City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, June 22, 2017 | **7:00 PM** | **Board Room**

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, June 22, 2017, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklintn.gov/planning.

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

The typical process for discussing an item is as follows:

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

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

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

CALL TO ORDER

MINUTES

1. 17-0555 Approval of the May 25, 2017 FMPC minutes.

Attachments: DRAFT 5.25.2017 FMPC Minutes

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

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

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

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

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

SITE PLAN SURETIES

2. 17-0526 Bancorp South Subdivision, site plan, (Liberty Pike Office Building); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

3. 17-0527 Cool Springs Galleria PUD Subdivision, site plan, section 2 (The District); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

4. 17-0528 Franklin Park PUD Subdivision, site plan, (Apartments); extend the performance agreement for drainage, sidewalks, access and landscaping improvements for six months. (CONSENT AGENDA)

5. 17-0529 Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); extend the performance agreement for streets improvements for six months. (CONSENT AGENDA)

6. 17-0530 Highlands at Ladd Park PUD Subdivision, site plan, section 20; release the maintenance agreement for landscaping (street trees) and landscaping (Carothers street trees) improvements; extend the performance agreement for landscaping (Carothers buffer) improvements. (CONSENT AGENDA)

7. 17-0531 Hurstbourne Park PUD Subdivision, site plan, sections 1-3; reduce and extend the performance agreement for landscaping (section 3) improvements for eleven months. (CONSENT AGENDA)

8. 17-0532 Lockwood Glen PUD Subdivision, site plan, sections 1-3; release the maintenance agreement for landscaping Phase 1, section 2 street trees and landscaping Phase 1, section 3 street trees improvements. (CONSENT AGENDA)

9. 17-0533 Nissan North America Subdivision, site plan, revision 2 (Parking Addition); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

10. 17-0534 Spring Creek PUD Subdivision, site plan, section 1, revision 4 (Spring Creek Center); extend the performance agreement for landscaping (Retail) improvements. (CONSENT AGENDA)

11. 17-0535 Westhaven PUD Subdivision, site plan, section 27; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)

12. 17-0536 Westhaven PUD Subdivision, site plan, section 28; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

13. 17-0537 Westhaven PUD Subdivision, site plan, section 35; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

14. 17-0538 Westhaven PUD Subdivision, site plan, section 38; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

ANNEXATIONS AND PLANS OF SERVICES

15. 17-0554 Consideration Of Resolution 2016-90, AS AMENDED, To Be Entitled: "A Resolution Adopting A Plan Of Services For The Annexation Of Three Properties Adjacent To and Including 4360 Long Lane, By The City Of Franklin, Tennessee." [Moss] (06/22/17 FMPC 9-0, 07/11/17 Work Session, Amended at 8/8/17 BOMA [7-0] and Public Hearing deferred to September 12, 2017.) (CONSENT AGENDA)

Sponsors: Emily Hunter, Amy Diaz-Barriga and Brad Baumgartner

Attachments: Moss Proerty PUD Subd, Parcel Map (Amend Motion)

MAP RES 2016-90 MOSS Property Edit Edit

RES 2016-90 POS_4360 Long Lane_with Map.Law Approved 2

16. 17-0556 Consideration Of Resolution 2017-48/Ordinance 2017-32, AS AMENDED, To Be Entitled: "A Resolution And Ordinance To Annex Three Properties Adjacent To and Including 4360 Long Lane, Consisting Of 17.59 Acres, Located South Of Carothers Parkway And North Of Long Lane."; (06/22/17 FMPC 9-0, 7/11/17 FIRST READING 8-0; Amended at 8/8/17 BOMA 7-0] and Public Hearing deferred to 9/12/17; 9/12/17 BOMA 2nd Reading 8-0) (CONSENT AGENDA)

Sponsors: Emily Hunter, Amy Diaz-Barriga and Brad Baumgartner

Attachments:
- Moss Proerty PUD Subd, Parcel Map (Amend Motion)
- Res 2017-48 Ord 2017-32 Moss Property Annexation Map Edit Edit
- 2017049-52 Moss Property Boundary-PRELIMINARY 4-27-17
- Res 2017-48. Ord 2017-32 4360 Long Lane_with Map.Law Approved 2
- Owner Affidavit-signed

REZONINGS AND DEVELOPMENT PLANS

17. 17-0552 Consideration of Ordinance 2017-27, AS AMENDED, To Be Entitled, “An Ordinance To Zone 17.59 Acres Specific Development- District, SD- 1.71, Conventional Development Standard Overlay, Goose Creek Character Area (GCCO-6) Overlay, For Three Properties Adjacent To and Including 4360 Long Lane, Moss Property PUD Subdivision.” (06/22/17 FMPC 9-0, 7/11/17 FIRST BOMA Reading 8-0; Amended at 8/8/17 BOMA [7-0] and Second Reading / Public Hearing deferred to September 12, 2017; 9/12/17 BOMA 2nd Reading 8-0) (CONSENT AGENDA)

Sponsors: Emily Hunter, Amy Diaz-Barriga and Brad Baumgartner

Attachments:
- Moss Proerty PUD Subd, Parcel Map (Amend Motion)
- Ord 2017-27 Moss Proerty PUD Subd, Rezoning Map Edit
- Ord 2017-27 Moss Property Rezoning with Map.Law Approved 3
- Moss Property Rezoning and Annexation Request Resubmittal 6.1.2017

18. 17-0553 PUBLIC HEARING: Consideration Of Resolution 2017-39, To Be Entitled: "A Resolution Approving A Development Plan For The Moss Property PUD Subdivision, For The Property Located East Of Carothers Parkway And North Of Long Lane At 4360 Long Lane."; (06/22/17 FMPC 9-0, 7/11/17 Work Session; 8/8/17 BOMA Deferred Public Hearing to September 12, 2017)

Sponsors: Emily Hunter, Amy Diaz-Barriga and Brad Baumgartner

Attachments:
- Res 2017-39 Moss Proerty PUD Subd, Dev Plan Map
- 2017-39 RES Moss Property PUD Subdivision_with Map.Law Approved
- Moss Property DP Conditions of Approval_01
- MossElevations
- MossLayout

19. 17-0550 Consideration of Ordinance 2017-24, To Be Entitled: "An Ordinance To Rezone .43 Acres From Residential-3 (R3) District To Office Residential (OR) District For The Property Located At The Southeast Corner Of Columbia Ave And Carolyn Avenue, 1475 Columbia Avenue."; (06/22/17 FMPC 8-1, 07/11/17 WS, 08/08/17 1st BOMA Reading 5-2; 9/12/17 BOMA 2nd READING 8-0) THIRD AND FINAL READING

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

Attachments:
- Revised2 2017-24 1474 ORD Columbia Ave. Rezoning_Law Approved.06.20.17
- MAP2_HighlandGardens
- Highland Gardens Subdivision, Rezoning, Block A, po 2 &3, 1475 Columbia Ave
- ORZone.pdf
- ORZoneMap.pdf
- ORZoneMapwithPics.pdf
- OR Envision Franklin
- columbia landscape.pdf
- columbia adjacencies.pdf

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

20. 17-0551 Splendor Ridge Subdivision, Preliminary Plat, 19 Single-Family Residential Lots On 27.5 Acres, Located Between Lancaster Drive and The Harpeth River And West Of Franklin Road, 151 Franklin Road.

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: SplendorRidgePP.pdf
Splendor Ridge Prelim Plat 7.6.2017.pdf
Conditions of Approval_04.pdf
Floodplain Exhibit.pdf
031317 Historic Zoning Commission Minutes
Resident Letter - File ID 17-0551 - Item 20.pdf

21. 17-0485 Echelon PUD Subdivision, Final Plat, Section 3, Creating 10 Single-Family Lots and 2 Open-Space Lots On 4.15 Acres, Located West Of The Intersection Of Carothers Parkway And Maysbrook Lane. (CONSENT AGENDA)

Attachments: 6444 Echelon,Sec 3, FP Map
6444 Echelon FP Sec 3 Conditions of Approval_01
6444 Echelon Sec 3 Final Plat 5-25-17-signed

22. 17-0506 Harpeth Square PUD Subdivision, Final Plat, Revision 2, Creating 5 Mixed-Use Lots On 4.66 Acres, Located At 122 2nd Avenue North. (CONSENT AGENDA)

Attachments: 6445 MAP Harpeth Square PUD Subd, FP, Rev 2
6445 Harpeth Square, FP Rev 2 Conditions of Approval_01
6445 Harpeth Square Final Plat - Rev 3 6-01-17

23. 17-0487 Westhaven PUD Subdivision, Final Plat, Section 44, Creating 57 Single-Family Residential Lots And 6 Open-Space Lots On 18.82 Acres, Located At Championship Boulevard, Near The Intersection Of Cheltenham Avenue. (CONSENT AGENDA)

Attachments: 6446 MAP Westhaven PUD Subd, FP, Sec 44
6446 Westhaven FP Sec 44 Conditions of Approval_01
6446 Westhaven Section 44 Final Plat

ENVISION FRANKLIN PLAN AMENDMENTS

24. 17-0469 Consideration Of Resolution 2017-37, To Be Entitled: "A Resolution By The Franklin Municipal Planning Commission To Adopt A Plan Amendment To Revise the Design Concepts Map from Large-Lot Residential to Office Residential, Single-Family Residential, and Multifamily Residential for Multiple Properties Located Near The Country Road And Franklin Road Intersection." [PUBLIC HEARING]

Attachments:
- Location Map
- RESOLUTION 2017-37 EV Amendment with exhibit.Law Approved
- Plan Submittal
- Project Summary
- Conceptual Design
- Neighborhood Meeting Minutes 5.22.2017
- Traffic Generation GracePt + Properties Rev1 6.14.17 CB appr
- Letter Against Country Road Amendment
- Letter in Opposition
- Resident Letter-File ID 17-0469- Item 24

25. 17-0548 Acknowledgement of Receipt Of Resolution 2017-35, To Be Entitled: "A Resolution By The Franklin Municipal Planning Commission To Adopt A Plan Amendment To Envision Franklin For Properties Located In Downtown Franklin Along The Harpeth Riverfront." (06/22/17 FMPC 8-1)

Attachments:
- RESOLUTION 2017-35 EV Amendment RIVERFRONT (002) with attachment.l
- CFCO Map
- Sign-in Sheet from June 6 Meeting - 28 Total
- Comment Card Responses from June 6 - Neighborhood Meeting

ZONING ORDINANCE TEXT AMENDMENTS

26. 17-0523 Consideration Of Ordinance 2017-23, To Be Entitled: "An Ordinance To Amend Chapters 2 And 3 And 8 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, To Allow Limited Development In The Floodway Fringe Overlay District (FFO) Within Certain Central Franklin Character Area Overlay Districts (CFCO-1 And CFCO-2)." (06/22/17 FMPC 8-1, Referred from 7/11/17 WS, 08/08/17 BOMA 1st Reading 6-1; 9/12/17 2nd BOMA Reading 6-2) THIRD AND FINAL READING

Sponsors: Emily Hunter and Kelly Dannenfelser

Attachments:
- CFCO-1 and 2 Amendment August 8 2017 BOMA Work Session
- Revised 2017-23 ORD Amend CFCO-2 and 3 standards 1.Law Approved (2)
- CFCO Map
- Envision Franklin Amendment Approved 062217

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 25, 2017 | **7:00 PM** | **Board Room**

CALL TO ORDER

Present 7 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Allen, and Commissioner Harrison

Absent 2 - Commissioner Franks, and Commissioner Orr

MINUTES

1. Approval of the April 27, 2017 FMPC Minutes.

Commissioner Lindsey moved, seconded by Commissioner McLemore to approve the minutes from April 27, 2017 as presented. The motion carried by the following vote:

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

Absent: 2 - Commissioner Franks, and Commissioner Orr

Chairing: 0

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Chair Hathaway asked for citizen comments. There were none.

ANNOUNCEMENTS

Chair Hathaway asked if Staff had any announcements. There were none.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

Approval of the Initial Consent Agenda

A motion was made by Commissioner Harrison, seconded by Commissioner Allen, to approve Items 2-9, 14, 16, 17 and 19-22 as presented on the Initial Consent Agenda. The motion carried by the following vote:

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

Absent: 2 - Commissioner Franks, and Commissioner Orr

Chairing: 0

Approval of the Secondary Consent Agenda

Chair Hathaway and Commissioner Gregory recused themselves from Item 18.

Chair Hathaway turned the Chair over to Vice-Chair Lindsey.

A motion was made by Commissioner Harrison, seconded by Commissioner Allen, to approve Item 18 as presented on the Secondary Consent Agenda. The motion carried by the following vote:

Aye: 5 - Commissioner McLemore, Commissioner Petersen, Commissioner Lindsey, Commissioner Allen, and Commissioner Harrison

Absent: 2 - Commissioner Franks, and Commissioner Orr

Recused: 2 - Commissioner Gregory, and Chairperson Hathaway

Chairing: 0

SITE PLAN SURETIES

2. Aspen Grove Subdivision, site plan, section O, revision 3, lot 122 (Medical Office Building); release the performance agreement for driveway/median modification and traffic signal improvements. (CONSENT AGENDA)

This Planning Item was approved.

3. Creekstone Commons PUD Subdivision, site plan, section 4; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

4. Generals Retreat PUD Subdivision, site plan; release the maintenance agreement for streets and sidewalk improvements. (CONSENT AGENDA)

This Planning Item was approved.

5. Lincoln Square Subdivision, site plan, revision 1, lots 6-8 (Aspen Grove Plaza Office Park Phase III Building 4); extend the performance agreement for multipurpose trail improvements. (CONSENT AGENDA)

This Planning Item was approved.

6. Rizer Point PUD Subdivision, site plan, section 1; extend the performance agreement for landscaping Phase 2 improvements. (CONSENT AGENDA)

This Planning Item was approved.

7. Silver Grace PUD Subdivision, site plan, section 1; extend the performance agreement for landscaping Phase B and landscaping Phase C improvements. (CONSENT AGENDA)

This Planning Item was approved.

8. Westhaven PUD Subdivision, site plan, section 18; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

9. Williamson County Medical Center Subdivision, site plan, revision 2 (Additions and Renovations); release the maintenance agreement for drainage improvements. (CONSENT AGENDA)

This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

10. Consideration of Ordinance 2017-16, To Be Entitled: "An Ordinance To Rezone 0.6 Acres From Residential -2 (R-2) District To Office Residential (OR) District For The Property Located North Of Murfreesboro Road And South Of London Lane, 199 North Royal Oaks Boulevard." (05/25/17 FMPC 6-1)

Mr. Josh King stated that Envision Franklin places this parcel in an Office-Residential design concept. This design concept designates the transition area between more intensive commercial areas and the surrounding residential areas. Buildings, regardless of use, should maintain a single-family residential character. The rezoning fits in the context of Envision Franklin.

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

Chair Hathaway asked for citizen comments.

Mr. William (Bill) Berry, 223 London Lane, was not in favor of Item 10 being approved. He addressed the following concerns:
- The impact of a commercial property located near a residential neighborhood
- The requirements for notifying citizens about a public hearing
- What changes will be made to the property structure
- What commercial uses will be allowed
- Parking and entrance areas for the property (entrance off of London Lane)
- Lighting and hours of operation
- The type of signage allowed
- Traffic
- Changing dynamic of neighborhood

Mr. Jim Mitchell, 228 London Lane, was not in favor of Item 10 being approved. He addressed the following concerns:
- Type of commercial property: business that will be allowed, especially if property sold
- Outdoor Storage allowed
- Traffic: Specifically, the Left-hand turn lane into office
- Once approved, all homes on Royal Oaks will be zoned commercial

Adam Crunk, Crunk Engineering, was there to represent the Applicant. He also introduced, Anita Hendrix, as the landowner.

Mr. Crunk answered some of the concerns addressed by Mr. Berry and Mr. Mitchell:
-Commercial Use: Office only. The owner will move a State Farm business there.
-Notification: All properties within 500 ft were notified by mail.
-Additions: No planned additions
-Clientele: Only State Farm clients and most of the business is conducted online, not in person.
-Trash: No change
-Height Restrictions: There are height restrictions because property is within hillside overlay
-Parking: Space is enough for 6 vehicles
-London Lane Entrance: No entrance will be located on London Lane and would not be allowed per Staff comments.
-Lighting: No change
-Hours of Operation: 9 am to 5 pm

-Signage: Monument sign on Royal Oaks
-Traffic: 1-2 trips more per day than a single family residence, 6 employees at most

Mr. Crunk also stated that there was a recent rezoning of a residential property nearby. Also, in the future, only 3 single family homes on Royal Oaks qualify for rezoning. He referred to other neighborhoods such as Maplewood and Forrest Crossing which have offices located nearby.

Ms. Anita Hendrix, property owner and business owner, spoke to the Commissioners. She stated that she has an office nearby and there would be no increase in traffic because most of her business is conducted online. She stated that only 6 parking spaces were needed and this was already in place. She also stated that the business would not be open nights or weekends.

Chair Hathaway asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Harrison, that Item 10 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked if there was any discussion.

Commissioner Allen stated for the record that she is client of the Hendrix's and a State Farm customer.

Alderman Petersen asked what would the permitted use be for the property.

Ms. Hunter summarized the permitted uses for Office Residential and stated that they are substantially less than the existing.

Alderman Petersen stated there are four properties that could be rezoned for office residential use. This was only one of two properties that are actually in the Royal Oaks subdivision.

Commissioner Allen asked if the property were zoned SD-X would it be more restrictive and would it also be more costly for the property owner. Ms. Hunter stated that was correct.

Chair Hathaway called for a vote.

The motion carried (6-1). Alderman Petersen voted against recommending Item 10.

Commissioner McLemore moved, seconded by Commissioner Harrison, that Ordinance 2017-16 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye:	6 -	Commissioner McLemore, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Allen, and Commissioner Harrison
No:	1 -	Commissioner Petersen
Absent:	2 -	Commissioner Franks, and Commissioner Orr
Chairing:	0	

11. *Consideration Of Ordinance 2017-17, To Be Entitled: "An Ordinance To Rezone 19.11 Acres From Specific Development Variety SD-X (2.5, 40,536) District To Specific Development Variety SD-X (2.9, 40,536) District For The Property Located South Of Moores Lane And East Of Franklin Road, 574 Franklin Road & 580 Franklin Road (Branch Creek Crossing PUD Subdivision)." Establishing a Public Hearing for July 11, 2017. (05/25/17 FMPC 7-0) FIRST OF THREE READINGS

Mr. Brad Baumgartner stated that the rezoning is being requested because the applicant is proposing to include 6 additional residential units. Envision Franklin supports the rezoning, as the minor increase in residential unit count has little or no impact to the proposed uses or site design. The accompanying development plan revision is also on tonight's agenda (COF#6410).

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

Chair Hathaway asked for citizen comments. There were none.

Greg Gamble, Gamble Design Collaborative, was there to represent the Applicant. Mr. Gamble stated he was available to answer any questions.

Chair Hathaway asked for a motion on this item.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Ordinance 2017-17 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Absent: 2 - Commissioner Franks, and Commissioner Orr

Chairing: 0

12. Consideration Of Resolution 2017-30, To Be Entitled: “A Resolution Approving A Revised Development Plan For Branch Creek Crossing PUD Subdivision For The Property Located South Of Moores Lane And East Of Franklin Road, 574 Franklin Road & 580 Franklin Road”; Establishing a Public Hearing for July 11, 2017. (05/25/17 FMPC 7-0)

Mr. Baumgartner stated that the applicant is proposing a development plan revision to increase the number of residential units by six (6) units. The applicant is also proposing changes to aspects of the site layout, including breaking the building into two buildings, enclosing the ground level, and having garages provided to the rear of the lot. These revisions are supported by Envision Franklin.

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

Chair Hathaway asked for citizen comments. There were none.

Greg Gamble, Gamble Design Collaborative, was there to represent the Applicant. Mr. Gamble stated that he was available to answer any questions.

Chair Hathaway asked for a motion on this item.

Commissioner Harrison moved, seconded by Commissioner Allen, that Resolution 2017-30 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote

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

Absent: 2 - Commissioner Franks, and Commissioner Orr

Chairing: 0

13. Westhaven PUD Subdivision, Development Plan, Revision 3, 2,750 Residential Units and 500,000 Square Feet of Commercial Space on 1,536 Acres, Located Near the Intersection of Future Mack Hatcher Parkway and New Highway 96 West.

Mr. King stated that Westhaven PUD Subdivision was last revised in May of 2007. The plan is being revised to update lot locations, roadway layouts, and provide clarification on wetland and stream impacts associated with future development in the area contained by the development plan.

Staff recommends Approval, with conditions.

Chair Hathaway asked for citizen comments. There were none.

Shane White, Southern Land Inc., was there to represent the Applicant. Mr. Crenshaw stated that he was available to answer any questions.

Chair Hathaway asked for a motion on this item.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Item 13 be approved, with conditions. The motion carried by the following vote:

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

Absent: 2 - Commissioner Franks, and Commissioner Orr

Chairing: 0

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

14. Carothers Crossing East Subdivision, Site Plan, Lot 5 (Self-Storage), 106,500 Square Feet Of Commercial Space On A 1.65-Acre Lot, Located Near The Northeast Corner of Carothers Parkway and Liberty Pike, Near Southstar Drive. (CONSENT AGENDA)

This Planning Item was approved.

15. Carothers Development Property Subdivision, Site Plan, Lot 3 (Prime Health Office Building), A 61,974 Square Foot Medical Office Building On 3.53 Acres, With 1 Design Modification (Primary Entrance Orientation), Located On the South Side of Liberty Pike and East of Carothers Parkway At 1217 Liberty Pike.

Mr. Baumgartner stated that the applicant is proposing a site plan for a medical office building consisting of 61,974 square feet. The structure will be accessed from the private road to the east and also from Liberty Pike. There is an incompatible land use buffer to the south of the property, to buffer the residential from this office use. The applicant is asking for one design modification.

Mr. Baumgartner stated that the applicant is requesting one design modification from the Zoning Ordinance, to allow a front entrance orientation that does not face Liberty Pike. Section 5.3.6 (b) (i) of the Zoning Ordinance states, "The primary façade of a building shall be parallel to the street they front unless an alternate orientation is consistent with existing adjacent development."
In regards to the four standards that have to be met in order to grant a design modification, Item 1, Staff agrees with the applicant's statement on the first finding, that the request is not detrimental to public health, safety, or welfare (#1).

In regards to the second finding, the applicant describes that this is a unique situation where the site is not immediately bounded on the north by Liberty Pike, as there is a lot between the arterial street and this proposed building lot. If that lot on Liberty were to develop, the rear of that building would face the required primary entrance of this proposed building. However, staff finds that there are no unique conditions that directly dictate the request for a design modification, as many other lots in Franklin have buildings facing an arterial street with outparcels located between these buildings and street. The Jones Company building to the east faces the internal private drive, rather than Liberty Pike, but that development was approved under a previous Zoning Ordinance. Envision Franklin and our current Zoning Ordinance would require any future development along Liberty Pike, including the vacant lots west of this site, to be oriented towards Liberty Pike, rather than a side drive. (#2).

Staff understands the applicant's desire to have a "main" entrance facing the private drive, and, therefore, staff has asked that a door of similar presence also face Liberty Pike to establish a primary presence on the arterial street (Liberty), particularly, in the case that a structure is not built between this building and Liberty Pike on the small outparcel. Staff believes that both the applicant's design intent and Zoning Ordinance standard could be met under this scenario. However, due to the specific nature of the proposed tenant's business, which handles sensitive information, the applicant desires only one entrance to the building. (#3)

Approval of this design modification would vary from the provisions of Envision Franklin, which specifically states in the Regional Commerce Design Concept, where this property is located, "Buildings should have a primary entry identity that defines the visual character of the building, and it should be oriented toward the primary street. Buildings may have additional primary entrances, which should be oriented to a secondary street, internal drive that resembles a street, or prominent public space."

Mr. Baumgartner stated based on these findings, staff recommends disapproval of this design modification.

Staff recommends Approval, with conditions for the main motion.

Chair Hathaway asked if there were citizen comments.

Mr. Paul Higdon, 704 Langford Court in Breckenridge Subdivision, stated he was concerned about the watershed issue. He has owned the property since 1998. He stated that since Liberty Pike had been extended, his property had excessive drainage issues including flooding his neighbor's house. This issue has been resolved. He stated that if a new structure comes in, the drainage has nowhere to go. He stated there is 75 feet of incompatible use buffer zone but the proposed larger retention pond would be within 10 feet of his fence. His concern about the drainage easement includes the new grading and how many trees would be removed from his property. He requested as little inconvenience as possible if Item 15 is approved.

Adam Crunk, Crunk Engineering, was there to represent Prime Health and the Applicant. Mr. Crunk stated he wanted to address the drainage issue first. He stated that when site plan was presented, Staff had requested a larger regional detention pond. Since then, they had designed a larger pond that would reduce the amount of water and to make improvements the ditch in the Higdon's yard so that it would meet the requirements for a 100-year flood. He felt this design would take care of this issue. He also stated that the 75 foot incompatible use buffer zoning allows for storm water uses. Mr. Crunk asked if there were any questions concerning the stormwater issue.

Vice-Chair Lindsey and Mr. Crunk discussed that improvements need to be made to Mr. Higdon's property. Mr. Crunk also stated that the current concrete drainage pipe could handle the drainage.

Alderman Petersen stated that the parcel under consideration is in the City, but Mr. Higdon's property in Breckenridge subdivision is in the County and it is not curb and guttered. She stated that she has a problem with the drainage affecting the Higdon's yard.

Commissioner Allen asked if the Engineering staff is comfortable that the existing residents (Mr. Higdon and neighbors) would be alright with the design.

Jimmy Wiseman, Assistant Director of Engineering for the City of Franklin, stated that the original design was not sufficient to meet the drainage requirement, but they feel comfortable with the revised larger pond.

Alderman Petersen stated that there is concern because the retention pond uses up the 75 foot incompatible use buffer and it affects the trees. She quoted from the Zoning Ordinance where it addresses not removing existing vegetation in incompatible use buffers.

Mr. Crunk introduced Nicole Hermo, Property Architect, and Mr. Bryan Sharp, President, CEO and major stockholder in Prime Health Services. Mr. Crunk then addressed the Commission concerning the front entrance of the building. He provided a handout to the Commission which has been added to the record. Mr. Crunk stated there are powerlines located north of the property. A front facing entrance would directly face the powerlines. A front facing entrance would also affect the grading for the main parking lot. The preferred entrance would be located on the east side of the property facing the Jones Company building and the private drive.

Ms. Nicole Hermo, Architect, stated that the owner resides in Franklin and wanted to move his business to Franklin. She stated that the outbound lot which faces Liberty Pike will be owned by someone else. The owner prefers an entrance facing east that would also face the private drive. She stated that this is a Medical Insurance Company and insurance information. This type of business requires all employees entering to have secure access. She stated that a north facing entrance would require steps and a very large ramp because of the grading of the lot. The east side has better grading for an easier access to the building.

Mr. Bryan Sharp, President/CEO and majority stockholder of Prime Health Services, stated that he wants to locate the business in Franklin. This is a great location but hard lot to build on. He stated that his business, Prime Health, has private medical data and it is important to have a secure access entrance. Concerning, the drainage issue, Mr. Sharp stated that building on the lot would solve Mr. Higdon's drainage issue by building the larger retaining pond. He also stated they would work with the tree issue and wanted to be a good neighbor. Mr. Sharp requested that the Commission consider approval.

Chair Hathaway asked if there was a motion on the site plan.

Commissioner Harrison moved, seconded by Commissioner Allen, that Item 15 be approved, with conditions.

Chair Hathaway asked if there was any discussion.

Commissioner Allen asked Mr. Baumgartner if Staff's recommendation for disapproval of the design modification was based solely on what is in the ordinance. Mr. Baumgartner said yes.

Chair Hathaway stated there needed to be a motion to discuss the design modification.

Commissioner Allen moved, seconded by Commissioner McLemore, to approve the design modification.

The following discussion ensued:
-Commissioner Allen stated that she thought we should use common sense and, in this case, take into consideration all the reasons given and HIPPA laws.
-Commissioner McLemore said she understood the reasons for making the recommendation to disapprove, but, in this case, the request for modification makes sense to her.
-Alderman Petersen asked to verify the address of the lot in front of the property. Mr. Crunk stated the address for the lot in front is 1217 Liberty Pike, Prime Health would be 1219, and the address for The Jones Company is 1221 Liberty Pike.
-Alderman Petersen confirmed that the entrances would be off of the private drive.
-Chair Hathaway discussed the grading at the end of the private drive. He also discussed issues pertaining to the building "presenting to a street".
-Chair Hathaway asked where the signage would be. Mr. Crunk stated it would only be on the building. He also asked if there was a concern for emergency services to find the building address.
-Vice-Chair Lindsey confirmed that both access roads would remain private.

Chair Hathaway asked for a vote on the motion for the Design Modification.

The motion to approve the design modification carried unanimously (7-0).

Chair Hathaway asked for discussion on the main motion.

Alderman Petersen stated she has concerns about the drainage issue and the removal of most of the trees.

Commissioner Allen stated that it looks like the Higdon property would be in better shape (if the larger retention pond is built).

Vice-Chair Lindsey stated that he wanted to make sure the Breckenridge properties would be in better shape.

Chair Hathaway asked for a vote on the main motion as amended. The motion carried (5-2). Commissioner Gregory and Alderman Petersen voted no.

Commissioner Harrison moved, seconded by Commissioner Allen, that the Item 15 be approved, with conditions, including the motion to approve the Design Modification (7-0). The motion carried with the following vote:

Aye:	5 -	Commissioner McLemore, Commissioner Lindsey, Chairperson Hathaway, Commissioner Allen, and Commissioner Harrison
No:	2 -	Commissioner Petersen, and Commissioner Gregory
Absent:	2 -	Commissioner Franks, and Commissioner Orr
Chairing:	0	

16. Highlands At Ladd Park PUD Subdivision, Final Plat, Section 29, Creating 67 Residential Lots And 2 Open Space Lots On 23.74 Acres, Located East Of Carothers Parkway And North Of Long Lane. (CONSENT AGENDA)

This Planning Item was approved.

17. Lockwood Glen PUD Subdivision, Final Plat, Section 8, Creating 51 Residential Lots And 2 Open Space Lots, On 12.35 Acres, Located East Of Carothers Parkway And South Of South Carothers Road. (CONSENT AGENDA)

This Planning Item was approved.

18. McEwen Place PUD Subdivision, Site Plan, Section 3, Lot 302 (Block B), 212,160 Square Feet Of Commercial Space And 69 Attached Residential Units On 4.99 Acres, Located Near The Intersection Of Rush Street And East McEwen Drive. (CONSENT AGENDA)

Chair Hathaway and Commissioner Gregory recused themselves from Item 18.

Chair Hathaway turned the Chair over to Vice-Chair Lindsey.

This Planning Item was approved.

19. Simmons Ridge PUD Subdivision, Final Plat, Section 3, Creating 28 Attached Residential Lots And Two Open Spaces, On 4.00 Acres, Located At 4408 South Carothers Road. (CONSENT AGENDA)

This Planning Item was approved.

20. Simmons Ridge PUD Subdivision, Final Plat, Section 5, Creating 18 Attached Residential Lots And One Open-Space Lot, On 2.82 Acres, Located At 4408 South Carothers Road. (CONSENT AGENDA)

This Planning Item was approved.

21. Township PUD Subdivision, Site Plan, Section 1 (Harmony Southern Care), A 59,736 Square-Foot Assisted Living Facility On 17.30 Acres, Located At 1020 Harmony Hills Drive. (CONSENT AGENDA)

This Planning Item was approved.

22. Willow Plunge Subdivision, Final Plat, Revision 4, Resubdivision Of Residential Lots 2 And 3 on 1.01 Acres, Located At 1132 And 1136 Carnton Lane. (CONSENT AGENDA)

This Planning Item was approved.

ZONING ORDINANCE TEXT AMENDMENTS

23. *Consideration of Ordinance 2017-12, To Be Entitled: "An Ordinance To Amend Chapters 2 And 3 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, To Modify The Height Overlay District (HTO) Standards and Location." Establishing a Public Hearing for July 11, 2017. (05/25/17 FMPC 7-0) FIRST OF THREE READINGS

Mr. Andrew Orr stated the Height Overlay (HTO) is part of Envision Franklin. The last part of the HTO process is to zone parcels to the Height Overlay. The Height Overlay is a district in Franklin that property owners must apply for rezoning to be a part of. The current HTO is mostly located between Carothers Parkway and I-65. The map in Envision Franklin outlines the area for the HTO. Without the HTO, the maximum building height is 6 stories. With the HTO the maximum building height is twelve stories. The purpose of the HTO study was:
1. Pro-active Planning
2. Pre-empt Fragment HTO requests
3. Economic Development
4. Simplify the Review Process

There has been extensive public outreach. Most recently public notice was given for the Joint Conceptual Workshop and the FMPC meeting on 5/25/17.

The following principles were used to form the recommendations are:
-Encourage tallest buildings closest to I-65
-Transition down in height away from I-65
-Preserve scenic beauty of hilltops/hillcrests
-Take advantage of I-65 corridor

Mr. Orr showed maps from 1994 and 2000 showing the economic growth around the Cool Springs area. Mr. Orr stated why the HTO standards need to be changed:
-Efficient use of valuable land
-Promote Economic Development
-High Demand for Office Space
-Consistent Urban form
-Support redevelopment/infill efforts
-Saves time for staff and applicant
-Proactive Planning

Staff has three recommendations:
1. Extend the HTO along I-65 to create better uniformity, predictability, and efficiency. Mr. Orr showed a map showing the new areas to be included in the HTO. Most of these areas are between McEwen and the Galleria. Also, recommending expanding the HTO to the Goose Creek area.
2. Require new buildings/projects exceeding six stories to undergo FMPC review.
3. Require new buildings exceeding six stories to submit a viewshed analysis as part of the submittal with three dimensional (3-D) imagery of the project.

In closing, Mr. Orr stated:
-This is a long-term vision and buildout of I-65
-Foster a variety of building types and heights
-Submittal includes a Viewshed Analysis & 3-D imagery
-Ensure FMPC review

Mr. Orr stated that several property owners that are not in the current proposed HTO area have expressed interest in being included in the HTO.

Staff recommends favorable recommendation of Ordinance 2017-12 to the Board of Mayor and Aldermen.

Chair Hathaway asked for citizen comments.

Alan Thompson, with Reagan Smith & Associates, spoke. Mr. Thompson resides at 125 Norbrook, and his client is Brookside Properties. He stated that his client supports the HTO and would like to be included in the HTO. This would include areas between Mallory Lane and Frazier Drive (48 acres) on the west side of I-65. This area is surrounded by industrial, light industrial, and commercial zoning. He stated that being included in the HTO would not impact any residential areas.

Adam Ballash, with Boyle Investment Company, supports Staff for Envision Franklin. He stated that he would like to see the Planning Staff have more authority to approve items and less review by the Planning Commission concerning decisions made for buildings above six stories.

Alderman Bev Burger, Ward 1, stated that she has no issues with the HTO. However, she has concerns about allowing twelve stories in areas where most buildings are three stories or less (the area proposed by Mr. Thompson). She would like to see more discussion about areas west of Mallory. She stated that she is not "for or against" the issue, but simply wants to see more discussion.

Chair Hathaway asked for a motion on this item.

