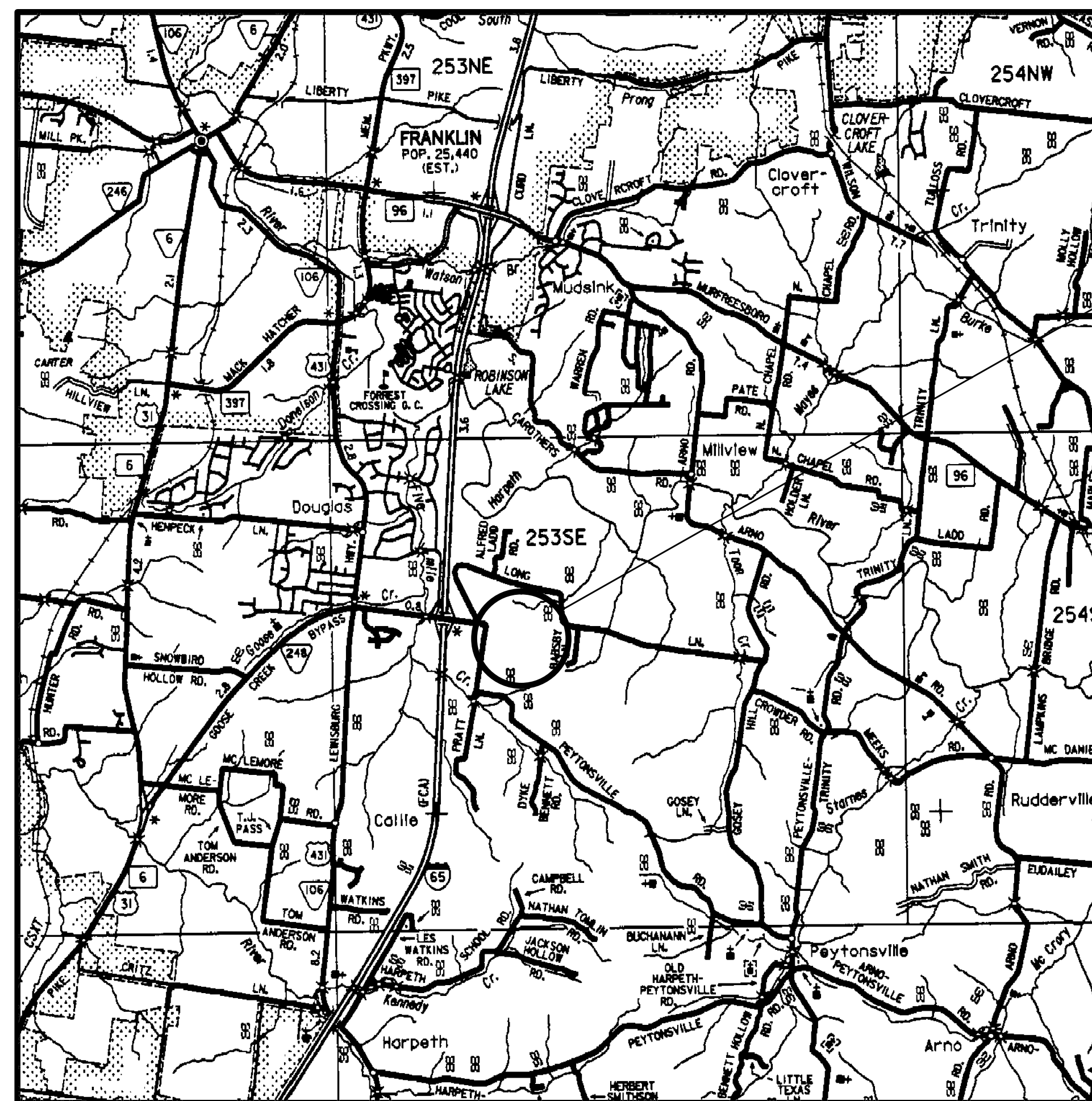
COLLIER ENGINEERING, INC
ADDRESS: 5560 FRANKLIN PIKE CIRCLE
BRENTWOOD, TN 37027
CONTACT: JASON DEAL, PE
PHONE: 615-331-1441
EMAIL: JASON.DEAL@COLLIERENGINEERING.COM

WILLIAMSON COUNTY
HIGHWAY DEPARTMENT

PARKING LOT EXPANSION
AG EXPO CENTER
WILLIAMSON COUNTY, TENNESSEE



PROJECT LOCATION
WILLIAMSON COUNTY
TENNESSEE



PROJECT LOCATION
4215 Long Lane



SCALE = 1"= 1 MILE

NO.	DATE	BY	DESCRIPTION
1	4-13-2015	WJD	COF PLANNING REVIEW COMMENTS
2	6-04-2015	WJD	COF PLANNING REVIEW COMMENTS

CE COLLIER
ENGINEERING CO., INC.
CONSULTING-DESIGN-CONSTRUCTION

5560 FRANKLIN PIKE CIRCLE, BRENTWOOD, TN 37027
PHONE: (615) 331-1441 FAX: (615) 331-1050

TITLE SHEET

WILLIAMSON COUNTY AGRICULTURE EXPOSITION PARK
SITE PLAN
REVISION 1 (PARKING ADDITION)

WILLIAM JASON DEAL
AGRICULTURE EXPOSITION PARK
06/04/2015
No. 105304
STATE OF TENNESSEE

DATE:	04/07/2015
DESIGNED BY:	WJD
DRAWN BY:	ADD
SUPERVISED BY:	WJD
CHECKED BY:	WJD

COF PROJECT NO:	5851
-----------------	------

YEAR:	2014
-------	------

SHEET NO:	1
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SITE DATA

- A.

ZONING: CIVIC AND INSTITUTIONAL DISTRICT (CI)
ZONING OVERLAY: HILLSIDE/HILLCREST OVERLAY DISTRICT (HHO)
CHARACTER AREA OVERLAY: GOOSE CREEK (GCCO)
DEVELOPMENT STANDARD DESIGNATIONS: GC4D
- B.

OVERALL ACREAGE OF PROPERTY: 106 +/- ACRES (PER TAX MAP)
- C.

PROJECT AREA: 10 +/- ACES (INCLUDES PARKING LOT AND DRIVEWAY TIE-INS)
- D.

EXISTING OVERALL TREE CANOPY AREA /PERCENTAGE : 26 +/- ACRES /26%
TOTAL TREE CANOPY TO BE REMOVED: 8 +/- ACRES /8%
POST TREE CANOPY AREA /PERCENTAGE: 18 +/- ACRES (18% OF PROPERTY)
- E.

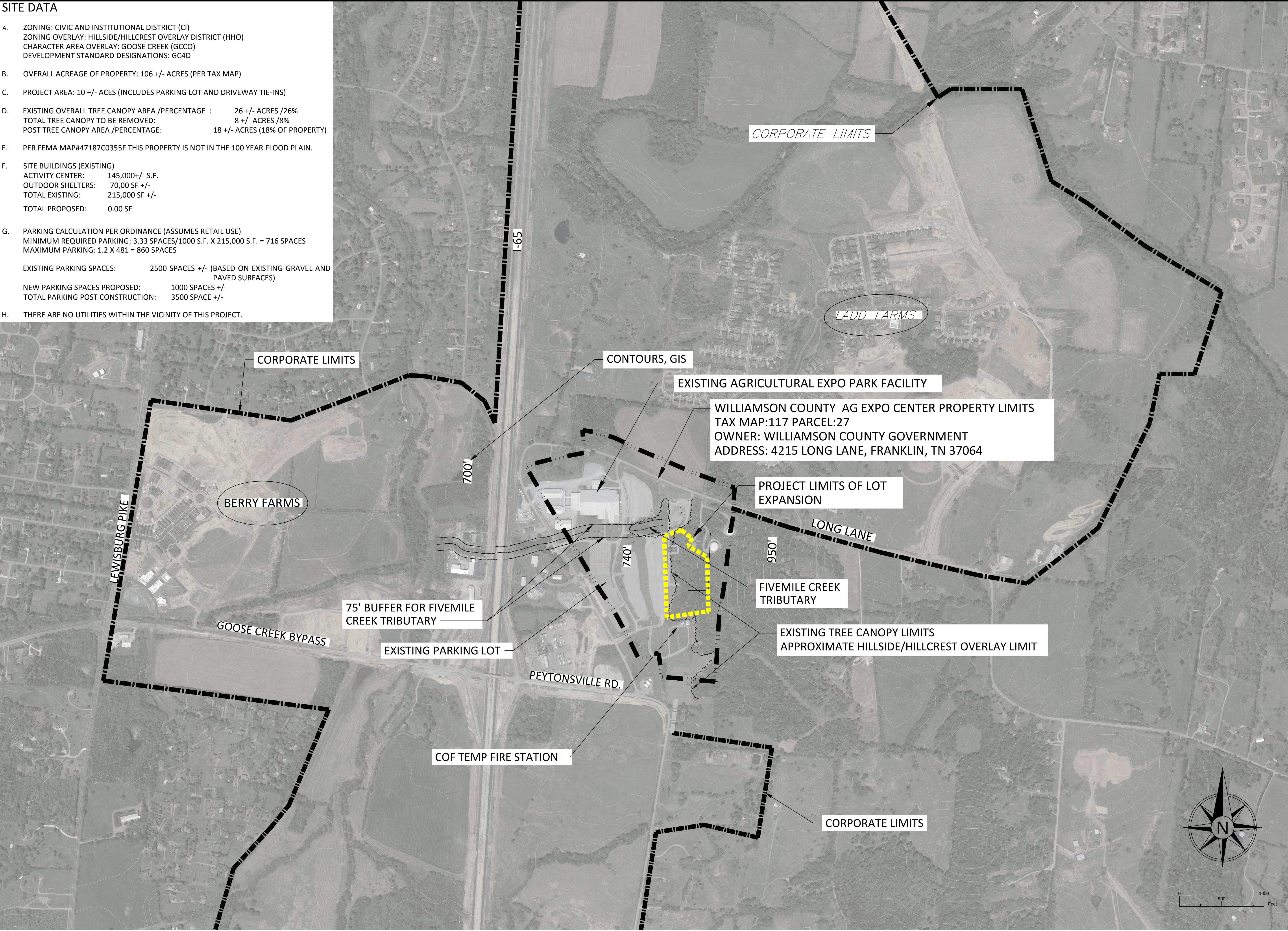
PER FEMA MAP#47187C0355F THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD PLAIN.
- F.

SITE BUILDINGS (EXISTING)
ACTIVITY CENTER: 145,000+/- S.F.
OUTDOOR SHELTERS: 70,00 SF +/-
TOTAL EXISTING: 215,000 SF +/-
TOTAL PROPOSED: 0.00 SF
- G.

PARKING CALCULATION PER ORDINANCE (ASSUMES RETAIL USE)
MINIMUM REQUIRED PARKING: 3.33 SPACES/1000 S.F. X 215,000 S.F. = 716 SPACES
MAXIMUM PARKING: 1.2 X 481 = 860 SPACES

EXISTING PARKING SPACES: 2500 SPACES +/- (BASED ON EXISTING GRAVEL AND PAVED SURFACES)
NEW PARKING SPACES PROPOSED: 1000 SPACES +/-
TOTAL PARKING POST CONSTRUCTION: 3500 SPACE +/-
- H.

THERE ARE NO UTILITIES WITHIN THE VICINITY OF THIS PROJECT.



REVIEWS		DESCRIPTION	
NO.	DATE	BY	
1.	4-13-2015	WJD	COF PLANNING REVIEW COMMENTS
2.	6-04-2015	WJD	COF PLANNING REVIEW COMMENTS

CE COLLIER

ENGINEERING CO., INC.

CONSULTING-DESIGN-CONSTRUCTION

5560 FRANKLIN PIKE CIRCLE, BRENTWOOD, TN 37027
PHONE: (615) 331-1441 FAX: (615) 331-1050

VICINITY MAP
TAX MAP: 117 PARCEL: 27.00
SITE PLAN
REVISION 1 (PARKING ADDITION)

WILLIAMSON COUNTY AGRICULTURE EXPOSITION PARK

JURISDICTIONAL REVIEW
NOT FOR CONSTRUCTION

WILLIAM JASON D. COLLIER

REGISTERED PROFESSIONAL ENGINEER

AGRICULTURE

NO. 105304

STATE OF TENNESSEE

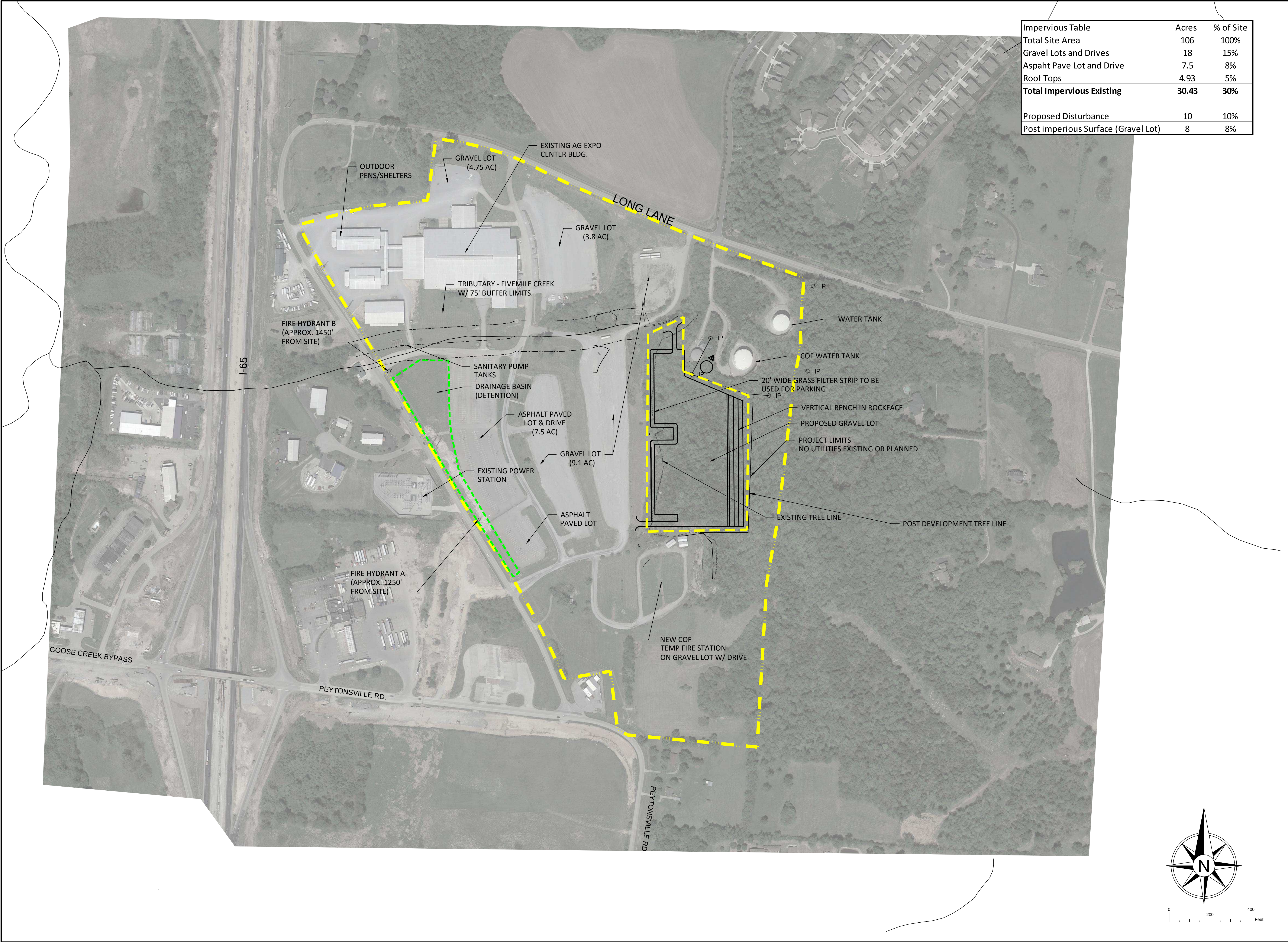
06/04/2015

DATE:	04/07/2015
DESIGNED BY:	WJD
DRAWN BY:	ADD
SUPERVISED BY:	WJD
CHECKED BY:	WJD

COF PROJECT NO:
5851

YEAR: 2014

SHEET NO: 1A



Impervious Table		Acres	% of Site
Total Site Area		106	100%
Gravel Lots and Drives		18	15%
Asphalt Pave Lot and Drive		7.5	8%
Roof Tops		4.93	5%
Total Impervious Existing		30.43	30%
Proposed Disturbance		10	10%
Post impervious Surface (Gravel Lot)		8	8%

REVISIONS		NO.	DATE	BY	DESCRIPTION
		1	4-13-2015	WJD	COF PLANNING REVIEW COMMENTS
		2	6-04-2015	WJD	COF PLANNING REVIEW COMMENTS

CE COLLIER

ENGINEERING CO., INC.

CONSULTING-DESIGN-CONSTRUCTION

5560 FRANKLIN PIKE CIRCLE, BRENTWOOD, TN 37027
PHONE: (615) 331-1441 FAX: (615) 331-1050

OVERALL SITE MAP
TAX MAP: 117 PARCEL: 27.00
WILLIAMSON COUNTY AGRICULTURE EXPOSITION PARK
SITE PLAN
REVISION 1 (PARKING ADDITION)

JURISDICTIONAL REVIEW
NOT FOR CONSTRUCTION



DATE: 04/07/2015
DESIGNED BY: WJD
DRAWN BY: ADD
SUPERVISED BY: WJD
CHECKED BY: WJD

COF PROJECT NO:
5851

YEAR: 2014

SHEET NO: 1B

DEVELOPMENT NOTES

1. ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
2. ALL CONSTRUCTION TO COMPLY WITH WILLIAMSON COUNTY ZONING AND CODES STANDARDS AND STATE OF TENNESSEE STORMWATER REGULATIONS.

EXISTING UTILITIES

1. UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER OR THE OWNER'S REPRESENTATIVES. BEFORE YOU DIG CALL TENNESSEE ONE CALL: 1-800-351-1111.
2. THE COUNTY SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE COUNTY'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.

LAYOUT NOTES

1. COORDINATE POINTS ARE SET USING THE COORDINATE SYSTEM REFERENCED BY BENCHMARKS SHOWN ON EXISTING CONDITION SHEETS.

ADA REQUIREMENTS

1. ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED IN FULL COMPLIANCE WITH AMERICAN WITH DISABILITIES ACT (ADA) AND ARCHITECTURAL AND TRANSPORTATION BARRIERS COMPLIANCE BOARD, FEDERAL REGISTER 36 CFR PARTS 1190 AND 1191, ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES; ARCHITECTURAL BARRIERS ACT (ABA) ACCESSIBILITY GUIDELINES; PROPOSED RULE, PUBLISHED IN THE FEDERAL REGISTER ON July 23, 2004, AS HAS BEEN ADOPTED BY THE CITY OF FRANKLIN.
2. COUNTY TO COORDINATE ALL INSPECTIONS AS REQUIRED BY THE STATE OF TENNESSEE ADA COMPLIANCE OFFICE.
3. AT ALL INTERSECTION OF TRAILS, SIDEWALKS, PLAZAS AND OTHER INSTANCES WHERE 90 DEGREE TURN CAN TAKE PLACE THE MAX SLOPE IN ALL DIRECTIONS IS 2 PERCENT

CLEARING/GRUBBING

1. DO NOT EXCEED CLEARING AND GRUBBING LIMITS OF CONSTRUCTION LINES INDICATED ON THE PLANS.
2. ALL NON-PAVED AREAS OUTSIDE THE LIMIT OF DISTURBANCE LINE SHALL NOT BE CROSSED BY HEAVY EQUIPMENT OR USED FOR STORING HEAVY EQUIPMENT OR MATERIALS UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE.
3. NO EQUIPMENT SHALL BE STORED UNDER THE DRIP LINE OF TREES TO REMAIN.
4. DO NOT FALL ANY TREES OR PUSH PILES OF DEBRIS AGAINST TREES TO REMAIN.
5. REMOVE ALL STUMPS, ROCKS, ASPHALT & CONCRETE DEBRIS, ETC. WITHIN CLEARING LIMITS AND DISPOSE OFF SITE IN ACCORDANCE WITH LOCAL, STATE, & FEDERAL REGULATIONS.
6. CONTACT ALL UTILITY AUTHORITIES WHO HAVE LINES WITHIN THE CLEARING AND GRUBBING LIMITS BEFORE STARTING WORK.
7. ALL EROSION CONTROL SEDIMENT BARRIERS, SILT FENCES, AND TREE PROTECTION DEVICES SHALL BE INSTALLED PRIOR TO STARTING CLEARING AND GRUBBING OPERATIONS.
8. AFTER STAKING IS COMPLETED, TREES WITHIN GRADING LIMITS TO BE SAVED WILL BE IDENTIFIED BY THE OWNER'S REPRESENTATIVE. FIELD CHANGES TO GRADING PLANS SHALL BE MADE FOR SMOOTH TRANSITION OF GRADES AROUND ALL TREES WHICH REQUIRE TREE WELLS WITHIN THE GRADING LIMITS.
9. ALL CLEARING SHALL BE LIMITED TO AREAS TO BE GRADED WITHIN 14 CALENDAR DAYS.

GENERAL NOTES

1. THE COUNTY IS TO CHECK AND VERIFY ALL MEASUREMENTS, LEVELS, ETC. BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK, AND IS TO BE RESPONSIBLE FOR THE SAME.
2. THE COUNTY WILL BE HELD RESPONSIBLE FOR THE DAMAGE OR LOSS OF ANY REFERENCE POINTS AND HUBS DURING THE CONSTRUCTION OF HIS WORK, AND SHALL BEAR THE COST OF REPLACING SAME.
3. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, ETC. WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION. THE COUNTY SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY.
4. THE COUNTY SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL LEGAL FEES. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO BUILDING SIDEWALKS, STREETS, BLASTING, PUBLIC INFRASTRUCTURE, STORMWATER REGULATIONS, ETC.

5. THE COUNTY ACKNOWLEDGES & AGREES THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SITE IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER. THE COUNTY WILL INDEMNIFY THE OWNER & OWNER'S REPRESENTATIVE FROM LIABILITY AT THE SITE THROUGHOUT THE CONSTRUCTION PROCESS.
6. THE COUNTY SHALL FURNISH, INSTALL AND MAINTAIN ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK AND THE PUBLIC, INCLUDING BARRICADES, WARNING SIGNS, LIGHTS, ETC.
7. THE COUNTY SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, WHETHER CAUSED BY HIMSELF, HIS SUBCONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
8. ALL PAY ITEMS HAVE BEEN EXPLICITLY SET FORTH AS SUCH IN THE PROPOSAL, ALL ITEMS OF COST ARE TO BE INCLUDED IN ONE OF THESE PAY ITEMS.
9. ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, PRECIOUS METALS, COINS, PAPER CURRENCY, ARTIFACTS AND ANTIQUITIES.
10. THE COUNTY SHALL VERIFY EXISTING CONDITIONS TO ENSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE DRAWINGS, THE COUNTY SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREA INVOLVING DIFFERENCES. NOTIFICATION SHALL BE IN THE FORM OF A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND NOTES RELATING TO THE AREA.
11. COUNTY IS TO VERIFY ALL BASE INFORMATION AS NECESSARY AND TO ADVISE THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO ANY LAYOUT WORK.
12. MAINTAIN THE SITE IN A NEAT AND ORDERLY CONDITION AT ALL TIMES. DAILY, AND MORE OFTEN IF NECESSARY, INSPECT & AND PICK UP ALL SCRAP, DEBRIS, & WASTE MATERIAL.
13. PROVIDE PROTECTION TO ALL FINISHED WORK. MAINTAIN SURFACES CLEAN, UNMARRED, AND SUITABLY PROTECTED UNTIL ACCEPTANCE BY OWNER.

GRADING NOTES

1. TOPSOIL SHALL BE STORED ON SITE IN LOCATIONS APPROVED BY THE OWNER'S REPRESENTATIVE. DRAINAGE SHALL ROUTE AROUND THESE TOPSOIL STOCKPILES FOR THE DURATION OF THE GRADING OPERATIONS. EROSION CONTROL MEASURES SHALL BE UTILIZED TO PREVENT LOSS OF TOPSOIL MATERIAL.
3. FILL AREA SHALL BE PROOF-ROLLED WITH RUBBER-TIRED EQUIPMENT WITH A MINIMUM WEIGHT OF FIFTEEN TONS PRIOR TO BEGINNING FILL OPERATION. AREAS WHICH ARE SOFT OR UNSTABLE SHALL BE UNDERCUT UNTIL STABLE SOILS ARE FOUND. RE-COMPACTION OF THESE SOILS TO 98 PERCENT MAXIMUM DRY DENSITY (AS PER ASTM D698 STANDARD PROCTOR) WILL BE ALLOWED UNDER THE DIRECTION OF A QUALIFIED SOILS ENGINEER.
4. CUT AREA SHALL BE PROOF-ROLLED AFTER FINAL SUBGRADE IS ACHIEVED IN THE SAME MANNER AS FILLED AREAS. SOFT OR UNSTABLE SOILS SHALL BE SCARIFIED TO A DEPTH OF 12" AND RE-COMPACTED TO 98 PERCENT MAXIMUM DRY DENSITY AS PER ASTM D698 (STANDARD PROCTOR).
5. THE FOLLOWING SOIL COMPACTION RATES WILL BE REQUIRED:

A. 95 PERCENT MAXIMUM DRY DENSITY FOR OPEN AREAS AND GENERAL EMBANKMENTS.

B. 98 PERCENT MAXIMUM DRY DENSITY UNDER ROADS, PARKING AREAS, SIDEWALKS, BUILDINGS, SLABS, AND FOUNDATIONS.
6. ALL FILL AREAS SHALL BE RAISED IN LIFTS NOT EXCEEDING 6 INCHES.
7. ALL GRADING SHALL BE COMPLETED TO THE LEVEL INDICATED BY THE SCOPE OF WORK LISTED IN THE BID DOCUMENTS.
8. ALL AREAS SHALL BE GRADED TO PROVIDE PROPER DRAINAGE AND PREVENT STANDING WATER.
9. ELEVATIONS SHOWN ON THE PLANS ARE THE FINISH GRADE ELEVATIONS.
10. GRADING SHALL BE SEQUENCED SO THAT BASE STONE IS PLACED WITHIN 5 CALENDAR DAYS OF ACHIEVING OPTIMUM SUBGRADE COMPACTION.
11. ALL BACKFILL BEHIND WALLS SHALL BE INSTALLED PER WALL MANUFACTURER'S INSTALLATION SPECIFICATIONS OR AS NOTED ON PLANS, WHICHEVER IS MORE RESTRICTIVE.

DEMOLITION NOTES

1. REMOVE EXISTING PAVED AREAS INCLUDING DRIVEWAYS, SIDEWALKS,PARKING AREAS, SERVICE AREAS, EQUIPMENT PADS, AND ALL MISCELLANEOUS PAVING.
2. ALL DEBRIS RESULTING FROM DEMOLITION SHALL BE REMOVED FROM THE SITE AND DISPOSED AT AN APPROVED LANDFILL BY THE COUNTY. BACKFILL ALL TRENCHES AND EXCAVATIONS RESULTING FROM DEMOLITION.
3. PROTECT ALL EXISTING TREES TO REMAIN AND PROTECT ALL ITEMS TO BE TURNED OVER TO THE OWNER DURING ALL OPERATIONS OF DEMOLITION. TAKE ALL NECESSARY PRECAUTIONS AND PROTECTIVE MEASURES TO ANY EXISTING ITEMS TO BE TURNED OVER TO THE OWNER. SCHEDULED PROTECTED ITEMS WHICH ARE DAMAGED DURING DEMOLITION SHALL BE REPAIRED OR REPLACED BY THE COUNTY AT NO ADDITIONAL COST TO THE OWNER.
4. ONLY ITEMS SPECIFICALLY NOTED TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE.
5. COUNTY SHALL APPLY, SECURE AND PAY ALL REQUIRED PERMITS AND INSPECTIONS AND SHALL PAY ALL APPLICABLE SALES TAXES.
6. THE COUNTY SHALL NOTIFY ALL UTILITY COMPANIES AND UTILITY DEPARTMENTS PROVIDING SERVICE TO THE SITE AND SHALL COORDINATE ALL WORK.
7. ANY SIDEWALK OR CURB DAMAGE IS TO BE REPLACED AT COUNTY'S EXPENSE.
8. ON-SITE BURIAL OF DEBRIS IS PROHIBITED.
9. NO TRUCKS OR VEHICLES SHALL LEAVE THE SITE WITH MUDDY TIRES OR WITH ANY SUBSTANCE WHICH WILL DAMAGE OR STAIN ADJACENT PROPERTIES OR THE PUBLIC RIGHT-OF-WAY.
10. EROSION CONTROL DEVICES ARE TO BE INSTALLED AND FULLY OPERATIONAL PRIOR TO ANY DEMOLITION.
11. SITE DUST CONTROL DURING DEMOLITION WILL BE IN ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS.
12. ENGINEER HAS NOT INSPECTED THE SITE FOR THE PRESENCE OF HAZARDOUS MATERIALS, INCLUDING, BUT NOT LIMITED TO ASBESTOS, LEAD PAINT,UNDERGROUND TANKS, ETC. COUNTY SHALL BE RESPONSIBLE FOR ALL PRECONSTRUCTION INSPECTIONS (AS REQUIRED) FOR HAZARDOUS MATERIALS BY A QUALIFIED FIRM. COUNTY SHALL BE RESPONSIBLE FOR SOLICITING QUALIFIED PERSONNEL FOR PROPER REMOVAL AND DISPOSAL OF ANY HAZARDOUS MATERIALS ENCOUNTERED DURING DEMOLITION PER ALL LOCAL, STATE AND FEDERAL REQUIREMENTS.
13. DEMOLITION SHALL BE IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES, BUT NOT LIMITED TO, NOISE ORDINANCES.
14. FINISH SURFACE TO BE REMOVED OR DEMOLISHED SHALL BE CUT ALONG LINES OF JOINTS WHICH WILL PERMIT A NEAT SURFACE WHEN RESTORED.
15. IF REQUIRED AS PART OF THIS PROJECT, THE COUNTY SHALL REMOVE AND/OR PLUG EXISTING UTILITIES SUCH AS SANITARY SEWER, WATER, GAS, ELECTRIC AND TELEPHONE AS SHOWN. THE COUNTY IS RESPONSIBLE FOR CONTACTING EACH UTILITY COMPANY TO COORDINATE REMOVAL OF ALL UTILITIES AND FOR DETERMINING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES PRIOR TO COMMENCING WORK.
16. IF REQUIRED AS PART OF THIS PROJECT, THE COUNTY SHALL CUT AND PLUG OR ARRANGE FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND PLUG ALL SERVICE PIPING AT THE STREET LINE OR MAIN, AS REQUIRED OR AS OTHERWISE NOTED. ALL SERVICE MAY NOT BE SHOWN ON THIS PLAN. THE COUNTY SHALL INVESTIGATE THE SITE PRIOR TO CONSTRUCTION TO DETERMINE THE EXTENT OF SERVICE PIPING TO BE REMOVED, CUT OR PLUGGED.
17. DO NOT INTERRUPT EXISTING UTILITIES SERVICING FACILITIES OCCUPIED AND USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND THE LOCAL MUNICIPALITIES. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.

TENNESSEE ONE-CALL SYSTEM



BEFORE YOU DIG CALL
1-800-351-1111.

NO.		DATE	BY	DESCRIPTION
1.	4-19-2015	WJD		COF PLANNING REVIEW COMMENTS
2.	6-04-2015	WJD		COF PLANNING REVIEW COMMENTS

CE COLLIER

ENGINEERING CO., INC.