Commissioner Allen moved, seconded by Commissioner Harrison, to approve Item 23.

Chair Hathaway asked if there was any discussion.

Alderman Petersen stated land for intense uses is almost gone. She stated that it looks like the proposed area could now be a tear down and rebuild area in the future.

Commissioner Allen stated that the Commission had thoroughly reviewed this issue.

Chair Hathaway stated that the proposed HTO area makes sense. He is not sure he would support the proposed addition (Mr. Thompson) because there had been more public notice about the addition given to surrounding property owners. However, this could be addressed at a later date.

Alderman Petersen stated that she thinks any building over six stories should not be just be administratively approved by Staff.

Chair Hathaway confirmed that the proposed ordinance was not being amended.

Chair Hathaway called for a vote on the motion as presented. The motion carried unanimously (7-0).

Commissioner Allen moved, seconded by Commissioner Harrison, that Ordinance 2017-12 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Absent: 2 - Commissioner Franks, and Commissioner Orr

Chairing: 0

NON-AGENDA ITEMS

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

ANY OTHER BUSINESS

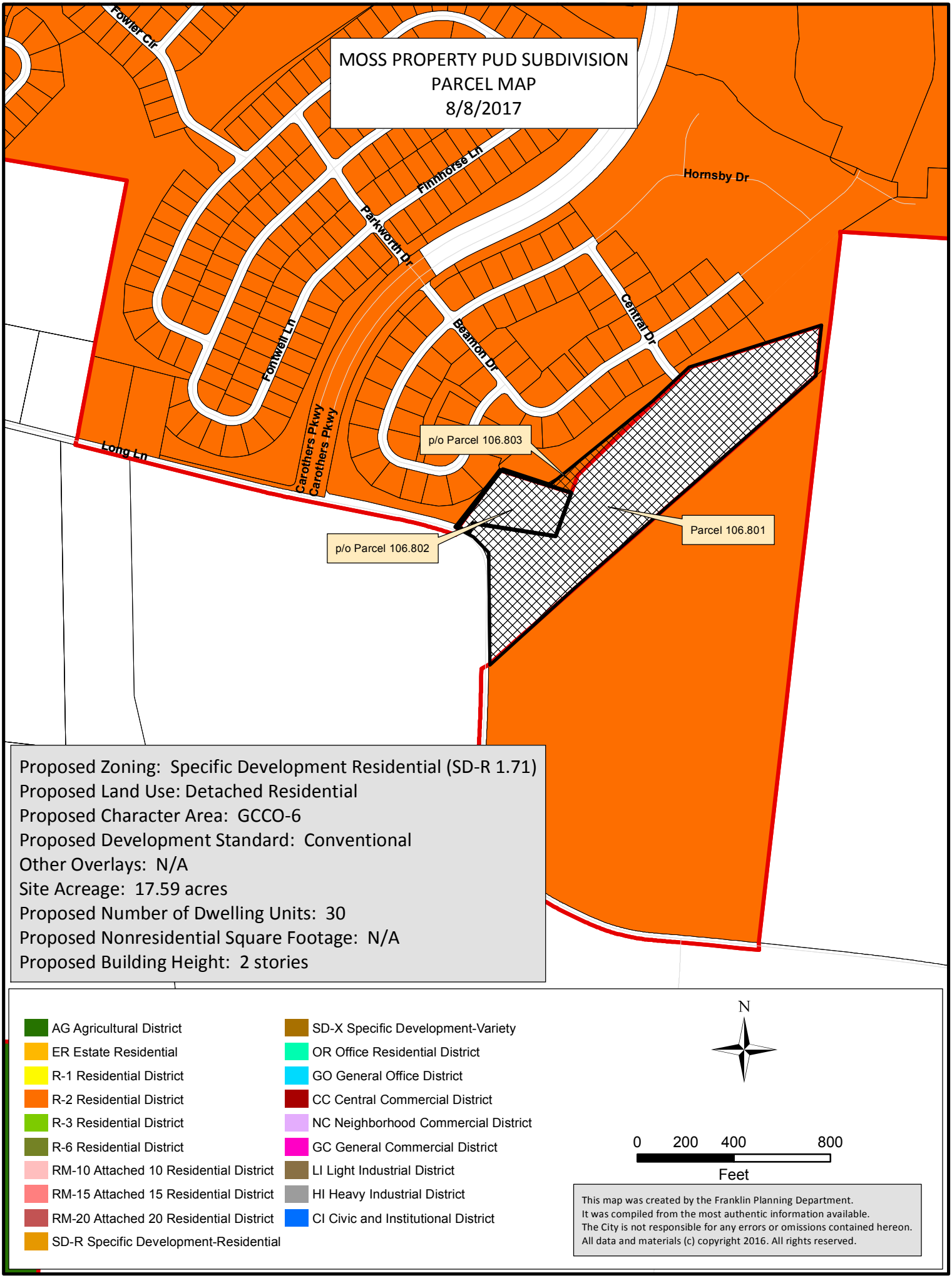
Chair Hathaway asked if there was any further business. There was none.

ADJOURN

There being no further business, the meeting adjourned at 8:22 p.m.

_____

Chair, Mike Hathaway


MOSS PROPERTY PUD SUBDIVISION
PARCEL MAP
8/8/2017
Fowler Cir
Finnhorse Ln
Parkworth Dr
Hornsby Dr
Central Dr
Beamon Dr
Fontwell Ln
Carothers Pkwy
Carothers Pkwy
Long Ln
p/o Parcel 106.803
p/o Parcel 106.802
Parcel 106.801
Proposed Zoning: Specific Development Residential (SD-R 1.71)
Proposed Land Use: Detached Residential
Proposed Character Area: GCCO-6
Proposed Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 17.59 acres
Proposed Number of Dwelling Units: 30
Proposed Nonresidential Square Footage: N/A
Proposed Building Height: 2 stories
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
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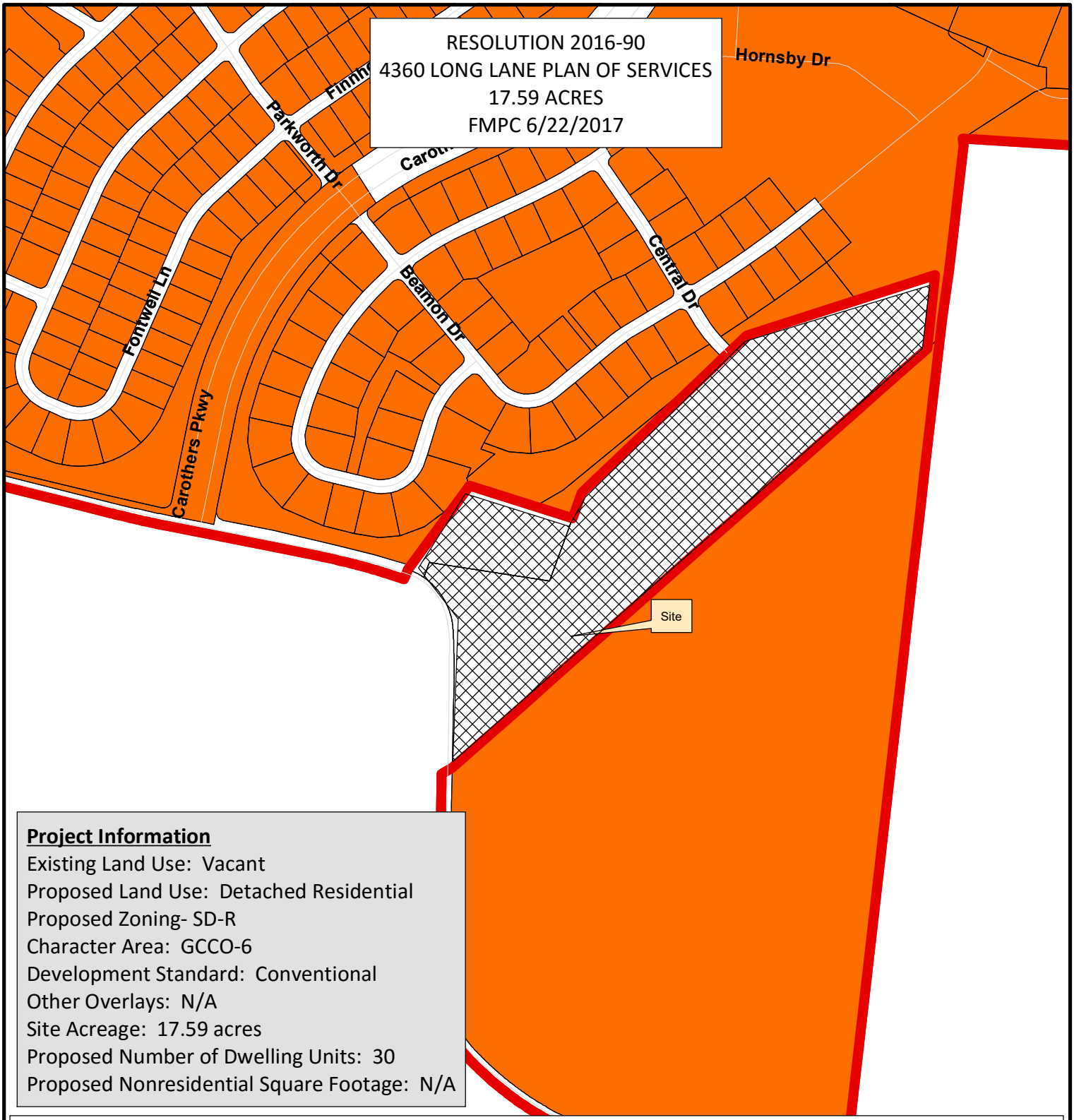

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N

0 250 500 1,000
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RESOLUTION 2016-90

TO BE ENTITLED: "A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF THREE PROPERTIES ADJACENT TO AND INCLUDING 4360 LONG LANE, BY THE CITY OF FRANKLIN, TENNESSEE."

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

WHEREAS, Barry Moss ("Owner") of the Properties located at 4360 Long Lane Parcel 180.01, 180.02, 180.03 ("Properties) petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee ("City"), to annex 17.59 acres adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the Property are located north of Long Lane and southeast of Carothers Parkway as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
106---18002	1.83
106---18003	0.36
106---18001	15.39
Total	17.59

The Property adjoins the City limits within the Franklin Urban Growth Boundary (UGB) and comprises a total of 17.59 acres. The Property is used as a single family residential use.

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

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

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

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

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

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

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

A. Water

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

B. Reclaimed Water

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

C. Wastewater

1. The Property lies within the Goose Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The proposed development of the Property is anticipated to construct several hundred feet of sanitary sewer main that will tie onto the sewer main being constructed through an easement on the 4360 Long Lane Parcel by the Ladd Park Subdivision.
3. The Owner shall be required to extend the sanitary sewer main approximately 1500 linear feet to provide service to the Property.
4. The City of Franklin Sanitary Sewer System Basin Plans show this as an 8 inch sanitary sewer main.
5. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
6. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
7. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.

D. Stormwater

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

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to the Property shall be provided from Long Lane.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be

determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

F. Traffic Control

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

G. Street Lighting

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

H. Street Name Signs

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

I. Fire Protection

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

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. The Property is located in the Goose Creek Character Area – 6 (GCCO-6). 1. Appropriate uses include Detached Residential and/or Attached Residential near I-65. Streams, trees, and hillsides and hilltops shall be preserved and enhanced. This area is recommended to have a major park system. The South Carothers Road extension to Peytonsville Road is critical for adequate interconnectivity. The potential I-65 crossing design should be integrated into a street network for optimum coordination and connectivity. The Baskin property should have safe and efficient access.
3. Smaller lots should not be located on the exterior of a proposed development adjacent to, or across the street from, larger lots of an existing platted development of ten lots or more. However, if the applicant proposes an alternative, and if potential conflicts will be created, the applicant shall give justification as to how they will be mitigated or avoided. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen, pursuant to the requirements of the Franklin Zoning Ordinance with a base zone district, Overlay District, Character Area Overlay District, and designated as a Conventional or Traditional Area.

K. Parks and Recreation

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

L. Police Protection

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

M. Building and Code Inspection Services

1. Building and code inspection services will begin in the annexed area on and after the effective date of the annexation.
2. New development in the annexed area shall comply with adopted City Building Codes, pay the applicable fees, and obtain the required permits for inspection services.

N. Garbage and Recycling Pickup and Environmental

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

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

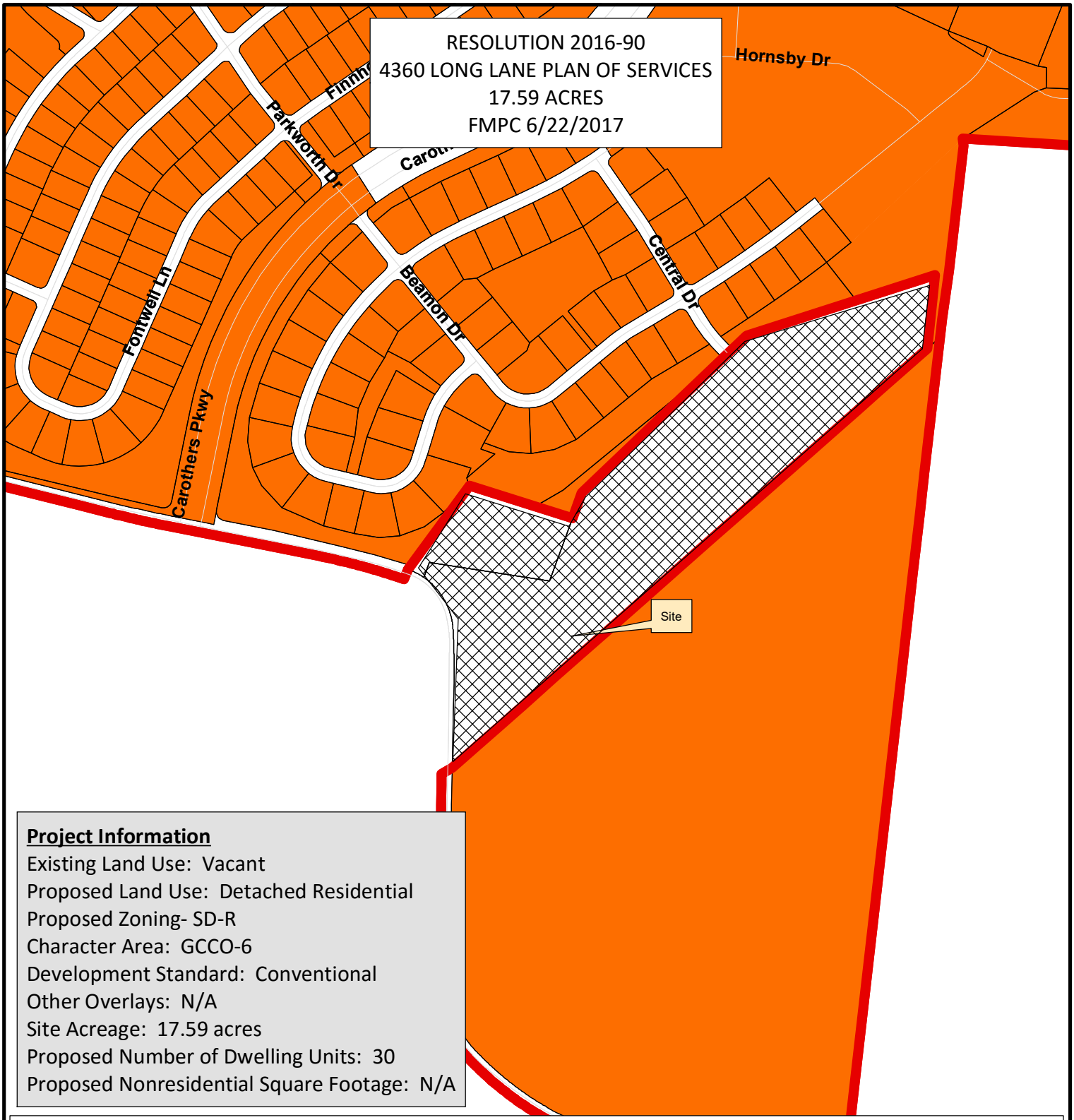
ADOPTED THIS _____.

_____
ERIC S. STUCKEY
City Administrator

_____
DR. KEN MOORE
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney



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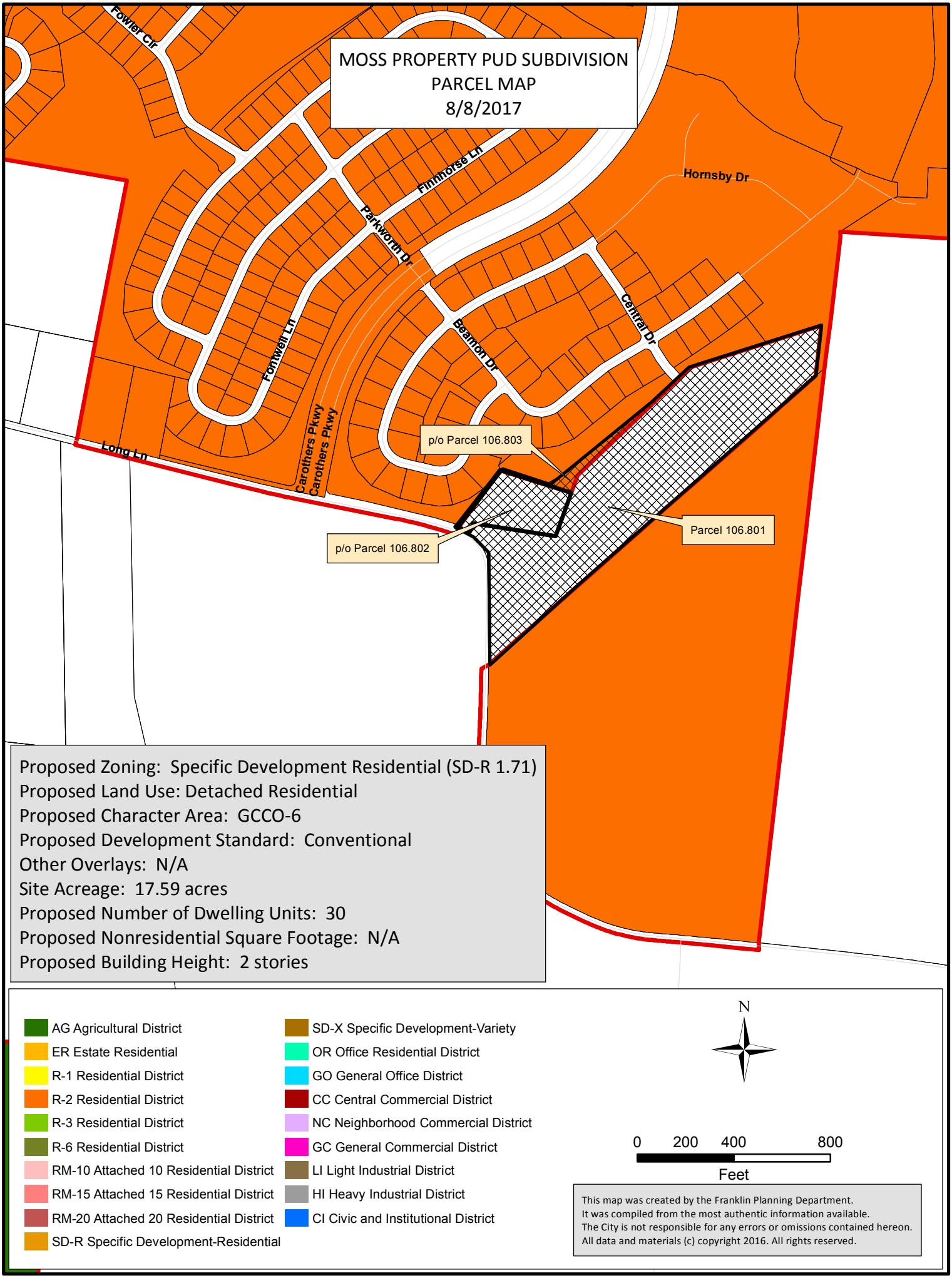
MOSS PROPERTY PUD SUBDIVISION
PARCEL MAP
8/8/2017
Fowler Cir
Finnhorse Ln
Parkworth Dr
Hornsby Dr
Central Dr
Beamon Dr
Fontwell Ln
Carothers Pkwy
Carothers Pkwy
Long Ln
p/o Parcel 106.803
p/o Parcel 106.802
Parcel 106.801
Proposed Zoning: Specific Development Residential (SD-R 1.71)
Proposed Land Use: Detached Residential
Proposed Character Area: GCCO-6
Proposed Development Standard: Conventional
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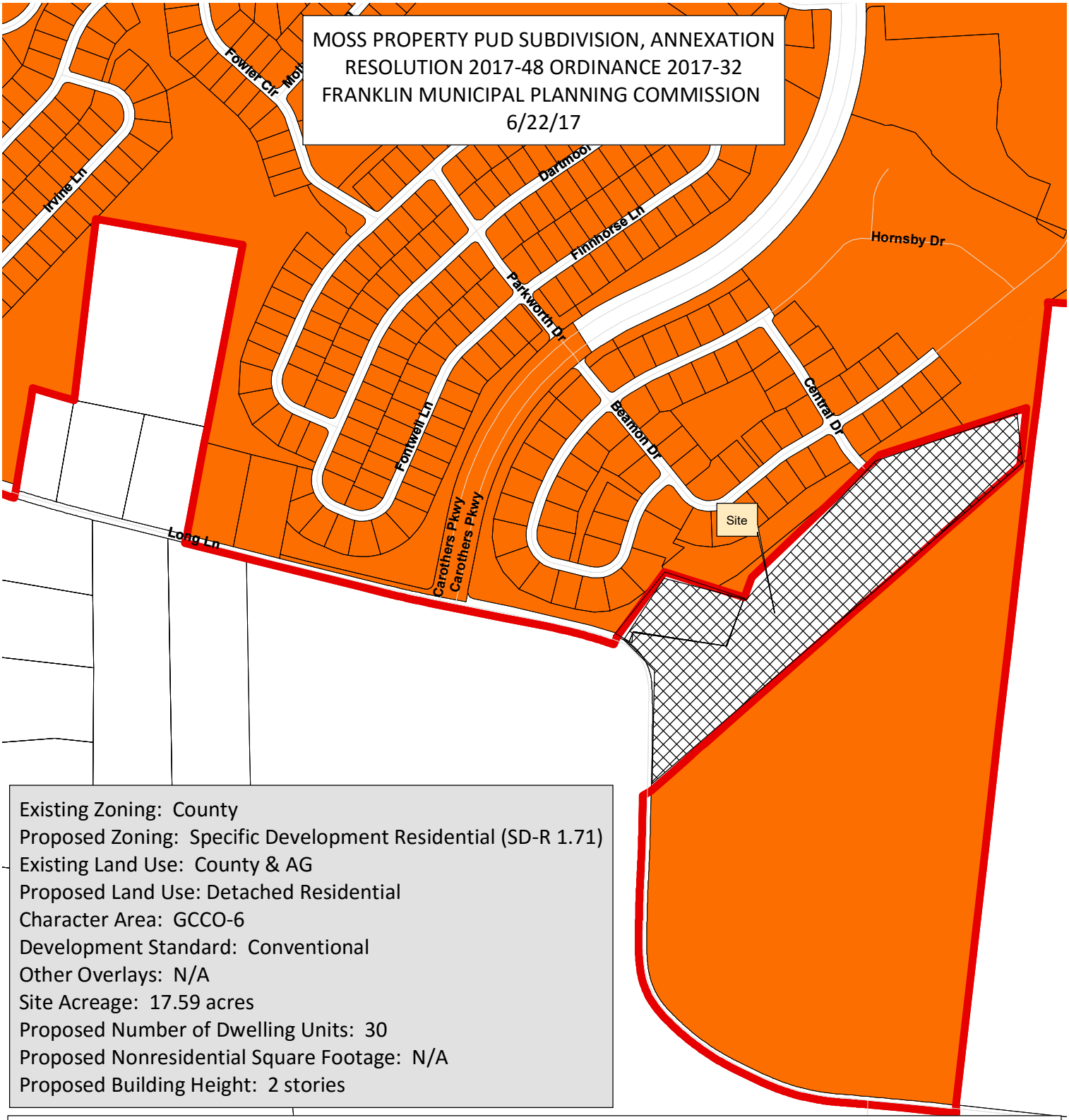

Existing Zoning: County
Proposed Zoning: Specific Development Residential (SD-R 1.71)
Existing Land Use: County & AG
Proposed Land Use: Detached Residential
Character Area: GCCO-6
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 17.59 acres
Proposed Number of Dwelling Units: 30
Proposed Nonresidential Square Footage: N/A
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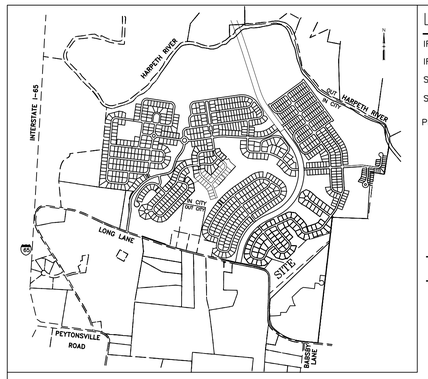


VICINITY MAP
(NOT TO SCALE)

LEGEND

IRON PIN OLD	● IP(O)
IRON PIN NEW	●
SEWER MANHOLE	○
SEWER SERVICE TAP	○ SS
PROPERTY/R.O.W. LINE	

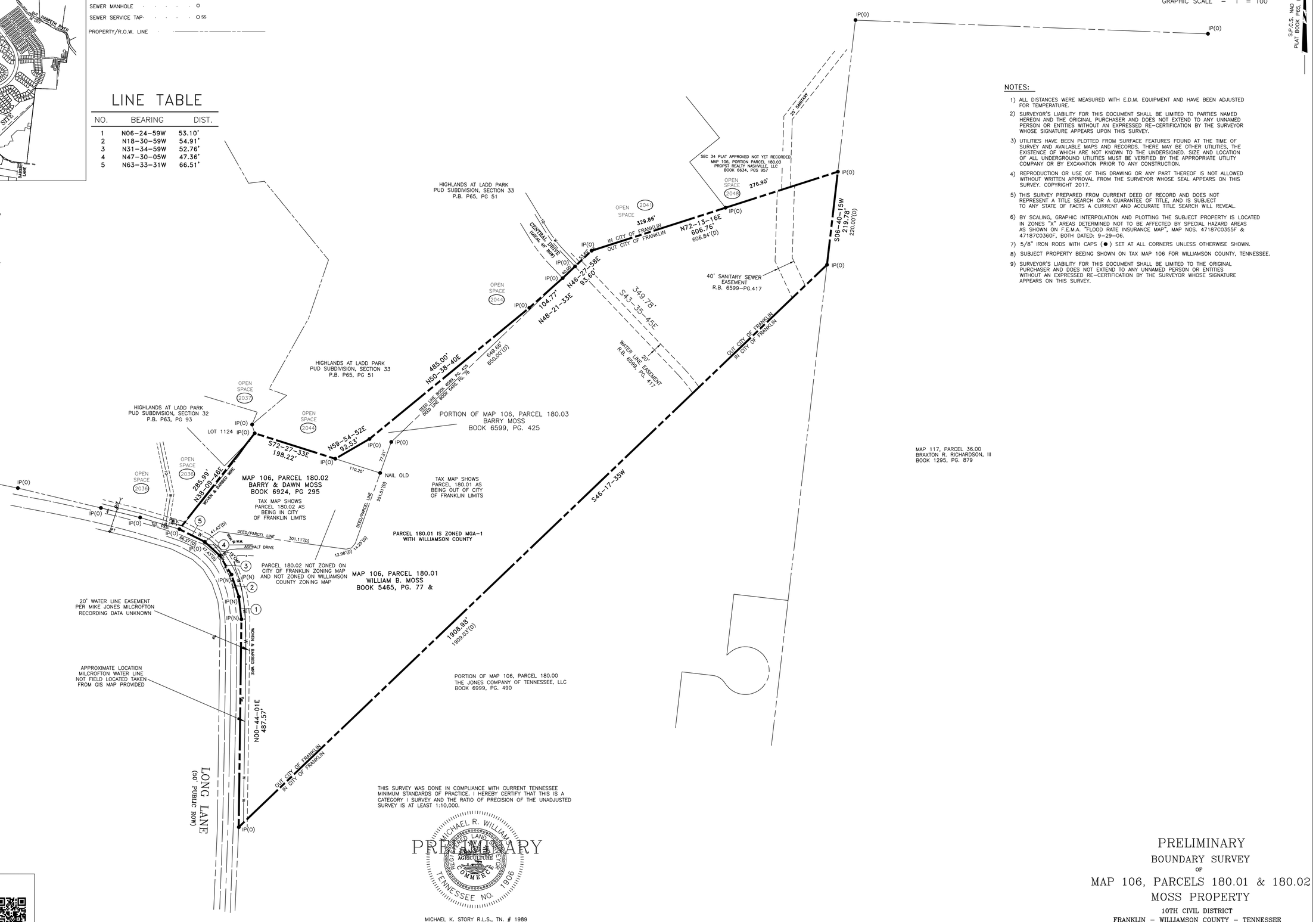
TOTAL AREA: 766,303 SQ. FT. OR (17.592± ACRES)

100 0 50 100 200
GRAPHIC SCALE – 1" = 100'

S.P.C.S. NAD 83
PLAT BOOK P65, PG. 51

LINE TABLE

NO.	BEARING	DIST.
1	N06-24-59W	53.10'
2	N18-30-59W	54.91'
3	N31-34-59W	52.76'
4	N47-30-05W	47.36'
5	N63-33-31W	66.51'



NOTES:

1) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
2) SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO PARTIES NAMED HEREON AND THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.
3) UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY OR BY EXCAVATION PRIOR TO ANY CONSTRUCTION.
4) REPRODUCTION OR USE OF THIS DRAWING OR ANY PART THEREOF IS NOT ALLOWED WITHOUT WRITTEN APPROVAL FROM THE SURVEYOR WHOSE SEAL APPEARS ON THIS SURVEY. COPYRIGHT 2017.
5) THIS SURVEY PREPARED FROM CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH WILL REVEAL.
6) BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING THE SUBJECT PROPERTY IS LOCATED IN ZONES "X" AREAS DETERMINED NOT TO BE AFFECTED BY SPECIAL HAZARD AREAS AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NOS. 47187C0355F & 47187C0360F, BOTH DATED: 9-29-06.
7) 5/8" IRON RODS WITH CAPS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.
8) SUBJECT PROPERTY BEEING SHOWN ON TAX MAP 106 FOR WILLIAMSON COUNTY, TENNESSEE.
9) SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS ON THIS SURVEY.

SITE ADDRESS:
4360 LONG LANE
FRANKLIN, TN 37064

PREPARED FOR:
LANDD INVESTMENTS, LLC
ATT. DICKIE SULLIVAN
2000 MIDWOOD STREET APT. # 2309
FRANKLIN, TN 37067

THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1:10,000.

PRELIMINARY

MICHAEL R. WILLIAMS
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 1906

MICHAEL K. STORY R.L.S., TN. # 1989

PREPARED BY:

HFR DESIGN
214 Centerview Drive Suite 300
Brentwood, TN 37027
615.370.8500
615.370.8530
hfrdesign.com
SURVEY DIVISION mwilliams@hfrdesign.com

PRELIMINARY
BOUNDARY SURVEY
OF
MAP 106, PARCELS 180.01 & 180.02
MOSS PROPERTY

10TH CIVIL DISTRICT
FRANKLIN – WILLIAMSON COUNTY – TENNESSEE
DATE: 4-27-17
HFR PROJECT NO. 2017049-52

G:\2017049\Survey\2017049-52 Moss Property Boundary.dwg, 4/27/2017 2:41:06 PM, DReagan, ARCH full bleed D (36.00 x 24.00 Inches), 1:100

RESOLUTION 2017-48
ORDINANCE 2017-32

TO BE ENTITLED: "A RESOLUTION AND ORDINANCE TO ANNEX THREE PROPERTIES ADJACENT TO AND INCLUDING 4360 LONG LANE, CONSISTING OF 17.59 ACRES, PROPERTY LOCATED SOUTH OF CAROTHERS PARKWAY AND NORTH OF LONG LANE AND ADJOINING THE CITY LIMITS WITHIN THE SOUTHEAST PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB)."

WHEREAS, Barry Moss ("Owner") of property located at 4360 Long Lane, Parcel 180.01, 180.02, 180.03 ("Properties") petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee ("City"), to annex 17.59 acres adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the Franklin Municipal Planning Commission (FMPC) has reviewed and recommended Approval of the proposed annexation and Plan of Services for the annexation area; and

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

WHEREAS, the BOMA has adopted a Plan of Services for the annexation area as described in Resolution 2017-48; and

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

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
106---18001	15.39
106---18002	1.83
106---18003	0.36
Total	17.59

Parcel 180.01
05-08-17

Map 106, Parcel No. 180.01
William B. Moss

Beginning at a point, said point being located at the southernmost point of this tract, and indicated as POB #1 on the attached exhibit, and proceeding as follows:

Thence, continuing N00°44'01"E, a distance of 487.57 feet to a point;
thence, N06°24'59"W, a distance of 53.10 feet to a point;
thence, N18°30'59"W, a distance of 54.91 feet to a point;
thence, N31°34'59"W, a distance of 52.76 feet to a point;
thence, N47°30'05"W, a distance of 47.36 feet to a point;
thence, N54°14'14"E, a distance of 41.07 feet to a point;
thence, S82°08'44"E, a distance of 301.11 feet to a point;
thence, N77°53'16"E, a distance of 12.98 feet to a point;
thence, N38°52'16"E, a distance of 14.25 feet to a point;
thence, N19°32'36"E, a distance of 251.97 feet to a point;
thence, N46°19'26"E, a distance of 649.66 feet to a point;
thence, N72°13'16"E, a distance of 606.76 feet to a point;
thence, S06°40'15"W, a distance of 219.78 feet to a point;
thence, S46°17'35"W, a distance of 1,908.98 feet to the POINT OF BEGINNING.

Containing 670,540.05 square feet or 15.3935 acres, more or less.

The aforementioned property is on a parcel of land owned by William B. Moss, as shown on Tax Map No. 106, Parcel No. 180.01 and recorded in Deed Book 5465, Page 77 with the Williamson County Register of Deeds.

Parcel 180.02
05-08-17

Map 106, Parcel No. 180.02
Barry and Dawn Moss

Beginning at a point, said point being located at the southernmost point of this tract, and indicated as POB #2 on the attached exhibit, and proceeding as follows;

Thence, continuing, N63°33'31"W, a distance of 66.51 feet to a point;
thence, N38°09'46"E, a distance of 285.99 feet to a point;
thence, S72°27'33"E, a distance of 198.22 feet to a point;
thence continue easterly along said line, a distance of 110.67 feet;
thence, S19°32'16"W, a distance of 174.77 feet to a point;
thence, S38°52'16"W, a distance of 14.25 feet to a point;
thence, S77°53'16"W, a distance of 12.98 feet to a point;
thence, N82°08'44"W, a distance of 301.11 feet to a point;
thence, S54°14'14"W, a distance of 41.07 feet to the POINT OF BEGINNING.

Containing 79,697.38 square feet or 1.8296 acres, more or less.