CONSULTING-DESIGN-CONSTRUCTION

5560 FRANKLIN PIKE CIRCLE, BRENTWOOD, TN 37027
PHONE: (615) 331-1441 FAX: (615) 331-1050

GENERAL NOTES

WILLIAMSON COUNTY AGRICULTURE EXPOSITION PARK

SITE PLAN

REVISION 1 (PARKING ADDITION)

JURISDICTIONAL REVIEW
NOT FOR CONSTRUCTION



DATE: 04/07/2015

DESIGNED BY: WJD

DRAWN BY: ADD

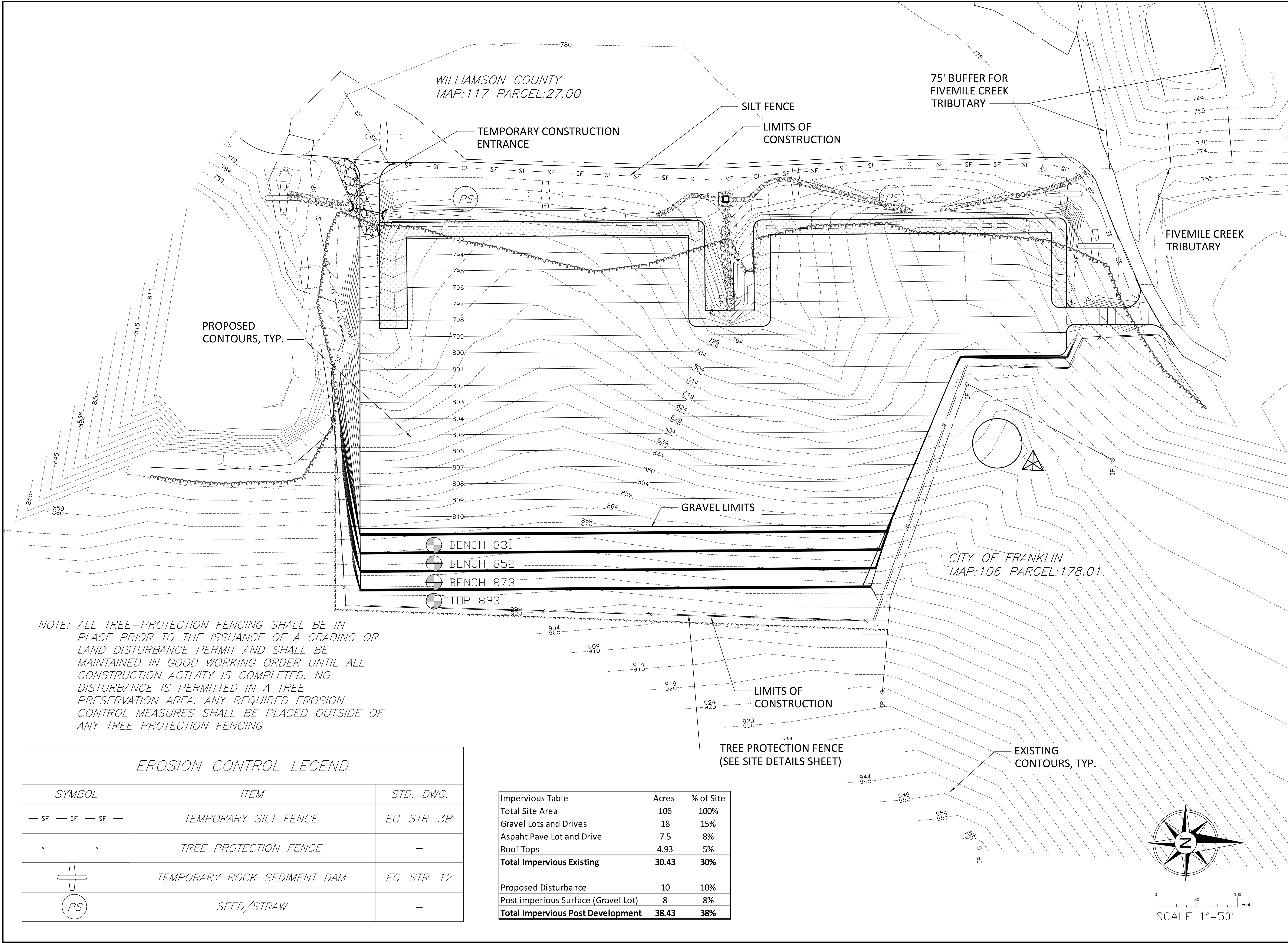
SUPERVISED BY: WJD

CHECKED BY: WJD

COF PROJECT NO:
5851

YEAR: 2014

SHEET NO: 2



NOTE: ALL TREE-PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

EROSION CONTROL LEGEND		
SYMBOL	ITEM	STD. DWG.
— SF — SF — SF —	TEMPORARY SILT FENCE	EC-STR-3B
— x — x — x —	TREE PROTECTION FENCE	—
	TEMPORARY ROCK SEDIMENT DAM	EC-STR-12
	SEED/STRAW	—

Impervious Table	Acres	% of Site
Total Site Area	106	100%
Gravel Lots and Drives	18	15%
Asphalt Pave Lot and Drive	7.5	8%
Roof Tops	4.93	5%
Total Impervious Existing	30.43	30%
Proposed Disturbance	10	10%
Post impervious Surface (Gravel Lot)	8	8%
Total Impervious Post Development	38.43	38%

NO. 1
DATE 4-13-2015
BY WJD
DESCRIPTION COF PLANNING REVIEW COMMENTS

NO. 2
DATE 6-04-2015
BY WJD
DESCRIPTION COF PLANNING REVIEW COMMENTS

CE COLLIER

ENGINEERING CO., INC.

CONSULTING-DESIGN-CONSTRUCTION

5560 FRANKLIN PIKE CIRCLE, BRENTWOOD, TN 37027
PHONE: (615) 331-1441 FAX: (615) 331-1050

EROSION CONTROL PLAN

WILLIAMSON COUNTY AGRICULTURE EXPOSITION PARK

SITE PLAN

REVISION 1 (PARKING ADDITION)

JURISDICTIONAL REVIEW

NOT FOR CONSTRUCTION

06/04/2015

DATE: 04/07/2015

DESIGNED BY: WJD

DRAWN BY: ADD

SUPERVISED BY: WJD

CHECKED BY: WJD

COF PROJECT NO:

5851

YEAR: 2014

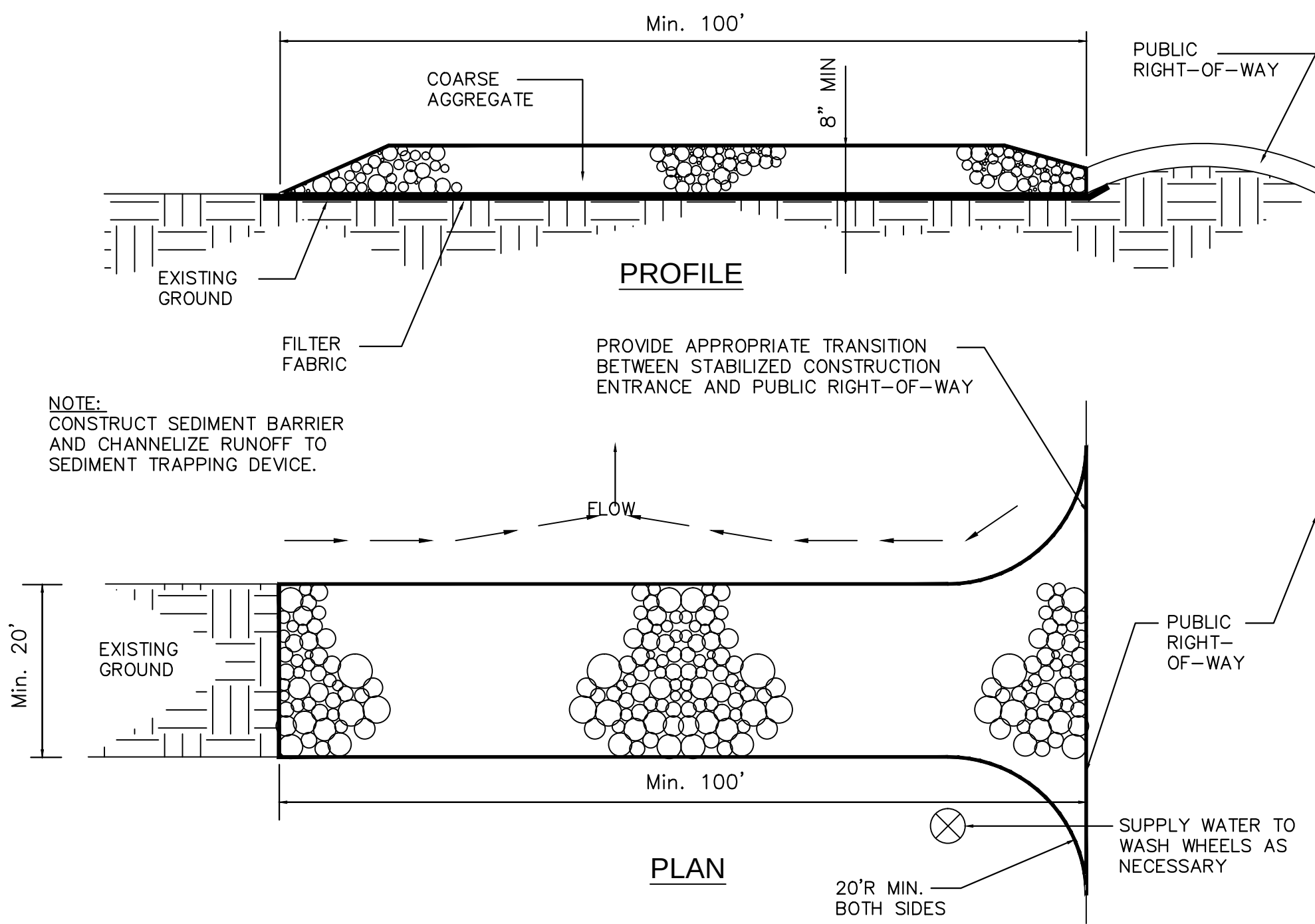
SHEET NO: 2B

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

- A. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF THIS DRAWING ("SITE MAP"), THE STANDARD DETAILS, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
- B. COUNTY AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
- C. COUNTY SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- D. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- E. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- F. COUNTY SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
- G. COUNTY SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
- H. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- I. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

COUNTY IS REQUIRED TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING. COUNTY IS REQUIRED TO COORDINATE EXACT LOCATION WITH THE CITY OF FRANKLIN DURING PRECONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE.

- J. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- K. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- L. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.



CONSTRUCTION SPECIFICATIONS

- STONE SIZE - USE MSHA SIZE NO. 2 (2" TO 3") OR AASHTO DESIGNATION M43, SIZE NO. 2 (2 1/2" TO 1 1/2"). USE CRUSHED STONE.
- LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 100 FEET.
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS (20' MINIMUM).

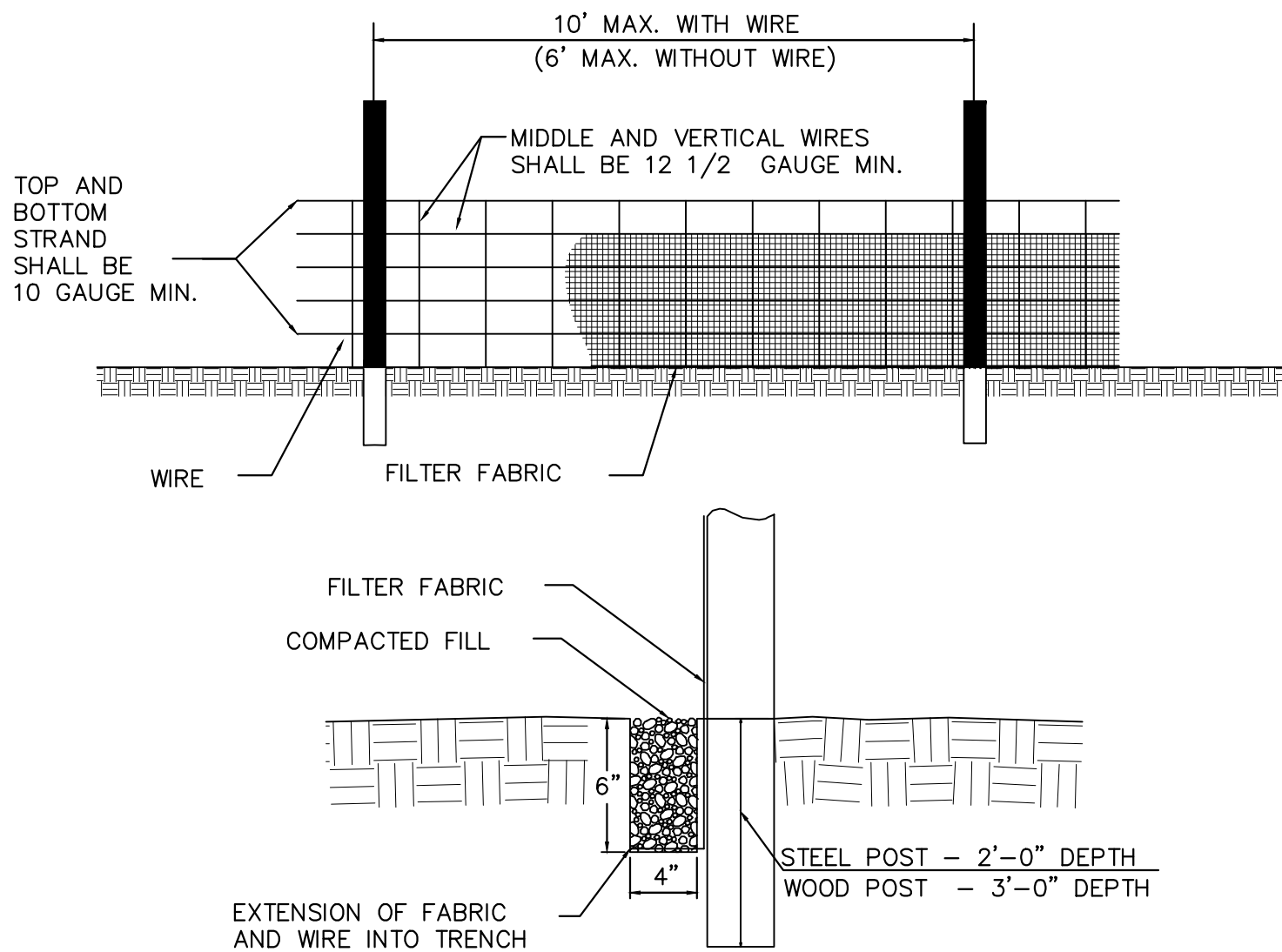
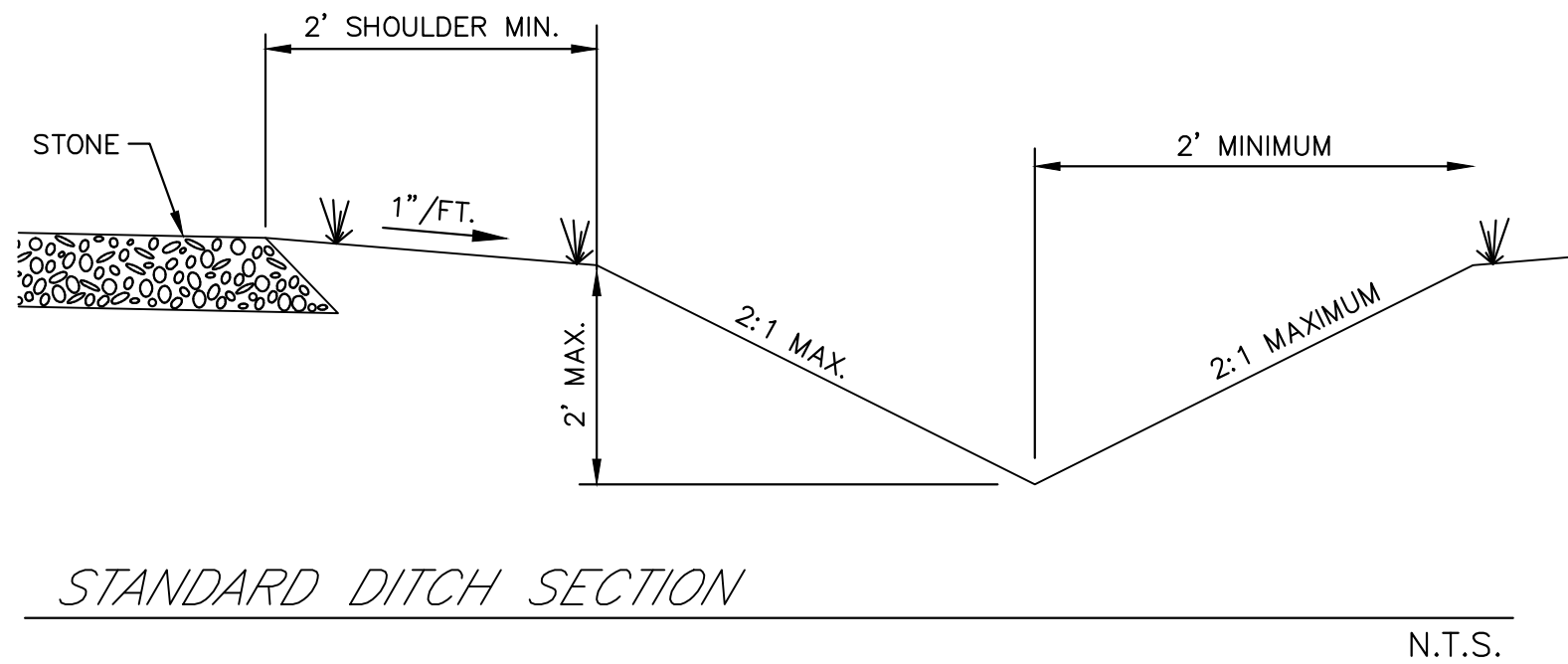
WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.

MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE



N.T.S.



NOTES:

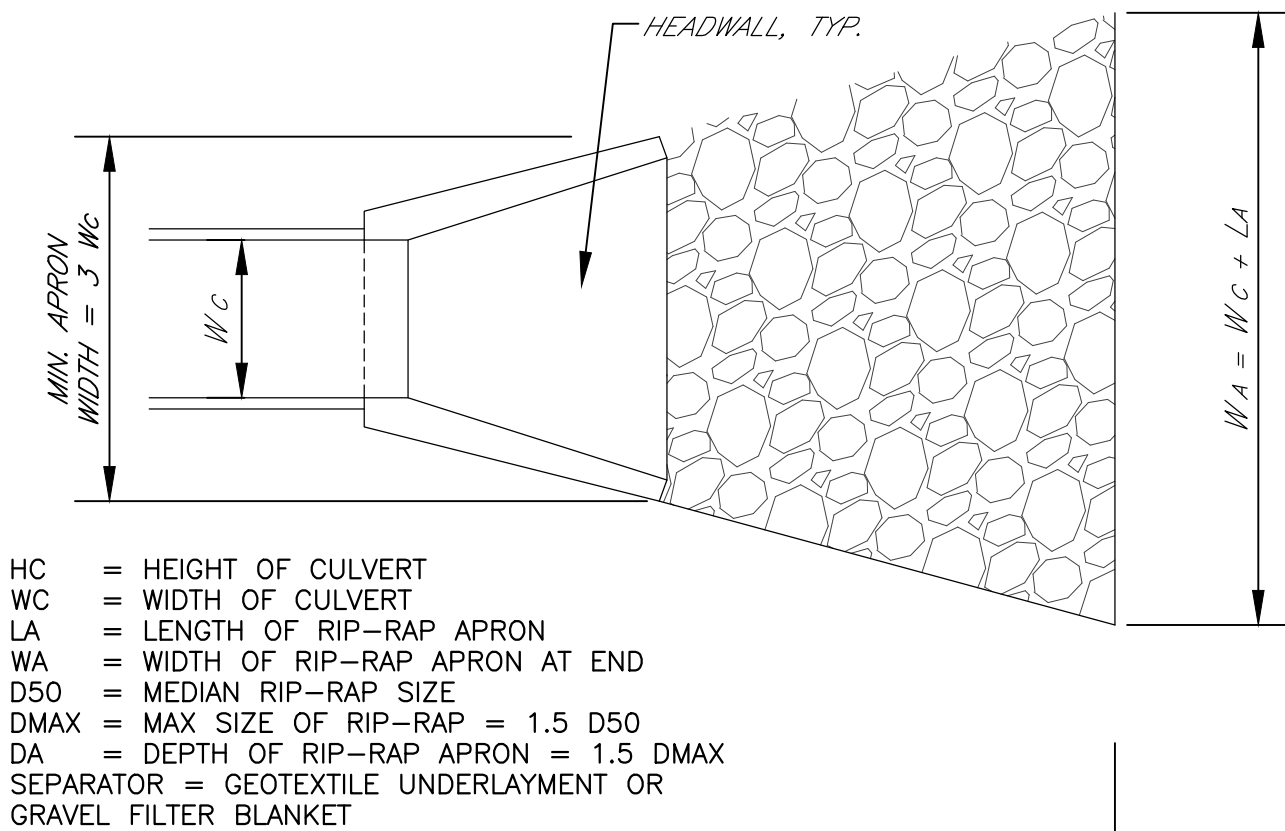
1. WIRE SHALL BE A MINIMUM OF 32" IN WIDTH AND SHALL HAVE A MINIMUM OF 6 LINE WIRES WITH 12" STAY SPACING.
2. FILTER FABRIC SHALL BE A MINIMUM OF 36" IN WIDTH AND SHALL BE FASTENED ADEQUATELY TO THE WIRE.
3. STEEL POST SHALL BE 5'-0" IN HEIGHT AND BE A T-SHAPE WITH A MINIMUM WEIGHT OF 1.33 POUNDS PER LINEAR FOOT, WITH SUFFICIENT HOLES AND HOOKS FOR FASTENERS.
4. WOOD POST SHALL BE 6'-0" IN HEIGHT AND 3" IN DIAMETER.

SILT FENCE



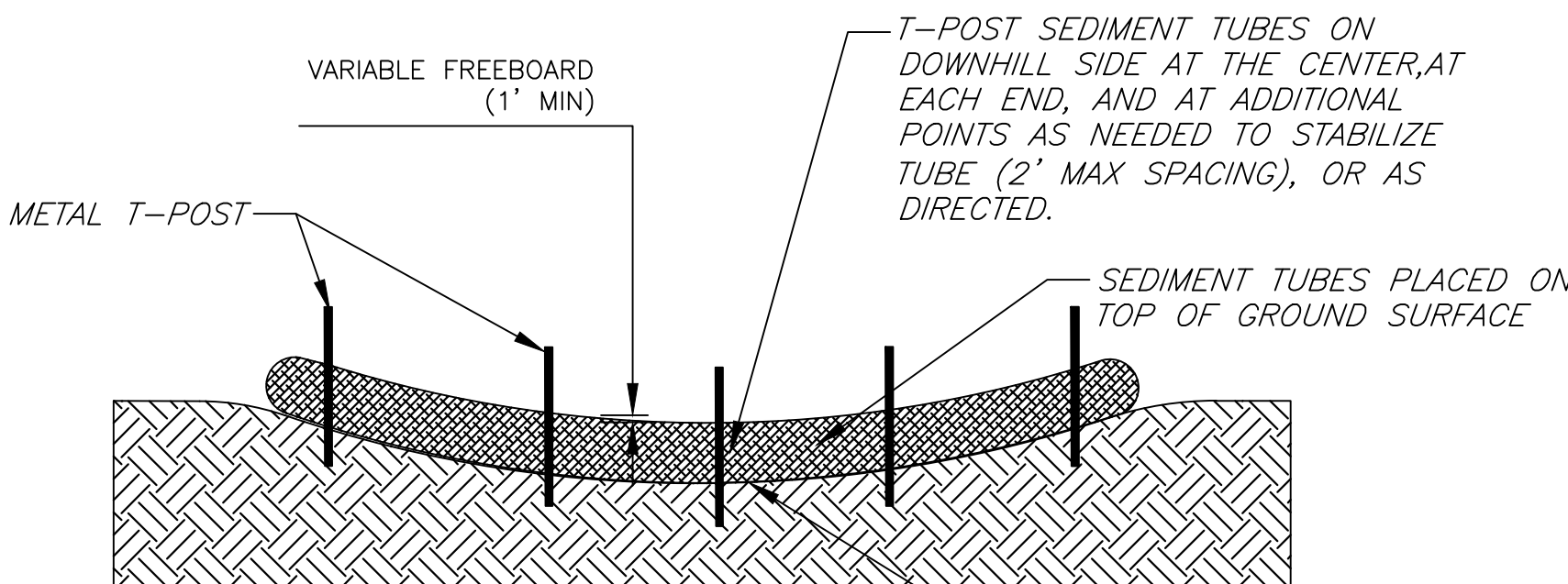
N.T.S.

- M. ALL DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE, MUST BE STABILIZED TEMPORARILY WITH THE USE OF FAST-GERMINATING ANNUAL GRASS/GRAIN VARIETIES, STRAW/HAY MULCH, WOOD CELLULOSE FIBERS, TACKIFIERS, NETTING OR BLANKETS AS SHOWN ON SITE MAP.
- N. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED, AND/OR VEGETATED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
- O. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. ONLY USE INGRESS/EGRESS LOCATIONS AS PROVIDED.
- P. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- Q. COUNTY OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
- R. ON-SITE & OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- S. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- T. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE COUNTY SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.
- U. SEE SITE PLAN FOR ANY PERMANENT AND/OR TEMPORARY SIGNAGE.
- V. COUNTY IS TO DESIGNATE/IDENTIFY AREAS ON THE SITE MAPS, INSIDE OF THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.
- W. REFER TO THE SWPPP FOR REPORTABLE SPILL QUANTITIES OF PETROLEUM PRODUCTS AND/OR HAZARDOUS WASTES.
- X. COUNTY TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH EROSION CONTROL SEQUENCING SHOWN ON THIS PLAN. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED.
- Y. COUNTY IS REQUIRED TO PROVIDE AN AREA FOR CONCRETE WASH DOWN AND EQUIPMENT FUELING. COUNTY IS REQUIRED TO COORDINATE EXACT LOCATION WITH THE CITY OF FRANKLIN DURING PRECONSTRUCTION MEETING. CONTROL OF OTHER SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY IS ALSO REQUIRED BY THE GRADING PERMITTEE.
- Z. ALL TREE-PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.



- HC = HEIGHT OF CULVERT
WC = WIDTH OF CULVERT
LA = LENGTH OF RIP-RAP APRON
WA = WIDTH OF RIP-RAP APRON AT END
D50 = MEDIAN RIP-RAP SIZE
DMAX = MAX SIZE OF RIP-RAP = 1.5 D50
DA = DEPTH OF RIP-RAP APRON = 1.5 DMAX
SEPARATOR = GEOTEXTILE UNDERLAYMENT OR GRAVEL FILTER BLANKET

OUTFALL PROTECTION



NOTES:

1. SLIGHTLY ANGLE STAKES WITH TOP FACING TOWARDS DIRECTION OF FLOW.
2. APPLICABLE TO SMALL WIDTH DITCHES WITH TOTAL WIDTH OF LESS THAN 5'.

SMALL DITCH CHECKS FOR SEDIMENT TUBES

N.T.S.

REVIEWS		DESCRIPTION
NO.	DATE	BY
1	4-15-2015	WJD
2	6-04-2015	WJD
COF PLANNING REVIEW COMMENTS		
COF PLANNING REVIEW COMMENTS		

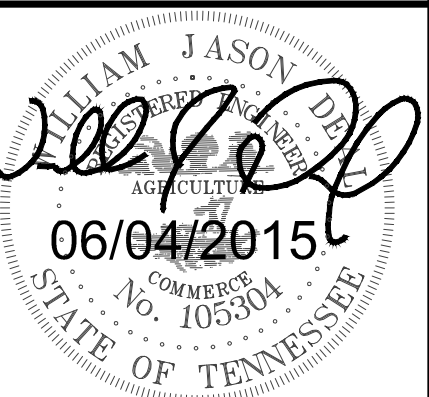
CE COLLIER
ENGINEERING CO., INC.
CONSULTING-DESIGN-CONSTRUCTION

5560 FRANKLIN PIKE CIRCLE, BRENTWOOD, TN 37027
PHONE: (615) 331-1441 FAX: (615) 331-1050

EROSION CONTROL DETAILS

WILLIAMSON COUNTY AGRICULTURE EXPOSITION PARK
SITE PLAN
REVISION 1 (PARKING ADDITION)

JURISDICTIONAL REVIEW
NOT FOR CONSTRUCTION



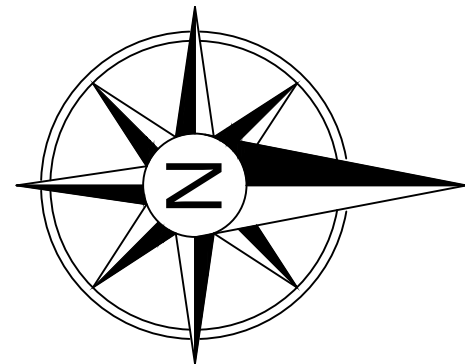
DATE: 04/07/2015

DESIGNED BY: WJD
DRAWN BY: ADD
SUPERVISED BY: WJD
CHECKED BY: WJD

COF PROJECT NO:
5851

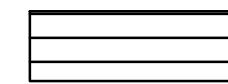
YEAR: 2014

SHEET NO: 2C

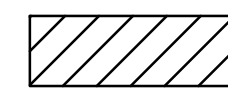


0 50 100 Feet

SLOPE LEGEND



EXISTING SLOPE 20%+



EXISTING SLOPES 14-19%

WILLIAMSON COUNTY
MAP:117 PARCEL:27.00

75' BUFFER FOR
TRIBUTARY TO
FIVEMILE CREEK

TRIBUTARY TO
FIVEMILE CREEK

HEADWALL FOR
24" RCP

WALL

PROJECT LIMITS

HEADWALL FOR
48" CMP

EXISTING PARKING LOT

EX. TREE CANOPY, TYP.

HEADWALL FOR
36" RCP

IRON PIN

WATER TOWER

ELECTRIC TOWER

AVERAGE SLOPE ~30%

FENCE

FENCE

APPROXIMATE PROJECT LIMITS

IRON PIN

CITY OF FRANKLIN
MAP:106 PARCEL:178.01

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	4-15-2015	WJD	COF PLANNING REVIEW COMMENTS
2	6-04-2015	WJD	COF PLANNING REVIEW COMMENTS

CE COLLIER

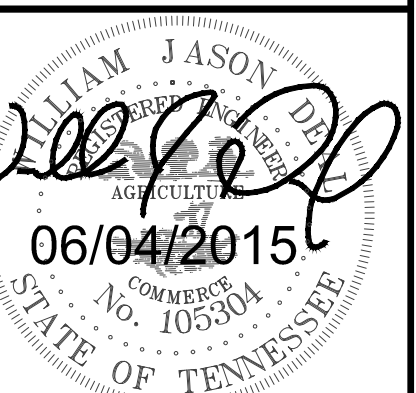
ENGINEERING CO., INC.
CONSULTING-DESIGN-CONSTRUCTION

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PHONE: (615) 331-1441 FAX: (615) 331-1050

EXISTING CONDITIONS

WILLIAMSON COUNTY AGRICULTURE EXPOSITION PARK
SITE PLAN
REVISION 1 (PARKING ADDITION)

JURISDICTIONAL REVIEW
NOT FOR CONSTRUCTION



DATE: 04/07/2015

DESIGNED BY: WJD

DRAWN BY: ADD

SUPERVISED BY: WJD

CHECKED BY: WJD

COF PROJECT NO:

5851

YEAR: 2014

SHEET NO: 3

SITE DATA CHART

PROJECT NAME: WILLIAMSON COUNTY AGRICULTURE EXPOSITION PARK (PARKING ADDITION)
PROJECT NO: 5851
ADDRESS: 4215 LONG LANE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 10

ZONING: CIVIC AND INSTITUTIONAL DISTRICT (CI)
ZONING OVERLAY: HILLSIDE/HILLCREST OVERLAY DISTRICT (HHO)
CHARACTER AREA OVERLAY: GOOSE CREEK (GCCO)
DEVELOPMENT STANDARD DESIGNATIONS: GC4D
OVERALL ACREAGE OF PROPERTY: 100 +/- ACRES (PER TAX MAP)
OVERALL SQUARE FOOTAGE OF SITE: 4,356,000 +/- S.F.
PROJECT AREA: 10 +/- ACES (INCLUDES PARKING LOT AND DRIVEWAY TIE-INS)
4,356 +/- S.F.

OWNER: WILLIAMSON COUNTY GOVERNMENT
ADDRESS: 1320 W. MAIN ST
SUITE 103
FRANKLIN, TN 37064
PHONE NO: 615-790-5704
EMAIL: KeithF@williamson-tn.org

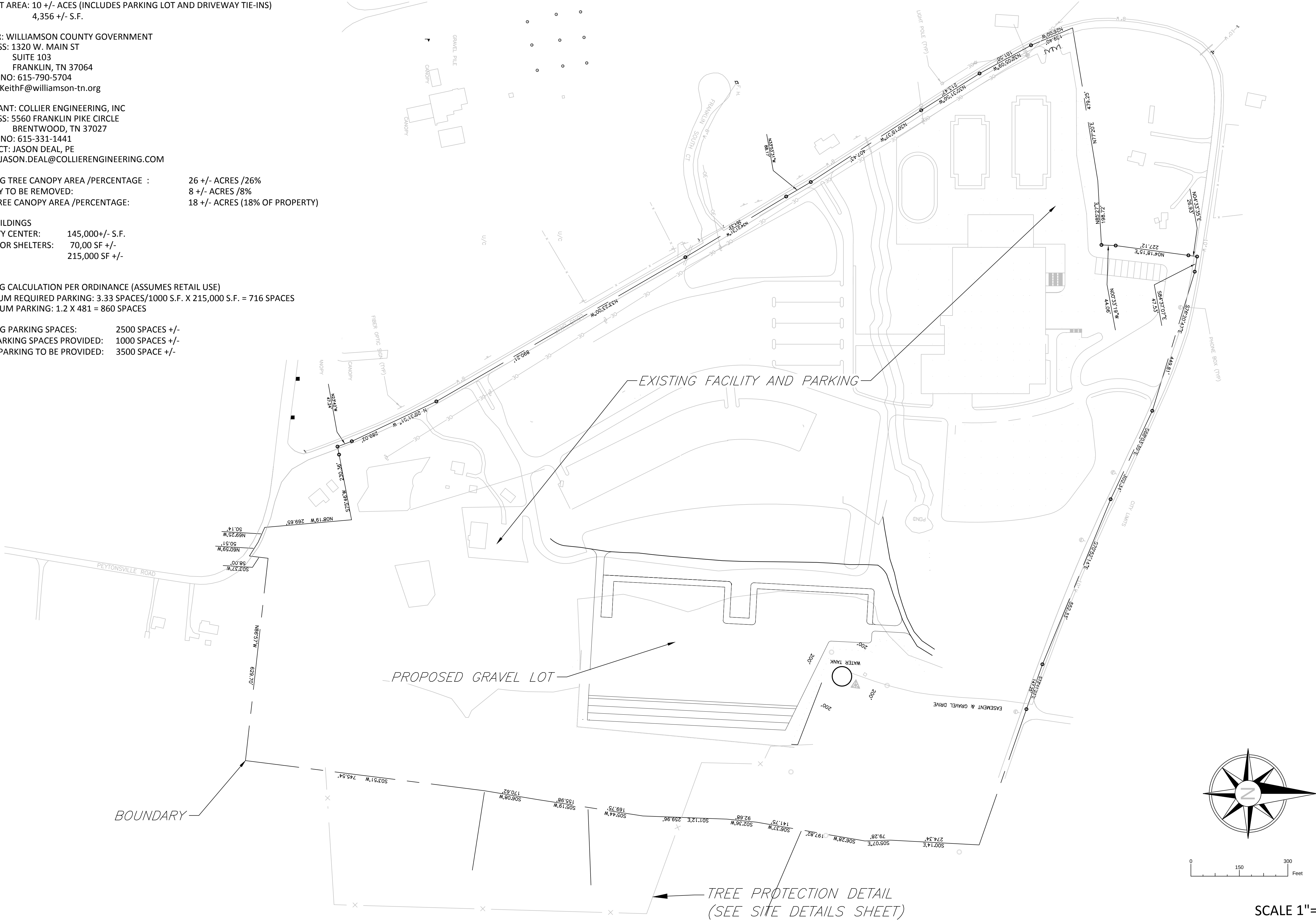
APPLICANT: COLLIER ENGINEERING, INC
ADDRESS: 5560 FRANKLIN PIKE CIRCLE
BRENTWOOD, TN 37027
PHONE NO: 615-331-1441
CONTACT: JASON DEAL, PE
EMAIL: JASON.DEAL@COLLIERENGINEERING.COM

D. EXISTING TREE CANOPY AREA /PERCENTAGE : 26 +/- ACRES /26%
CANOPY TO BE REMOVED: 8 +/- ACRES /8%
POST TREE CANOPY AREA /PERCENTAGE: 18 +/- ACRES (18% OF PROPERTY)

E. SITE BUILDINGS
ACTIVITY CENTER: 145,000+/- S.F.
OUTDOOR SHELTERS: 70,00 SF +/-
215,000 SF +/-

G. PARKING CALCULATION PER ORDINANCE (ASSUMES RETAIL USE)
MINIMUM REQUIRED PARKING: 3.33 SPACES/1000 S.F. X 215,000 S.F. = 716 SPACES
MAXIMUM PARKING: 1.2 X 481 = 860 SPACES

EXISTING PARKING SPACES: 2500 SPACES +/-
NEW PARKING SPACES PROVIDED: 1000 SPACES +/-
TOTAL PARKING TO BE PROVIDED: 3500 SPACE +/-



REVISIONS		NO.	DATE	BY	DESCRIPTION
1	4-13-2015	WJD	COF PLANNING REVIEW COMMENTS		
2	6-04-2015	WJD	COF PLANNING REVIEW COMMENTS		

CE COLLIER

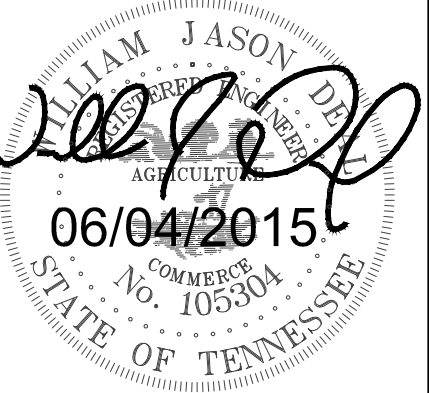
ENGINEERING CO., INC.