The aforementioned property is on a parcel of land owned by Barry and Dawn Moss, as shown on Tax Map No. 106, Parcel No. 180.02 and recorded in Deed Book 6924, Page 295 with the Williamson County Register of Deeds.

Parcel 180.03
05-08-17

Map 106, Parcel No. 180.03
Barry Moss

Beginning at a point, said point being located at the southernmost point of this tract, and indicated as POB #3 on the attached exhibit, and proceeding as follows;

Thence, continuing N72°27'33"W, a distance of 110.67 feet to a point;
thence, N59°54'52"E, a distance of 92.53 feet to a point;
thence, N50°38'40"E, a distance of 485.00 feet to a point;
thence, N48°21'33"E, a distance of 104.77 feet to a point;
thence, N46°27'58"E, a distance of 40.00 feet to a point;
thence continue northeasterly along said line, a distance of 53.60 feet;
thence, S46°19'26"W, a distance of 649.66 feet to a point;
thence, S19°33'22"W, a distance of 77.21 feet to the POINT OF BEGINNING.

Containing 16,063.05 square feet or 0.3688 acres, more or less.

The aforementioned property is on a parcel of land owned by Barry Moss, as shown on Tax Map No. 106, Parcel No. 180.03 and recorded in Deed Book 6599, Page 425 with the Williamson County Register of Deeds

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

SECTION III: That the annexed Property shall become part of Aldermanic Ward 3.

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

ATTEST:

By: _____
Eric Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

Law Dept. approved (2) 08.22.17

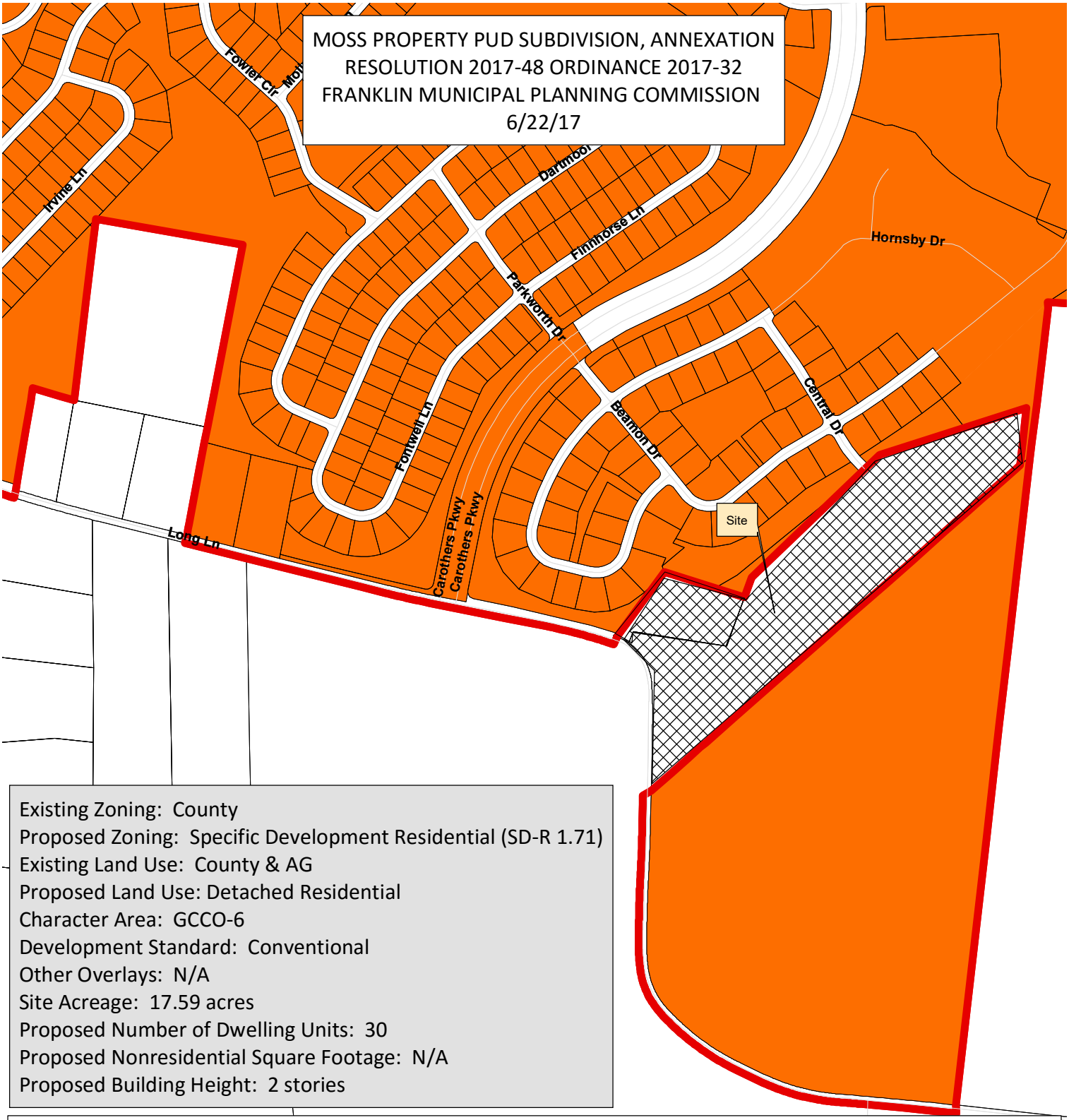
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



Existing Zoning: County
Proposed Zoning: Specific Development Residential (SD-R 1.71)
Existing Land Use: County & AG
Proposed Land Use: Detached Residential
Character Area: GCCO-6
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 17.59 acres
Proposed Number of Dwelling Units: 30
Proposed Nonresidential Square Footage: N/A
Proposed Building Height: 2 stories

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

N

0 200 400 800
Feet

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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I William Barry Moss
(Please print Name/Names in Full)

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

MAP 106, PARCELS 180.01 & 180.02
(Property Parcel/Tax ID Number)

and located at:

4360 LONG LANE
(Street Address)

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

GAMBLE DESIGN COLLABORATIVE & SULLIVAN ENGINEERING INC
(Please print Name/Names in Full)

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

William B Moss
Signature

4360 Long Lane
Property Owner Mailing Address

Franklin TN 37064
City, State & Zip

Subscribed and sworn to before me this

7 day of NOV, 2016.

Paul V Collins
Notary Public

My Commission Expires: 4/20/19

PAUL V COLLINS JR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

ANNEXATION REQUEST APPLICATION

FRANKLIN, TENNESSEE

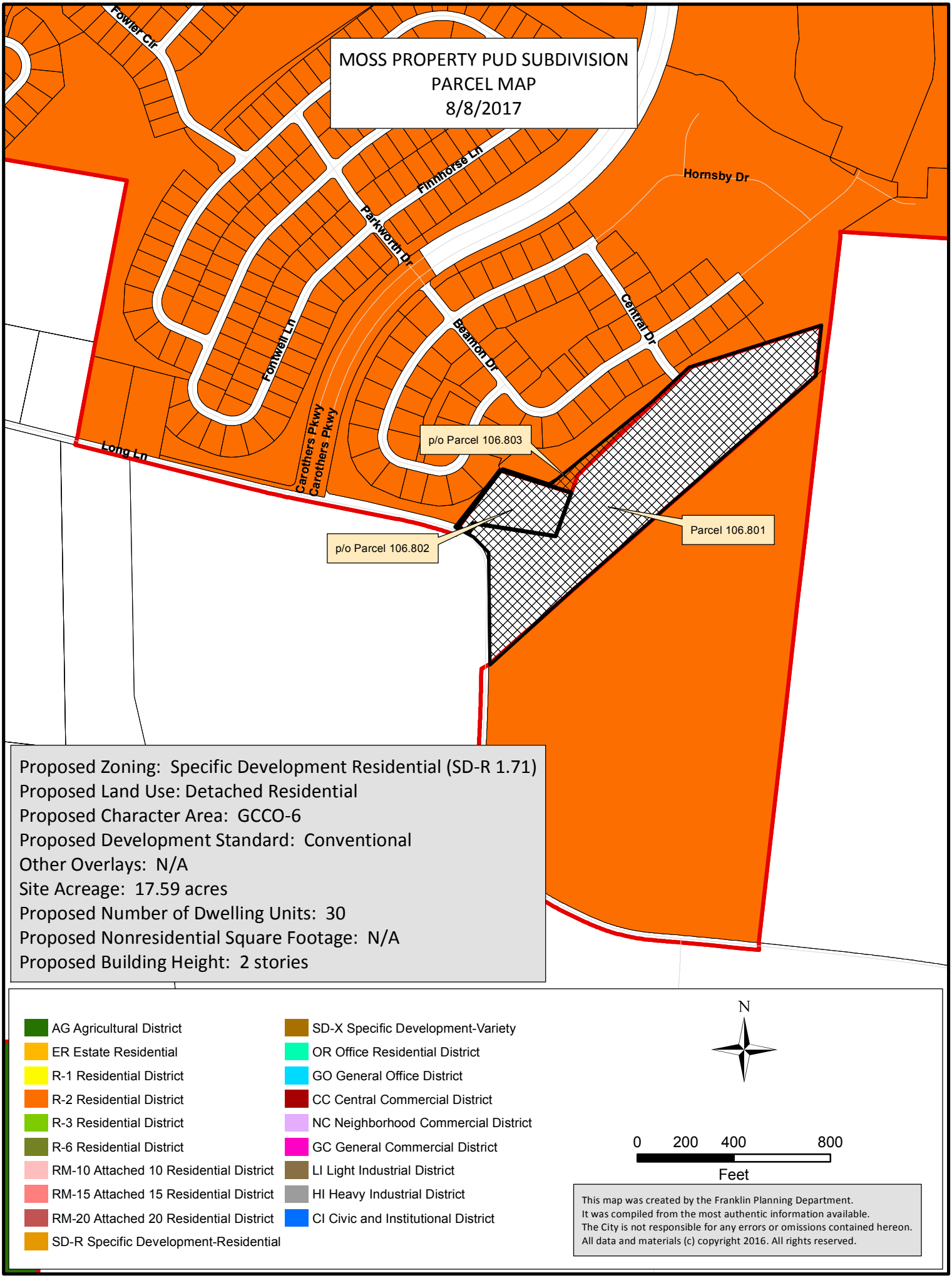
LOT ADDRESS: 4360 LONG LANE,		
PROPOSED ZONING: SD-R	**PROPOSED LAND USE:** RESIDENTIAL	**LOT ACREAGE:** +/- 17.52
CHARACTER AREA: GCCO-6		**PHYSICAL DESCRIPTION OF SITE:** RESIDENTIAL / AGRICULTURAL TRACT Adjacent to STREAM

LAND USE PLAN LANGUAGE FOR CHARACTER AREA:
1. APPROPRIATE USES INCLUDE DETACHED RESIDENTIAL
2. STREAMS, TREES, AND HILLSIDES AND HILLTOPS SHALL BE PRESERVED AND ENHANCED.

REQUEST LETTER:	*Check if included*	**OWNER AFFIDAVIT:**	*Check if included*	**DRAWINGS/ ILLUSTRATIONS:**	*Check if included*

OTHER INFORMATION:
MAP 106, Parcel 180.01, +/- 15.77AC
MAP 106, Parcel 180.02, +/- 1.75AC

APPLICANT NAME, ADDRESS, PHONE	**AGENT NAME, ADDRESS, PHONE**
	GAMBLE DESIGN COLLABORATIVE
	144 SE PARKWAY, SUITE 200
	FRANKLIN TN 37064
	615.975.5765
Signature:	**Date:**


MOSS PROPERTY PUD SUBDIVISION
PARCEL MAP
8/8/2017
Fowler Cir
Finnhorse Ln
Parkworth Dr
Hornsby Dr
Central Dr
Beamon Dr
Fontwell Ln
Carothers Pkwy
Carothers Pkwy
Long Ln
p/o Parcel 106.803
p/o Parcel 106.802
Parcel 106.801
Proposed Zoning: Specific Development Residential (SD-R 1.71)
Proposed Land Use: Detached Residential
Proposed Character Area: GCCO-6
Proposed Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 17.59 acres
Proposed Number of Dwelling Units: 30
Proposed Nonresidential Square Footage: N/A
Proposed Building Height: 2 stories
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 200 400 800
Feet
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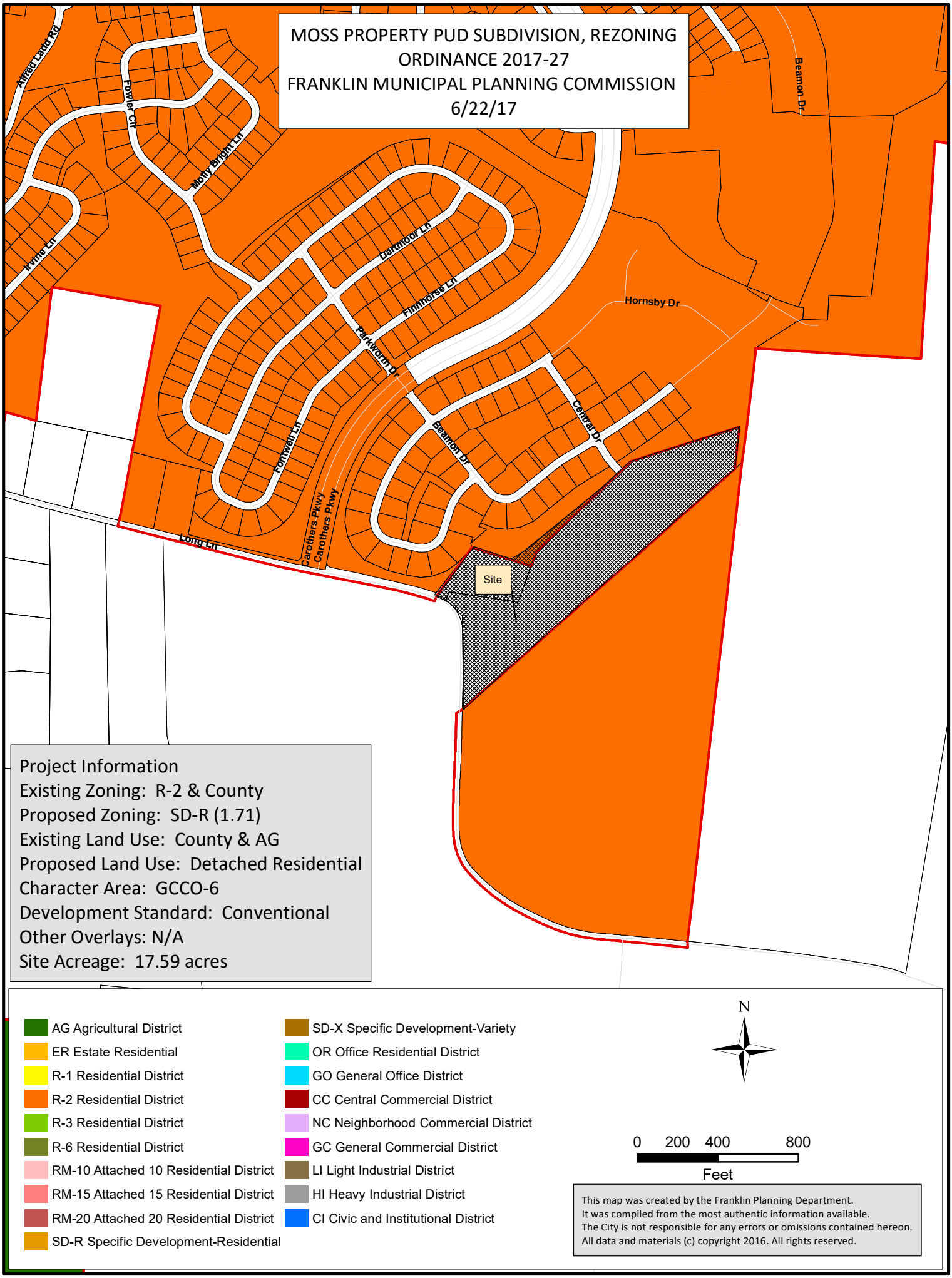
MOSS PROPERTY PUD SUBDIVISION, REZONING
ORDINANCE 2017-27
FRANKLIN MUNICIPAL PLANNING COMMISSION
6/22/17
Alfred Ladd Rd
Fowler Cir
Molly Bright Ln
Irvine Ln
Dartmoor Ln
Finnhorse Ln
Parkworth Dr
Hornsby Dr
Beamon Dr
Central Dr
Fontwell Ln
Carothers Pkwy
Carothers Pkwy
Long Ln
Site
Project Information
Existing Zoning: R-2 & County
Proposed Zoning: SD-R (1.71)
Existing Land Use: County & AG
Proposed Land Use: Detached Residential
Character Area: GCCO-6
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 17.59 acres
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
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0 200 400 800
Feet
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ORDINANCE 2017-27

TO BE ENTITLED: "AN ORDINANCE TO ZONE 17.59 ACRES SPECIFIC DEVELOPMENT DISTRICT- SD-R 1.71 DISTRICT, CONVENTIONAL DEVELOPMENT STANDARD OVERLAY, GOOSE CREEK CHARACTER AREA (GCCO-6) OVERLAY, FOR THREE PROPERTIES ADJACENT TO AND INCLUDING 4360 LONG LANE, MOSS PROPERTY PUD SUBDIVISION."

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

WHEREAS, the Specific Development District SD-R 1.71 district provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2017-39 approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification to Specific Development District SD-R 1.71 District:

PREMISES CONSIDERED

Map-Parcel	Acres
106---18002	1.83
106---18003	0.36
106---18001	15.39
Total	17.59

Map 106, Parcel No. 180.01
William B. Moss

Beginning at a point, said point being located at the southernmost point of this tract, and indicated as POB #1 on the attached exhibit, and proceeding as follows;

Thence, continuing N00°44'01"E, a distance of 487.57 feet to a point;
thence, N06°24'59"W, a distance of 53.10 feet to a point;
thence, N18°30'59"W, a distance of 54.91 feet to a point;
thence, N31°34'59"W, a distance of 52.76 feet to a point;
thence, N47°30'05"W, a distance of 47.36 feet to a point;

thence, N54°14'14"E, a distance of 41.07 feet to a point;
thence, S82°08'44"E, a distance of 301.11 feet to a point;
thence, N77°53'16"E, a distance of 12.98 feet to a point;
thence, N38°52'16"E, a distance of 14.25 feet to a point;
thence, N19°32'36"E, a distance of 251.97 feet to a point;
thence, N46°19'26"E, a distance of 649.66 feet to a point;
thence, N72°13'16"E, a distance of 606.76 feet to a point;
thence, S06°40'15"W, a distance of 219.78 feet to a point;
thence, S46°17'35"W, a distance of 1,908.98 feet to the POINT OF BEGINNING.

Containing 670,540.05 square feet or 15.3935 acres, more or less.

The aforementioned property is on a parcel of land owned by William B. Moss, as shown on Tax Map No. 106, Parcel No. 180.01 and recorded in Deed Book 5465, Page 77 with the Williamson County Register of Deeds.

Parcel 180.02
05-08-17

Map 106, Parcel No. 180.02
Barry and Dawn Moss

Beginning at a point, said point being located at the southernmost point of this tract, and indicated as POB #2 on the attached exhibit, and proceeding as follows;

Thence, continuing, N63°33'31"W, a distance of 66.51 feet to a point;
thence, N38°09'46"E, a distance of 285.99 feet to a point;
thence, S72°27'33"E, a distance of 198.22 feet to a point;
thence continue easterly along said line, a distance of 110.67 feet;
thence, S19°32'16"W, a distance of 174.77 feet to a point;
thence, S38°52'16"W, a distance of 14.25 feet to a point;
thence, S77°53'16"W, a distance of 12.98 feet to a point;
thence, N82°08'44"W, a distance of 301.11 feet to a point;
thence, S54°14'14"W, a distance of 41.07 feet to the POINT OF BEGINNING.

Containing 79,697.38 square feet or 1.8296 acres, more or less.

The aforementioned property is on a parcel of land owned by Barry and Dawn Moss, as shown on Tax Map No. 106, Parcel No. 180.02 and recorded in Deed Book 6924, Page 295 with the Williamson County Register of Deeds.

Parcel 180.03
05-08-17

Map 106, Parcel No. 180.03
Barry Moss

Beginning at a point, said point being located at the southernmost point of this tract, and indicated as POB #3 on the attached exhibit, and proceeding as follows;

Thence, continuing N72°27'33"W, a distance of 110.67 feet to a point;
thence, N59°54'52"E, a distance of 92.53 feet to a point;
thence, N50°38'40"E, a distance of 485.00 feet to a point;
thence, N48°21'33"E, a distance of 104.77 feet to a point;
thence, N46°27'58"E, a distance of 40.00 feet to a point;
thence continue northeasterly along said line, a distance of 53.60 feet;
thence, S46°19'26"W, a distance of 649.66 feet to a point;
thence, S19°33'22"W, a distance of 77.21 feet to the POINT OF BEGINNING.

Containing 16,063.05 square feet or 0.3688 acres, more or less.

The aforementioned property is on a parcel of land owned by Barry Moss, as shown on Tax Map No. 106, Parcel No. 180.03 and recorded in Deed Book 6599, Page 425 with the Williamson County Register of Deeds.

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

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

ATTEST:

By: _____
Eric Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

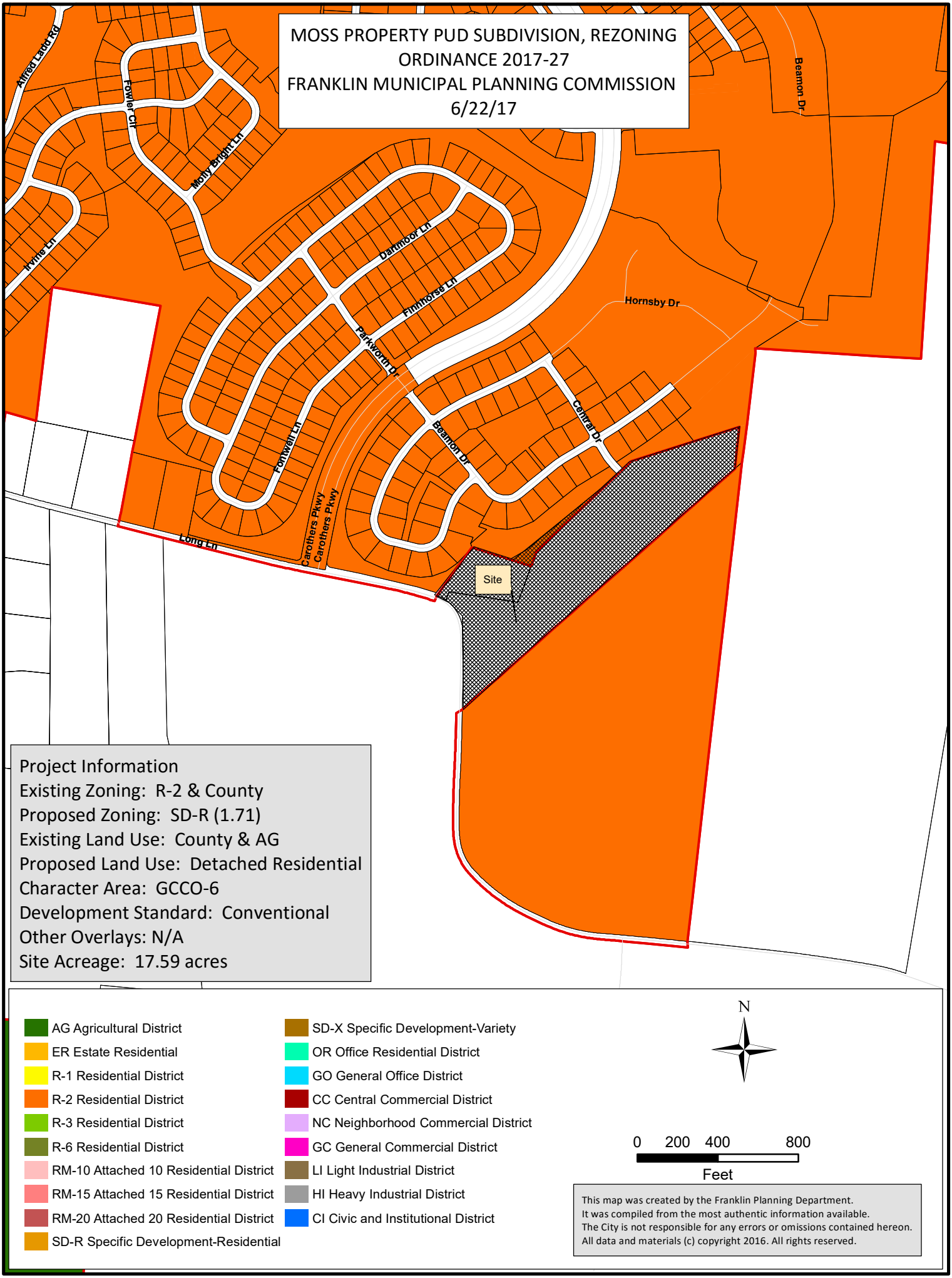
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____


MOSS PROPERTY PUD SUBDIVISION, REZONING
ORDINANCE 2017-27
FRANKLIN MUNICIPAL PLANNING COMMISSION
6/22/17
Alfred Ladd Rd
Fowler Cir
Molly Bright Ln
Irvine Ln
Dartmoor Ln
Finnhorse Ln
Parkworth Dr
Hornsby Dr
Beamon Dr
Central Dr
Fontwell Ln
Carothers Pkwy
Carothers Pkwy
Long Ln
Site
Project Information
Existing Zoning: R-2 & County
Proposed Zoning: SD-R (1.71)
Existing Land Use: County & AG
Proposed Land Use: Detached Residential
Character Area: GCCO-6
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 17.59 acres
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ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
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NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
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0 200 400 800
Feet
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MOSS PROPERTY PUD
REZONING AND ANNEXATION REQUEST

MAP 106, PARCELS 180.01 & 180.02
FRANKLIN, TENNESSEE

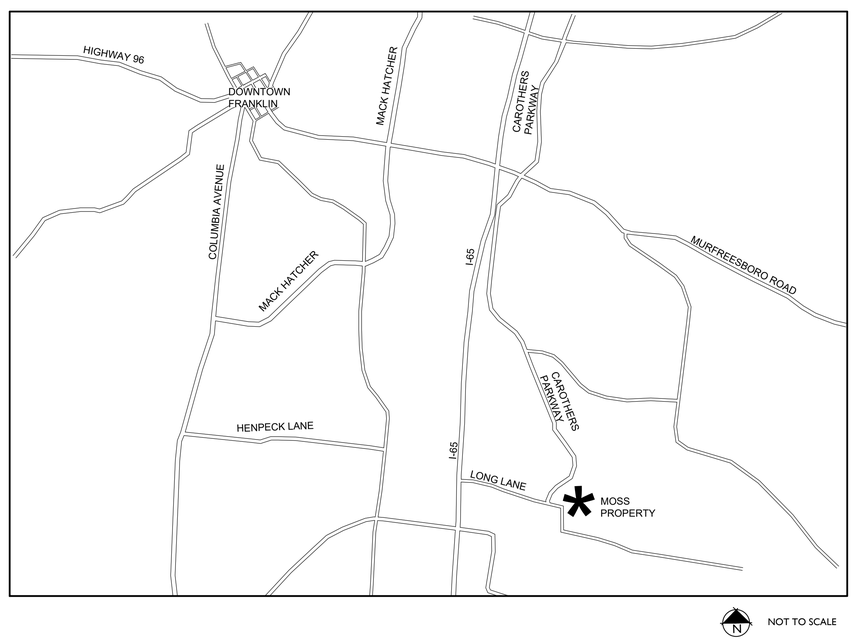
OWNER:
WILLIAM BARRY MOSS
4360 LONG LANE
FRANKLIN, TN 37064

DEVELOPER:
THE JONES COMPANY
DAVE PITTA
1221 LIBERTY PIKE
FRANKLIN, TN 37067
(615) 804-4724
davepitta@livejones.com

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

CIVIL ENGINEER:
SULLIVAN ENGINEERING
DICKIE SULLIVAN
317 MAIN STREET, SUITE 201
FRANKLIN, TN 37064
(615) 645-3858
dickie@sullivanengineering.com

SURVEY DATA PROVIDED BY:
HFR SURVEY
MICHAEL STORY, RLS
214 CENTERVIEW DRIVE, SUITE 300
BRENTWOOD, TN 37027
(615) 370-8500



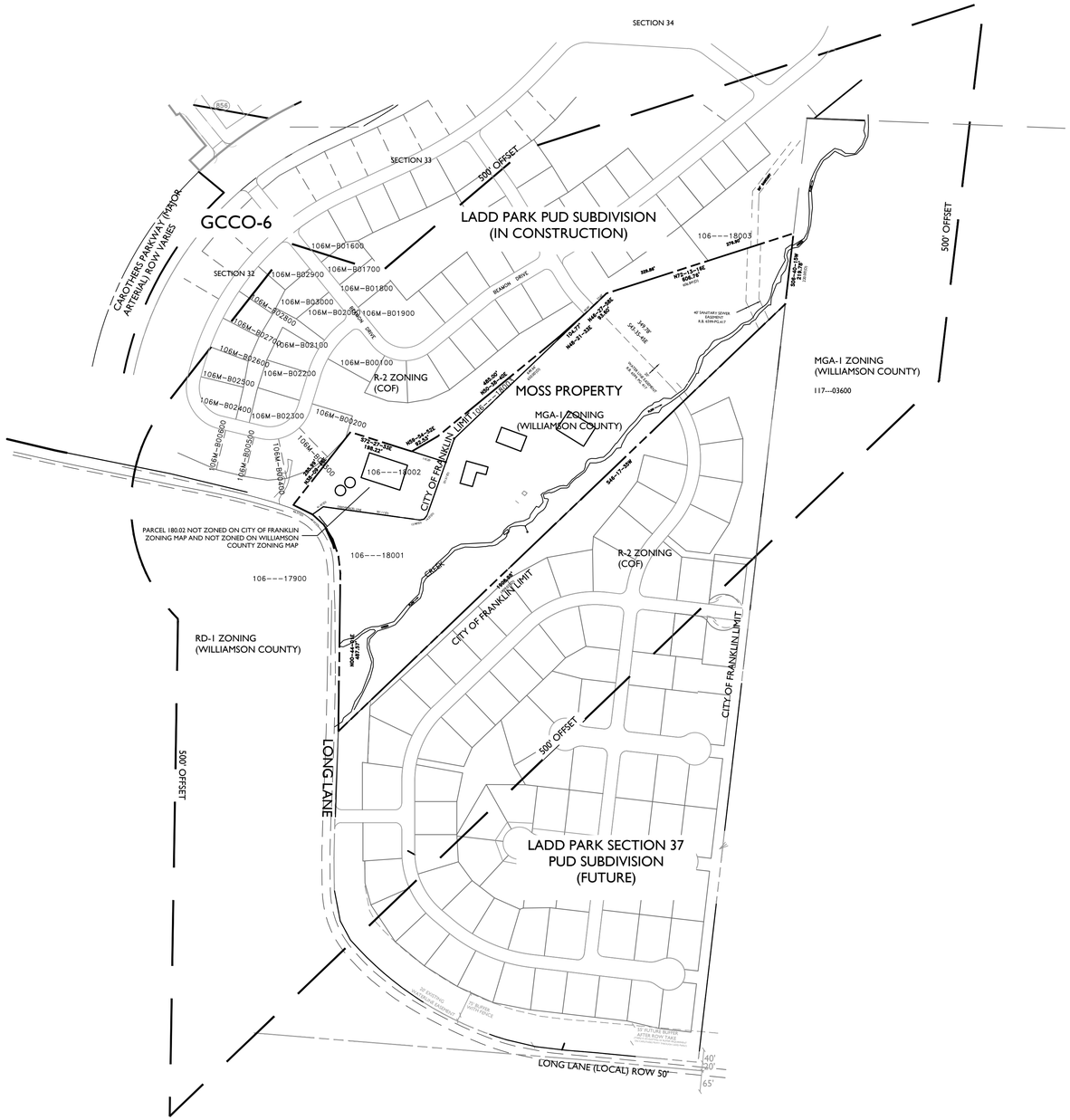
INDEX OF SHEETS

SHEET	DESCRIPTION
C 0.0	COVER SHEET AND LOCATION MAP
C 1.0	OVERALL EXISTING CONDITIONS
C 1.1	ENLARGED EXISTING CONDITIONS

10TH CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

MAY 8, 2017
COF # 6441

Revisions
1. JUNE 1, 2017



SITE DATA

PROJECT NAME:	MOSS PROPERTY PUD REZONING AND ANNEXATION REQUEST
PROJECT #:	6440
SUBDIVISION:	N/A
LOT NUMBER:	N/A
ADDRESS:	4360 LONG LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH OF WILLIAMSON COUNTY
EXISTING ZONING :	MGA-1
PROPOSED ZONING:	SD-R (1.71)
CHARACTER AREA OVERLAY:	GCCO-6
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	17.59 AC (TOTAL SITE) 15.39 AC (106---18001) 1.83 AC (106---18002) 0.37 AC(106---18003)
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ANY STREET:	15'
SIDE YARD:	5'
CORNER SIDE YARD:	15'
REAR YARD:	10'
OWNER:	WILLIAM BARRY MOSS 4360 LONG LANE FRANKLIN, TN 37064
APPLICANT:	GAMBLE DESIGN COLLABORATIVE 144 S.E. PARKWAY, SUITE 200 FRANKLIN,TN 37064 GREG GAMBLE (615) 975-5765 greggamble209@gmail.com
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2 STORY
LANDSCAPE SURFACE RATIO:	.20 (153,244 SF REQUIRED) .56 (428,047 SF PROVIDED)
MINIMUM PARKING REQUIREMENT:	2 SPACES PER HOME
EXISTING PARKING:	N/A
PARKING PROVIDED:	N/A
RESIDENTIAL DENSITY:	1.71 DUA
TREE CANOPY:	149,338 SF (19% OF TOTAL SITE)
PARKLAND:	30 X 1200SF = 36,000SF FEES IN LIEU
OPEN SPACE:	15% REQUIRED (2.64 AC) 56% PROVIDED (9.83 AC)
FORMAL	1.18 AC
INFORMAL:	8.65 AC PROVIDED

500' ADJACENT PROPERTY OWNERS

PARCEL NUMBER	PROPERTY ADDRESS	OWNER	OWNER STREET	CITY	STATE	ZIP	ZONING	CHARACTER AREA	DEVELOPMENT STANDARD
106---17900	4341 LONG LN	MOSS BLANCHE C FAMILY PTNERS LP	9226 BRUSHBORO DR	BRENTWOOD	TN	37027	R-1 (Williamson Co.)	Williamson County	Williamson County
106---18000	CAROTHERS PKWY	TEDEAN LP	317 MAIN ST 201	FRANKLIN	TN	37064	R-2	GCCO-6	Conventional
106---18001	4360 LONG LN	MOSS WILLIAM BARRY	4360 LONG LN	FRANKLIN	TN	37064	MGA-1 (Williamson Co.)	GCCO-6	Conventional
106---18002	CAROTHERS PKWY	LADD ALFRED	1116 SNEED GLEN DR	FRANKLIN	TN	37069	MGA-1 (Williamson Co.)	GCCO-6	Conventional
106---18003	CAROTHERS PKWY	PROPST REALTY NASHVILLE LLC	305 CHURCH ST #715	HUNTSVILLE	AL	35801	R-2	GCCO-6	Conventional
106---18134	CAROTHERS PKWY	PROPST REALTY NASHVILLE LLC	305 CHURCH ST #715	HUNTSVILLE	AL	35801	R-2	GCCO-6	Conventional
106---18139	CAROTHERS PKWY	TEDEAN LP	317 MAIN ST 201	FRANKLIN	TN	37064	R-2	GCCO-6	Conventional
106---18141	CAROTHERS PKWY	PROPST REALTY NASHVILLE LLC	305 CHURCH ST #715	HUNTSVILLE	AL	35801	R-2	GCCO-6	Conventional
106M-B00100	901 HORNSBY DR	BRENLEY CROSSING PARTNERS LLC	3545 MARKET ST	HOOVER	AL	35226	R-2	GCCO-6	Conventional
106M-B00200	923 HORNSBY DR	BRENLEY CROSSING PARTNERS LLC	3545 MARKET ST	HOOVER	AL	35226	R-2	GCCO-6	Conventional
106M-B00300	929 HORNSBY DR	BRENLEY CROSSING PARTNERS LLC	3545 MARKET ST	HOOVER	AL	35226	R-2	GCCO-6	Conventional
106M-B00400	935 HORNSBY DR	BRENLEY CROSSING PARTNERS LLC	3545 MARKET ST	HOOVER	AL	35226	R-2	GCCO-6	Conventional
106M-B00500	941 HORNSBY DR	BRENLEY CROSSING PARTNERS LLC	3545 MARKET ST	HOOVER	AL	35226	R-2	GCCO-6	Conventional
106M-B00600	947 HORNSBY DR	BRENLEY CROSSING PARTNERS LLC	3545 MARKET ST	HOOVER	AL	35226	R-2	GCCO-6	Conventional
106M-B00700	953 HORNSBY DR	BRENLEY CROSSING PARTNERS LLC	3545 MARKET ST	HOOVER	AL	35226	R-2	GCCO-6	Conventional
106M-B00800	959 HORNSBY DR	BRENLEY CROSSING PARTNERS LLC	3545 MARKET ST	HOOVER	AL	35226	R-2	GCCO-6	Conventional
106M-B01800	225 BEAMON DR	BRENLEY CROSSING PARTNERS LLC	3545 MARKET ST	HOOVER	AL	35226	R-2	GCCO-6	Conventional
106M-B01900	303 BEAMON DR	PROPST REALTY NASHVILLE LLC	305 CHURCH ST #715	HUNTSVILLE	AL	35801	R-2	GCCO-6	Conventional
106M-B02000	224 BEAMON DR	BRENLEY CROSSING PARTNERS LLC	3545 MARKET ST	HOOVER	AL	35226	R-2	GCCO-6	Conventional
106M-B02100	912 HORNSBY DR	DOUGLASS STEPHEN K	912 HORNSBY DR	FRANKLIN	TN	37064	R-2	GCCO-6	Conventional
106M-B02200	918 HORNSBY DR	BRENLEY CROSSING PARTNERS LLC	3545 MARKET ST	HOOVER	AL	35226	R-2	GCCO-6	Conventional
106M-B02300	924 HORNSBY DR	BRENLEY CROSSING PARTNERS LLC	3545 MARKET ST	HOOVER	AL	35226	R-2	GCCO-6	Conventional
106M-B02400	930 HORNSBY DR	BRENLEY CROSSING PARTNERS LLC	3545 MARKET ST	HOOVER	AL	35226	R-2	GCCO-6	Conventional
106M-B02500	936 HORNSBY DR	BRENLEY CROSSING PARTNERS LLC	3545 MARKET ST	HOOVER	AL	35226	R-2	GCCO-6	Conventional
106M-B02600	942 HORNSBY DR	GOOCH RYAN M	942 HORNSBY DR	FRANKLIN	TN	37064	R-2	GCCO-6	Conventional
106M-B03300	HORNSBY DR	PROPST REALTY NASHVILLE LLC	305 CHURCH ST #715	HUNTSVILLE	AL	35801	R-2	GCCO-6	Conventional
106M-B03400	HORNSBY DR	PROPST REALTY NASHVILLE LLC	305 CHURCH ST #715	HUNTSVILLE	AL	35801	R-2	GCCO-6	Conventional
106M-B03500	HORNSBY DR	PROPST REALTY NASHVILLE LLC	305 CHURCH ST #715	HUNTSVILLE	AL	35801	R-2	GCCO-6	Conventional
117---03600	LONG LN	RICHARDSON BRAXTON R III	716 EDELBLUT DR	SILVER SPRINGS	MD	20901	MGA-1 (Williamson Co.)	Williamson County	Williamson County

LEGAL DESCRIPTIONS

PARCEL 180.01
Map 106, Parcel No. 180.01
William B. Moss

Beginning at a point, said point being located at the southernmost point of this tract, and indicated as POB #1 on the attached exhibit, and proceeding as follows;
Thence, continuing N00°44'01"E, a distance of 487.57 feet to a point;
thence, N06°24'59"W, a distance of 53.10 feet to a point;
thence, N18°30'59"W, a distance of 54.91 feet to a point;
thence, N31°34'59"W, a distance of 52.76 feet to a point;
thence, N47°30'05"W, a distance of 47.36 feet to a point;
thence, N54°14'14"E, a distance of 41.07 feet to a point;
thence, S82°08'44"E, a distance of 301.11 feet to a point;
thence, N77°53'16"E, a distance of 12.98 feet to a point;
thence, N38°52'16"E, a distance of 14.25 feet to a point;
thence, N19°32'36"E, a distance of 251.97 feet to a point;
thence, N46°19'26"E, a distance of 649.66 feet to a point;
thence, N72°13'16"E, a distance of 606.76 feet to a point;
thence, S06°40'15"W, a distance of 219.78 feet to a point;
thence, S46°17'35"W, a distance of 1,908.98 feet to the POINT OF BEGINNING.
Containing 670,540.05 square feet or 15.3935 acres, more or less.
The aforementioned property is on a parcel of land owned by William B. Moss, as shown on Tax Map No. 106, Parcel No. 180.01 and recorded in Deed Book 5465, Page 77 with the Williamson County Register of Deeds.

NOTE:
1. ALL PARCELS ARE INCLUDED IN PUD DEVELOPMENT PLAN AND REZONING REQUEST.

2. ONLY PARCEL 180.01 IS INCLUDED IN ANNEXATION

PARCEL 180.02
Map 106, Parcel No. 180.02
Barry and Dawn Moss
Beginning at a point, said point being located at the southernmost point of this tract, and indicated as POB #2 on the attached exhibit, and proceeding as follows;
Thence, continuing, N63°33'31"W, a distance of 66.51 feet to a point;
thence, N38°09'46"E, a distance of 285.99 feet to a point;
thence, S72°27'33"E, a distance of 198.22 feet to a point;
thence continue easterly along said line, a distance of 110.67 feet;
thence, S19°32'16"W, a distance of 174.77 feet to a point;
thence, S38°52'16"W, a distance of 14.25 feet to a point;
thence, S77°53'16"W, a distance of 12.98 feet to a point;
thence, N82°08'44"W, a distance of 301.11 feet to a point;
thence, S54°14'14"W, a distance of 41.07 feet to the POINT OF BEGINNING.
Containing 79,697.38 square feet or 1.8296 acres, more or less.
The aforementioned property is on a parcel of land owned by Barry and Dawn Moss, as shown on Tax Map No. 106, Parcel No. 180.02 and recorded in Deed Book 6924, Page 295 with the Williamson County Register of Deeds.

PARCEL 180.03
Map 106, Parcel No. 180.03
Barry Moss

Beginning at a point, said point being located at the southernmost point of this tract, and indicated as POB #3 on the attached exhibit, and proceeding as follows;
Thence, continuing N72°27'33"W, a distance of 110.67 feet to a point;
thence, N59°54'52"E, a distance of 92.53 feet to a point;
thence, N50°38'40"E, a distance of 485.00 feet to a point;
thence, N48°21'33"E, a distance of 104.77 feet to a point;
thence, N46°27'58"E, a distance of 40.00 feet to a point;
thence continue northeasterly along said line, a distance of 53.60 feet;
thence, S46°19'26"W, a distance of 649.66 feet to a point;
thence, S19°33'22"W, a distance of 77.21 feet to the POINT OF BEGINNING.
Containing 16,063.05 square feet or 0.3688 acres, more or less.
The aforementioned property is on a parcel of land owned by Barry Moss, as shown on Tax Map No. 106, Parcel No. 180.03 and recorded in Deed Book 6599, Page 425 with the Williamson County Register of Deeds.

BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:

HFR DESIGN
MICHAEL STORY RLS, TN # 1989
214 CENTERVIEW DRIVE, SUITE 300
BRENTWOOD, TN 37027
(615) 370-8500

NOTE:
HFR PROVIDED THE BOUNDARY SURVEY, TREE SURVEY AND FIELD TOPOGRAPHIC SURVEY INSIDE THE STREAM BUFFER. ON ADJOINING PROPERTIES AND ALONG LONG LANE, OLDER FIELD SURVEY BY HFR AND PROPOSED DEVELOPMENT PLANS BY SEI WERE USED TO GENERATE THIS INFORMATION. THE REMAINING INFORMATION ON THE MOSS PROPERTY WAS TAKEN FROM THE FRANKLIN GIS BUT TIED VERY CLOSE TO THE FIELD SURVEY DATA.

AT SITE PLAN THE ENTIRE MOSS PROPERTY WILL HAVE A NEW FIELD RUN TOPO.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

MOSS PROPERTY PUD REZONING AND ANNEXATION REQUEST

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

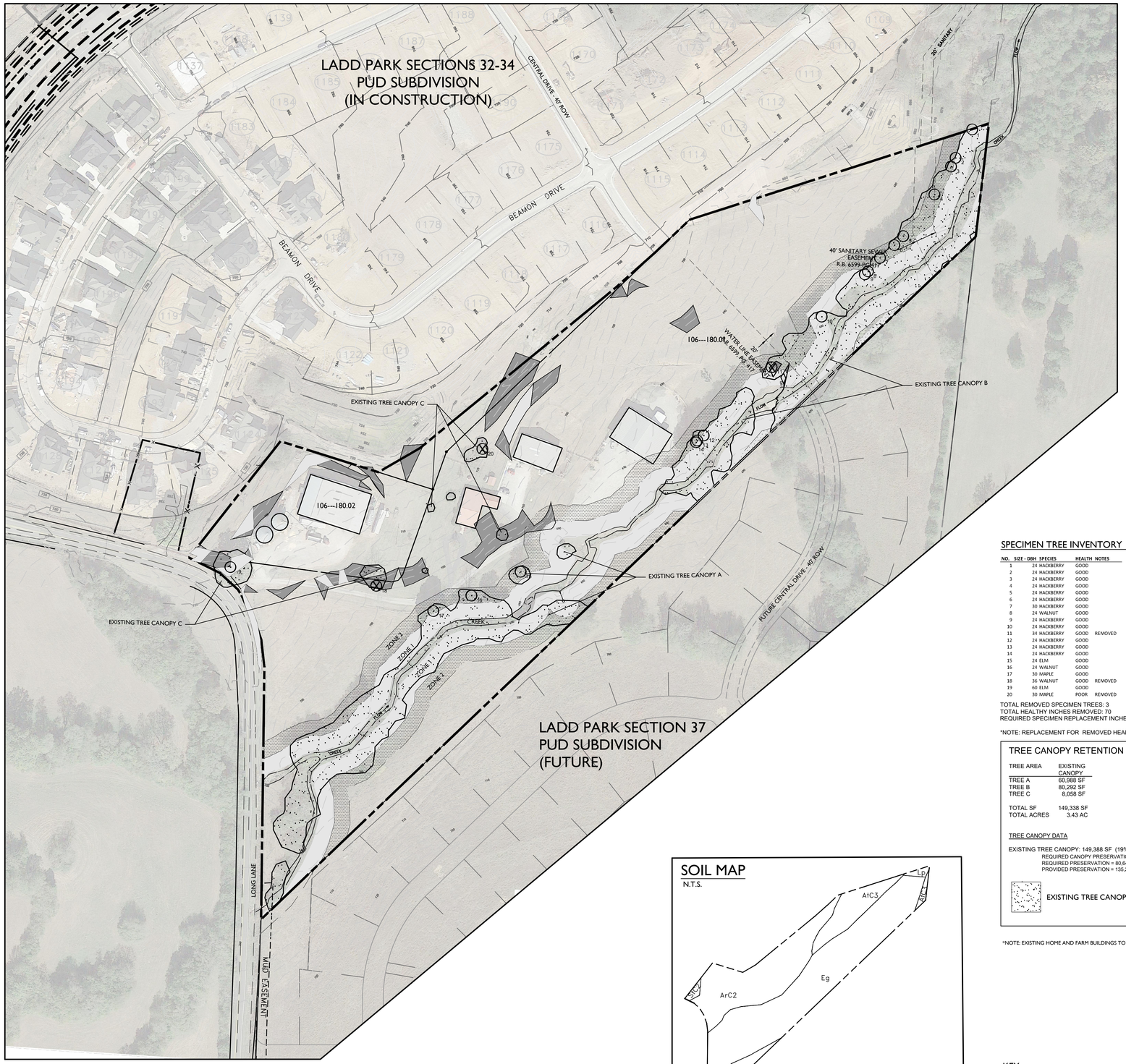
ISSUED: APRIL 10, 2017

Revision	Date
1	June 1, 2017

OVERALL
EXISTING
CONDITIONS

C1.0

COF # 6440



N

0 100 200 300

AERIAL IMAGE: C 2017 GOOGLE,
MAP DATA: C 2017 GOOGLE

BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:

HFR DESIGN
MICHAEL STORY RLS, TN.# 1989
214 CENTERVIEW DRIVE, SUITE 300
BRENTWOOD, TN 37027
(615) 370-8500

MINERAL RIGHTS:

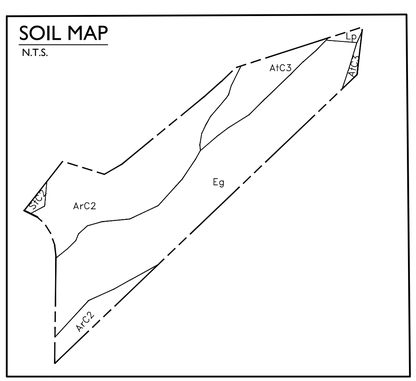
NO MINERAL RIGHTS ARE HELD BY PARTIES OUTSIDE OF THE OWNER.

NOTE:
HFR PROVIDED THE BOUNDARY SURVEY, TREE SURVEY AND FIELD TOPOGRAPHIC SURVEY INSIDE THE STREAM BUFFER. ON ADJOINING PROPERTIES AND ALONG LONG LANE, OLDER FIELD SURVEY BY HFR AND PROPOSED DEVELOPMENT PLANS BY SEI WERE USED TO GENERATE THIS INFORMATION. THE REMAINING INFORMATION ON THE MOSS PROPERTY WAS TAKEN FROM THE FRANKLIN GIS BUT TIED VERY CLOSE TO THE FIELD SURVEY DATA.

AT SITE PLAN THE ENTIRE MOSS PROPERTY WILL HAVE A NEW FIELD RUN TOPO.

SOIL MAP

N.T.S.



LEGEND

ArC2	ARMOUR SILT LOAM; 5% TO 12% SLOPES, ERODED
AtC3	ARMOUR SILTY CLAY LOAM; 5% TO 12% SLOPES, SEVERELY ERODED
Eg	EGAM SILT LOAM, PHOSPHATIC
Lp	LINDELL SILT LOAM; 0% TO 2% SLOPES, OCCASIONALLY FLOODED
StC2	STIVERSVILLE SILT LOAM, 5% TO 12% SLOPES, ERODED

SITE DATA

PROJECT NAME:	MOSS PROPERTY PUD REZONING AND ANNEXATION REQUEST
PROJECT #:	6440
SUBDIVISION:	N/A
LOT NUMBER:	N/A
ADDRESS:	4360 LONG LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH OF WILLIAMSON COUNTY
EXISTING ZONING :	MGA-I
PROPOSED ZONING:	SD-R (1.71)
CHARACTER AREA OVERLAY:	GCCO-6
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	17.59 AC (TOTAL SITE) 15.39 AC (106---18001) 1.83 AC (106---18002) 0.37 AC(106---18003)
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ANY STREET:	15'
SIDE YARD:	5'
CORNER SIDE YARD:	15'
REAR YARD:	10'
OWNER:	WILLIAM BARRY MOSS 4360 LONG LANE FRANKLIN, TN 37064
APPLICANT:	GAMBLE DESIGN COLLABORATIVE 144 S.E. PARKWAY, SUITE 200 FRANKLIN,TN 37064 GREG GAMBLE (615) 975-5765 greggamble209@gmail.com
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2 STORY
LANDSCAPE SURFACE RATIO:	.20 (153,244 SF REQUIRED) .56 (428,047 SF PROVIDED)
MINIMUM PARKING REQUIREMENT:	2 SPACES PER HOME
EXISTING PARKING:	N/A
PARKING PROVIDED:	N/A
RESIDENTIAL DENSITY:	1.71 DUA
TREE CANOPY:	149,338 SF (19% OF TOTAL SITE)
PARKLAND:	30 X 1200SF = 36,000SF FEES IN LIEU
OPEN SPACE:	15% REQUIRED (2.64 AC) 56% PROVIDED (9.83 AC)
FORMAL:	1.18 AC
INFORMAL:	8.65 AC PROVIDED

SPECIMEN TREE INVENTORY

NO.	SIZE - DBH	SPECIES	HEALTH	NOTES
1	24	HACKBERRY	GOOD	
2	24	HACKBERRY	GOOD	
3	24	HACKBERRY	GOOD	
4	24	HACKBERRY	GOOD	
5	24	HACKBERRY	GOOD	
6	24	HACKBERRY	GOOD	
7	30	HACKBERRY	GOOD	
8	24	WALNUT	GOOD	
9	24	HACKBERRY	GOOD	
10	24	HACKBERRY	GOOD	
11	34	HACKBERRY	GOOD	REMOVED
12	24	HACKBERRY	GOOD	
13	24	HACKBERRY	GOOD	
14	24	HACKBERRY	GOOD	
15	24	ELM	GOOD	
16	24	WALNUT	GOOD	
17	30	MAPLE	GOOD	
18	36	WALNUT	GOOD	REMOVED
19	60	ELM	GOOD	
20	30	MAPLE	POOR	REMOVED

TOTAL REMOVED SPECIMEN TREES: 3
TOTAL HEALTHY INCHES REMOVED: 70
REQUIRED SPECIMEN REPLACEMENT INCHES: 140

*NOTE: REPLACEMENT FOR REMOVED HEALTHY INCHES IS 2:1

TREE CANOPY RETENTION

TREE AREA	EXISTING CANOPY
TREE A	60,988 SF
TREE B	80,292 SF
TREE C	8,058 SF
TOTAL SF	149,338 SF
TOTAL ACRES	3.43 AC

TREE CANOPY DATA

EXISTING TREE CANOPY: 149,388 SF (19% OF TOTAL SITE)
REQUIRED CANOPY PRESERVATION = 54%
REQUIRED PRESERVATION = 80,643 SF (1.85 AC)
PROVIDED PRESERVATION = 135,270 SF (91% OF CANOPY)

EXISTING TREE CANOPY

*NOTE: EXISTING HOME AND FARM BUILDINGS TO BE REMOVED.

KEY

ZONE 1 STREAM BUFFER
30' FROM TOP OF BANK, UNLESS ADJUSTED FOR SLOPE

ZONE 2 STREAM BUFFER
30' OFFSET OF ZONE 1 BUFFER

SPECIMEN TREE

SLOPE OF 20%+

SLOPE OF 14%-20%

STATEMENT OF IMPACTS:

WATER:
WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT. WATER MAINS ARE LOCATED IN LONG LANE AND IN CENTRAL DRIVE.
30SFU * 350 GPD = 10,500 GPD

SEWER:
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN WILL CONNECT TO MAIN LINE RUNNING FROM LADD PARK SECTION 34 TO LADD PARK SECTION 37. THIS LINE RUNS DOWN CENTRAL DRIVE THROUGH THIS SECTION.

REPURIFIED (REUSE) WATER FACILITIES:
NOT AVAILABLE

STREET NETWORK:
LONG LANE IS A LOCAL ROAD IN FRONT OF THIS PROPERTY. TO THE EAST OF THIS PROPERTY LONG LANE IS A MINOR COLLECTOR. CENTRAL DRIVE, A LOCAL ROAD, CONTINUES ACROSS THIS PROPERTY AND CONNECTS TWO SECTIONS OF LADD PARK. LOCAL ROAD 'A' PROVIDES A CONNECTION TO LONG LANE, AND THROUGH THIS NETWORK PROVIDES ANOTHER MEANS OF INGRESS/EGRESS TO THE LADD PARK COMMUNITY.

DRAINAGE FACILITIES:
THE STORM DRAINAGE IS HANDLED BY A DETENTION POND AND THEN TREATED WITH BIO-RETENTION.

POLICE, FIRE AND RECREATIONAL FACILITIES:
POLICE - 900 COLUMBIA AVE., 7.4 MILES
FIRE - STATION #2, 907 MURFREESBORO RD., 5.5 MILES
RECREATIONAL - WINSTEAD HILL PARK, 4023 COLUMBIA AVE., 6.8 MILES

PROJECTED STUDENT POPULATION:
30 X 0.64 STUDENTS = 20 PROJECTED STUDENTS

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

RESTRICTIVE COVENANTS:
THIS PUD WILL HAVE A HOMEOWNERS ASSOCIATION.

LAND USE PLAN COMPLIANCE:

CHARACTER AREA: GCCO-6
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
ENVISION FRANKLIN: SINGLE FAMILY RESIDENTIAL

IN COMPLIANCE WITH BOTH THE GCCO AND ENVISION FRANKLIN, THE MOSS PROPERTY PUD HAS BEEN DESIGNED WITH SINGLE-FAMILY HOMES. THIS NEW DEVELOPMENT WAS DESIGNED TO BE CONSISTENT WITH THE HIGHLANDS AT LADD PARK COMMUNITY, WHICH FLANKS THIS NARROW PROPERTY ON TWO SIDES. SINGLE-FAMILY HOME LOTS ARE COMPARABLE IN SIZE TO THE ADJACENT LADD PARK. MOST OF THE OPEN SPACE IS ON THE SOUTH SIDE OF THE PROPERTY WHICH PRESERVES A STREAM AND STREAM BUFFER FEATURE.

LOCAL COMPATIBILITY AND DESIGN CONCEPT:

THE MOSS PROPERTY WAS CONSIDERED AS A POTENTIAL ADDITION TO THE HIGHLANDS AT LADD PARK DEVELOPMENT IN EARLIER STAGES OF ITS DESIGN. WORKING WITH THE PROPERTY OWNER, THE DEVELOPMENT TEAM AT LADD PARK CREATED A MASTER PLAN THAT WOULD ALLOW FUTURE INTEGRATION OF THE MOSS PROPERTY INTO THE COMMUNITY. THIS WAS ACHIEVED BY DESIGNING CENTRAL DRIVE TO CROSS THE MOSS PROPERTY AND PROVIDE CONNECTION BETWEEN TWO NEIGHBORHOODS IN THE LADD PARK COMMUNITY. THE MOSS PROPERTY ALSO PROPOSES A CONNECTION BACK TO LONG LANE. THE SEGMENT OF CENTRAL DRIVE THAT CROSSES THIS PROPERTY, AS WELL AS LOCAL ROAD 'A', ARE BEING DESIGNED WITH A 40' ROW TO BE CONSISTENT WITH THE REST OF LADD PARK.

LOT SIZES ARE CONSISTENT WITH THE ADJACENT LADD PARK. THE DENSITY (1.71 DUA) OF THE MOSS PROPERTY IS ALSO CONSISTENT WITH THE ALMOST 2 DUA OF LADD PARK.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

MOSS PROPERTY PUD REZONING AND ANNEXATION REQUEST

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

GREGORY C. GAMBLE
TENNESSEE
REGISTERED
LANDSCAPE ARCHITECT

ISSUED: MAY 8, 2017

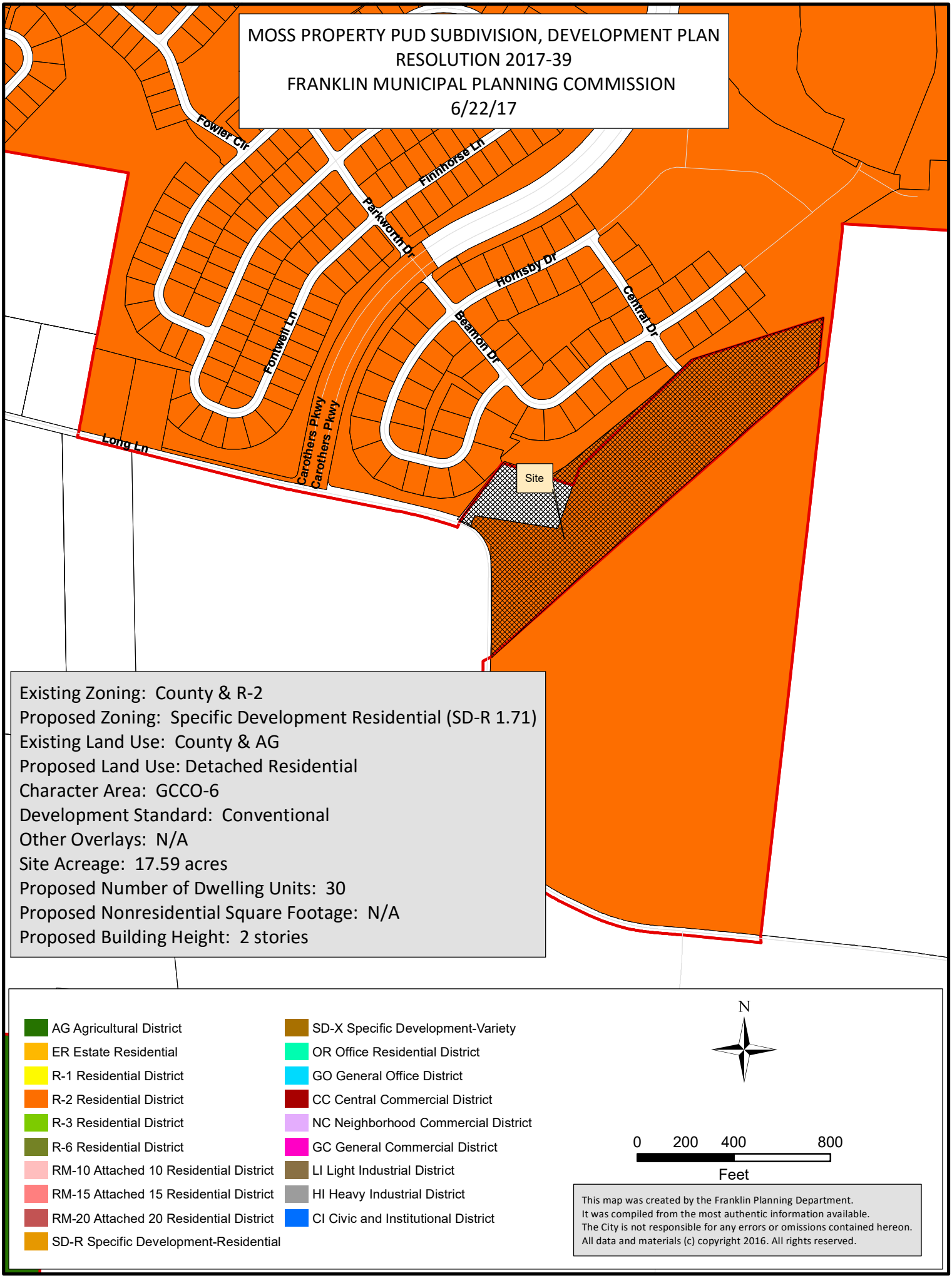
Revision Date
1. June 1, 2017
2.
3.
4.

ENLARGED EXISTING CONDITIONS

CI.1

COF # 6440

MOSS PROPERTY PUD SUBDIVISION, DEVELOPMENT PLAN
RESOLUTION 2017-39
FRANKLIN MUNICIPAL PLANNING COMMISSION
6/22/17



Existing Zoning: County & R-2
Proposed Zoning: Specific Development Residential (SD-R 1.71)
Existing Land Use: County & AG
Proposed Land Use: Detached Residential
Character Area: GCCO-6
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 17.59 acres
Proposed Number of Dwelling Units: 30
Proposed Nonresidential Square Footage: N/A
Proposed Building Height: 2 stories

RESOLUTION 2017-39

TO BE ENTITLED: "A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR THE MOSS PROPERTY PUD SUBDIVISION, FOR THE PROPERTY LOCATED EAST OF CAROTHERS PARKWAY AND NORTH OF LONG LANE 4360 LONG LANE."

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2017-27; and

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

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

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

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

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

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

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

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

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
106---18001	15.39
106---18002	1.83
106---18003	0.36
Total	17.59

Parcel 180.01
05-08-17

Map 106, Parcel No. 180.01
William B. Moss

Beginning at a point, said point being located at the southernmost point of this tract, and indicated as POB #1 on the attached exhibit, and proceeding as follows;

Thence, continuing N00°44'01"E, a distance of 487.57 feet to a point;
thence, N06°24'59"W, a distance of 53.10 feet to a point;
thence, N18°30'59"W, a distance of 54.91 feet to a point;
thence, N31°34'59"W, a distance of 52.76 feet to a point;
thence, N47°30'05"W, a distance of 47.36 feet to a point;
thence, N54°14'14"E, a distance of 41.07 feet to a point;
thence, S82°08'44"E, a distance of 301.11 feet to a point;
thence, N77°53'16"E, a distance of 12.98 feet to a point;
thence, N38°52'16"E, a distance of 14.25 feet to a point;
thence, N19°32'36"E, a distance of 251.97 feet to a point;
thence, N46°19'26"E, a distance of 649.66 feet to a point;
thence, N72°13'16"E, a distance of 606.76 feet to a point;
thence, S06°40'15"W, a distance of 219.78 feet to a point;
thence, S46°17'35"W, a distance of 1,908.98 feet to the POINT OF BEGINNING.

Containing 670,540.05 square feet or 15.3935 acres, more or less.

The aforementioned property is on a parcel of land owned by William B. Moss, as shown on Tax Map No. 106, Parcel No. 180.01 and recorded in Deed Book 5465, Page 77 with the Williamson County Register of Deeds.

Parcel 180.02
05-08-17

Map 106, Parcel No. 180.02
Barry and Dawn Moss

Beginning at a point, said point being located at the southernmost point of this tract, and indicated as POB #2 on the attached exhibit, and proceeding as follows;

Thence, continuing, N63°33'31"W, a distance of 66.51 feet to a point;
thence, N38°09'46"E, a distance of 285.99 feet to a point;
thence, S72°27'33"E, a distance of 198.22 feet to a point;
thence continue easterly along said line, a distance of 110.67 feet;
thence, S19°32'16"W, a distance of 174.77 feet to a point;
thence, S38°52'16"W, a distance of 14.25 feet to a point;
thence, S77°53'16"W, a distance of 12.98 feet to a point;
thence, N82°08'44"W, a distance of 301.11 feet to a point;
thence, S54°14'14"W, a distance of 41.07 feet to the POINT OF BEGINNING.

Containing 79,697.38 square feet or 1.8296 acres, more or less.

The aforementioned property is on a parcel of land owned by Barry and Dawn Moss, as shown on Tax Map No. 106, Parcel No. 180.02 and recorded in Deed Book 6924, Page 295 with the Williamson County Register of Deeds.

Parcel 180.03
05-08-17

Map 106, Parcel No. 180.03
Barry Moss

Beginning at a point, said point being located at the southernmost point of this tract, and indicated as POB #3 on the attached exhibit, and proceeding as follows;

Thence, continuing N72°27'33"W, a distance of 110.67 feet to a point;
thence, N59°54'52"E, a distance of 92.53 feet to a point;
thence, N50°38'40"E, a distance of 485.00 feet to a point;
thence, N48°21'33"E, a distance of 104.77 feet to a point;
thence, N46°27'58"E, a distance of 40.00 feet to a point;
thence continue northeasterly along said line, a distance of 53.60 feet;
thence, S46°19'26"W, a distance of 649.66 feet to a point;
thence, S19°33'22"W, a distance of 77.21 feet to the POINT OF BEGINNING.

Containing 16,063.05 square feet or 0.3688 acres, more or less.

The aforementioned property is on a parcel of land owned by Barry Moss, as shown on Tax Map No. 106, Parcel No. 180.03 and recorded in Deed Book 6599, Page 425 with the Williamson County Register of Deeds.