CONSULTING-DESIGN-CONSTRUCTION

5560 FRANKLIN PIKE CIRCLE, BRENTWOOD, TN 37027
PHONE: (615) 331-1441 FAX: (615) 331-1050

OVERALL SITE PLAN
WILLIAMSON COUNTY AGRICULTURE EXPOSITION PARK
SITE PLAN
REVISION 1 (PARKING ADDITION)

JURISDICTIONAL REVIEW
NOT FOR CONSTRUCTION

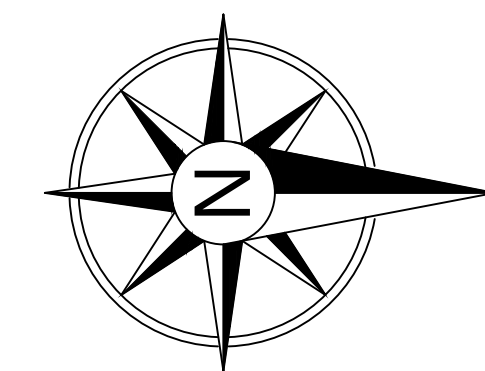
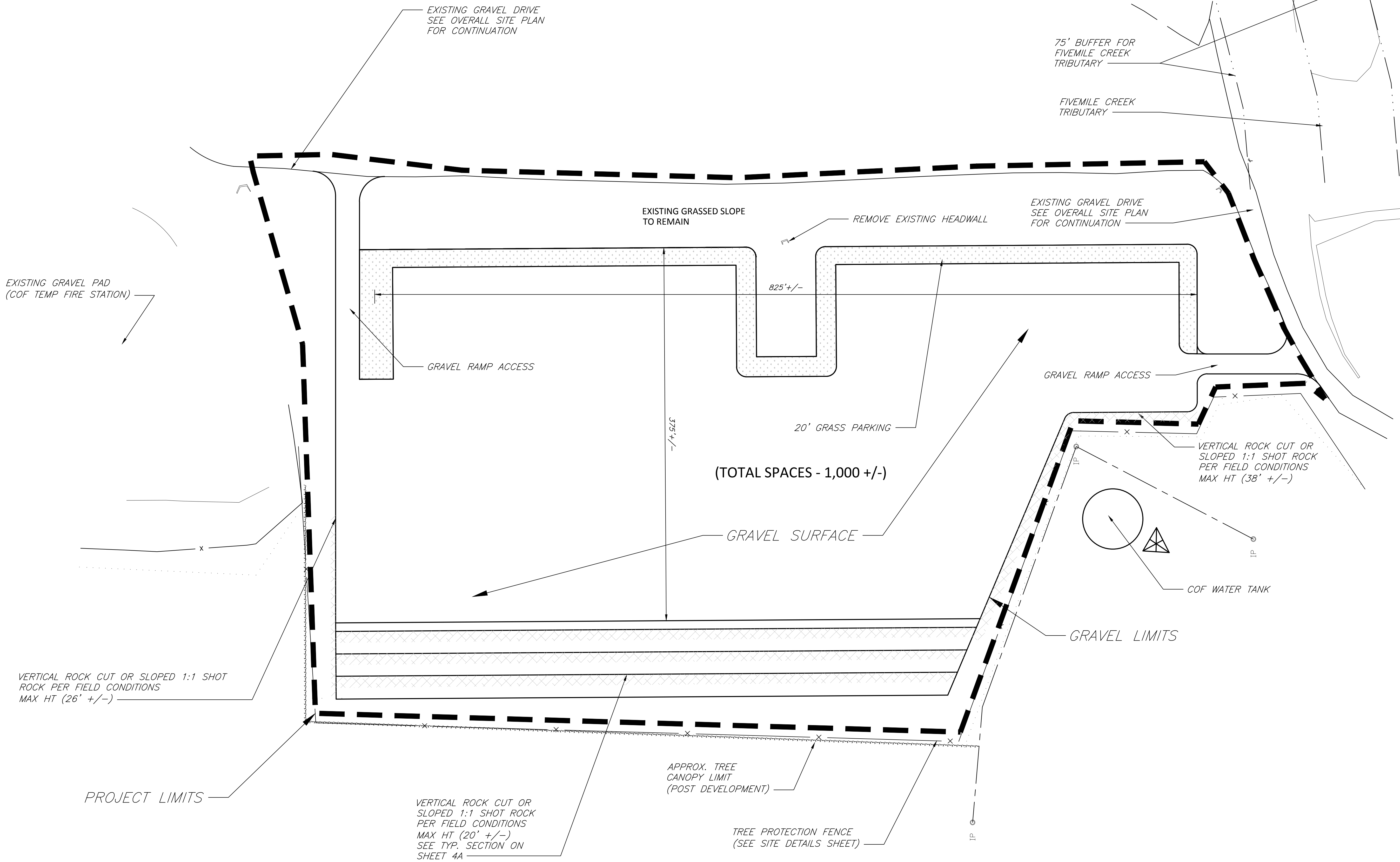


DATE: 04/07/2015
DESIGNED BY: WJD
DRAWN BY: ADD
SUPERVISED BY: WJD
CHECKED BY: WJD

COF PROJECT NO:
5851

YEAR: 2014

SHEET NO: 4



0 50 100 Feet
SCALE 1"=50'

REVISIONS		NO.	DATE	BY	DESCRIPTION
COF PLANNING REVIEW COMMENTS		1	4-13-2015	WJD	
COF PLANNING REVIEW COMMENTS		2	6-04-2015	WJD	

CECOLLIER

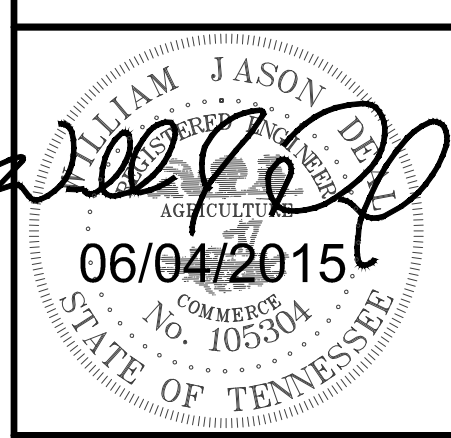
ENGINEERING CO., INC.
CONSULTING-DESIGN-CONSTRUCTION

5560 FRANKLIN PIKE CIRCLE, BRENTWOOD, TN 37027
PHONE: (615) 331-1441 FAX: (615) 331-1050

ENLARGED SITE PLAN

WILLIAMSON COUNTY AGRICULTURE EXPOSITION PARK
SITE PLAN
REVISION 1 (PARKING ADDITION)

JURISDICTIONAL REVIEW
NOT FOR CONSTRUCTION



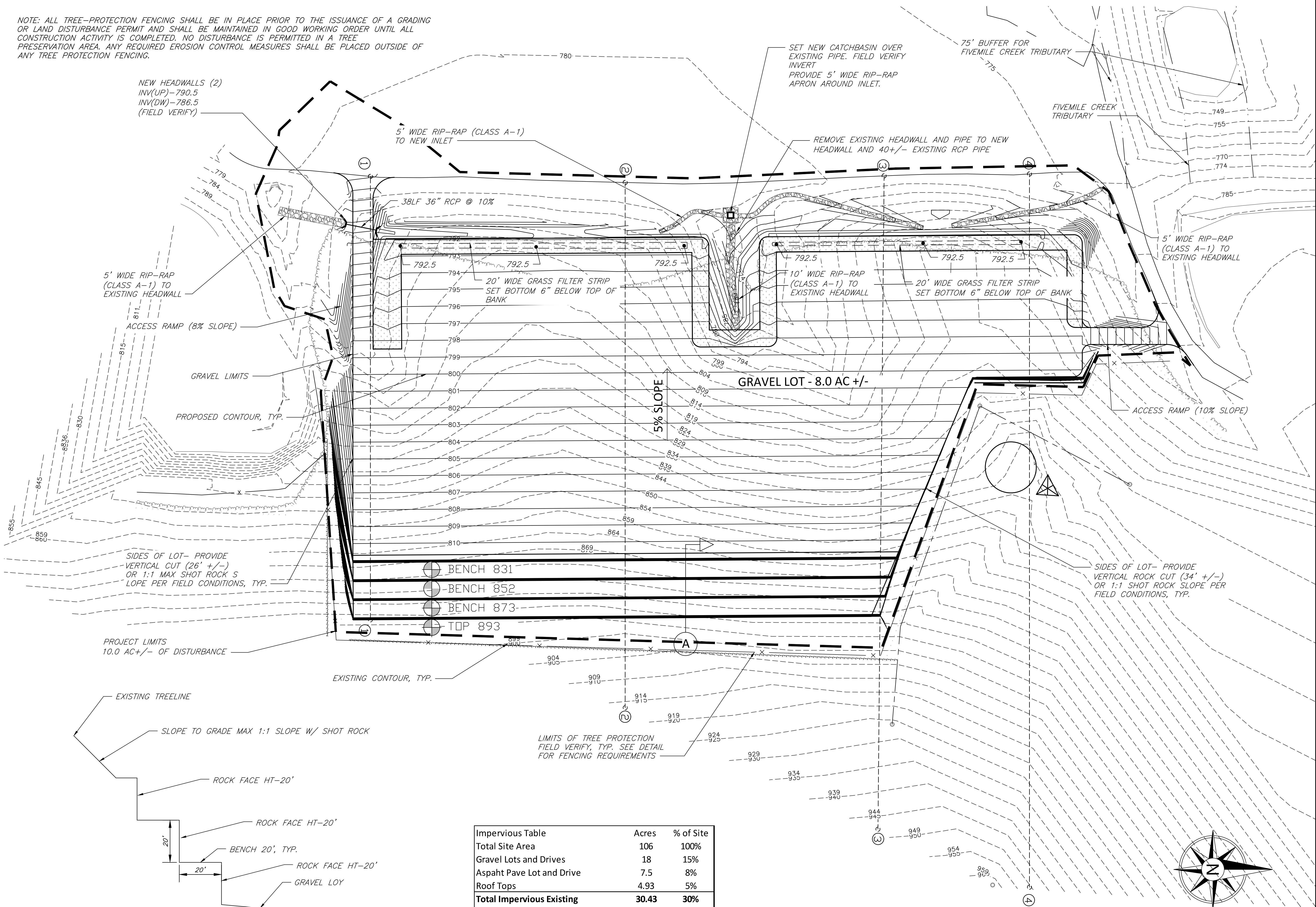
DATE:	04/07/2015
DESIGNED BY:	WJD
DRAWN BY:	ADD
SUPERVISED BY:	WJD
CHECKED BY:	WJD

COF PROJECT NO:
5851

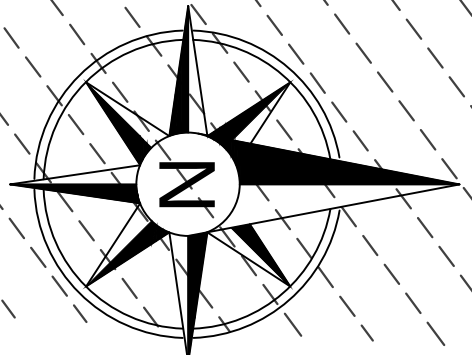
YEAR: 2014

SHEET NO: 4A

NOTE: ALL TREE-PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.



A SECTION - TYP ROCK SPLIT
NTS



SCALE 1"=50.0'

REVISIONS		DESCRIPTION
NO.	DATE	BY
1	4-15-2015	WJD
2	6-04-2015	WJD

CECOLLIER

ENGINEERING CO., INC.
CONSULTING-DESIGN-CONSTRUCTION

5560 FRANKLIN PIKE CIRCLE, BRENTWOOD, TN 37027
PHONE: (615) 331-1441 FAX: (615) 331-1050

PRELIMINARY GRADING PLAN

WILLIAMSON COUNTY AGRICULTURE EXPOSITION PARK
SITE PLAN
REVISION 1 (PARKING ADDITION)

JURISDICTIONAL REVIEW
NOT FOR CONSTRUCTION

WILLIAM JASON DEAN
AGRICULTURE
No. 10530A
STATE OF TENNESSEE

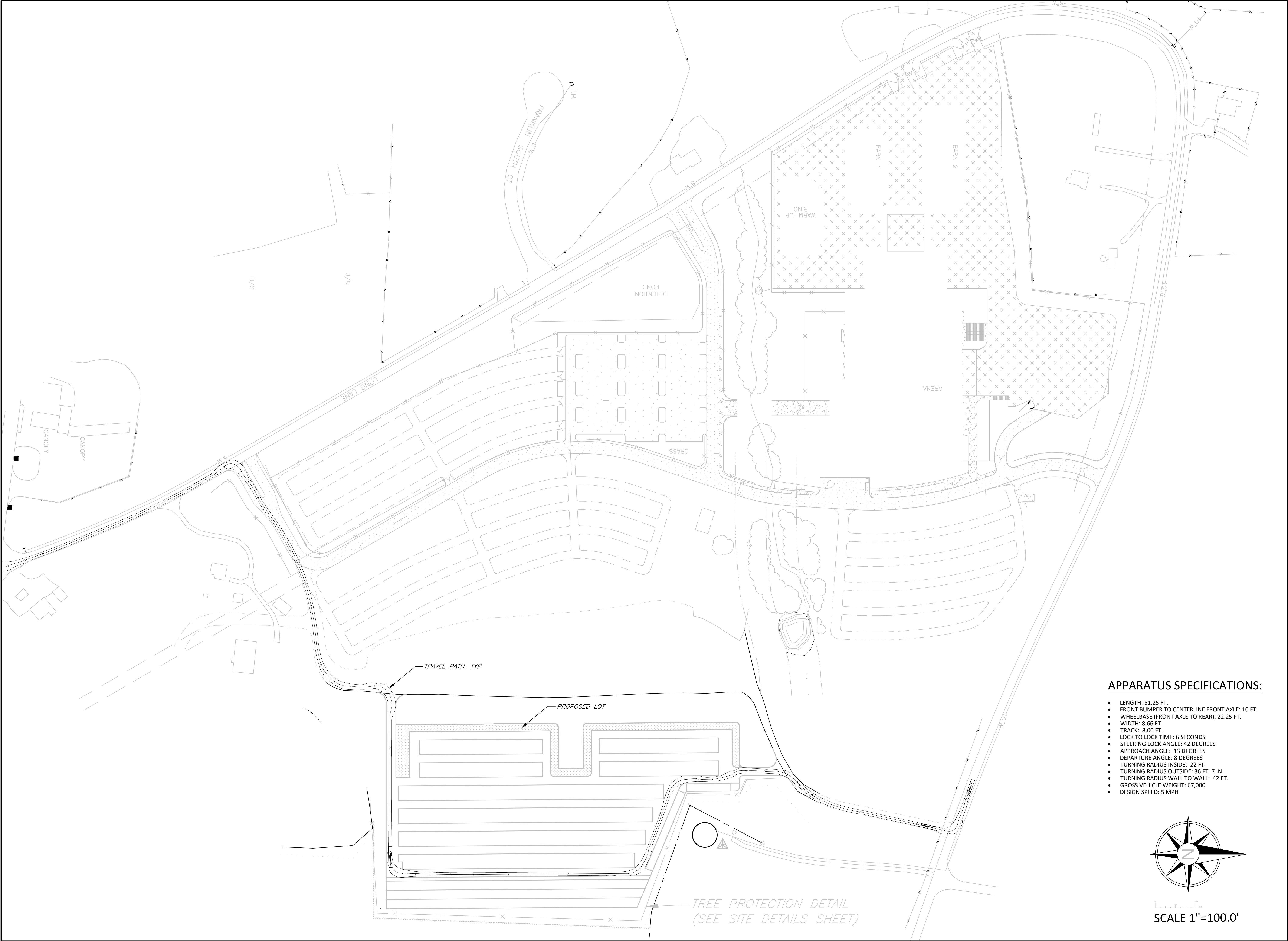
06/04/2015

DATE: 04/07/2015
DESIGNED BY: WJD
DRAWN BY: ADD
SUPERVISED BY: WJD
CHECKED BY: WJD

COF PROJECT NO:
5851

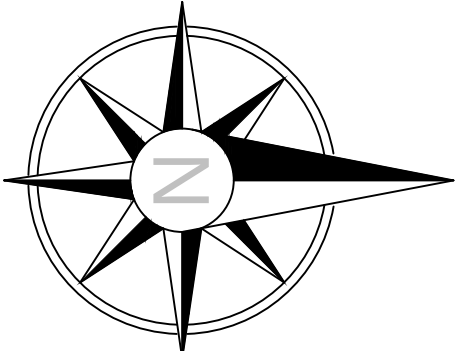
YEAR: 2014

SHEET NO: 4B



APPARATUS SPECIFICATIONS:

- LENGTH: 51.25 FT.
- FRONT BUMPER TO CENTERLINE FRONT AXLE: 10 FT.
- WHEELBASE (FRONT AXLE TO REAR): 22.25 FT.
- WIDTH: 8.66 FT.
- TRACK: 8.00 FT.
- LOCK TO LOCK TIME: 6 SECONDS
- STEERING LOCK ANGLE: 42 DEGREES
- APPROACH ANGLE: 13 DEGREES
- DEPARTURE ANGLE: 8 DEGREES
- TURNING RADIUS INSIDE: 22 FT.
- TURNING RADIUS OUTSIDE: 36 FT. 7 IN.
- TURNING RADIUS WALL TO WALL: 42 FT.
- GROSS VEHICLE WEIGHT: 67,000
- DESIGN SPEED: 5 MPH



SCALE 1"=100.0'

REVIEWS		DESCRIPTION
NO.	DATE	BY
1	4-13-2015	WJD
2	6-04-2015	WJD

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AutoTurn Site Plan

WILLIAMSON COUNTY AGRICULTURE EXPOSITION PARK

SITE PLAN

REVISION 1 (PARKING ADDITION)

JURISDICTIONAL REVIEW
NOT FOR CONSTRUCTION

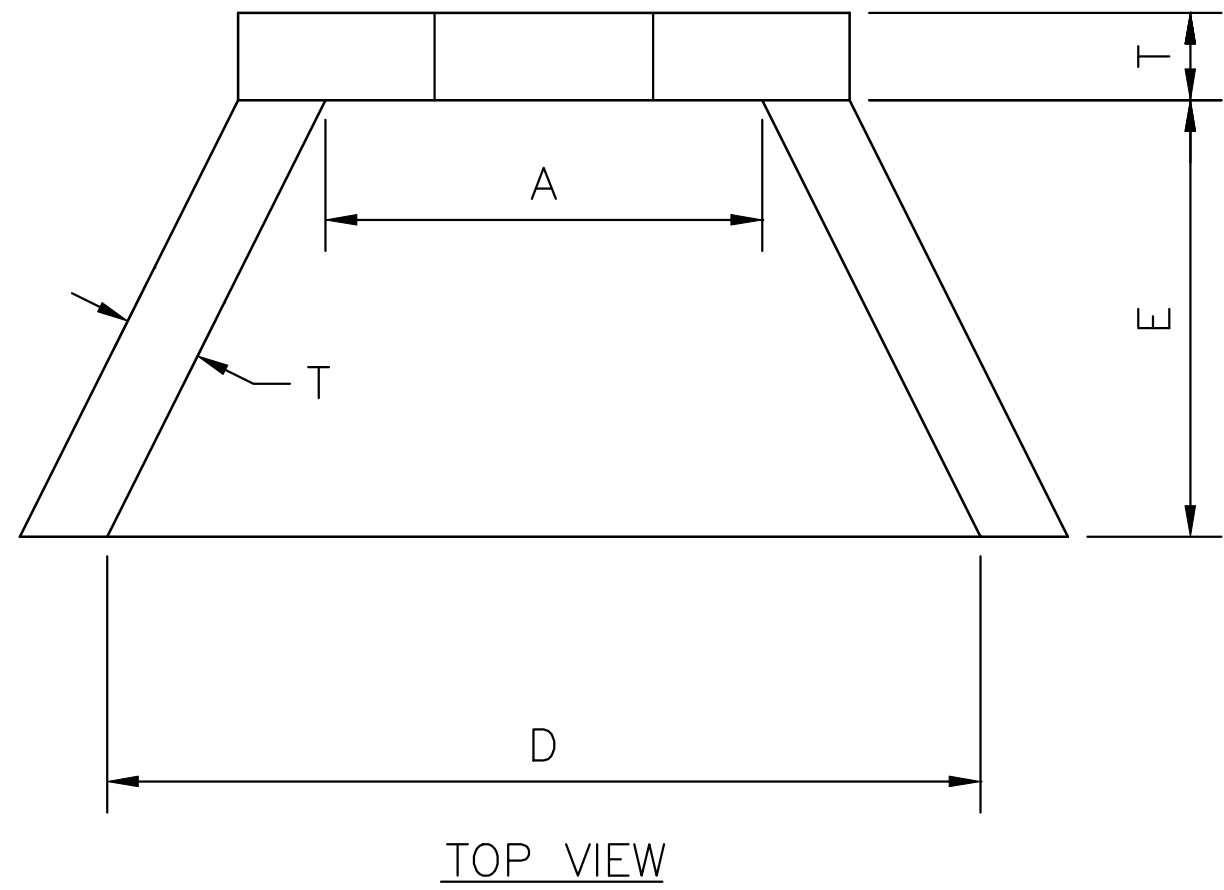


DATE:	04/07/2015
DESIGNED BY:	WJD
DRAWN BY:	ADD
SUPERVISED BY:	WJD
CHECKED BY:	WJD

COF PROJECT NO:
5851

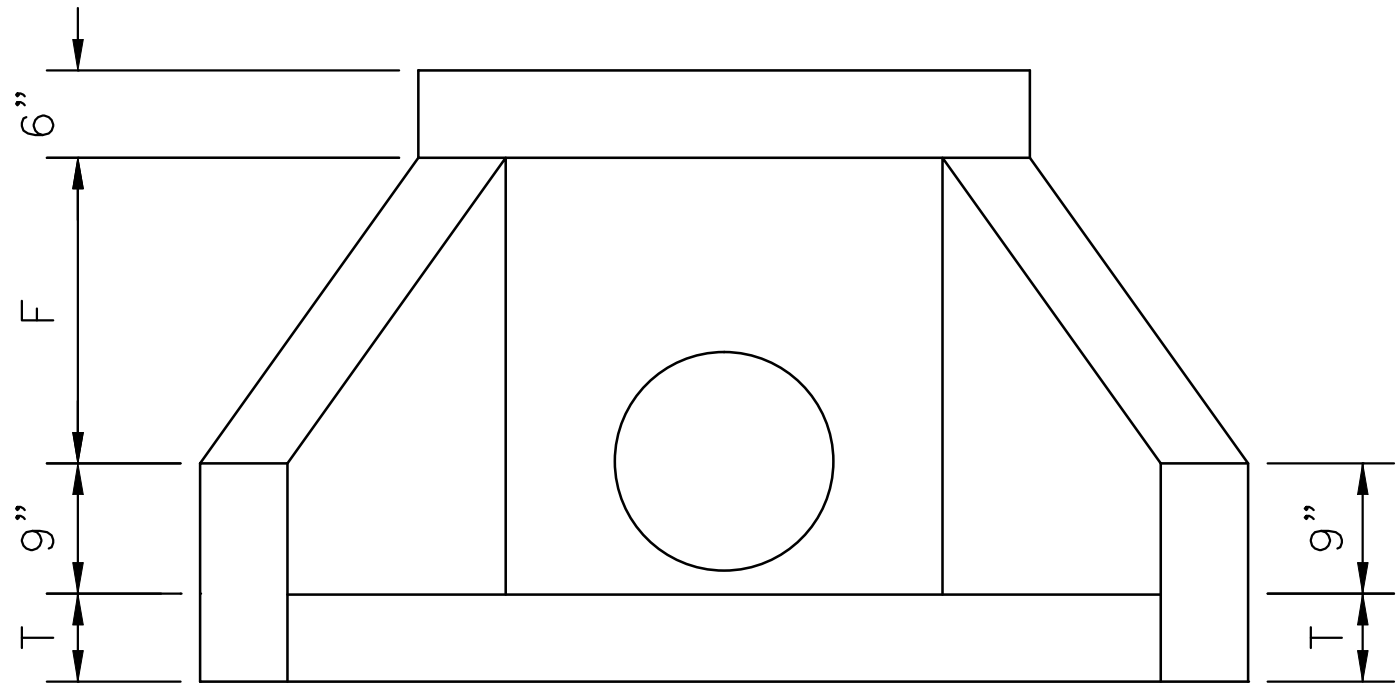
YEAR: 2014

SHEET NO: 4C



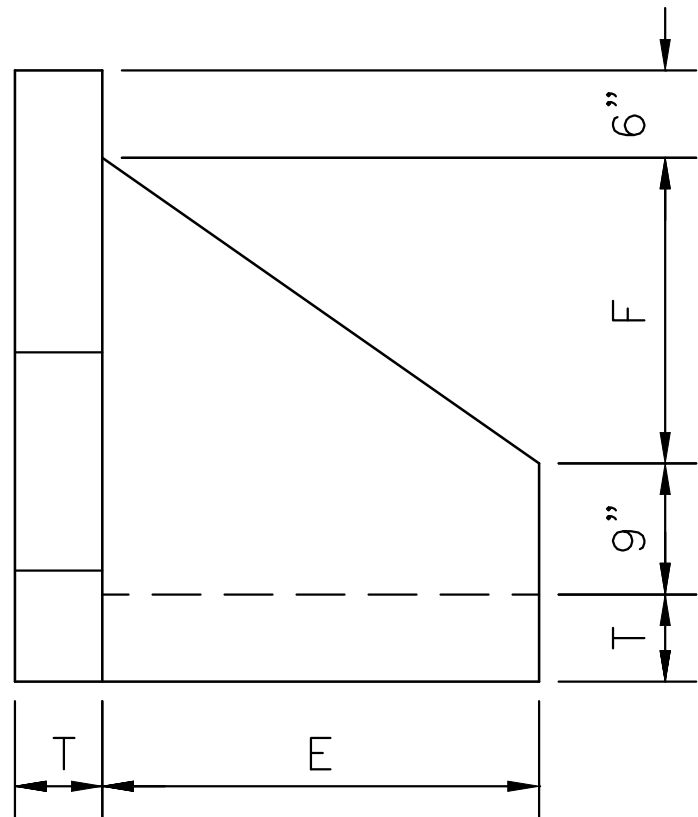
CONCRETE: 4000 PSI AT 28 DAYS
REINFORCED WITH NO. 4 BARS 10" C/C/
EACH WAY WITH WINGS AND TOE SLAB
DOWELLED TO HEADWALL WITH NO. 5
BARS.
3/4" CHAMFER ON ALL EXPOSED EDGES.

TABLE OF DIMENSIONS						
PIPE SIZES	A	D	E	F	T (MIN.)	
15"	2'-6"	5'-0"	2'-6"	1'-9"	6"	
18"	2'-6"	5'-0"	2'-6"	1'-9"	6"	
21"	2'-6"	5'-0"	2'-6"	1'-9"	6"	
24"	4'-0"	6'-6"	3'-0"	3'-3"	6"	
30"	4'-0"	6'-6"	3'-0"	3'-3"	6"	
36"	5'-6"	8'-0"	3'-6"	4'-5"	6"	
42"	5'-6"	8'-0"	3'-6"	4'-5"	6"	
48"	5'-6"	8'-0"	3'-6"	4'-5"	6"	
54"	7'-0"	9'-5"	4'-6"	5'-9"	6"	
60"	7'-0"	9'-5"	4'-6"	5'-9"	6"	
66"	8'-6"	11'-0"	5'-6"	6'-11"	6"	
72"	8'-6"	11'-0"	5'-6"	6'-11"	6"	

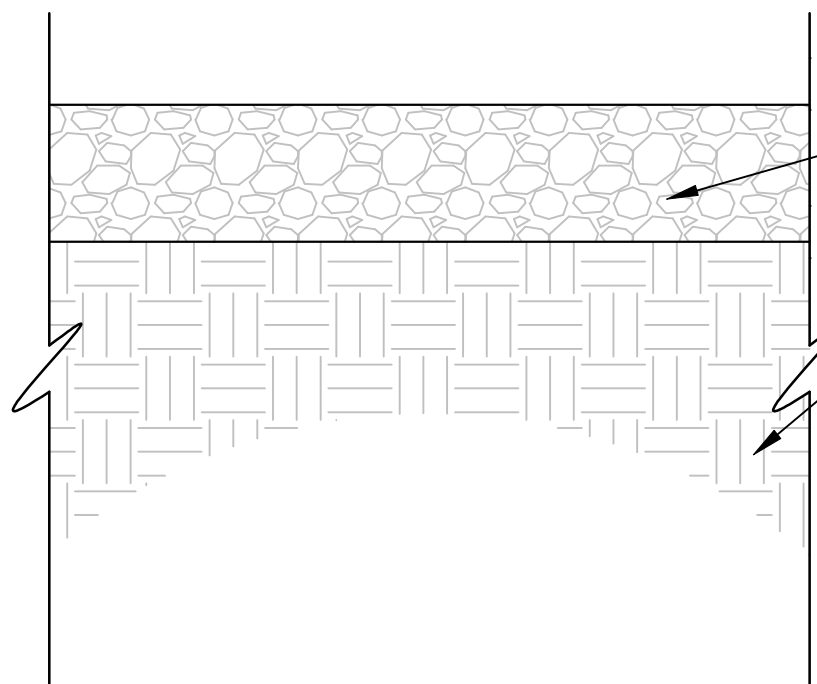


FRONT VIEW

CONCRETE HEADWALL
(N.T.S.)