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

SECTION III. That the overall entitlements for the Moss Property are as follows:

Entitlements	Moss Property
Base Zone District	County
Character Area Overlay	GCCO-6
Other Zoning Overlays	N/A
Development Standard	Conventional
Number of Dwelling Units	30
Number of Nonresidential Square Footage	N/A
Number of Hotel Rooms	N/A

Connectivity Index	
Open Space Requirements	Formal - 1.18 acres Informal – 8.65 acres
Number of Phases in Development	1

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

SECTION V. That this Resolution shall take effect from and after the passage of Ordinance 2017-27, on third and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

_____

Eric S. Stuckey
City Administrator

CITY OF FRANKLIN:

_____

Dr. Ken Moore
Mayor

Approved as to form by:

_____

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE: _____4/18/2017_____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____4/27/2017_____

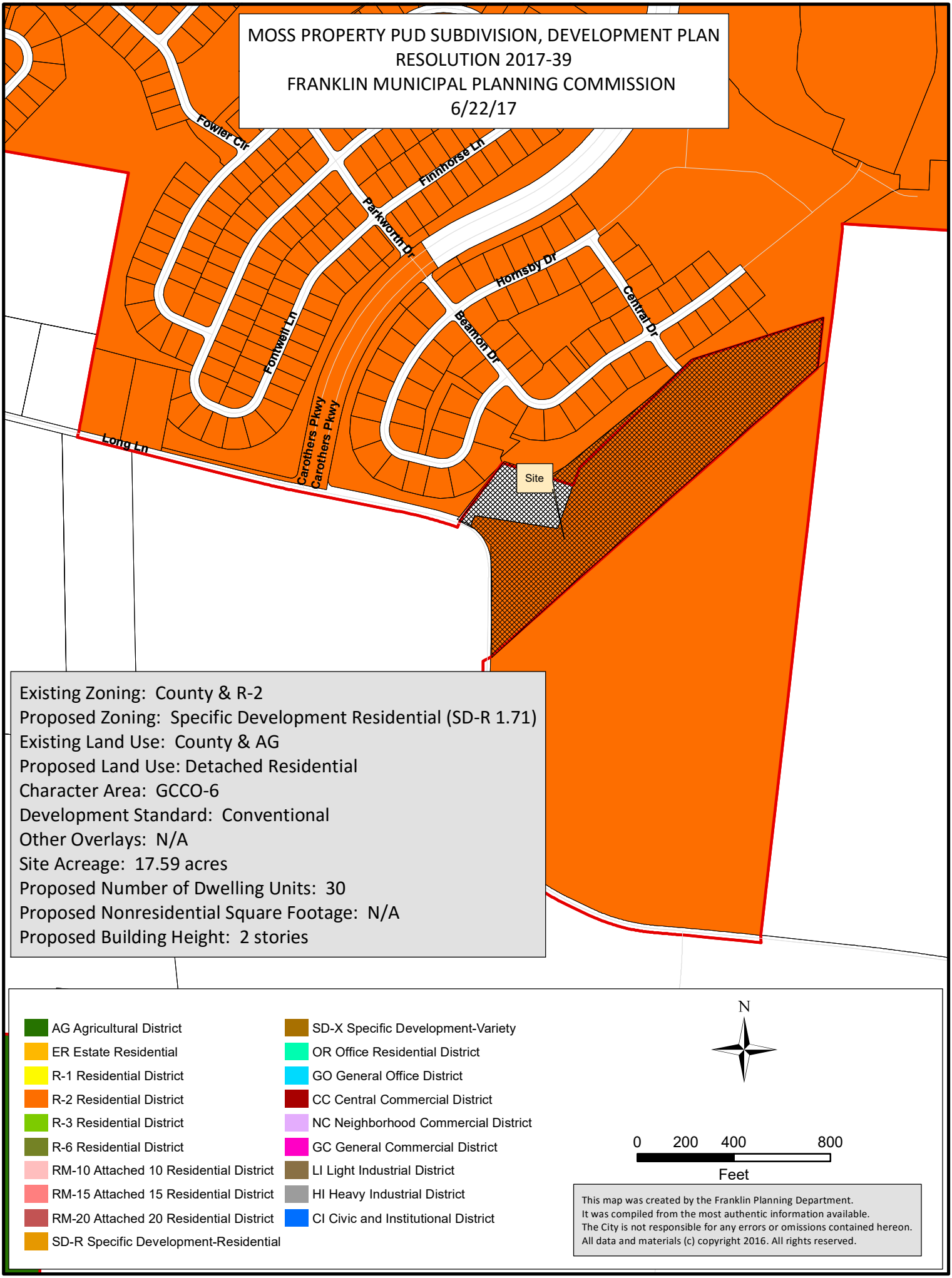
NEIGHBORHOOD MEETING: _____5/2/2017_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____

Law Dept. approved 06.12.17

MOSS PROPERTY PUD SUBDIVISION, DEVELOPMENT PLAN
RESOLUTION 2017-39
FRANKLIN MUNICIPAL PLANNING COMMISSION
6/22/17



Existing Zoning: County & R-2
Proposed Zoning: Specific Development Residential (SD-R 1.71)
Existing Land Use: County & AG
Proposed Land Use: Detached Residential
Character Area: GCCO-6
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 17.59 acres
Proposed Number of Dwelling Units: 30
Proposed Nonresidential Square Footage: N/A
Proposed Building Height: 2 stories

COF no: 6441

CONDITIONS OF APPROVAL:

Open Issues: 5 These issues are currently being filtered

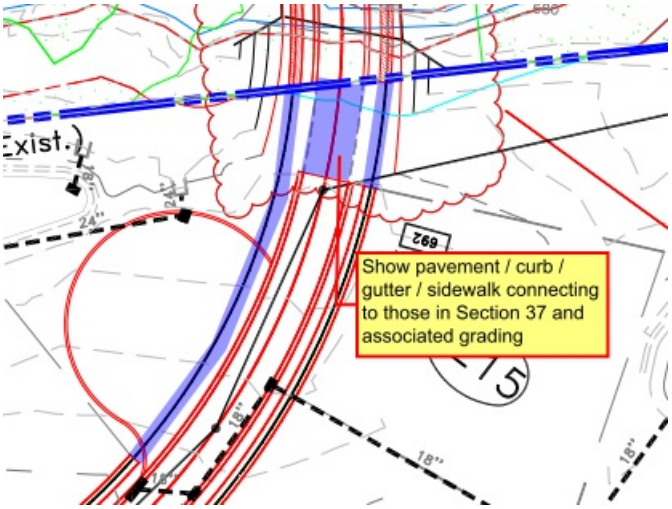
Engineering - PUD Plan Checklist

General Issues

1. Central Drive Connection to Section 37

joe.marlo@franklintn.gov *Applicant has not adequately addressed the comment. Contour labels have been modified, which was not the intent of the comment. A gap in the drive to Section 37 is still shown.*

Applicant to show that Central Drive is intended to be physically connected to that in Section 37 (pavement, curb/gutter, sidewalk, etc.) and show the associated grading required for this connection, similar that that shown on the opposite side of Central Drive to Section 33. The intent is to show a continuous drive with this PUD.



2. Sidewalk Along Long Lane

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

Applicant to provide a sidewalk along Long Lane, or indicate that in-lieu fees will be requested at Site Plan stage, or a combination of both.

3. Existing Grading

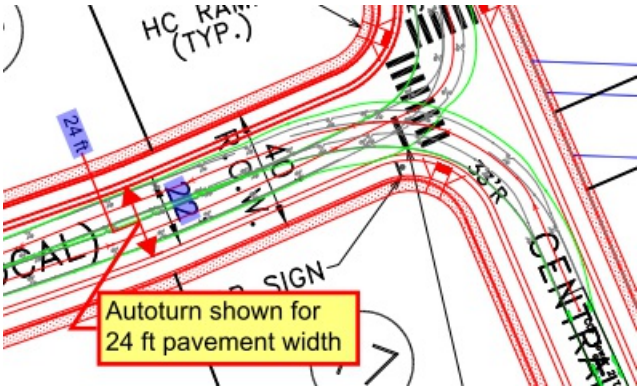
joe.marlo@franklintn.gov *This is a new comment based on new information on the drawings.*

The existing grading shown on Sheet C1.1 does not match that shown on the previous review cycle and appears errant. Applicant to correct the existing grading.

4. Road A Width

joe.marlo@franklintn.gov *This is a new comment based on new information shown on the plans.*

The pavement dimension call-out for Road A has changed from 24 feet to 22 feet, however the line work was not modified accordingly. Applicant to revise drawings to show Road A drawn to scale on all sheets. Applicant to show successful vehicle maneuvering on Autoturn sheets C4.2 and C4.3 with the reduced pavement width.



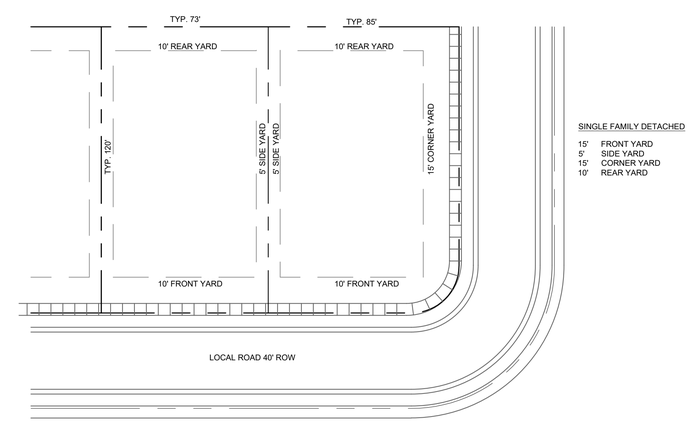
Planning (Landscape)

General Issues

5. Site Plan

larry.mizell@franklintn.gov The Tree Preservation Plan and calculations shall be provided with the site plan. The tree Inventory trees shall be labeled on the site plan.

EXAMPLES OF SINGLE-FAMILY ARCHITECTURE
IMAGES PROVIDED BY: THE JONES COMPANY



TYPICAL LOT DIAGRAM

0 30 60 90

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

MOSS PROPERTY
PUD DEVELOPMENT PLAN
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

GREGORY C. GAMBLE
TENNESSEE
LANDSCAPE ARCHITECT

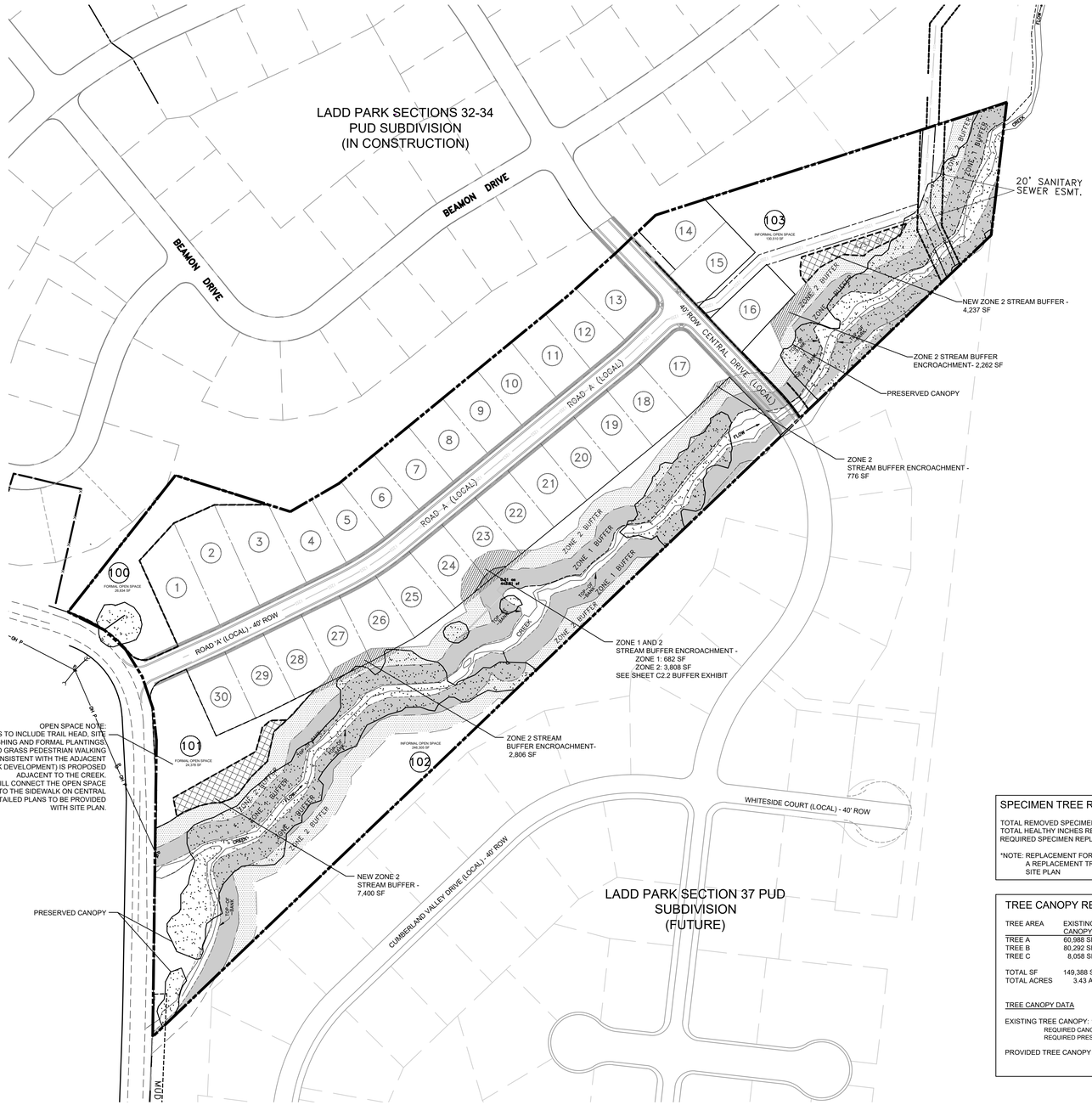
ISSUED: MAY 8, 2017

Revision	Date
1	June 1, 2017

TYPICAL
ARCHITECTURE

C2.1

COF # 6441



MODIFICATION OF STREET STANDARDS

THE APPLICANT REQUESTS A MODIFICATION OF STREET STANDARDS FOR TYPICAL STREET SECTION (3.2.3 CROSS SECTIONS) FOR LOCAL ROAD A AND THE SECTION OF CENTRAL DRIVE THAT EXTENDS ACROSS THE PROPERTY.

STREAM BUFFER NOTE:
THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCITON , STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

SITE DATA

PROJECT NAME:	MOSS PROPERTY PUD DEVELOPMENT PLAN
PROJECT #:	6441
SUBDIVISION:	N/A
LOT NUMBER:	N/A
ADDRESS:	4360 LONG LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH OF WILLIAMSON COUNTY
EXISTING ZONING :	MGA-1
PROPOSED ZONING:	SD-R (1.71)
CHARACTER AREA OVERLAY:	GCCO-6
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	17.59 AC (TOTAL SITE) 15.39 AC (106---18001) 1.83 AC (106---18002) 0.37 AC(106---18003)
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ANY STREET:	15'
SIDE YARD:	5'
CORNER SIDE YARD:	15'
REAR YARD:	10'
OWNER:	WILLIAM BARRY MOSS 4360 LONG LANE FRANKLIN, TN 37064
APPLICANT:	GAMBLE DESIGN COLLABORATIVE 144 S.E. PARKWAY, SUITE 200 FRANKLIN,TN 37064 GREG GAMBLE (615) 975-5765 greggamble209@gmail.com
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2 STORY
LANDSCAPE SURFACE RATIO:	.20 (153,244 SF REQUIRED) .56 (428,047 SF PROVIDED)
MINIMUM PARKING REQUIREMENT:	2 SPACES PER HOME
EXISTING PARKING:	N/A
PARKING PROVIDED:	N/A
RESIDENTIAL DENSITY:	1.71 DUA
TREE CANOPY:	149,338 SF (19% OF TOTAL SITE)
PARKLAND:	30 X 12005F = 36,000SF FEES IN LIEU
OPEN SPACE:	15% REQUIRED (2.64 AC) 56% PROVIDED (9.83 AC) 8.65 AC PROVIDED
INFORMAL:	
FORMAL:	1.18 AC
OVERALL DENSITY:	1.71 DUA
NET DENSITY (MINUS ROW):	1.85 DUA
NET DENSITY (MINUS ROW AND OVERLAY CONSTRAINTS):	1.85 DUA
NUMBER OF RESIDENTIAL UNITS BY USE TYPE:	30 SINGLE-FAMILY
NONRESIDENTIAL SQUARE FOOTAGE:	NA
TOTAL ACREAGE BY USE, ENTIRE SITE:	
FORMAL:	6.40 AC
OPEN SPACE:	9.83 AC
ROW:	1.36 AC
TOTAL ACREAGE BY USE, PER SECTION:	ONE SECTION, SAME AS ABOVE

STATEMENT OF IMPACTS:

WATER:
WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT. WATER MAINS ARE LOCATED IN LONG LANE AND IN CENTRAL DRIVE.
305FU * 350 GPD = 10,500 GPD

SEWER:
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN WILL CONNECT TO MAIN LINE RUNNING FROM LADD PARK SECTION 34 TO LADD PARK SECTION 37. THIS LINE RUNS DOWN CENTRAL DRIVE THROUGH THIS SECTION.

REPURIFIED (REUSE) WATER FACILITIES:
NOT AVAILABLE

STREET NETWORK:
LONG LANE IS A LOCAL ROAD IN FRONT OF THIS PROPERTY. TO THE EAST OF THIS PROPERTY LONG LANE IS A MINOR COLLECTOR. CENTRAL DRIVE, A LOCAL ROAD, CONTINUES ACROSS THIS PROPERTY AND CONNECTS TWO SECTIONS OF LADD PARK. LOCAL ROAD 'A' PROVIDES A CONNECTION TO LONG LANE, AND THROUGH THIS NETWORK PROVIDES ANOTHER MEANS OF INGRESS/EGRESS TO THE LADD PARK COMMUNITY.

DRAINAGE FACILITIES:
THE STORM DRAINAGE IS HANDLED BY A DETENTION POND AND THEN TREATED WITH BIO-RETENTION.

POLICE, FIRE AND RECREATIONAL FACILITIES:
POLICE - 900 COLUMBIA AVE., 7.4 MILES
FIRE - STATION #2, 907 MURFREESBORO RD., 5.5 MILES
RECREATIONAL - WINSTEAD HILL PARK, 4023 COLUMBIA AVE., 6.8 MILES

PROJECTED STUDENT POPULATION:
30 X 0.64 STUDENTS = 20 PROJECTED STUDENTS

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

RESTRICTIVE COVENANTS:
THIS PUD WILL HAVE A HOMEOWNERS ASSOCIATION.

LAND USE PLAN COMPLIANCE:

CHARACTER AREA: GCCO-6
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
ENVISION FRANKLIN: SINGLE FAMILY RESIDENTIAL

IN COMPLIANCE WITH BOTH THE GCCO AND ENVISION FRANKLIN, THE MOSS PROPERTY PUD HAS BEEN DESIGNED WITH SINGLE-FAMILY HOMES. THIS NEW DEVELOPMENT WAS DESIGNED TO BE CONSISTENT WITH THE HIGHLANDS AT LADD PARK COMMUNITY, WHICH FLANKS THIS NARROW PROPERTY ON TWO SIDES. SINGLE-FAMILY HOME LOTS ARE COMPARABLE IN SIZE TO THE ADJACENT LADD PARK. MOST OF THE OPEN SPACE IS ON THE SOUTH SIDE OF THE PROPERTY WHICH PRESERVES A STREAM AND STREAM BUFFER FEATURE.

LOCAL COMPATIBILITY AND DESIGN CONCEPT:

THE MOSS PROPERTY WAS CONSIDERED AS A POTENTIAL ADDITION TO THE HIGHLANDS AT LADD PARK DEVELOPMENT IN EARLIER STAGES OF ITS DESIGN. WORKING WITH THE PROPERTY OWNER, THE DEVELOPMENT TEAM AT LADD PARK CREATED A MASTER PLAN THAT WOULD ALLOW FUTURE INTEGRATION OF THE MOSS PROPERTY INTO THE COMMUNITY. THIS WAS ACHIEVED BY DESIGNING CENTRAL DRIVE TO CROSS THE MOSS PROPERTY AND PROVIDE CONNECTION BETWEEN TWO NEIGHBORHOODS IN THE LADD PARK COMMUNITY. THE MOSS PROPERTY ALSO PROPOSES A CONNECTION BACK TO LONG LANE. THE SEGMENT OF CENTRAL DRIVE THAT CROSSES THIS PROPERTY, AS WELL AS LOCAL ROAD 'A', ARE BEING DESIGNED WITH A 40' ROW TO BE CONSISTENT WITH THE REST OF LADD PARK.

LOT SIZES ARE CONSISTENT WITH THE ADJACENT LADD PARK. THE DENSITY (1.71 DUA) OF THE MOSS PROPERTY IS ALSO CONSISTENT WITH THE ALMOST 2 DUA OF LADD PARK.

SPECIMEN TREE REPLACEMENT

TOTAL REMOVED SPECIMEN TREES: 3
TOTAL HEALTHY INCHES REMOVED: 70
REQUIRED SPECIMEN REPLACEMENT INCHES: 140

*NOTE: REPLACEMENT FOR REMOVED HEALTHY INCHES IS 2:1
A REPLACEMENT TREE LANDSCAPE PLAN WILL BE PROVIDED WITH SITE PLAN

TREE CANOPY RETENTION

TREE AREA	EXISTING CANOPY	REMOVED CANOPY	REMAINING CANOPY
TREE A	60,988 SF	0 SF	60,988 SF
TREE B	80,292 SF	10,176 SF	70,116 SF
TREE C	8,058 SF	3,982 SF	4,166 SF
TOTAL SF	149,388 SF	14,158 SF	135,270 SF
TOTAL ACRES	3.43 AC	0.03 AC	3.11 AC

TREE CANOPY DATA

EXISTING TREE CANOPY: 149,388 SF (19% OF TOTAL SITE)
REQUIRED CANOPY PRESERVATION = 54%
REQUIRED PRESERVATION = 80,643 SF (1.85 AC)

PROVIDED TREE CANOPY PRESERVATION: 135,270 SF (91%)

OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: 15%
15% * 17.59 SITE AC = 2.64 AC / 114,998 SF REQUIRED
9.83 AC / 428,046 SF PROVIDED

FORMAL (34%): 0.90 AC / 39,204 SF REQUIRED
1.18 AC / 51,232 SF PROVIDED
INFORMAL (66%): 1.74 AC / 75,794 SF REQUIRED
8.65 AC / 376,814 SF PROVIDED

OPEN SPACE PROVIDED:

KEY	CLASSIFICATION	TYPE	AREA (SF)
100	FORMAL	PARK / TRAILHEAD	26,834 sf
101	FORMAL	PARK	24,378 sf
102	INFORMAL	STREAM BUFFER / GREENWAY	246,305 sf
103	INFORMAL	STREAM BUFFER / WATER QUALITY	130,510 sf

KEY

- ZONE 1 STREAM BUFFER — 30' FROM TOP OF BANK, UNLESS ADJUSTED FOR SLOPE
- ZONE 2 STREAM BUFFER — 30' OFFSET OF ZONE 1 BUFFER
- AREAS OF STREAM BUFFER AVERAGING OR REPLACEMENT, SEE LABELS ON PLAN
- PRESERVED TREE CANOPY

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

MOSS PROPERTY PUD DEVELOPMENT PLAN

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT
No. 101
STATE OF TENNESSEE
6/1/2017
LANDSCAPE ARCHITECT

ISSUED: MAY 8, 2017

Revision	Date
1	June 1, 2017

OVERALL DEVELOPMENT PLAN

C2.0

COF # 6441

ORDINANCE 2017-24

TO BE ENTITLED, "AN ORDINANCE TO REZONE .43 ACRES FROM RESIDENTIAL-3 DISTRICT TO OFFICE RESIDENTIAL DISTRICT FOR THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF COLUMBIA AVE AND CAROLYN AVENUE, 1475 COLUMBIA AVENUE."

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

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

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of Residential -3 District to Office-Residential District:

PREMISES CONSIDERED

Map-Parcel	Acres
078N---00100	.43
Total	.43

Lot No. One:

Being Lot No. 3, Block A, of Highland Gardens Subdivision, a plat of which is of record in Plat Book 1, page 57, Register's Office, Williamson County, Tennessee, to which reference is made for dimension of the lot.

Lot No. Two:

Being the northern two-thirds of Lot No. 2, Block A, of Highland Gardens Subdivision, a plat of which is of record in Plat Book 1, page 57, Register's Office, Williamson County, Tennessee, said property fronts fifty feet on Columbia Pike and runs back between parallel lines one hundred fifty feet with a width at the rear of fifty feet.

Beginning at an iron pin found at the southwest corner of Lot No. Two, said point being 125.0', along bearing of **South 2° 45' 00" West**, from the intersection of rights of way of the southerly right of way line of Carolyn Street (40' wide right of way) and the easterly right of way line of Columbia Highway (Avenue), thence **South 87° 30' 00" East** along the southerly line of Lot No. Two, 150.0 feet to a point, thence **North 2° 45' 00" East** along the easterly lines of Lot No. One and Lot No. Two, 125.0 feet to a point at the southerly right of way line of Carolyn Street, thence **North 87° 30' 00" West** along the northerly line of Lot No. One, 150.0 feet to a point at the intersection of rights of way with Carolyn Street and Columbia Highway (Avenue), thence **South 2° 45' 00" West,** 125.0 feet to an iron pin found and the point of beginning and containing approximately 18,750 square feet of land, more or less.

Being the same property conveyed to Michael C. Gentry and wife, Anita G. Gentry, by deed from Thomas Morgan Hood and wife, Deborah J. Hood, by deed of record in Book 279, page 452, Register's Office, Williamson County, Tennessee, and previously by deed of property conveyed to Thomas Morgan Hood and wife, Deborah J. Hood, by deed from Vesta Early & Erskine H. Early of record in Book 186, page 455, Register's Office, Williamson County, Tennessee. Subject to all easements of record.

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

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

ATTEST:

By: _____
Eric Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

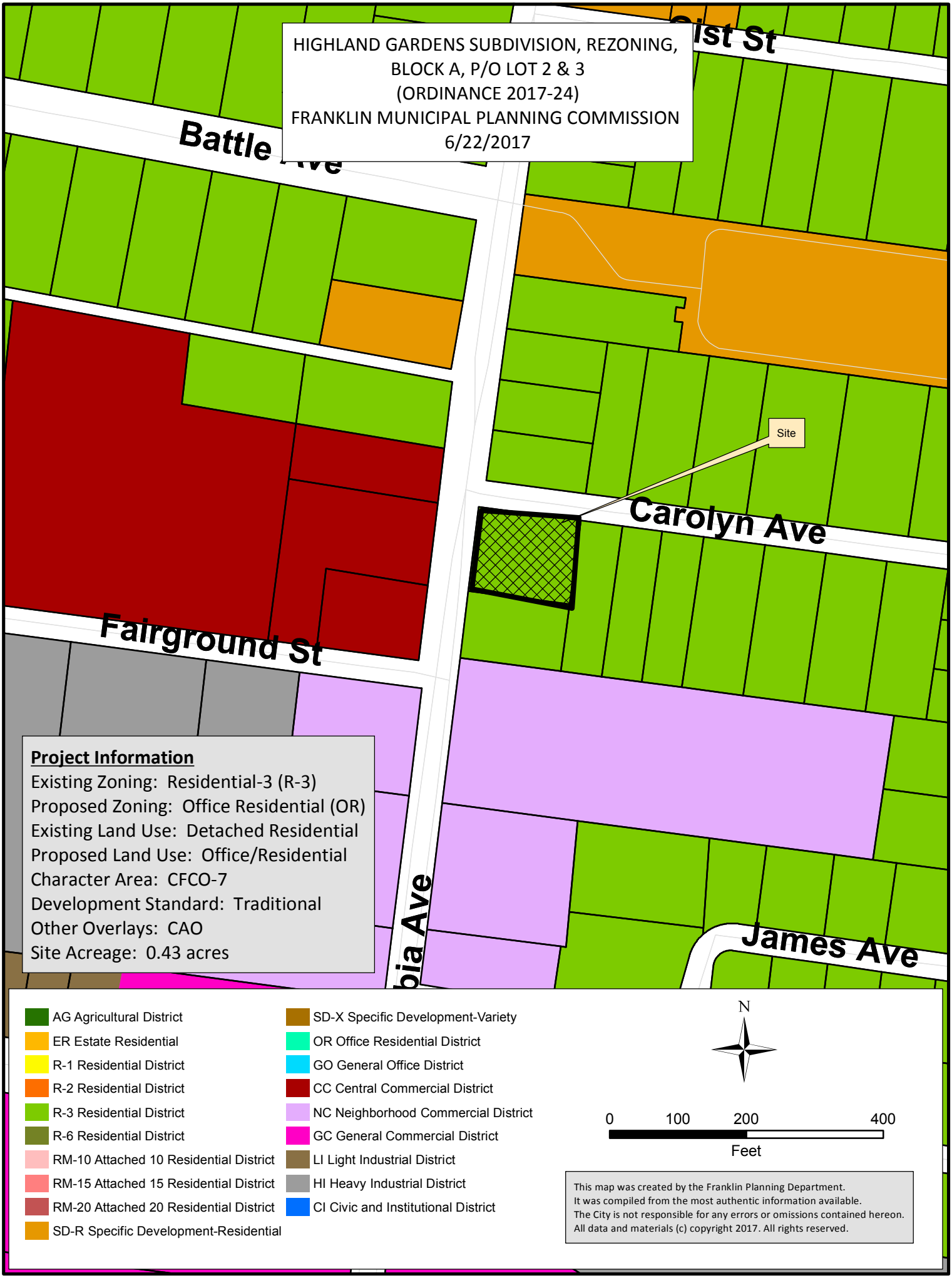
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____


HIGHLAND GARDENS SUBDIVISION, REZONING,
BLOCK A, P/O LOT 2 & 3
(ORDINANCE 2017-24)
FRANKLIN MUNICIPAL PLANNING COMMISSION
6/22/2017
Battle Ave
ist St
Site
Carolyn Ave
Fairground St
bia Ave
James Ave
Project Information
Existing Zoning: Residential-3 (R-3)
Proposed Zoning: Office Residential (OR)
Existing Land Use: Detached Residential
Proposed Land Use: Office/Residential
Character Area: CFCO-7
Development Standard: Traditional
Other Overlays: CAO
Site Acreage: 0.43 acres
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0
100
200
400
Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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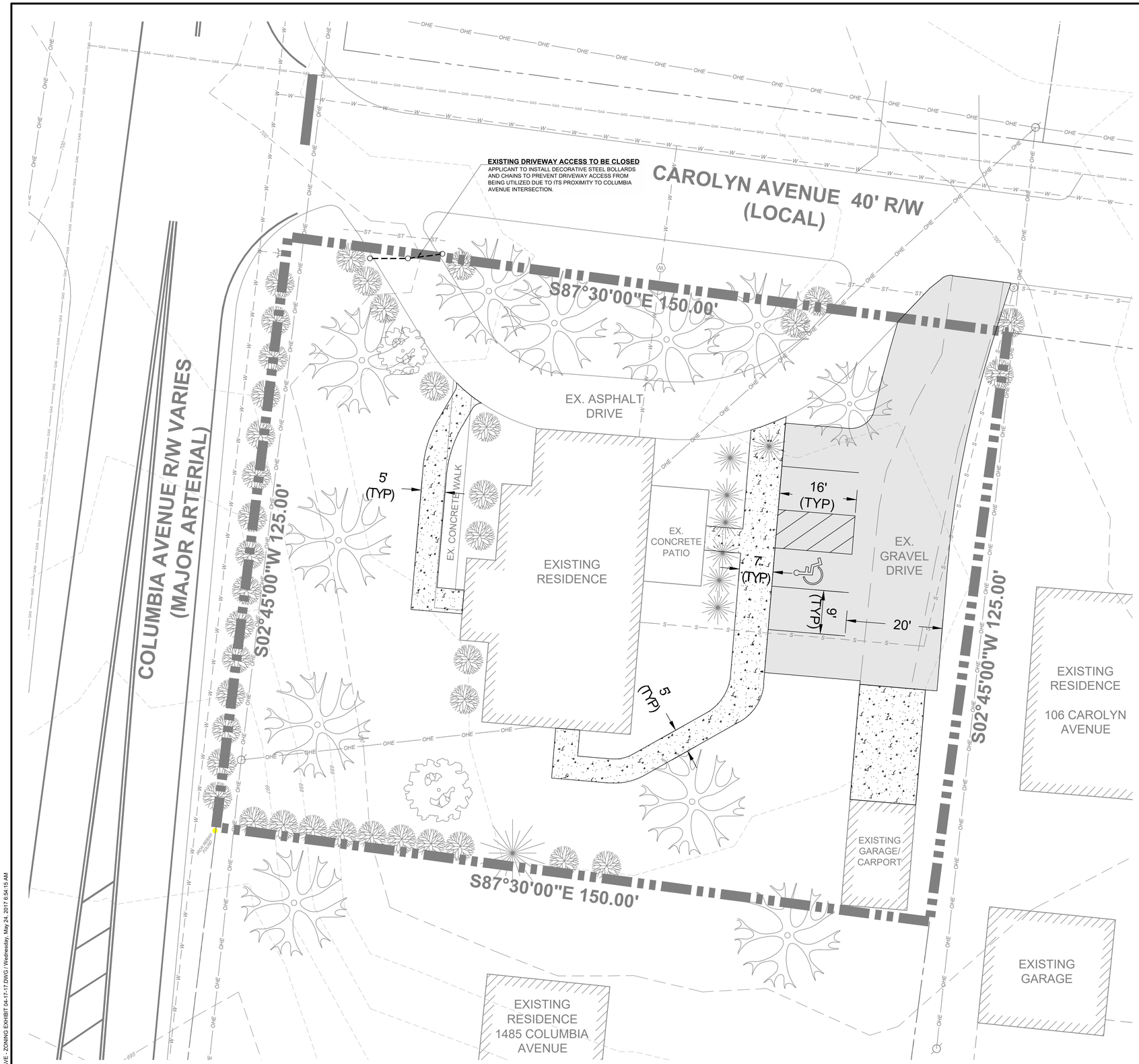


UTILITY CONTACTS:

SANITARY SEWER
CITY OF FRANKLIN (COF)
109 3RD AVE S
FRANKLIN, TN 37064
CONTACT: BRAD FURLINE
BRAD.FURLINE@FRANKLINTN.GOV
615-202-2288

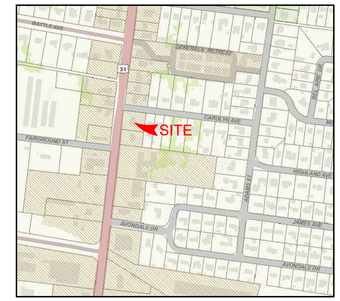
COF WATER MANAGEMENT INSPECTIONS
124 LUMBER DRIVE
FRANKLIN, TN 37064
CONTACT: BEN MCNEIL
BEN.MCNEIL@FRANKLINTN.GOV
615-794-4554

ELECTRIC SERVICE
MIDDLE TN ELECTRIC MEMBERSHIP CORP.
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
CONTACT: BOBBY O'NEAL
BOBBY.O'NEAL@MTEMC.COM
615-595-4683

GAS SERVICE
ATMOS ENERGY
220 NOAH DRIVE
FRANKLIN, TN 37064
CONTACT: RON MYATT
RON.MYATT@ATMOSENERGY.COM
615-566-3073

COMMUNICATION SERVICE
AT&T
500 LIBERTY PIKE
FRANKLIN, TN 37064
CONTACT: DAVID TUTTEROW
DT8243@ATT.COM
615-595-7816

COMCAST CABLE
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
CONTACT: MARLON FRIZZELL
MARLON_FRIZZELL@
CABLE.COMCAST.COM
615-244-7462X1115647



VICINITY MAP
N.T.S.

SITE DATA

SUBDIVISION DEVELOPMENT:	HIGHLAND GARDENS PB 1, PG 57
LOT NUMBER:	MAP 78N GROUP A, PARCEL 1.00
ADDRESS:	1475 COLUMBIA AVENUE (MAJOR ARTERIAL)
CITY:	FRANKLIN
COUNTY:	WILLIAMSON COUNTY
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH
EXISTING ZONING AND AREA DESIGNATION:	DETACHED RESIDENTIAL (R-3)
PROPOSED ZONING AND AREA DESIGNATION:	OFFICE RESIDENTIAL (OR)
ACREAGE OF SITE:	0.43+/- AC
SQUARE FOOTAGE OF SITE:	+/- 18,750 SF
MINIMUM REQUIRED SETBACK LINES:	
Yard fronting on Columbia (arterial):	60'
Yard fronting on Carolyn (local):	25'
Side yard:	5'
Rear yard:	30'

OWNER: Michael C.Gentry & Anita G. Gentry
Address: 1475 Columbia Avenue, Franklin, TN 37064
Phone No.: 615-568-4204
patriciahood6002@comcast.net
Contact Name: Michael C. Gentry

APPLICANT: Consortium, G.P.
c/o M2 Group, LLC
Address: P.O. Box 848 Franklin Tn 37065
Phone No.: 615-406-3415
mattt@m2grouplc.com
Contact Name: Matt Bryant, PE

BUILDING SQUARE FOOTAGE:	
Building A	1,410± SF
Building B	299± SF
Total SF	1,709± SF
BUILDING HEIGHT:	
Building A	20± FT
Building B	16± FT
MAXIMUM FLOOR AREA RATIO:	N/A
FLOOR AREA RATIO OF SITE:	N/A
MINIMUM PARKING REQUIREMENT:	
Office use- +/-1,410 SF (1 space per 300 sf)	4.7 spaces
Total Minimum Parking Required	5 spaces
PARKING PROVIDED:	7 spaces (including 1-carport & 1-existing in existing loop driveway
PROPOSED IMPERVIOUS SURFACE:	3,835± S.F. (CONCRETE & ASPHALT)

THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF THE FMPC & BOMA. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT SUPERINTENDENT OR THE FMPC/BOMA.

NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 47187C0211G EFFECTIVE DATE DECEMBER 21, 2016.

NO TITLE REPORT WAS PROVIDED OR REVIEWED FOR THIS SITE PLAN.

THE LOCATIONS OF THE UNDERGROUND UTILITIES ARE BASED ON ABOVE GROUND STRUCTURES AND LOCATION BY THE RESPECTIVE UTILITY COMPANIES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM THE LOCATION SHOWN, AND THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN ON THIS SURVEY. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THE ORIGINAL SURVEY TO LOCATE UNDERGROUND UTILITIES/ STRUCTURES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND OR INDIVIDUAL DIGGING IN THIS AREA TO, FIELD VERIFY THE LOCATIONS OF THE UTILITIES SHOWN HEREON WITH THE RESPECTIVE UTILITY OWNERS.

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES WILL BE ACCOMODATED BY AN EXISTING ROLLING GARBAGE CAN PROVIDED BY THE CITY OF FRANKLIN TO BE LOCATED AT THE REAR OF THE EXISTING BUILDING. USERS WILL WHEEL GARBAGE CAN OUT TO CURB FOR CITY PICKUP WEEKLY. NO DUMPSTER ENCLOSURE IS PROPOSED AT THIS TIME.

THERE ARE NO RESTRICTIVE COVENANTS, ARCHITECTURAL CONTROLS, EASEMENTS FOR UTILITIES OR OTHERWISE AT THIS TIME, OTHER THAN THE REQUIREMENT TO COMPLY WITH CITY OF FRANKLIN REGULATIONS.

THERE IS NO ANTICIPATED IMPACT ON WILLIAMSON COUNTY AND/OR FRANKLIN SPECIAL SCHOOL DISTRICT AS THE PROPOSED USE WILL BE OFFICE RESIDENTIAL AND NO CHILDREN ARE ANTICIPATED TO BE PRESENT AND/OR ADDED TO THE SCHOOL SYSTEM.

THE CITY OF FRANKLIN POLICE HEADQUARTERS IS LOCATED APPROX. 0.7± MILES TO THE NORTH OF THE SITE ON COLUMBIA AVENUE. THE PROPERTY IS LOCATED IN FIRE RESPONSE ZONE 1, THE NEAREST FIRE STATION IS LOCATED ON S.R. 96 APPROX. 1.2± MILES FROM THE SUBJECT PARCEL. FIRE STATION 5 IS LOCATED APPROX. 1.2± MILES TO THE SOUTH ON NOAH DRIVE.

THERE ARE NUMEROUS CITY PARKS/RECREATIONAL FACILITIES ALL WITHIN 1.0± MILES OF THE SUBJECT PARCEL.

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

NOTE
DRAWING BASED ON AERIAL PHOTOGRAPHY AND FIELD MEASUREMENTS BY ENGINEER. NO FIELD SURVEY WORK WAS PERFORMED TO VERIFY EXISTING CONDITIONS.

C.O.F. PROJECT No. 6429

10' 5' 0' 10' 20'
SCALE: 1" = 10'

REVISION #	DATE	DESCRIPTION

MATTHEW W. BRYANT
REGISTERED ENGINEER
No. 112911
COMMERCIAL
LICENSE No. 112911
STATE OF TENNESSEE

HIGHLAND GARDENS SUBDIVISION
REZONING, BLOCK A, P/O 2&3
1475 COLUMBIA AVENUE
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

M2 GROUP
P.O. BOX 848
FRANKLIN, TN 37065
615-406-3415
WWW.M2GROUPLLC.COM

SITE PLAN EXHIBIT

DATE :	APRIL, 2017	DRAWN BY :	CCS
PROJECT NO. :	----	CHECKED BY :	M2

SHEET NUMBER:
1 of 3

1475 COLUMBIA AVE - ZONING EXHIBIT 04-17-17.DWG / Wednesday, May 24, 2017 6:54:15 AM

10' 5' 0' 10' 20'
SCALE: 1" = 10'

VICINITY MAP
N.T.S.

REVISION #	DATE	DESCRIPTION

MATTHEW W. BRYANT
REGISTERED ENGINEER
NO. 112365
COMMERCE & CONSERVATION
STATE OF TENNESSEE

HIGHLAND GARDENS SUBDIVISION
REZONING, BLOCK A, P/O 2&3
1475 COLUMBIA AVENUE
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

M2 GROUP
P.O. BOX 948
FRANKLIN, TN 37065
615-435-3145
WWW.M2GROUPLLC.COM

SITE PLAN EXHIBIT WITH AERIAL

DATE :	APRIL, 2017
DRAWN BY :	CCS
CHECKED BY :	M2
PROJECT NO. :	----

811
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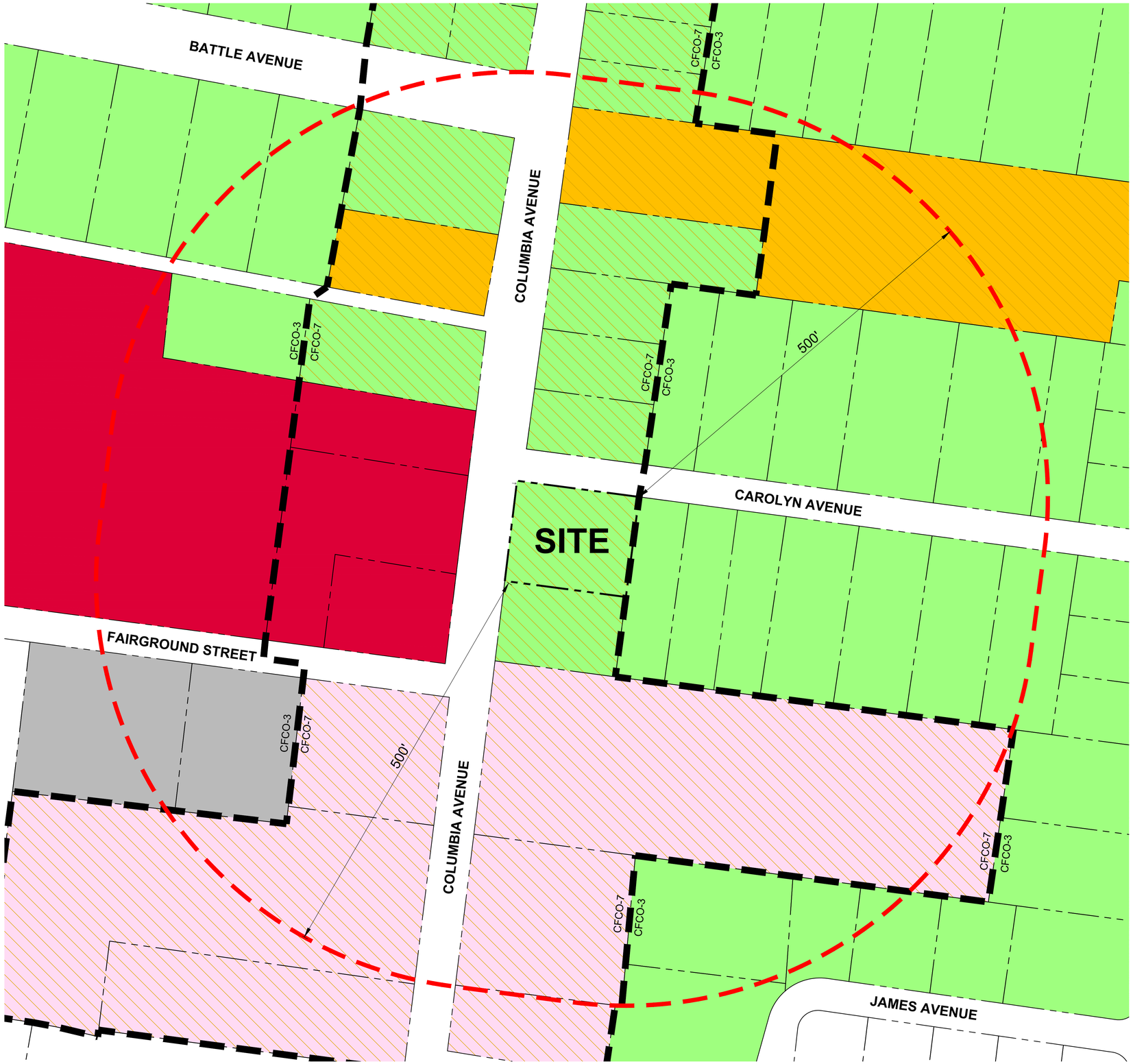
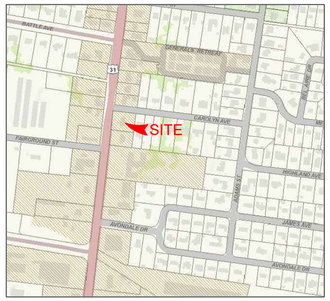
SHEET NUMBER:
2 of 3

C.O.F. PROJECT No. 6429

1475 COLUMBIA AVE - ZONING EXHIBIT 04-17-17.DWG | Wednesday, May 24, 2017 6:54:16 AM





VICINITY MAP
N.T.S.

ZONING & ZONING OVERLAY DISTRICTS

- ER - ESTATE RESIDENTIAL
- R-3 - RESIDENTIAL DISTRICT
- CC - CENTRAL COMMERCIAL DISTRICT
- NC - NEIGHBORHOOD COMMERCIAL
- HI - HEAVY INDUSTRIAL
- CAO - COLUMBIA AVENUE OVERLAY DISTRICT

CHARACTER AREAS

CFCO-3 / CFCO-7 — CHARACTER AREA BOUNDARY

Know what's below. Call before you dig.

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C.O.F. PROJECT No. 6429

60' 30' 0' 60' 120'
SCALE: 1" = 60'

REVISION #	DATE	DESCRIPTION

MATTHEW W. BRYANT
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
CERTIFICATE No.
STATE OF TENNESSEE

HIGHLAND GARDENS SUBDIVISION
REZONING, BLOCK A, P/O 2&3
1475 COLUMBIA AVENUE
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

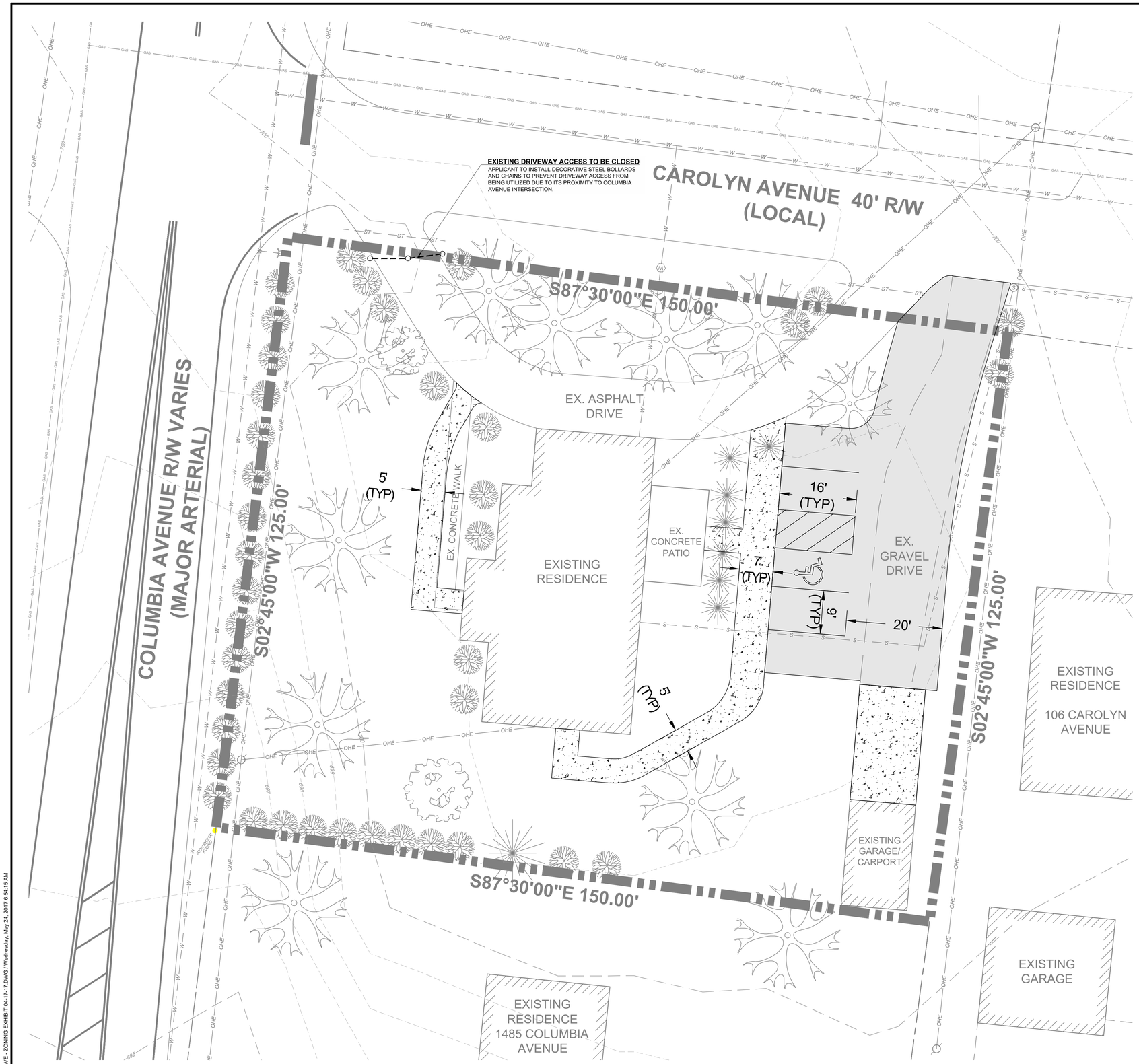
M2 GROUP
P.O.BOX 848
FRANKLIN, TN 37065
615-403-8145
WWW.M2GROUPLLC.COM

AREA ZONING EXHIBIT

DATE : APRIL 2017
PROJECT NO. : ----
DRAWN BY : CCS
CHECKED BY : M2

SHEET NUMBER:
3 of 3

1475 COLUMBIA AVE - ZONING EXHIBIT 04-17-17.DWG / Wednesday, May 24, 2017 6:54:17 AM



UTILITY CONTACTS:

SANITARY SEWER
CITY OF FRANKLIN (COF)
109 3RD AVE S
FRANKLIN, TN 37064
CONTACT: BRAD FURLINE
BRAD.FURLINE@FRANKLINTN.GOV
615-202-2288

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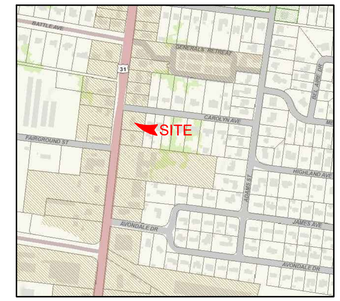

VICINITY MAP
N.T.S.

SITE DATA

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LOT NUMBER:	MAP 78N GROUP A, PARCEL 1.00
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COUNTY:	WILLIAMSON COUNTY
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH
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PROPOSED ZONING AND AREA DESIGNATION:	OFFICE RESIDENTIAL (OR)
ACREAGE OF SITE:	0.43+/- AC
SQUARE FOOTAGE OF SITE:	+/- 18,750 SF
MINIMUM REQUIRED SETBACK LINES:	
Yard fronting on Columbia (arterial):	60'
Yard fronting on Carolyn (local):	25'
Side yard:	5'
Rear yard:	30'

OWNER: Michael C.Gentry & Anita G. Gentry
Address: 1475 Columbia Avenue, Franklin, TN 37064
Phone No.: 615-568-4204
patriciahood6002@comcast.net
Contact Name: Michael C. Gentry

APPLICANT: Consortium, G.P.
c/o M2 Group, LLC
Address: P.O. Box 848 Franklin Tn 37065
Phone No.: 615-406-3415
mattt@m2grouplc.com
Contact Name: Matt Bryant, PE

BUILDING SQUARE FOOTAGE:	
Building A	1,410± SF
Building B	299± SF
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BUILDING HEIGHT:	
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811
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NOTE
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C.O.F. PROJECT No. 6429

10' 5' 0' 10' 20'
SCALE: 1" = 10'

REVISION #	DATE	DESCRIPTION

MATTHEW W. BRYANT
REGISTERED ENGINEER
No. 112911
COMMERCIAL
LICENSE No. 112911
STATE OF TENNESSEE

HIGHLAND GARDENS SUBDIVISION
REZONING, BLOCK A, P/O 2&3
1475 COLUMBIA AVENUE
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

M2 GROUP
P.O. BOX 848
FRANKLIN, TN 37065
615-406-3415
WWW.M2GROUPLLC.COM

SITE PLAN EXHIBIT

DATE :	APRIL, 2017	DRAWN BY :	CCS
PROJECT NO. :	----	CHECKED BY :	M2

SHEET NUMBER:
1 of 3

1475 COLUMBIA AVE - ZONING EXHIBIT 04-17-17.DWG / Wednesday, May 24, 2017 6:54:15 AM

10' 5' 0' 10' 20'
SCALE: 1" = 10'

VICINITY MAP
N.T.S.

REVISION #	DATE	DESCRIPTION

MATTHEW W. BRYANT
REGISTERED ENGINEER
NO. 112365
COMMERCE & CONSERVATION
STATE OF TENNESSEE

HIGHLAND GARDENS SUBDIVISION
REZONING, BLOCK A, P/O 2&3
1475 COLUMBIA AVENUE
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

M2 GROUP
P.O. BOX 948
FRANKLIN, TN 37065
615-435-3145
WWW.M2GROUPLLC.COM

SITE PLAN EXHIBIT WITH AERIAL

DATE :	APRIL, 2017
DRAWN BY :	CCS
CHECKED BY :	M2
PROJECT NO. :	----

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SHEET NUMBER:
2 of 3

C.O.F. PROJECT No. 6429

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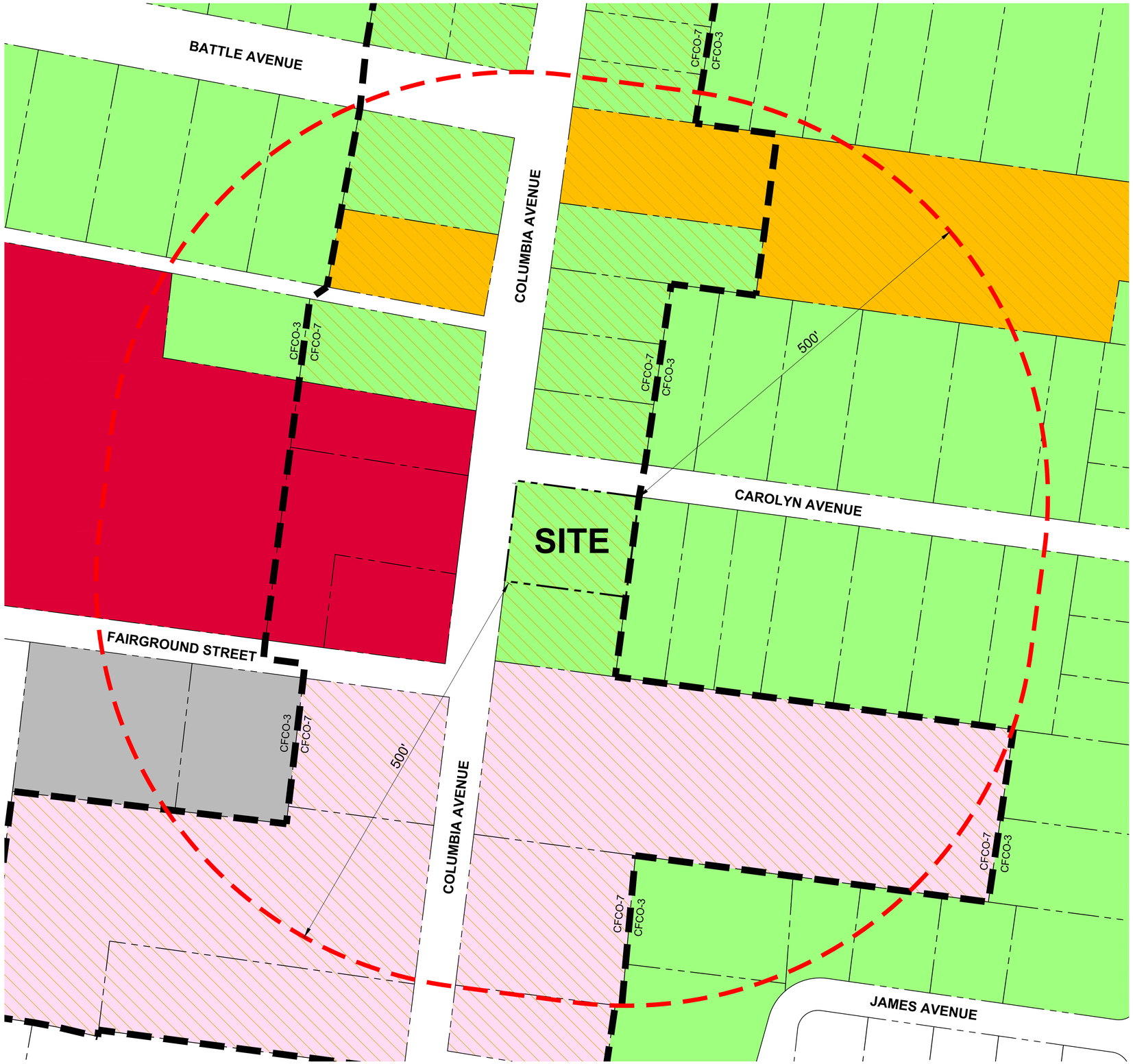

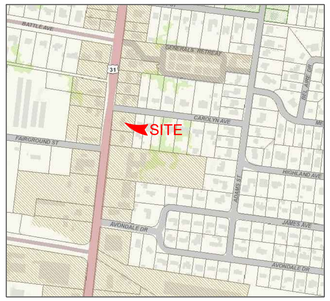

VICINITY MAP
N.T.S.

ZONING & ZONING OVERLAY DISTRICTS

- ER - ESTATE RESIDENTIAL
- R-3 - RESIDENTIAL DISTRICT
- CC - CENTRAL COMMERCIAL DISTRICT
- NC - NEIGHBORHOOD COMMERCIAL
- HI - HEAVY INDUSTRIAL
- CAO - COLUMBIA AVENUE OVERLAY DISTRICT

CHARACTER AREAS

CFCO-3 / CFCO-7 — CHARACTER AREA BOUNDARY

Know what's below. Call before you dig.

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C.O.F. PROJECT No. 6429

60' 30' 0' 60' 120'
SCALE: 1" = 60'

REVISION #	DATE	DESCRIPTION

MATTHEW W. BRYANT
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
CERTIFICATE No.
STATE OF TENNESSEE

HIGHLAND GARDENS SUBDIVISION
REZONING, BLOCK A, P/O 2&3
1475 COLUMBIA AVENUE
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

M2 GROUP
P.O.BOX 848
FRANKLIN, TN 37065
615-403-8145
WWW.M2GROUPLLC.COM

AREA ZONING EXHIBIT

DATE : APRIL 2017
PROJECT NO. : ----
DRAWN BY : CCS
CHECKED BY : M2

SHEET NUMBER:
3 of 3

1475 COLUMBIA AVE - ZONING EXHIBIT 04-17-17.DWG / Wednesday, May 24, 2017 6:54:17 AM

Properties Zoned

Office Residential (OR)

In The

City of Franklin

6/27/2017

Office Residential zoning and design concept are intended as a transition between established single family residential and intensive commercial development. Envision Franklin supports these nodes of development in a select few locations based on existing land uses, historic development patterns and adjoining uses. Office Residential is a way to allow selected, lower impact commercial uses in a unique residential setting.

The Office Residential zoning district and design concept mandate a single family residential form building. As the two maps illustrate there are a limited number of places in the City that are zoned OR currently. These areas were selected very specifically based on stringent criteria. The properties located downtown are based on their historical blend of mixed commercial/residential uses. The properties along West Main Street were selected based on the history of commercial activity in that area and the traditional residential development patterns in the surrounding streets. The identified area along Columbia Ave keep the intensive commercial uses south of the intersection of Downs Blvd and Columbia Ave and preserves the historic residential form along Columbia Ave. The London Lane and Royal Oaks intersection limits the intensive commercial uses to the area below Lakeview Drive and preserves the single family residential form on Royal Oaks. While not deemed historic, the Royal Oaks subdivision was constructed in a traditional residential pattern before Royal Oaks became an arterial roadway. The Office Residential zoning district provides selected commercial uses in a residential building form thereby providing a feasible use to an otherwise less desirable single family residence.

While it hasn't happened yet, OR zoned properties outside of the historic protection overlay could have a new building constructed. This building would have to maintain a single family residential form as dictated by the existing neighborhood it is adjacent to. Section 5.3.4 Transition Features would further regulate the building scale, massing, height, proportion, form, and general architectural style. A minimum of 40% of the lot would be required to be landscaped area (3.3.2). Other commercial zones (Neighborhood Commercial, Central Commercial, General Commercial, and General Office) require a minimum of 15%, 10%, 30%, 30% respectively. Residential zones (R-6, R-3, R-2) require a minimum of 30% and 40% respectively. Setbacks would be determined by the existing built environment and would be

allowed no closer than the closest primary building. Any parking would have to be screened under Section 5.4.5 Vehicular Use. Landscape islands would be required. Any parking would have to be behind the main façade of the building. In addition, a 10-100-foot landscape buffer would be required on the developing parcel with the lot size being the determining factor. Commercial lighting standards (which do not apply to single family residential) would limit the intensity to 10 footcandles or less and 1.0 footcandles at all the property lines.

"The proposed rezoning at 1475 Columbia has an additional layer placed on it through the Columbia Avenue Overlay (CAO). The Columbia Ave Overlay District-2 further regulates front setbacks, façade length of new buildings, roof pitch, front porches, and foundation height. Recent revisions to the CAO have included an additional restriction against internally illuminated signage, prohibiting parking between the main structure and Columbia Ave, and mandating no more than 25% of parking spaces can be allowed on the side of a building."

1102 West Main Street

Zoned Office Residential (OR)

1341 West Main Street- Across from Pueblo Real

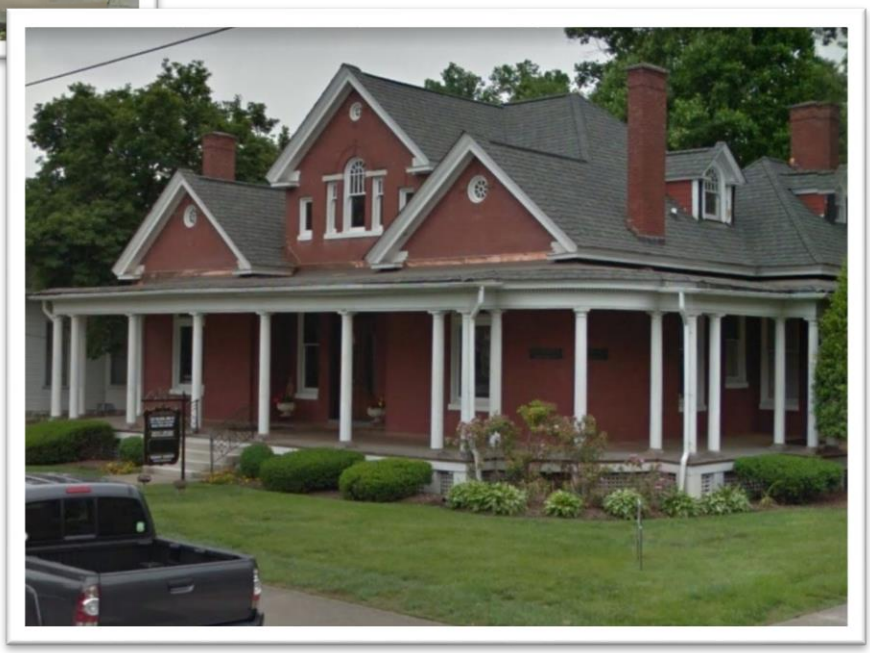
Zoned Office Residential

1339 West Main Street (across from Pueblo Real)

Zoned Office Residential (OR)

1337 – 1341 West Main Street (Across from Pueblo Real)

Concept Imagery Envision Franklin



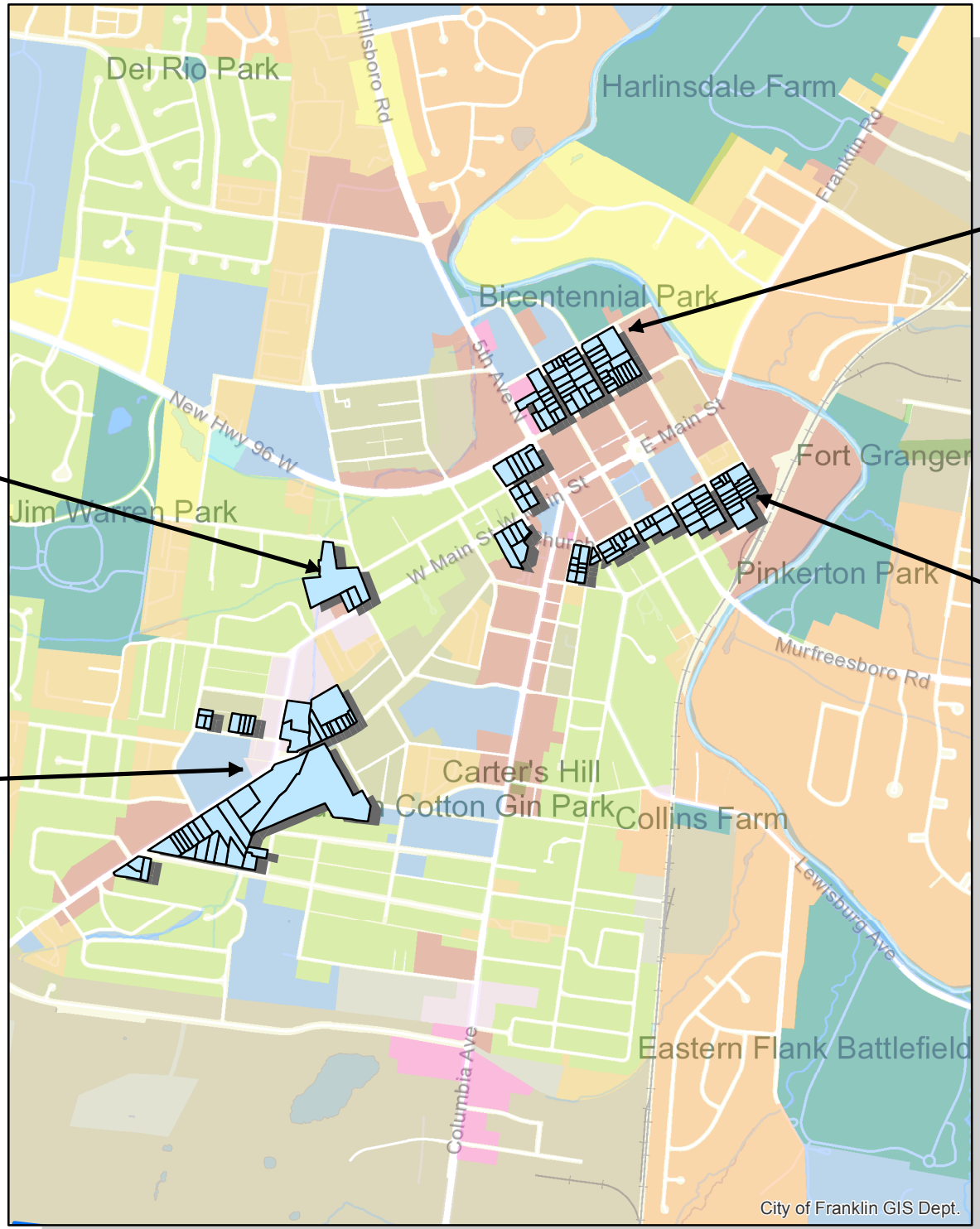
Office Residential Zones

Four distinct neighborhoods in the City of Franklin are in the Office Residential Zoning district.

1102 West Main St

Petway/West Main

This zoning district is intended as a transition from more intensive commercial uses (Central Commercial, Neighborhood Commercial, etc.)



Historic Downtown

Church/S. Margin Street

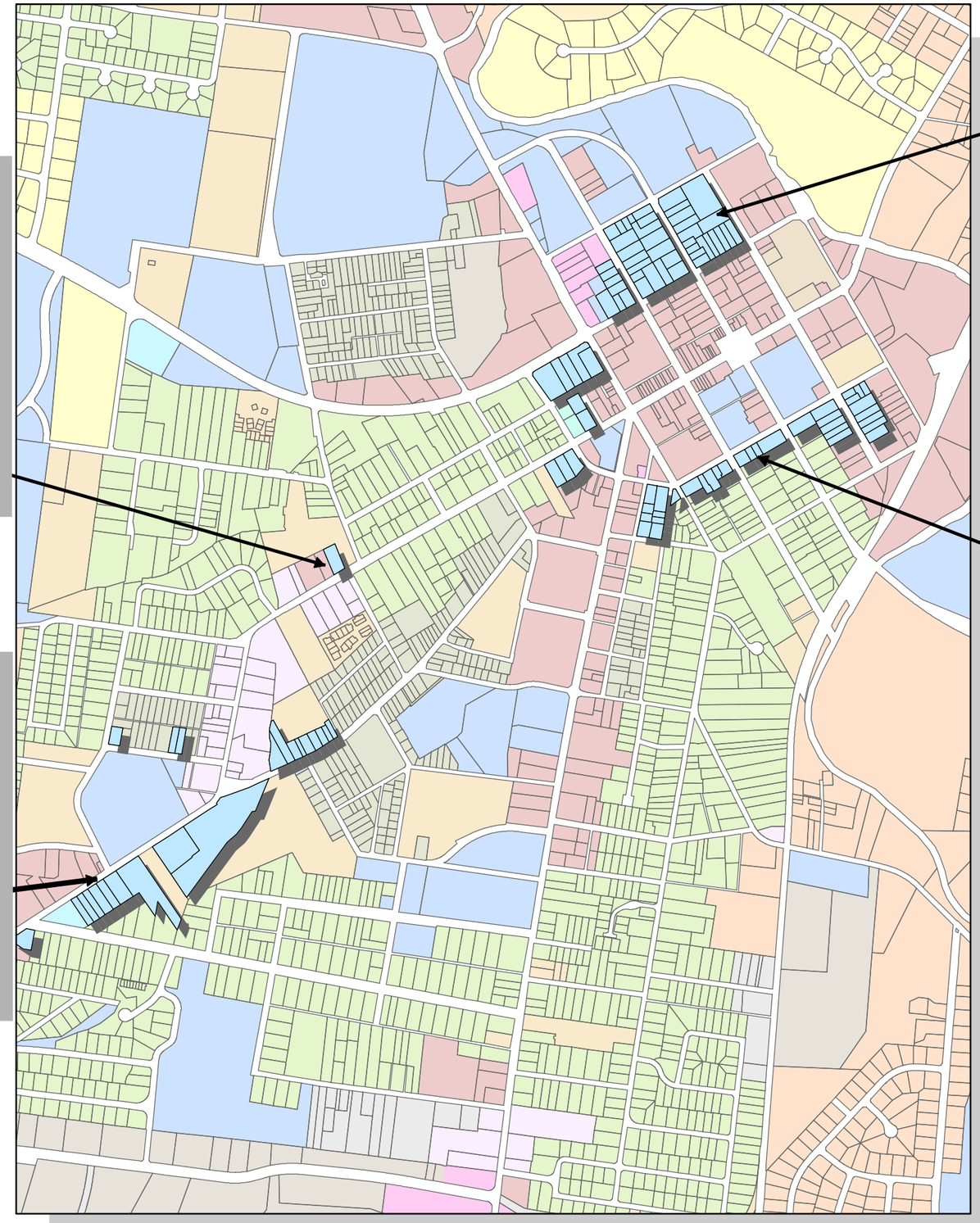
N

Office Residential Zones

Four distinct neighborhoods in the City of Franklin are in the Office Residential Zoning district.