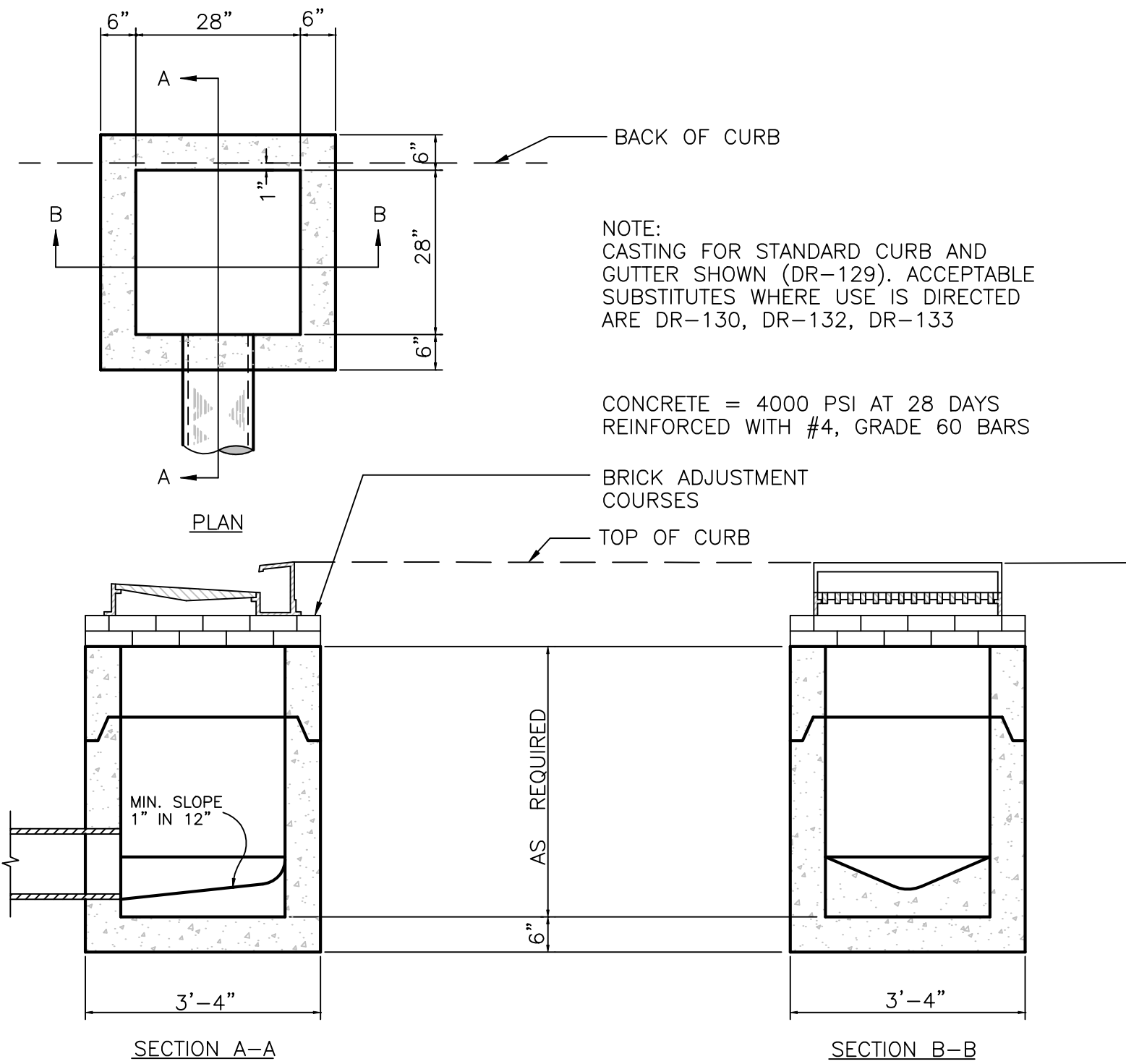
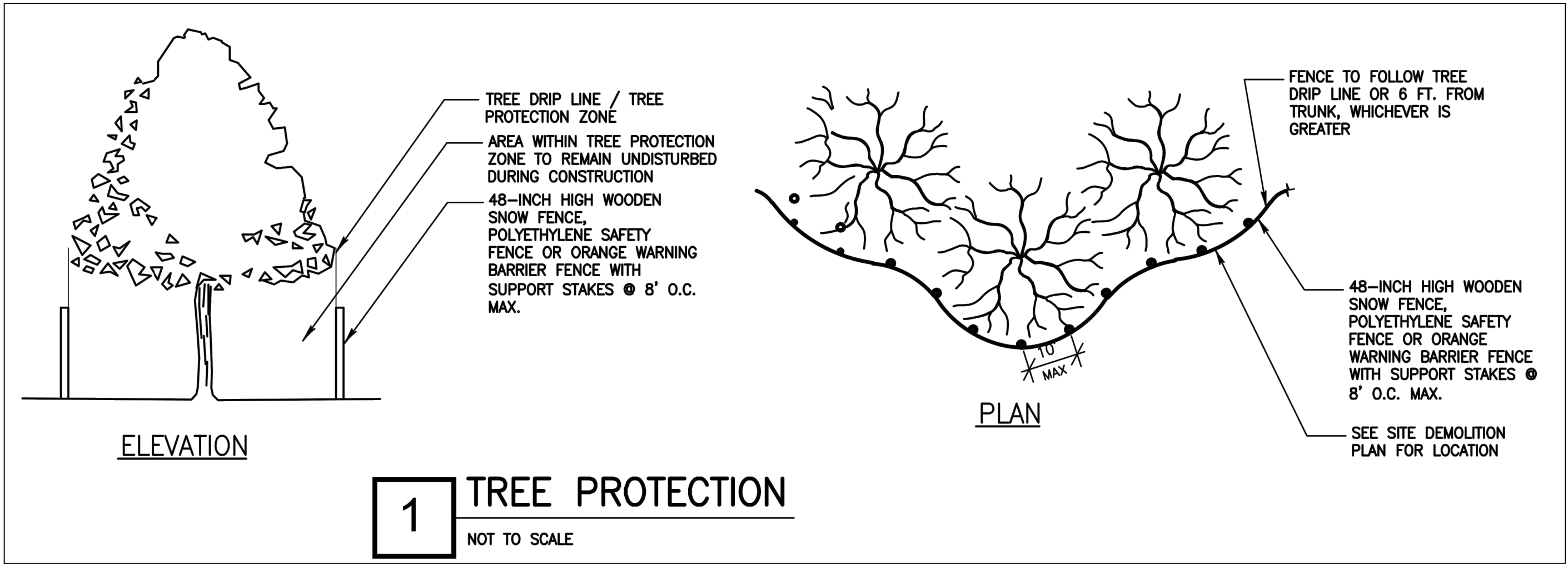


SIDE VIEW



GRAVEL PARKING LOT DETAIL
(N.T.S.)

- 1 CRUSHED STONE BASE
(6" OPEN GRADED NO. 67
STONE)
- 2 COMPACT EXISTING SUB-BASE
- * ALL CONSTRUCTION SHALL WILLIAMSON
COUNTY HWY DEPT. STANDARD SPECIFICATIONS
AND THE MOST RECENT EDITION OF THE
STANDARD SPECIFICATIONS OF THE TN DEPT.
OF TRANSPORTATION.



SINGLE INLET (PRECAST)
NOT TO SCALE
METRO STANDARD DR-105

REVIEWS		NO.	DATE	BY	DESCRIPTION
COF PLANNING REVIEW COMMENTS		1	4-13-2015	WJD	
COF PLANNING REVIEW COMMENTS		2	6-04-2015	WJD	

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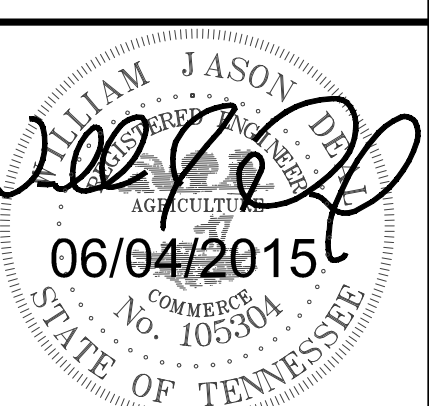
SITE DETAILS

WILLIAMSON COUNTY AGRICULTURE EXPOSITION PARK

SITE PLAN

REVISION 1 (PARKING ADDITION)

JURISDICTIONAL REVIEW
NOT FOR CONSTRUCTION



DATE: 04/07/2015

DESIGNED BY: WJD

DRAWN BY: ADD

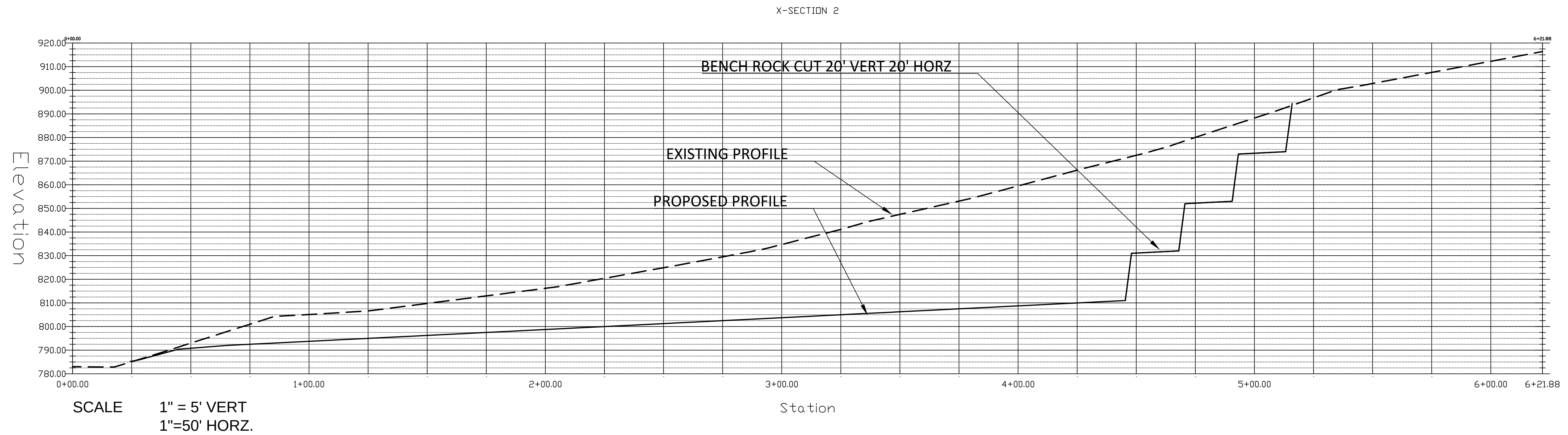
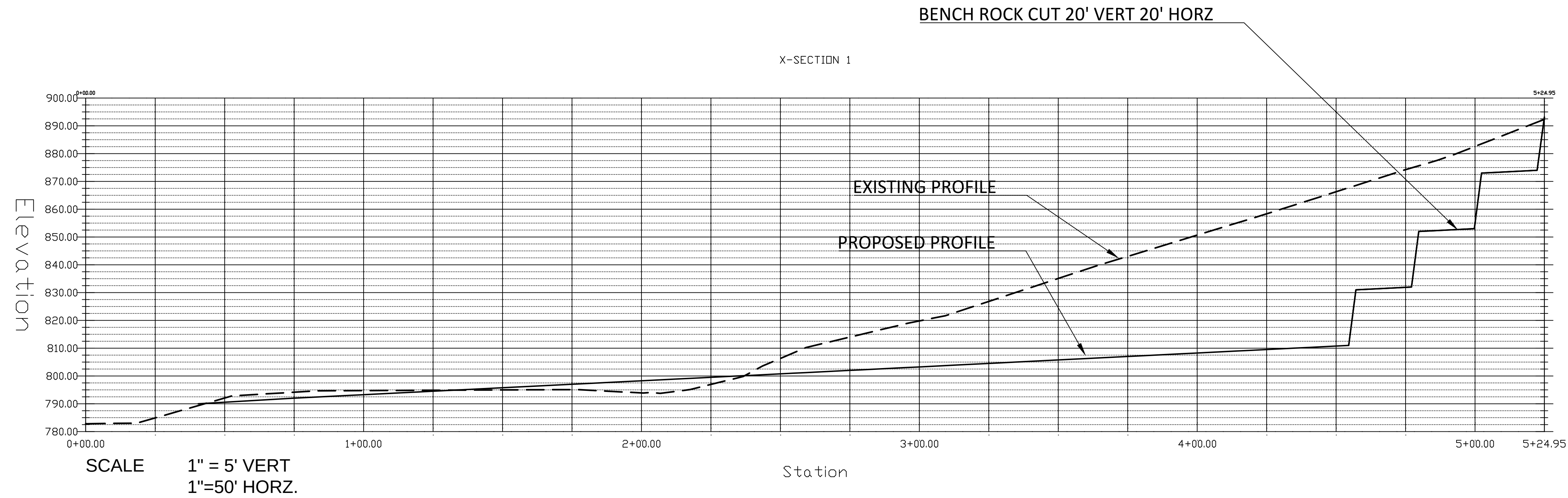
SUPERVISED BY: WJD

CHECKED BY: WJD

COF PROJECT NO:
5851

YEAR: 2014

SHEET NO: 5



REVIEWS		DESCRIPTION	
NO.	DATE	BY	
1	4-13-2015	WJD	COF PLANNING REVIEW COMMENTS
2	6-04-2015	WJD	COF PLANNING REVIEW COMMENTS

CE

COLLIER

ENGINEERING CO., INC.

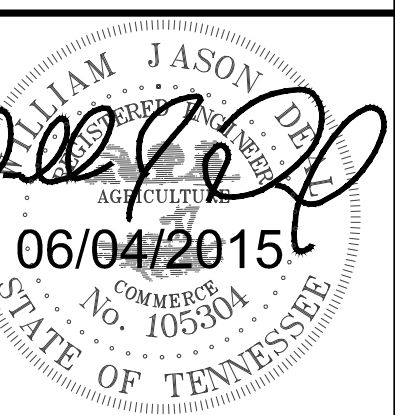
CONSULTING-DESIGN-CONSTRUCTION

5560 FRANKLIN PIKE CIRCLE, BRENTWOOD, TN 37027
PHONE: (615) 331-1441 FAX: (615) 331-1050

X-SECTIONS 1-2

WILLIAMSON COUNTY AGRICULTURE EXPOSITION PARK
SITE PLAN
REVISION 1 (PARKING ADDITION)

JURISDICTIONAL REVIEW
NOT FOR CONSTRUCTION

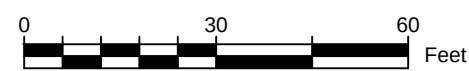
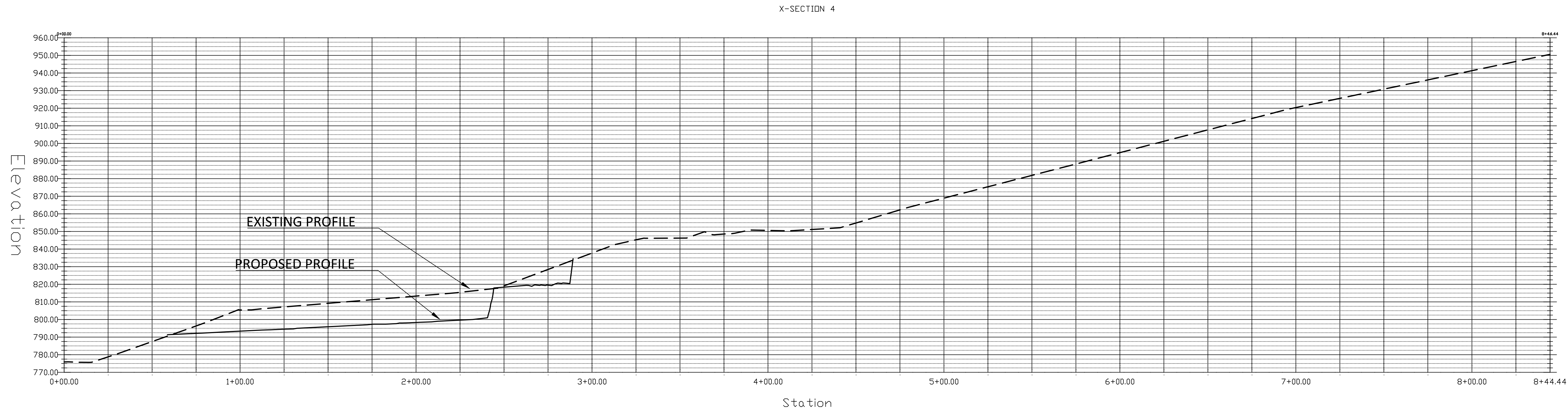
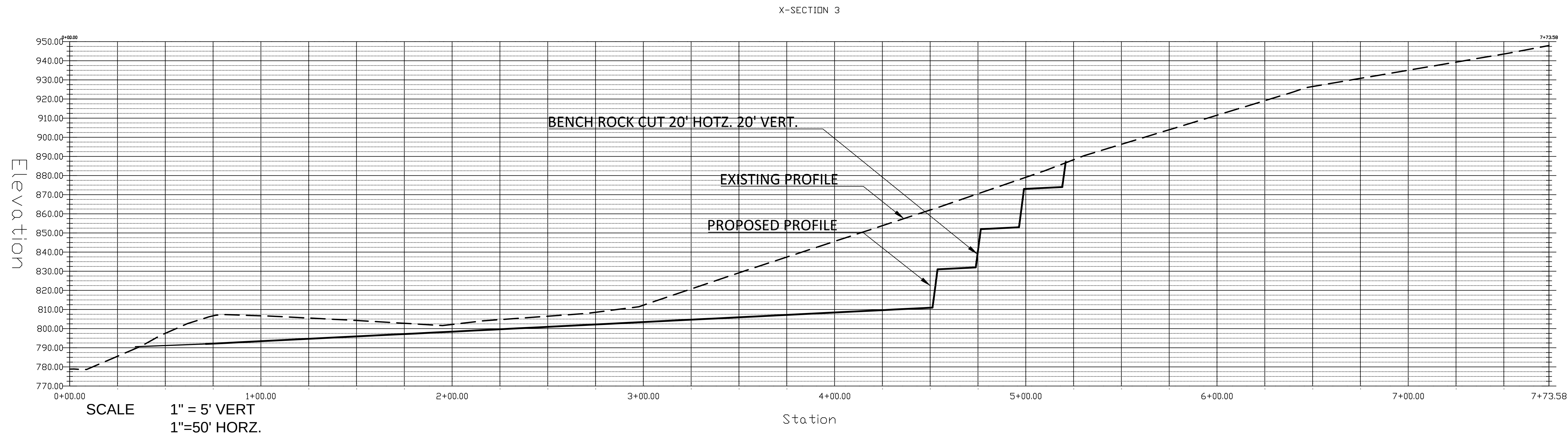


DATE:	04/07/2015
DESIGNED BY:	WJD
DRAWN BY:	ADD
SUPERVISED BY:	WJD
CHECKED BY:	WJD

COF PROJECT NO:
5851

YEAR: 2014

SHEET NO: 6



REVIEWS				
NO	DATE	BY	DESCRIPTION	
1	4-13-2015	WJD	COF PLANNING REVIEW COMMENTS	
2	6-04-2015	WJD	COF PLANNING REVIEW COMMENTS	

CE

COLLIER

ENGINEERING CO., INC.