1102 West Main St

Petway/West Main



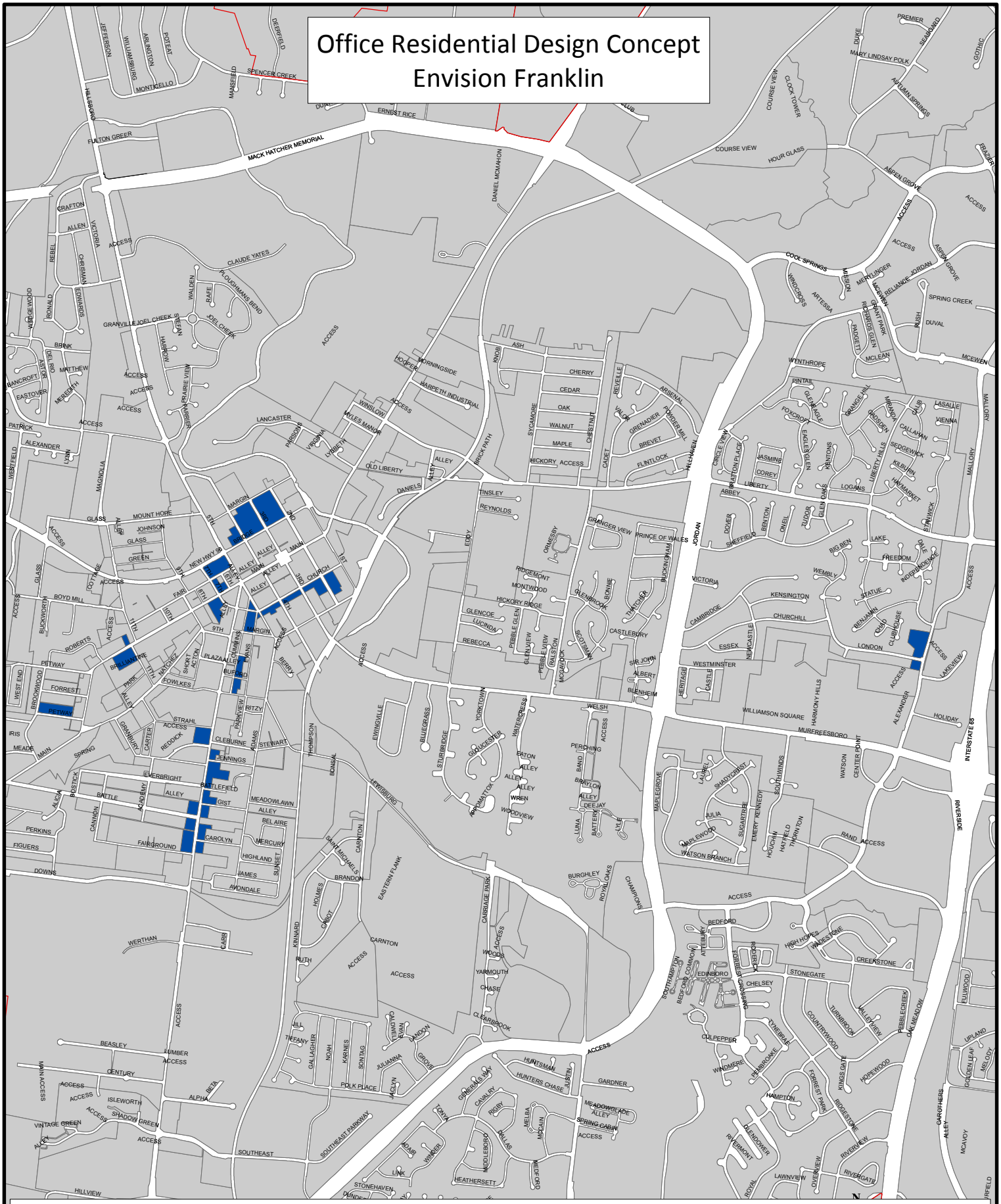
Historic Downtown

Church/S. Margin Street

This zoning district is intended as a transition from more intensive commercial uses (Central Commercial, Neighborhood Commercial, etc.)

N

Office Residential Design Concept
Envision Franklin



Design Concept

Office Residential

0 750 1,500 3,000

Feet

N

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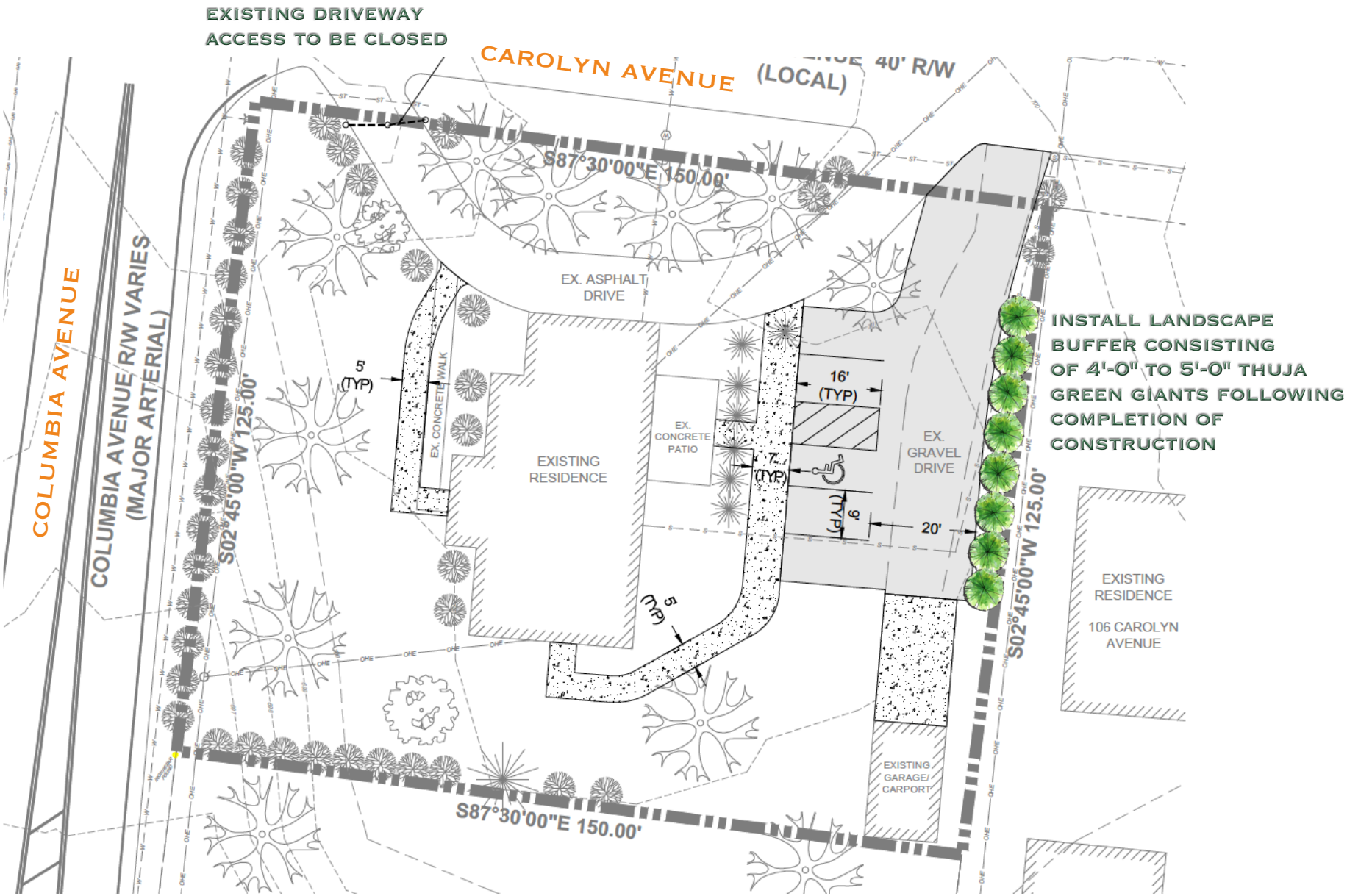


SITE PLAN EXHIBIT

VIEW FROM SOUTHWEST CORNER

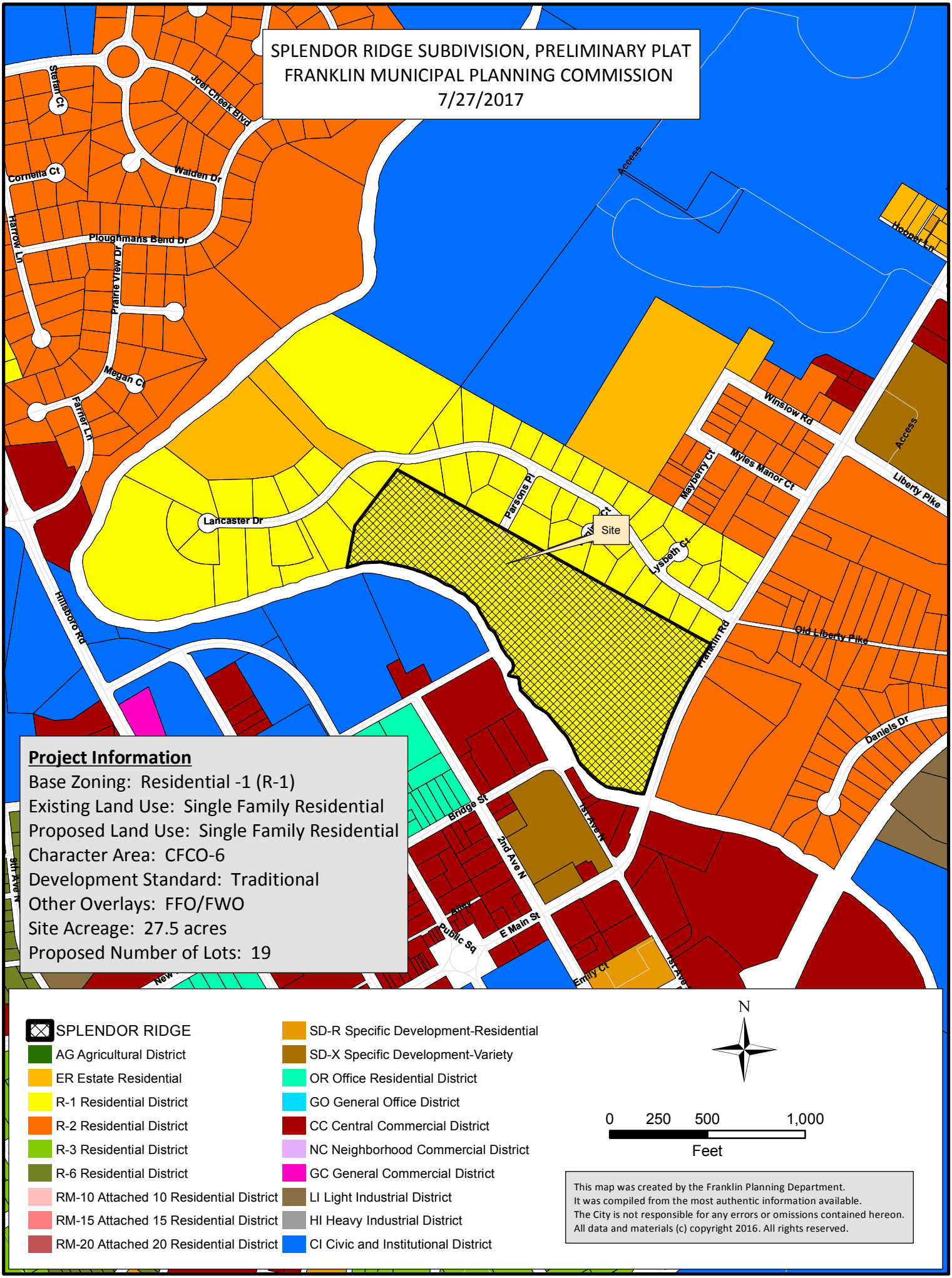
VIEW LOOKING WEST FROM FRONT YARD

PROPERTIES ADJACENT TO SUBJECT PROPERTY

VIEW LOOKING SOUTH

MAP

consortium
improve | inform | innovate | inspire


SPLENDOR RIDGE SUBDIVISION, PRELIMINARY PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/27/2017
Stefair Ct
Joel Cheek Blvd
Cornelia Ct
Walden Dr
Harrow Ln
Ploughmans Bend Dr
Prairie View Dr
Megan Ct
Farmer Ln
Access
Hopper Ln
Winslow Rd
Myles Manor Ct
Mayberry Ct
Liberty Pike
Lancaster Dr
Parsons Pl
Site
Lysbeth Ct
Hillsboro Rd
Franklin Rd
Old Liberty Pike
Daniels Dr
Bridge St
1st Ave N
2nd Ave N
Alley
Public Sq
E Main St
Emily Ct
5th Ave N
Project Information
Base Zoning: Residential -1 (R-1)
Existing Land Use: Single Family Residential
Proposed Land Use: Single Family Residential
Character Area: CFCO-6
Development Standard: Traditional
Other Overlays: FFO/FWO
Site Acreage: 27.5 acres
Proposed Number of Lots: 19
SPLENDOR RIDGE
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 250 500 1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
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SPLENDOR RIDGE PRELIMINARY PLAT

151 FRANKLIN ROAD
FRANKLIN, TN 37064

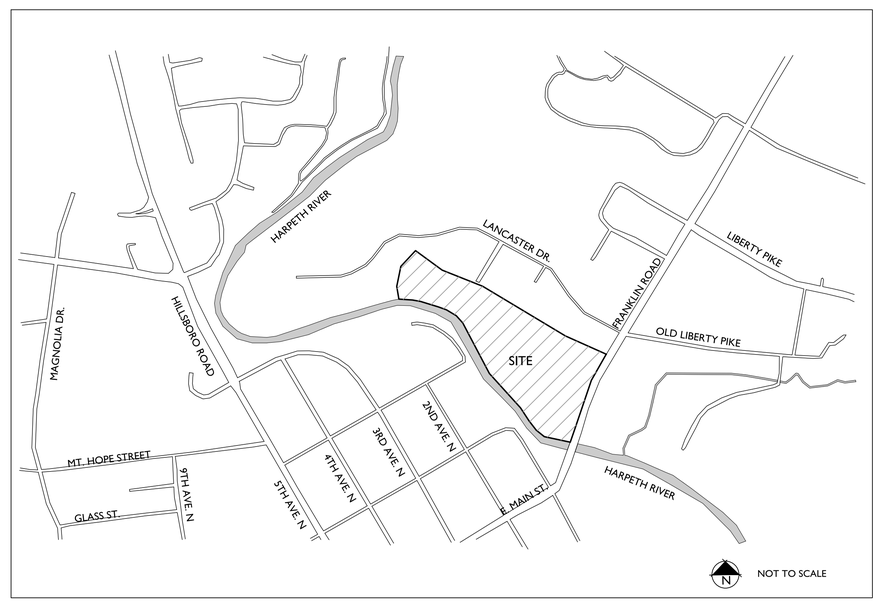
OWNER:
ALVA JEFFERSON BETHURUM
151 FRANKLIN ROAD
FRANKLIN, TN 37064

APPLICANT/LAND PLANNER:
GREG GAMBLE, RLA
greggamble209@gmail.com
615.975.5765
144 SOUTHEAST PARKWAY
SUITE 230
FRANKLIN TN 37064

CIVIL ENGINEER:
SULLIVAN ENGINEERING
DICKIE SULLIVAN
317 MAIN STREET #201
FRANKLIN, TN 37064
(615) 645-3858
dickie@sullivanengineering.com

SURVEY DATA PROVIDED BY:
CIA ENGINEERS
TIM HAGGARD
602 NORTH WALNUT STREET
MURFREESBORO, TN 37130
(615) 663-7678
thaggard@cia-engineers.com

MAP 63N PARCEL 57
FRANKLIN, TENNESSEE



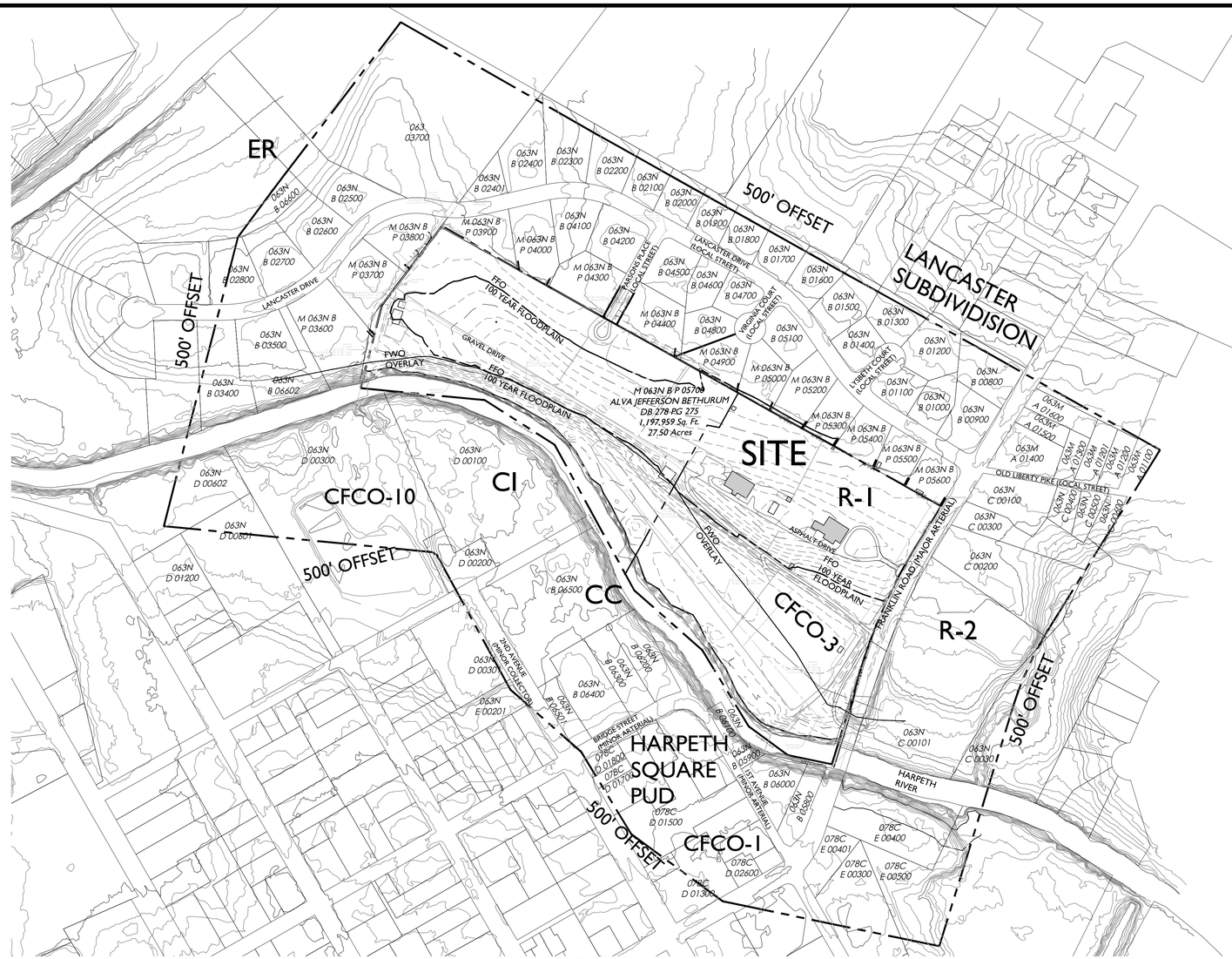
9TH CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

INDEX OF SHEETS

SHEET	DESCRIPTION
C 0.0	COVER SHEET AND LOCATION MAP
C 1.0	OVERALL EXISTING CONDITIONS
C 1.1	ENLARGED EXISTING CONDITIONS
PP1.1	PRELIMINARY PLAT - SHEET 1
PP1.2	PRELIMINARY PLAT - SHEET 2
C 2.1	DESIGN INFORMATION EXHIBIT
C 2.2	STREAM BUFFER EXHIBIT
C2.3	ENTRANCE EXHIBIT
C 3.0	STORMWATER MANAGEMENT PLAN

JUly 6, 2017

COF # 6403



PARCEL LINES AND TOPOGRAPHIC INFORMATION SHOWN HERE ARE FROM THE C.O.F. - G.I.S. DEPARTMENT

N

0 200 400 600

NOTE:
PORTIONS OF THE SITE ARE LOCATED IN FFO
ENTIRE SITE LOCATED IN HPO

NOTE:
THIS DRAWING REFERENCES THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 501, FIPSZONE 4100; NAD 83 DATUM

NOTES:

1. The owner of the subject property is Alva Jefferson Bethurum as recorded in Deed Book 278 page 275 in the Register's Office of Williamson County, Tennessee.
2. This property is located in the 9thCivil District of Williamson County, Tennessee and is shown as Parcel 57 on Tax Map 63 N, Group B.
3. Location of underground utilities as shown hereon are based on field locations of above-ground features as shown, observed evidence or markings, record plans, and/or maps provided by utility owners. This information should not be relied upon as being exact or complete. Additional buried utilities and/or structures may exist.
4. Portions of this property are located in Special Flood Hazard Zone AE which is subject to inundation by the 1% annual chance flood (100-year flood) as shown on FEMA Flood Insurance Rate Map (FIRM) Number 47187C0211G with a preliminary date of December 22, 2016.

NOTE:
MINERAL RIGHTS HELD BY PROPERTY OWNER

PROPERTY OWNERS WITHIN 500' OF PROPERTY

Parcel I.D	Owner Address	Owner	City	State	Zip	Zone	Character Area	Land Use	Development Standard
063--03700	160 LANCASTER DR	William & Barbara Smith	Franklin	TN	37064	R-1	CFCO-3	Agriculture	Either
063N-A01201	29 EASTER LAKE CT	George Hawkins	SANTA ROSA BEACH	FL	32459	R-2	CFCO-3	Residential Single Family	Either
063N-A01300	110 WINSLOW RD	Matthew & Stacey Ligon	Franklin	TN	37064	R-2	CFCO-3	Residential Duplex	Either
063N-A01400	204 FRANKLIN RD	Richard & Brenda Ammons	Franklin	TN	37064	R-2	CFCO-3	Residential Single Family	Either
063N-A01500	206 FRANKLIN RD	Andrew & Cara Ferguson	Franklin	TN	37064	R-2	CFCO-3	Residential Single Family	Either
063N-A01600	414 CHATSWORTH CT	Robert Flowers	Franklin	TN	37064	R-2	CFCO-3	Residential Single Family	Either
063N-A01700	127 2ND AVE N	Ronald Stuff	Franklin	TN	37064	R-2	CFCO-3	Residential Single Family	Either
063N-B00800	213 FRANKLIN RD	Ronald & Billier Dooley	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B00900	211 FRANKLIN RD	Tom & Minnie Jackson	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B01000	106 LANCASTER DR	Thomas Williams	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B01100	110 LANCASTER DR	Margaret Amis	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B01200	104 LYBRITH CT	Christopher Wallace	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B01300	106 LYBRITH CT	Douglas & Mary Hood	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B01400	990 S JEFFERSON ST	Steven & Sherrie Peeler	Monticello	TN	32344	R-1	CFCO-3	Residential Single Family	Either
063N-B01500	118 LANCASTER DR	Edward & Kathy Ossi	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B01600	122 LANCASTER DR	Rozelle Hughes	Franklin	TN	37064	R-1	CFCO-3	Residential Duplex	Either
063N-B01700	126 LANCASTER DR	Robert & Lynn Plummer	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B01800	130 LANCASTER DR	Ellen Dyck	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B01900	134 LANCASTER DR	Hugh & Betty Castellaw	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B02000	PO BOX 680188	Owen & Joyce Rogers	Franklin	TN	37068	R-1	CFCO-3	Residential Single Family	Either
063N-B02100	142 LANCASTER DR	J.G. & Elizabeth Pierce	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B02200	146 LANCASTER DR	Marilyn Fisher	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B02300	150 LANCASTER DR	William & Linda Wise	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B02400	154 LANCASTER DR	Daniel & Yvette Stinson	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B02401	LANCASTER DR	Daniel & Yvette Stinson	Franklin	TN	37064	R-1	CFCO-3	Vacant	Either
063N-B02500	162 LANCASTER DR	Lusinda Hershey	Franklin	TN	37064	ER	CFCO-3	Residential Single Family	Either
063N-B02600	166 LANCASTER DR	George & Bonnie Woodard	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B02700	2406 GOOSE CREEK BY PASS	Robert Moore	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B02800	174 LANCASTER DR	Steve & Phyllis Epperson	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B03400	177 LANCASTER DR	George & Jillian Hamilton	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B03500	PO BOX 347	William & Patty Rye	Franklin	TN	37065-0347	R-1	CFCO-3	Residential Single Family	Either
063N-B03600	169 LANCASTER DR	Randolph & Victoria Dunham	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B03700	165 LANCASTER DR	Terrence & Naomi Dotson	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B03800	161 LANCASTER DR	Wallace & Mary Gillespie	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B03900	151 LANCASTER DR	Thomas & Carolyn Cloyd	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B04000	147 LANCASTER DR	Charles & Linda Martin	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B04100	143 LANCASTER DR	William & Jo Ann Dawson	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B04200	205 LANCASTER DR	Connie Reynolds	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B04300	106 PARSONS PL	David & Pamela Spaulding	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B04400	107 PARSONS PL	Efren & Janette Keeton	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B04500	135 LANCASTER DR	Ralph Collaberdino	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B04600	131 LANCASTER DR	Juli Johnson	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B04700	127 LANCASTER DR	Angela Jones	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B04800	107 VIRGINIA CT	Aaron & Lisa Kirchner	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B04900	P O BOX 1185	William & Lynda Sasser	Franklin	TN	37065-1185	R-1	CFCO-3	Residential Single Family	Either
063N-B05000	103 VIRGINIA CT	Josh Johnson	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B05100	123 LANCASTER DR	Richard & Susan Stults	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B05200	113 LANCASTER DR	Helen Green	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B05300	115-B LANCASTER DR	R.H. Riggs	Franklin	TN	37064	R-1	CFCO-3	Residential Duplex	Either
063N-B05400	111 LANCASTER DR	Douglas & Dabney Mann	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B05500	107 LANCASTER DR	Daniel & Linda Summers	Franklin	TN	37064	R-1	CFCO-3	Residential Single Family	Either
063N-B05600	P O BOX 1185	W.W. & Lynda Sasser	Franklin	TN	37064	R-1	CFCO-3	Residential Duplex	Either
063N-B05700	151 FRANKLIN RD	Jeff Bethurum	Franklin	TN	37064	R-1	CFCO-3	Agriculture	Either
063N-B05800	PO BOX 577	FIRSTAND MAIN LLC	Franklin	TN	37065	CC	CFCO-1	Retail	Traditional
063N-B05900	2033 CARTERS CREEK PK	Earl & Ann Tywater	Franklin	TN	37064	CC	CFCO-1	Vacant	Traditional
063N-B06000	PO BOX 577	FIRSTAND MAIN LLC	Franklin	TN	37065	CC	CFCO-1	Commercial	Traditional
063N-B06100	2033 CARTERS CREEK PK	Earl & Ann Tywater	Franklin	TN	37064	CC	CFCO-1	Vacant	Traditional
063N-B06200	503 MURFREESBORO RD	Lee Anderson	Franklin	TN	37064	CC	CFCO-1	Industrial	Traditional
063N-B06300	227 OLD PEYTONSVILLE RD	Jason McConnell	Franklin	TN	37064	CC	CFCO-1	Retail	Traditional
063N-B06400	PO BOX 723	HERITAGE FOUNDATION OF FRANKLIN & WI	Franklin	TN	37065-0723	CC	CFCO-1	Civic / institutional	Traditional
063N-B06500	PO BOX 1487	WORLEY AUTO PARTS & CRUSHING OF FRAN	OLIVE BRANCH	MS	38654	CC	CFCO-10	Industrial	Traditional
063N-B06501	4811 BYRD LN	George & Mary Lynch	COLLEGE GROVE	TN	37046	CC	CFCO-1	Retail	Traditional
063N-B06600	2406 GOOSE CREEK BY PASS	Robert Moore	Franklin	TN	37064	ER	CFCO-3	Vacant	Either
063N-B06602	2406 GOOSE CREEK BY PASS	Robert Moore	Franklin	TN	37064	R-1	CFCO-3	Vacant	Either
063N-C00100	166 FRANKLIN RD	Lloyd & Elizabeth Crockett	Franklin	TN	37064	R-2	CFCO-3	Residential Single Family	Either
063N-C00101	P O BOX 1899	BATTLEGROUND ACADEMY	Franklin	TN	37065	R-2	CFCO-3	Civic / institutional	Either
063N-C00200	158 FRANKLIN RD	Jack & Julia Mccall	Franklin	TN	37064	R-2	CFCO-3	Residential Single Family	Either
063N-C00300	162 FRANKLIN RD	Marcus & Peggy Driskell	Franklin	TN	37064	R-2	CFCO-3	Residential Estate	Either
063N-C00400	211 LARKTON PL	John & Diane Marshall	Franklin	TN	37069	R-2	CFCO-3	Residential Single Family	Either
063N-C00500	116 OLD LIBERTY PK	Daniel Houghton	FRANKLIN	TN	37064	R-2	CFCO-3	Residential Single Family	Either
063N-C00600	29 EASTER LAKE CT	George Hawkins	SANTA ROSA BEACH	FL	32459	R-2	CFCO-3	Residential Single Family	Either
063N-D00100	109 3RD AVE S	CITY OF FRANKLIN	Franklin	TN	37064	CI	CFCO-10	Civic / institutional	Traditional
063N-D00200	PO BOX 1487	WORLEY AUTO PARTS & CRUSHING OF FRAN	OLIVE BRANCH	MS	38654	CC	CFCO-10	Vacant	Traditional
063N-D00300	P O BOX 305	CITY OF FRANKLIN	Franklin	TN	37065-0305	CI	CFCO-10	Civic / institutional	Traditional
063N-D00301	2406 GOOSE CREEK BY PASS	Robert Moore	Franklin	TN	37064	OR	CFCO-10	Vacant	Traditional
063N-D00601	P O BOX 305	CITY OF FRANKLIN	Franklin	TN	37065	CI	CFCO-10	Civic / institutional	Traditional
063N-D00602	PO BOX 305	CITY OF FRANKLIN	Franklin	TN	37065	CI	CFCO-10	Civic / institutional	Traditional
078C-D01300	198 E MAIN ST	HARPETH ASSOCIATES LLC	Franklin	TN	37064	SD-X	CFCO-1	Vacant	Traditional
078C-D01500	188 E MAIN ST	HARPETH ASSOCIATES LLC	Franklin	TN	37064	SD-X	CFCO-1	Vacant	Traditional
078C-D01600	2060 HILLSBORO RD	DANMARK COMPANY	Franklin	TN	37069	SD-X	CFCO-1	Mixed Nonresidential	Traditional
078C-D01700	142 2ND AVE N	Pat Hayes	Franklin	TN	37064	CC	CFCO-1	Retail	Traditional
078C-D01800	750 OLD HICKORY BLVD B2 STE 150	ENTRUST TENNESSEE INC	Brentwood	TN	37027	CC	CFCO-1	Residential Duplex	Traditional
078C-D02600	5866 E ASHLAND DR	TOMLIN FAMILY PROPERTIES G P	Nashville	TN	37215	CC	CFCO-1	Mixed Nonresidential	Traditional
078C-D00300	121 1ST AVE S #240	121 FIRST AVENUE SOUTH LLC	Franklin	TN	37064	CC	CFCO-1	Mixed Use	Traditional
078C-D00400	121 FIRST AVE S	CROSSFIRE DEVELOPMENT LLC	Franklin	TN	37064	CC	CFCO-1	Vacant	Traditional
078C-D00401	121 FIRST AVE S	CROSSFIRE DEVELOPMENT LLC	Franklin	TN	37064	CC	CFCO-1	Retail	Traditional
078C-D00500	110 WINSLOW RD	Matthew Ligon	Franklin	TN	37064	CC	CFCO-1	Vacant	Traditional
078C-F01300	113 2ND AVE S	KMFCE EDWARD U REV BISHOP ROMAN CATH	Franklin	TN	37064	CC	CFCO-1	Civic / institutional	Traditional

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SPLENDOR RIDGE PRELIMINARY PLAT