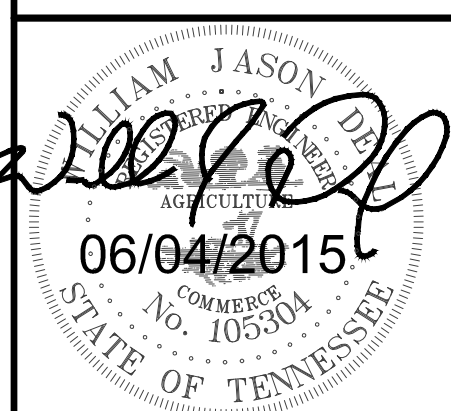
CONSULTING-DESIGN-CONSTRUCTION

5560 FRANKLIN PIKE CIRCLE, BRENTWOOD, TN 37027
PHONE: (615) 331-1441 FAX: (615) 331-1050

X-SECTIONS 3-4

WILLIAMSON COUNTY AGRICULTURE EXPOSITION PARK
SITE PLAN
REVISION 1 (PARKING ADDITION)

JURISDICTIONAL REVIEW
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DESIGNED BY:	WJD
DRAWN BY:	ADD
SUPERVISED BY:	WJD
CHECKED BY:	WJD

COF PROJECT NO:
5851

YEAR: 2014

SHEET NO: 7

CONDITIONS OF APPROVAL:**Engineering - Site Plan Checklist****General Comments****1. T. Stormwater Management Report**

- The previous comment: "Applicant shall submit a Stormwater Management Report. SWM calculations based on portion of the property which is to be developed and which account for any applicable offsite drainage areas shall be included in the Stormwater Management Report. Green Infrastructure is required for all new Site Plans in the City of Franklin and shall be included in the stormwater design for the site, including output from the City's online Water Quality Tool found at: <http://web.franklintn.gov:99/>" has not been satisfied.

Applicant shall submit formal petition letter to the City stating which requirements they wish to be waived. Applicant shall be aware that stormwater quality/detention requirements are a State mandate required as part of the City's MS4 permit and cannot be waived. The requested Stormwater Management Report shall be submitted for City approval, with calculations indicating how post-construction runoff from the site is less than the pre-construction runoff, and how stormwater quality requirements for the site are being met.

Performance Agreement and Surety**General Comments****2. Engineering Sureties Site Plan Calculations**

- Country projects are exempt from surety requirements. This note to remain open for reference.

3. Landscape

- At this point Landscape surety cannot be determined because applicant has not submitted a landscape plan. Until a formal petition letter has been received, the applicant will still be required to submit a landscape plan as a condition of approval for surety determination.

Planning**General Comments****4. HHO**

- Per Section 3.4.8 of the Franklin Zoning Ordinance, development is not allowed in the Hillside/Hillcrest Overlay (HHO) District. Applicant shall remove all proposed development, including the 10 acre surface parking lot, from the Hillside/Hillcrest Overlay (HHO) District. The purpose of this overlay district is to ensure development does not create soil erosion, silting of lower slopes, slide damage, flooding problems, severe cutting, or scarring of hillsides.

5. HHO

- Applicant shall clearly show the limits of the HHO District on Sheet 1B-the overall site map.

Planning (Landscape)**General Comments****6. Tree Preservation**

- Applicant shall show Tree Preservation sheets according to COF Zoning Ordinance. Comment shall remain open until formal petition letter has been received.

7. Landscape Plans

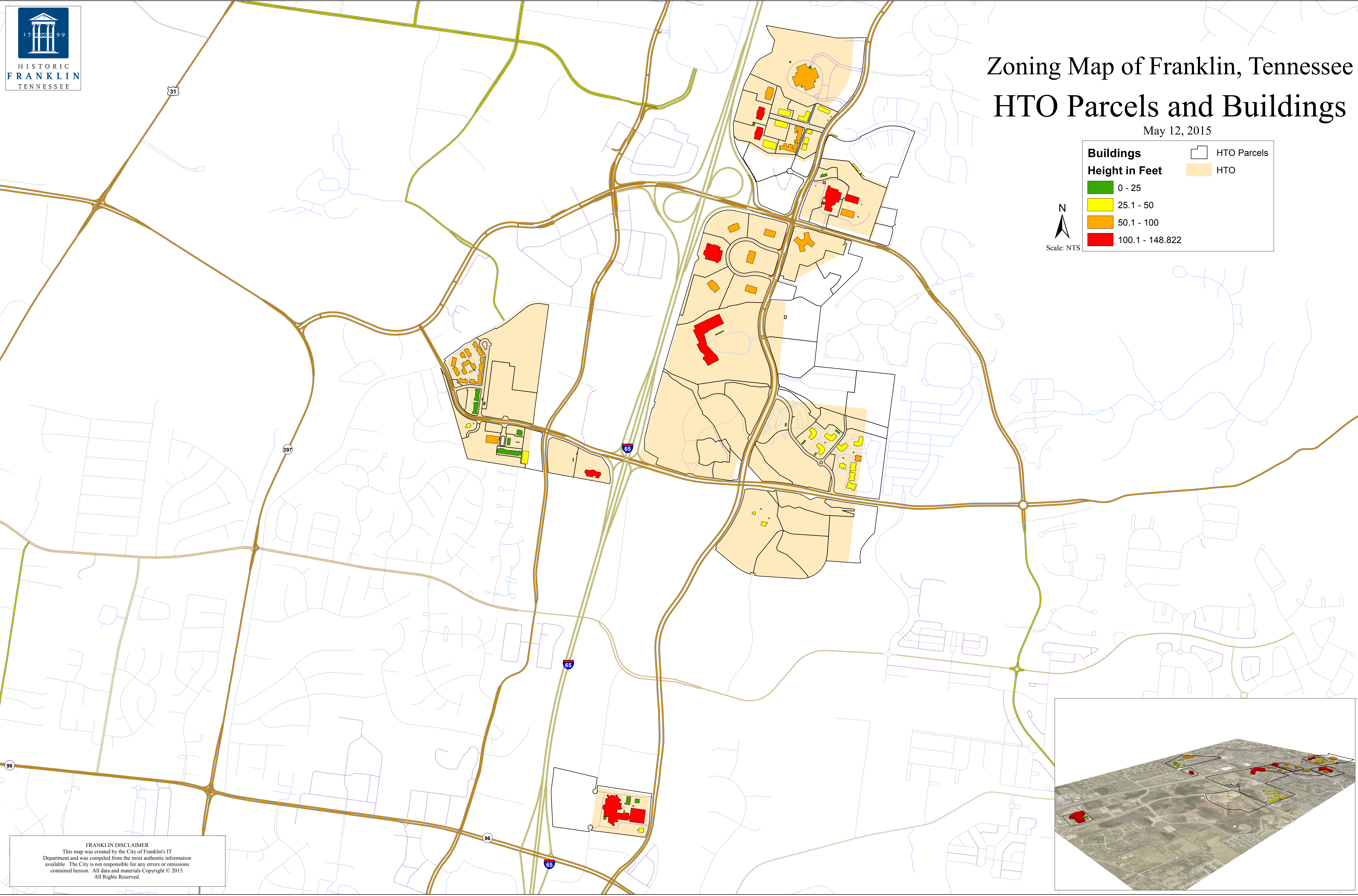
- Applicant shall show all landscape sheets. Comment shall remain open until formal petition letter has been received.

8. Tree Protection Fence

- Tree protection fencing immediately adjacent to the limits of disturbance (as currently shown) is required. All other tree protection fencing extending well beyond the limits of disturbance is not required (see sheet 4).

9. Tree Protection Fence Detail

- Applicant shall coordinate dimensions and callouts on tree protection fence detail to ensure that they match.



Zoning Map of Franklin, Tennessee

HTO Parcels and Buildings

May 12, 2015

Buildings

Height in Feet

- 0 - 25
- 25.1 - 50
- 50.1 - 100
- 100.1 - 148.822

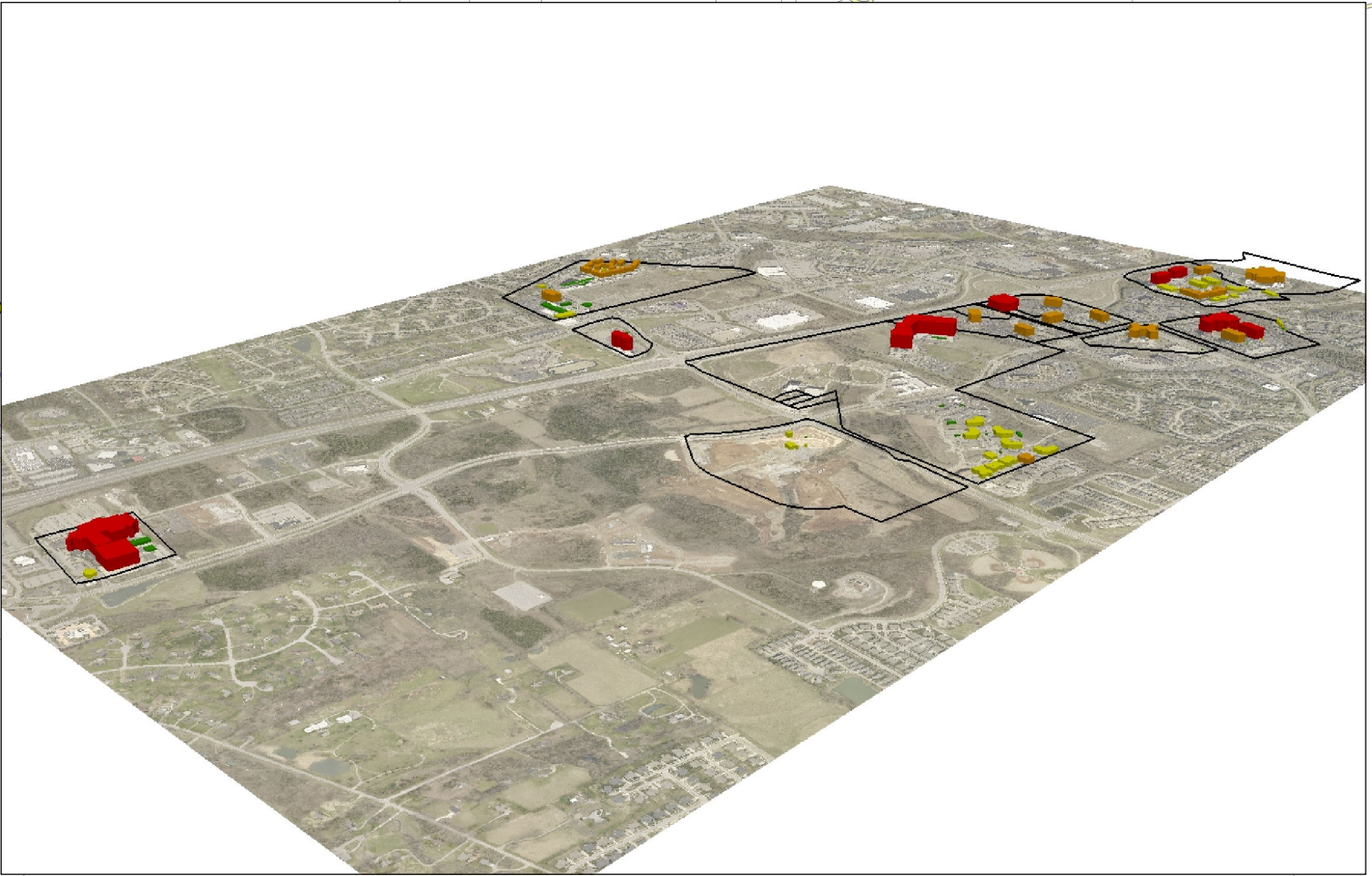
HTO Parcels

HTO



Scale: NTS

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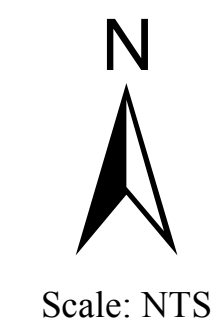
HISTORIC
FRANKLIN
TENNESSEE

Zoning Map of Franklin, Tennessee

MECO 4, 5, & 9

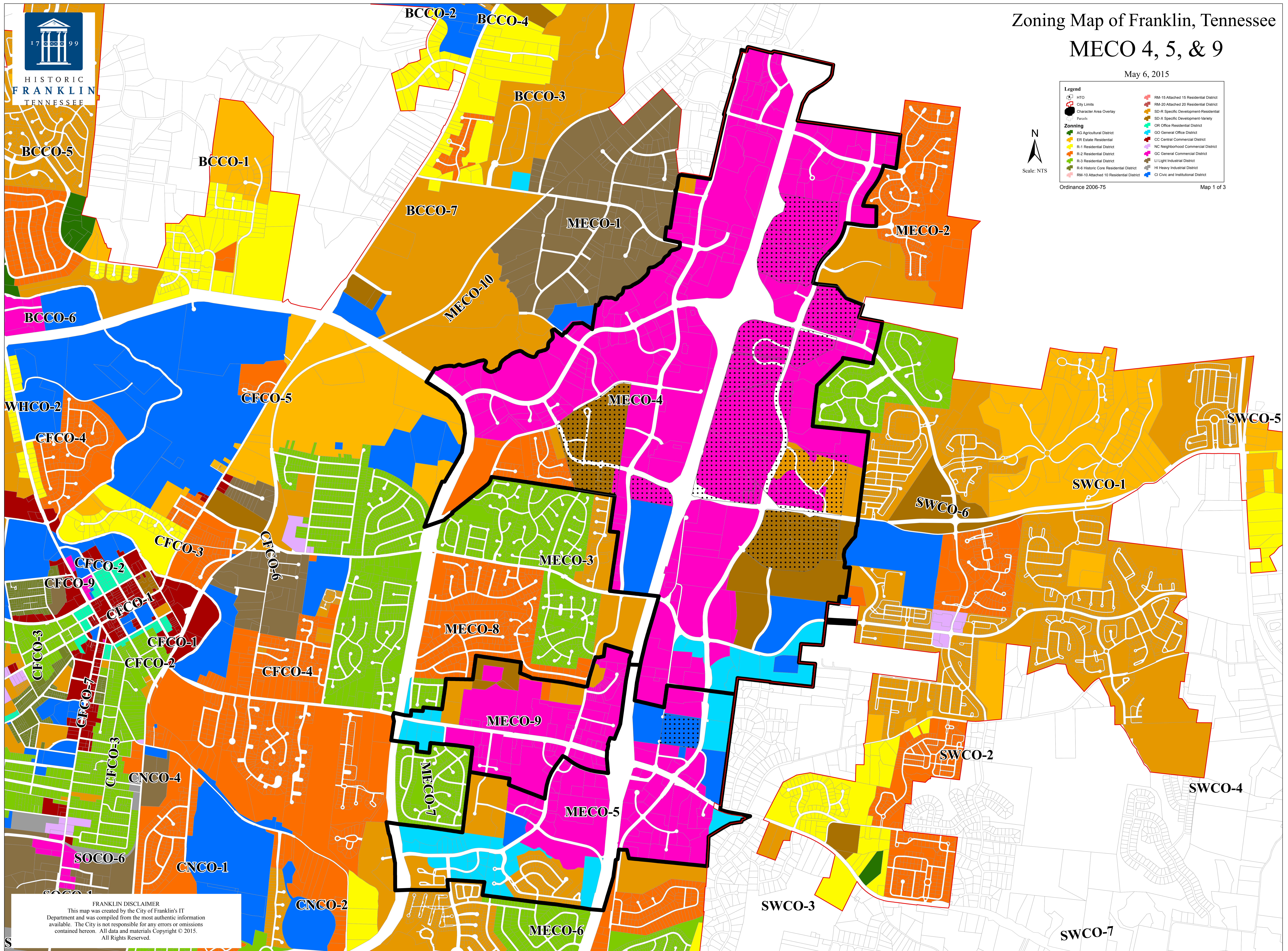
May 6, 2015

Legend	
HTO	RM-15 Attached 15 Residential District
City Limits	RM-20 Attached 20 Residential District
Character Area Overlay	SD-R Specific Development-Residential
Parcels	SD-X Specific Development-Variety
Zoning	
AG Agricultural District	OR Office Residential District
ER Estate Residential	GO General Office District
R-1 Residential District	GC General Commercial District
R-2 Residential District	NC Neighborhood Commercial District
R-3 Residential District	LC General Commercial District
R-6 Historic Core Residential District	LI Light Industrial District
RM-10 Attached 10 Residential District	HI Heavy Industrial District
	CI Civic and Institutional District



Ordinance 2006-75

Map 1 of 3



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HISTORIC
FRANKLIN
TENNESSEE

GCCO-1

GCCO-3

GCCO-4c

GCCO-4d

GCCO-6

MLCO-2

GCCO-5

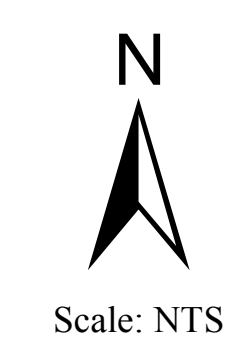
GCCO-4b

GCCO-4a

Zoning Map of Franklin, Tennessee GGCO 3 & GGCO 4 A-D

May 6, 2015

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	CI Civic and Institutional District

Ordinance 2006-75

Map 1 of 3