151 FRANKLIN ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

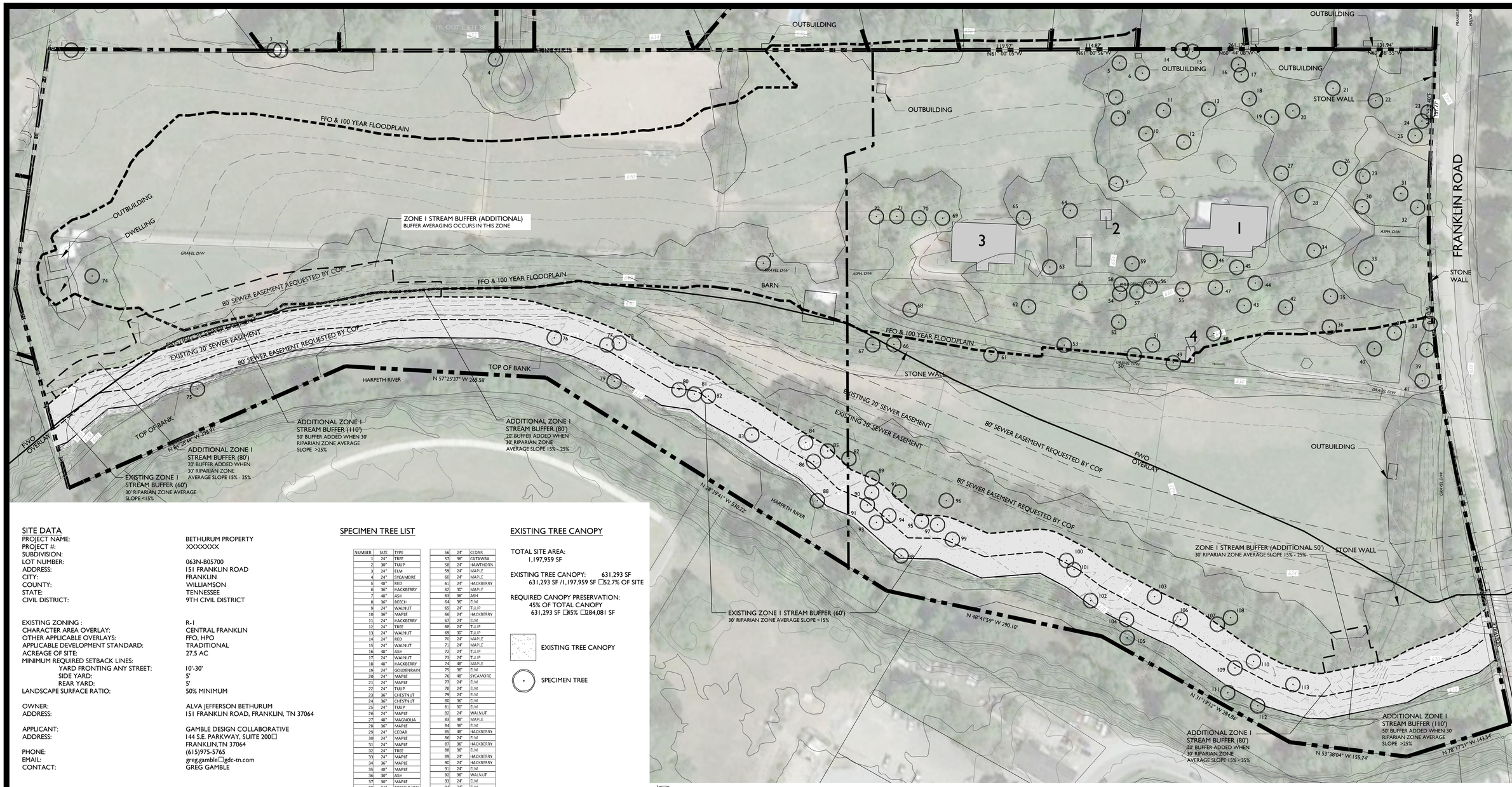
ISSUED: June 1, 2017

Revision	Date
1	07.06.2017
△	
△	
△	

OVERALL EXISTING CONDITIONS

C1.0

COF # 6403



SITE DATA

PROJECT NAME:	BETHURUM PROPERTY
PROJECT #:	XXXXXXX
SUBDIVISION:	
LOT NUMBER:	063N-B05700
ADDRESS:	151 FRANKLIN ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
EXISTING ZONING :	R-1
CHARACTER AREA OVERLAY:	CENTRAL FRANKLIN
OTHER APPLICABLE OVERLAYS:	FFO, HPO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF SITE:	27.5 AC
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ANY STREET:	10'-30'
SIDE YARD:	5'
REAR YARD:	5'
LANDSCAPE SURFACE RATIO:	50% MINIMUM
OWNER:	ALVA JEFFERSON BETHURUM
ADDRESS:	151 FRANKLIN ROAD, FRANKLIN, TN 37064
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	144 S.E. PARKWAY, SUITE 200 FRANKLIN,TN 37064
PHONE:	(615)975-5765
EMAIL:	greg.gamble gdc-tn.com
CONTACT:	GREG GAMBLE

NATIONAL HISTORIC REGISTRY

1- MAIN HOUSE
HISTORIC NAME: MAYBERRY, HENRY H., HOUSE (W M-64)
COMMON NAME: RIVERVIEW, SPLENDORED
2.1902 FRAME SMOKEHOUSE
CONTRIBUTING BUILDING
3. 1902 BARN WITH GAMBREL ROOF
CONTRIBUTING BUILDING
4. STONE PUMP HOUSE WITH GABLE ROOF
CONTRIBUTING BUILDING

ZONE 1 STREAM BUFFER
30' FROM TOP OF BANK, UNLESS ADJUSTED FOR SLOPE

ZONE 1 ADDITIONAL STREAM BUFFER
VARIES

SPECIMEN TREE LIST

NUMBER	SIZE	TYPE
1	24"	TREE
2	30"	TULIP
3	24"	ELM
4	24"	SYCAMORE
5	48"	RED
6	36"	HACKBERRY
7	48"	ASH
8	36"	BEECH
9	24"	WALNUT
10	36"	MAPLE
11	24"	HACKBERRY
12	24"	TREE
13	24"	WALNUT
14	24"	RED
15	24"	WALNUT
16	48"	ASH
17	24"	WALNUT
18	48"	HACKBERRY
19	24"	GOLDENRAIN
20	24"	MAPLE
21	24"	MAPLE
22	24"	TULIP
23	36"	CHESTNUT
24	36"	CHESTNUT
25	24"	TULIP
26	24"	MAPLE
27	48"	MAGNOLIA
28	36"	MAPLE
29	24"	CEDAR
30	24"	MAPLE
31	24"	MAPLE
32	24"	TREE
33	24"	MAPLE
34	36"	MAPLE
35	48"	MAPLE
36	30"	ASH
37	30"	MAPLE
38	24"	PERSIMMON
39	48"	CATAWBA
40	48"	MAPLE
41	24"	MAPLE
42	24"	MAPLE
43	24"	CATAWBA
44	48"	HACKBERRY
45	24"	TULIP
46	24"	MAPLE
47	36"	TULIP
48	24"	MAPLE
49	36"	ASH
50	36"	HACKBERRY
51	24"	MAPLE
52	24"	HACKBERRY
53	24"	TULIP
54	24"	MAPLE
55	24"	MAPLE
56	24"	CEDAR

56	24"	CEDAR
57	36"	CATAWBA
58	24"	HAWTHORN
59	24"	MAPLE
60	24"	MAPLE
61	24"	HACKBERRY
62	30"	MAPLE
63	36"	ASH
64	36"	ELM
65	24"	TULIP
66	24"	HACKBERRY
67	24"	ELM
68	24"	TULIP
69	30"	TULIP
70	24"	MAPLE
71	24"	MAPLE
72	24"	TULIP
73	24"	TULIP
74	48"	MAPLE
75	36"	ELM
76	48"	SYCAMORE
77	24"	ELM
78	24"	ELM
79	24"	ELM
80	30"	ELM
81	30"	ELM
82	24"	WALNUT
83	48"	MAPLE
84	36"	ELM
85	48"	HACKBERRY
86	24"	ELM
87	36"	HACKBERRY
88	36"	ELM
89	24"	HACKBERRY
90	24"	HACKBERRY
91	24"	ELM
92	36"	WALNUT
93	24"	ELM
94	24"	ELM
95	36"	ELM
96	36"	HACKBERRY
97	36"	MAPLE
98	36"	ELM
99	36"	ELM
100	36"	HACKBERRY
101	36"	MAPLE
102	24"	SYCAMORE
103	30"	OAK
104	24"	SYCAMORE
105	24"	MAPLE
106	24"	TREE
107	24"	ELM
108	24"	MAPLE
109	24"	MAPLE
110	24"	SYCAMORE
111	24"	OAK
112	30"	MAPLE
113	30"	MAPLE

EXISTING TREE CANOPY

TOTAL SITE AREA:
1,197,959 SF

EXISTING TREE CANOPY: 631,293 SF
631,293 SF /1,197,959 SF 52.7% OF SITE

REQUIRED CANOPY PRESERVATION:
45% OF TOTAL CANOPY
631,293 SF 45% 284,081 SF

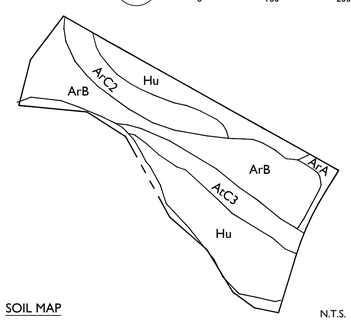
EXISTING TREE CANOPY

SPECIMEN TREE

0 100 200 300

PARCEL LINES AND TOPOGRAPHIC INFORMATION OUTSIDE OF SITE BOUNDARIES SHOWN HERE ARE FROM THE C.O.F. - G.I.S. DEPARTMENT
NOTE:
PORTIONS OF THE SITE ARE LOCATED IN FFO ENTIRE SITE LOCATED IN HPO.
THIS DRAWING REFERENCES THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 501, FIPSZONE 4100 NAD 83 DATUM

AERIAL IMAGE: C 2017 GOOGLE,
MAP DATA: C 2017 GOOGLE



SOIL MAP

N.T.S.

SOIL LEGEND

ArA	ARMOUR SILT LOAM 0% TO 2% SLOPES
ArB	ARMOUR SILT LOAM 2% TO 5% SLOPES
ArC2	ARMOUR SILT LOAM 3% TO 12% SLOPES, ERODED
AtC3	ARMOUR SILTY CLAY LOAM 3% TO 12% SLOPES, SEVERELY ERODED
Hu	HUNTINGTON SILT LOAM PHOSPHATIC

SURVEY NOTES:

1. The owner of the subject property is Alva Jefferson Bethurum as recorded in Deed Book 278 page 275 in the Register's Office of Williamson County, Tennessee.
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4. Portions of this property are located in Special Flood Hazard Zone AE which is subject to inundation by the 1% annual chance flood (100-year flood) as shown on FEMA Flood Insurance Rate Map (FIRM) Number 47187C0211G with a preliminary date of December 22, 2016.

SURVEY DATA PROVIDED BY:

CIA ENGINEERS
TIM HAGGARD
602 NORTH WALNUT STREET
MURFREESBORO, TN 37130
(615) 663-7678
thaggard cia-engineers.com

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SPLENDOR RIDGE PRELIMINARY PLAT

151 FRANKLIN ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT

ISSUED: June 1, 2017

Revision Date
1 07.06.2017

EXISTI

CI.1

COF # 6403

0' 50' 100' 150'

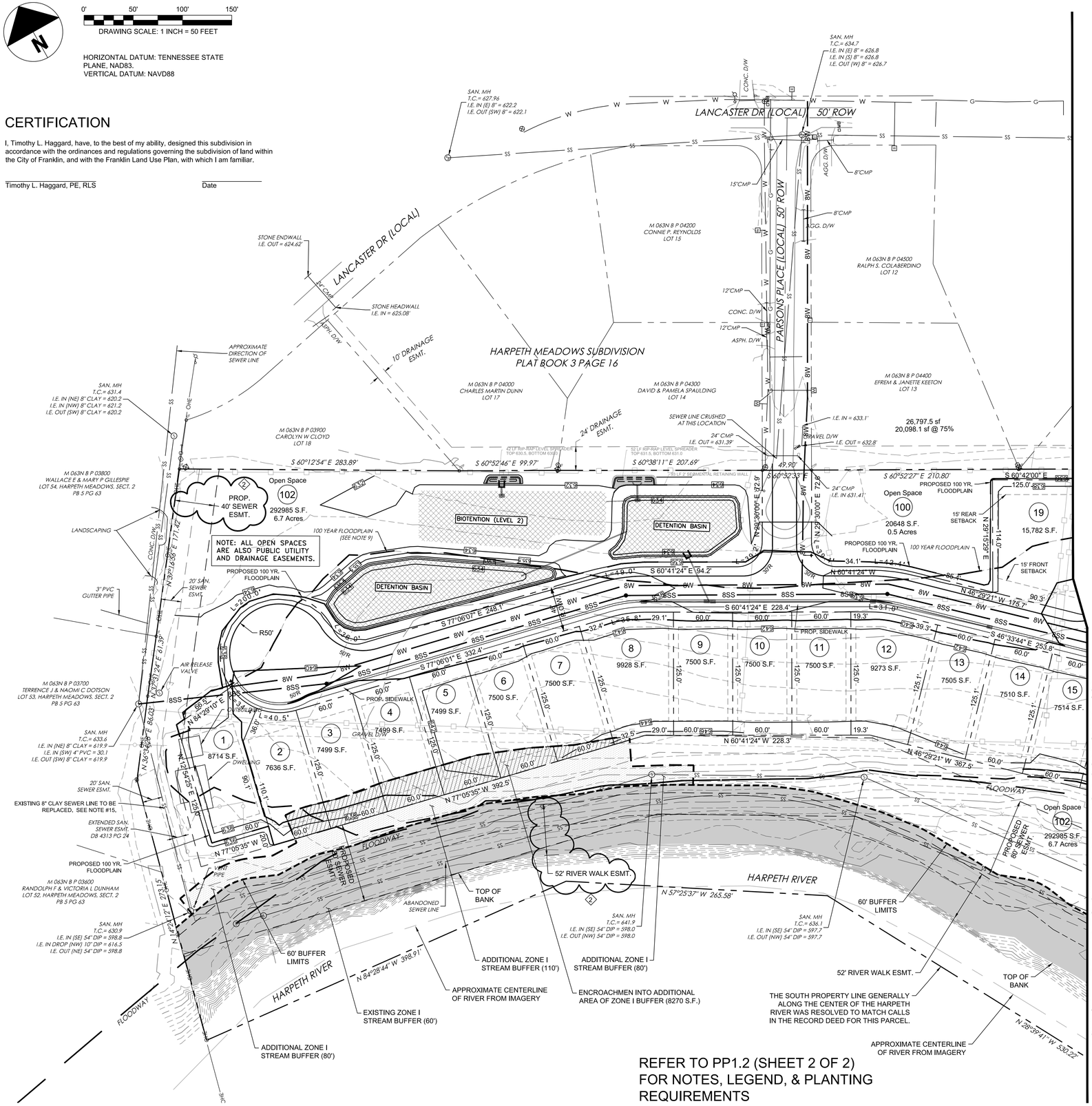
DRAWING SCALE: 1 INCH = 50 FEET

HORIZONTAL DATUM: TENNESSEE STATE PLANE, NAD83.
VERTICAL DATUM: NAVD88

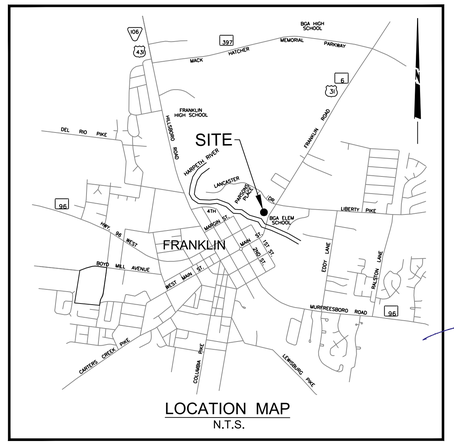
CERTIFICATION

I, Timothy L. Haggard, 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 with the Franklin Land Use Plan, with which I am familiar.

Timothy L. Haggard, PE, RLS Date



REFER TO PP1.2 (SHEET 2 OF 2) FOR NOTES, LEGEND, & PLANTING REQUIREMENTS



SITE DATA

PROJECT NAME:	SPLENDOR RIDGE PRELIMINARY PLAT
PROJECT #:	6403_____
SUBDIVISION:	N/A
LOT NUMBER:	N/A
ADDRESS:	151 FRANKLIN ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
EXISTING ZONING :	R-1
CHARACTER AREA OVERLAY:	CFCO-3
OTHER APPLICABLE OVERLAYS:	FFO, HPO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF NEW NEIGHBORHOOD:	12.6 AC
ACREAGE OF REMAINING HOMESTEAD:	14.9 AC
TOTAL ACREAGE OF SITE:	27.5 AC
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ANY STREET:	10'-30'
SIDE YARD:	5'
REAR YARD:	5'
OWNER:	ALVA JEFFERSON BETHURUM
ADDRESS:	151 FRANKLIN ROAD, FRANKLIN, TN 37064
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	144 SOUTHEAST PKWY, STE. 200, FRANKLIN, TN, 37064
PHONE NO.:	(615) 975-5765
FAX NO.:	(615) 790-1350
EMAIL ADDRESS:	greg.gamble@gdc-tn.com
CONTACT NAME:	GREG GAMBLE
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	N/A
LANDSCAPE SURFACE RATIO:	
MINIMUM LANDSCAPE SURFACE RATIO:	0.5
MINIMUM PARKING REQUIREMENT:	N/A
MAXIMUM PARKING LIMIT:	N/A
PARKING PROVIDED:	N/A
RESIDENTIAL DENSITY:	0.69 UNITS/AC
TREE CANOPY:	631,932 SF (14.5 AC)
PARKLAND:	19 D.U. X 1,200 SF = 22,800 SF DEDICATION OF EASEMENT FOR FUTURE GREENWAY TRAIL
OPEN SPACE:	
REQUIRED FORMAL:	1.38 AC (5% OF TOTAL SITE)
REQUIRED INFORMAL:	N/A
TOTAL	1.38 AC

STATEMENT OF IMPACTS

WATER
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN WATER SERVICES. THE EXISTING WATER MAIN ALONG PARSONS PLACE WILL BE REPLACED TO SERVE THIS DEVELOPMENT. AN ADDITIONAL CONNECTION IS PROPOSED THROUGH THE DEVELOPMENT TO FRANKLIN ROAD.

SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. NEW SEWER MAIN WILL CONNECT TO EXISTING SEWER MAIN WHICH CROSSES THE PROPERTY.

RECLAIMED WATER
N/A

STREET NETWORK
ACCESS TO THE DEVELOPMENT IS BY EXTENSION OF PARSONS PLACE WHICH CURRENTLY DEAD-ENDS AT THE NORTH PROPERTY LINE OF THIS PARCEL. APPROXIMATELY 1020 FEET OF NEW PUBLIC ROADWAY IS PROPOSED WITH THIS DEVELOPMENT.

DRAINAGE FACILITIES
ADJOINS HARPETH RIVER, BUFFERING TO BE EMPLOYED TO MINIMIZE ADVERSE IMPACTS TO RIPARIAN ZONES AND WATER QUALITY

POLICE/FIRE
NEAREST POLICE DEPARTMENT - 1.1 MILES (900 COLUMBIA AVENUE)
NEAREST FIRE DEPARTMENT - 0.7 MILES (109 3RD AVENUE SOUTH)

REFUSE COLLECTION
BY CITY OF FRANKLIN - CURBSIDE RECEPTACLES

RESTRICTIVE COVENANTS
THERE WILL BE A HOA AND RESTRICTIVE COVENANTS.

City of Franklin Project No. 6403_____

CIVIL INFRASTRUCTURE ASSOCIATES
602 NORTH WALNUT STREET
MURFREESBORO, TENNESSEE 37130
PHONE: 615-663-7678 FAX: 615-410-7629
WWW.CIA-ENGINEERS.COM

TIMOTHY L. HAGGARD
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
07/06/17
TENNESSEE NO. 1604

SPLENDOR RIDGE

ALVA JEFFERSON BETHURUM PROPERTY
MAP 63N GROUP B PARCEL 57
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

CIA PROJECT No. 2016-23 | DRAWN BY: TLH | CHECKED BY: TS

REVISIONS
◇ PRE-BID SET ISSUE DATE △ POST BID SET ISSUE DATE

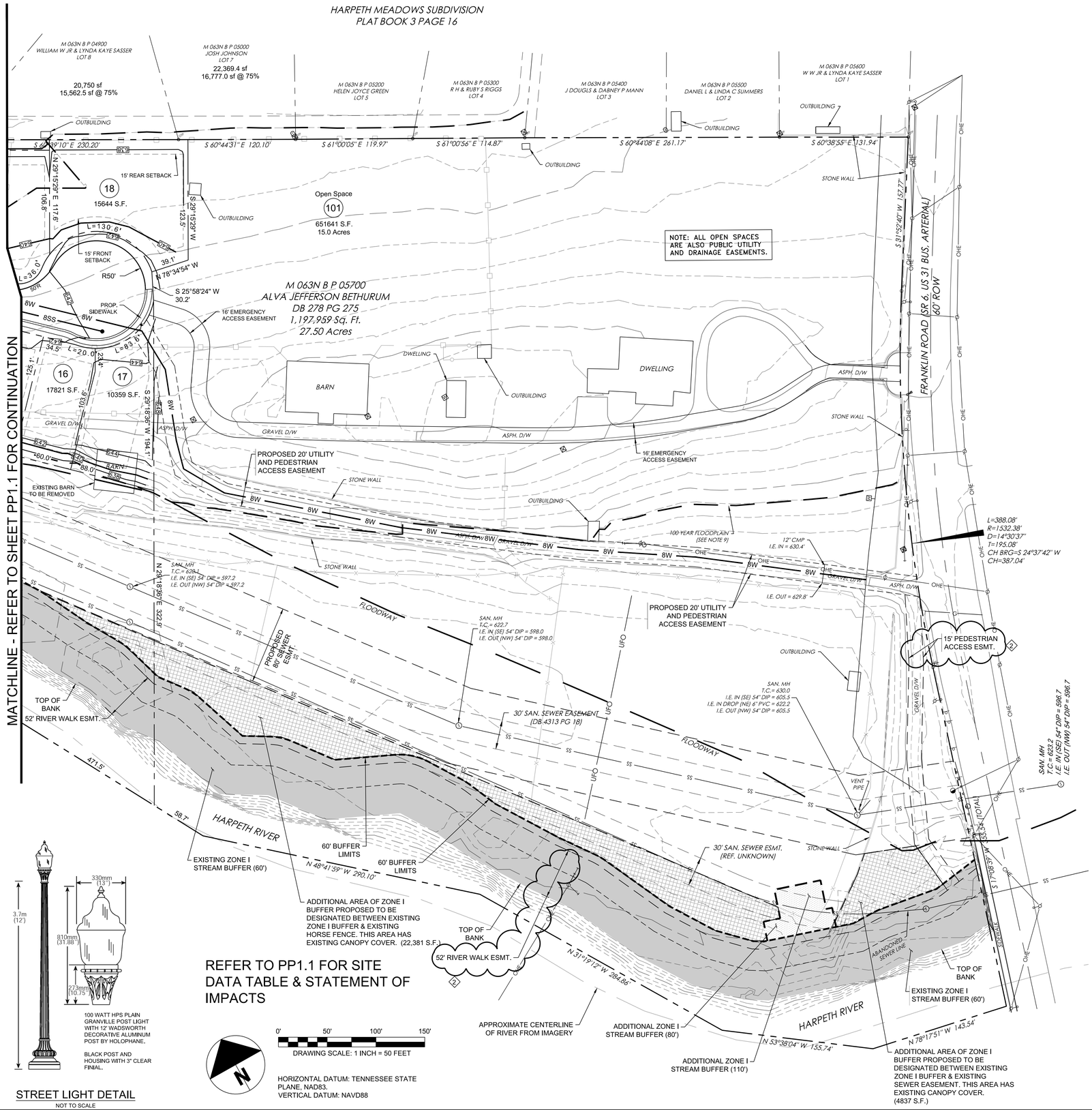
DATE		DESCRIPTION
06.01.17	1	REVIEW COMMENTS
07.06.17	2	REVIEW COMMENTS

ORIGINAL ISSUE DATE: APRIL 10, 2017

PRELIMINARY PLAT

PP1.1

SHEET NO. 1 OF 2



100 WATT HPS PLAIN GRANVILLE POST LIGHT WITH 12' WADSWORTH DECORATIVE ALUMINUM POST BY HOLOPHANE.

BLACK POST AND HOUSING WITH 3" CLEAR FINIAL.

STREET LIGHT DETAIL

NOT TO SCALE

DRAWING LEGEND

These standard point and line symbols will be found in the drawing

OPEN TOP PIPE CORNER FOUND	ELECTRIC HORSE FENCE
IRON PIN CORNER FOUND	WOOD FENCE
IRON PIN SET 1/2" REBAR CAPPED	CHAIN LINK FENCE
SURVEY CONTROL POINT	GUARDRAIL
ROADWAY SIGN	NATURAL GAS LINE
GUY POLE	CONTOUR LINE - 10' INDEX
SANITARY SEWER MANHOLE	CONTOUR LINE - 2' INTERMEDIATE
ELECTRIC UTILITY POLE	PARCEL LINE
ELECTRIC PANEL/BOX	SANITARY SEWER (SIZE UNKNOWN)
UTILITY/LIGHT POLE	SANITARY SEWER (SIZE VARIES)
TELEPHONE PULL BOX / EQUIPMENT	OVERHEAD ELECTRIC LINE(S)
TELEPHONE MANHOLE	OVERHEAD ELEC. & TELE. LINE(S)
TELEPHONE PEDESTAL	OVERHEAD TRAFFIC SIGNAL LINE(S)
GUY WIRE ANCHOR	UNDERGROUND FIBER OPTIC LINE(S)
WATER VALVE	WATER LINE (SIZE VARIES)
WATER METER	
MAILBOX	
TREE	

SINGLE FAMILY LOT PLANTING REQUIREMENTS:
The following aggregate caliper inches of canopy trees are required for each detached residential lot. A total of 42 trees are required for this development.

LOT SIZE	ACI CANOPY TREES REQUIRED:
5,001 - 10,000 SF	TWO, THREE-INCH (3") CALIPER TREES
10,001 - 12,500 SF	THREE, THREE-INCH (3") CALIPER TREES
12,501 - 20,000 SF	FOUR, THREE-INCH (3") CALIPER TREES

DETACHED RESIDENTIAL LOT TREE CHART:
The following 3 inch caliper canopy trees are required for each lot:

LOT #	LOT SIZE	ACI	# 3" CALIPER TREES
1	8,715 SF	6	2
2	7,636 SF	6	2
3	7,499 SF	6	2
4	7,500 SF	6	2
5	7,500 SF	6	2
6	7,500 SF	6	2
7	7,500 SF	6	2
8	9,929 SF	6	2
9	7,500 SF	6	2
10	7,500 SF	6	2
11	7,500 SF	6	2
12	9,273 SF	6	2
13	7,505 SF	6	2
14	7,510 SF	6	2
15	7,515 SF	6	2
16	7,462 SF	6	2
17	9,842 SF	6	2
18	15,644 SF	12	4
19	15, 782 SF	12	4

NOTES:

1. The owner of the subject property is Alva Jefferson Bethurum as recorded in Deed Book 278 page 275 in the Register's Office of Williamson County, Tennessee.

2. This property is located in the 9th Civil District of Williamson County, Tennessee and is shown as Parcel 57 on Tax Map 63 N, Group B.

3. Topographic information was derived from a field run radial survey using a 3" Robotic Total Station and/or dual frequency real-time kinematic (RTK) global positioning system (GPS) base & rover for vertical and horizontal positioning.

4. Coordinate values are Tennessee State Plane, NAD 83, US Survey Feet and are tied to the Tennessee Geodetic Reference Network.

5. Elevations shown hereon are based on NAVD 88 vertical datum and were adjusted to First Order Class II NGS Survey Control.

6. All subsurface improvements within the limits of the survey are not necessarily shown hereon. Improvements may exists which are not visible for location.

7. Location of underground utilities as shown hereon are based on field locations of above-ground features as shown, observed evidence or markings, record plans, and/or maps provided by utility owners. This information should not be relied upon as being exact or complete. Additional buried utilities and/or structures may exist.

8. Portions of this property are located in Special Flood Hazard Zone AE which is subject to inundation by the 1% annual chance flood (100-year flood) as shown on FEMA Flood Insurance Rate Map (FIRM) Number 47187C0211G revised December 22, 2016.

9. The floodway limits shown hereon were traced from the FEMA FIRM referenced in Note 8 above. The 100-year floodplain line as shown hereon is based on elevations shown on the FEMA FIRM as plotted by interpolation on the topographic surface derived from this survey.

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

11. There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer or his designee.

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

13. All new residential dwellings shall be provided with a residential fire sprinkler system installed in accordance with NFPA 13/13/D.

14. With the residential fire sprinkler system requirement in Note #13 above, a 1-inch domestic water service is required for each residential lot in order to provide adequate flow and pressure.

15. The existing 8" clay sanitary sewer line along the western property line shall be replaced from the proposed point of connection southward to the next downstream manhole at which point a short 10" DIP connects the collection line to the existing 54" main line. All work shall comply with current Franklin Water Management specifications and details.

16. A 12-foot wide multi-use path shall be field located within the all-access easement to minimize disturbance to native vegetation and topography. No clearing of existing Native Vegetation in the Riparian Zones shall be allowed, except as permitted through the variance process during trail construction. Efforts shall be made to locate the path within the easement closer to the Harpeth River, creating a buffer from existing horse pasture. As needed, the City shall request relief from City and State stream buffer requirements concurrent with making final determination. In addition, at the time of trail construction, the City will provide a visual screen through the usage of landscape buffers or fencing separating the trail from the horse pasture and providing privacy to the property owners. At the time of trail construction the easement shall be reduced to only that which is needed for installation, fencing, landscaped buffers and maintenance. The excess easement outside the limits of that which is needed for the trail shall be abandoned.

City of Franklin Project No. 6403_____

CIVIL INFRASTRUCTURE ASSOCIATES
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PHONE: 615-663-7678 FAX: 615-410-7629
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TIMOTHY L. HAGGARD
STATE OF TENNESSEE
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COMMISSIONER
07.06.17
TENNESSEE NO. 1604

SPLENDOR RIDGE

ALVA JEFFERSON BETHURUM PROPERTY
MAP 63N GROUP B PARCEL 57
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

CIA PROJECT No: 2016-23 | DRAWN BY: TLH | CHECKED BY: TS

REVISIONS
PRE-BID SET ISSUE DATE | POST BID SET ISSUE DATE

DATE	DESCRIPTION
06.01.17 (1)	REVIEW COMMENTS
07.06.17 (2)	REVIEW COMMENTS

ORIGINAL ISSUE DATE: APRIL 10, 2017

PRELIMINARY PLAT

PP1.2

SHEET NO. 2 OF 2

MAIN ACCESS FOR NEW DEVELOPMENT

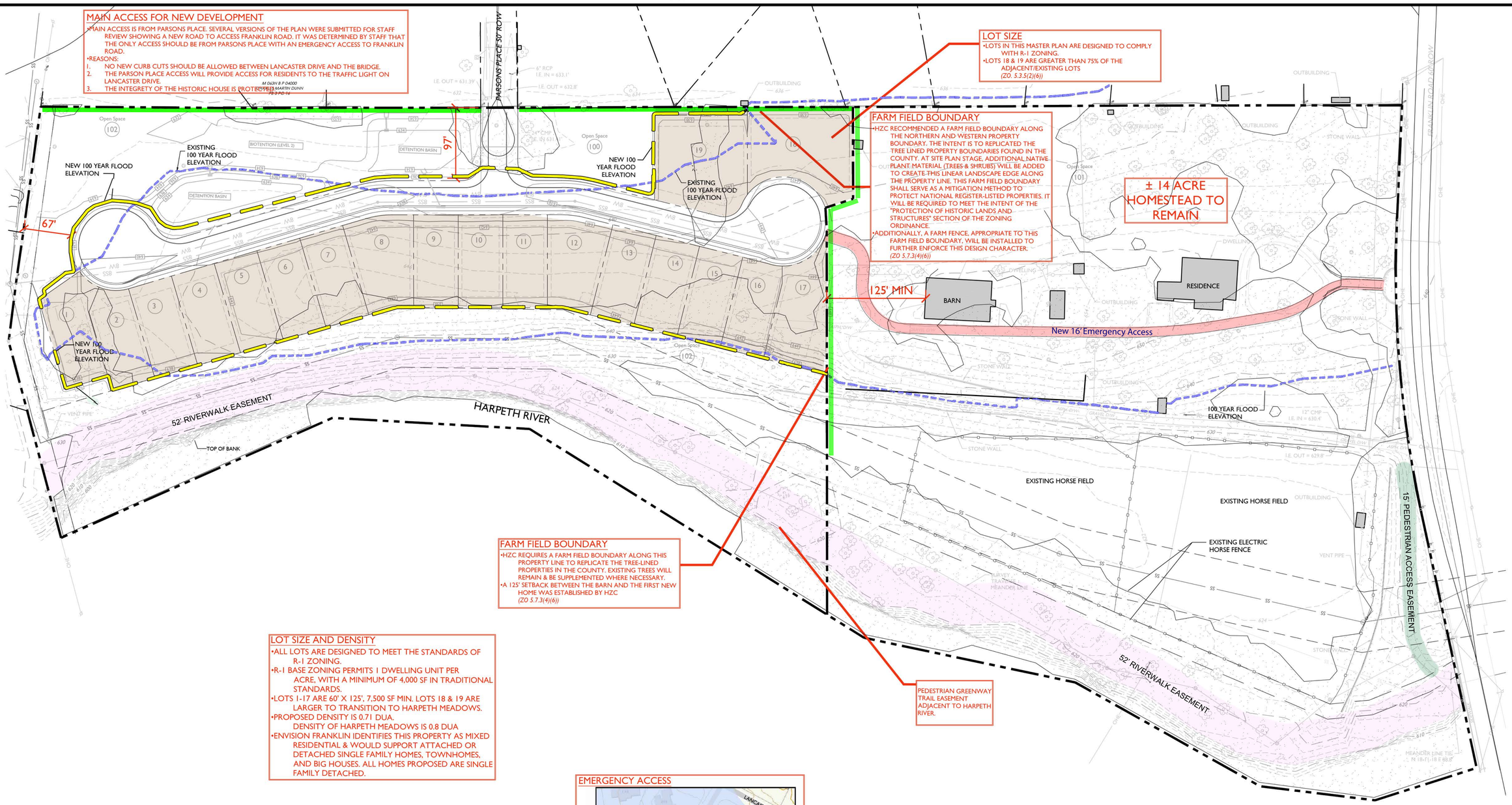
- MAIN ACCESS IS FROM PARSONS PLACE. SEVERAL VERSIONS OF THE PLAN WERE SUBMITTED FOR STAFF REVIEW SHOWING A NEW ROAD TO ACCESS FRANKLIN ROAD. IT WAS DETERMINED BY STAFF THAT THE ONLY ACCESS SHOULD BE FROM PARSONS PLACE WITH AN EMERGENCY ACCESS TO FRANKLIN ROAD.
- REASONS:
  1. NO NEW CURB CUTS SHOULD BE ALLOWED BETWEEN LANCASTER DRIVE AND THE BRIDGE.
  2. THE PARSON PLACE ACCESS WILL PROVIDE ACCESS FOR RESIDENTS TO THE TRAFFIC LIGHT ON LANCASTER DRIVE.
  3. THE INTEGRETY OF THE HISTORIC HOUSE IS PROTECTED

LOT SIZE

- LOTS IN THIS MASTER PLAN ARE DESIGNED TO COMPLY WITH R-1 ZONING.
- LOTS 18 & 19 ARE GREATER THAN 75% OF THE ADJACENT/EXISTING LOTS *(ZO. 5.3.5(2)(6))*

FARM FIELD BOUNDARY

- HZC RECOMMENDED A FARM FIELD BOUNDARY ALONG THE NORTHERN AND WESTERN PROPERTY BOUNDARY. THE INTENT IS TO REPLICATED THE TREE LINED PROPERTY BOUNDARIES FOUND IN THE COUNTY. AT SITE PLAN STAGE, ADDITIONAL NATIVE PLANT MATERIAL (TREES & SHRUBS) WILL BE ADDED TO CREATE THIS LINEAR LANDSCAPE EDGE ALONG THE PROPERTY LINE. THIS FARM FIELD BOUNDARY SHALL SERVE AS A MITIGATION METHOD TO PROTECT NATIONAL REGISTER-LISTED PROPERTIES. IT WILL BE REQUIRED TO MEET THE INTENT OF THE "PROTECTION OF HISTORIC LANDS AND STRUCTURES" SECTION OF THE ZONING ORDINANCE.
- ADDITIONALLY, A FARM FENCE, APPROPRIATE TO THIS FARM FIELD BOUNDARY, WILL BE INSTALLED TO FURTHER ENFORCE THIS DESIGN CHARACTER. *(ZO 5.7.3(4)(6))*



FARM FIELD BOUNDARY

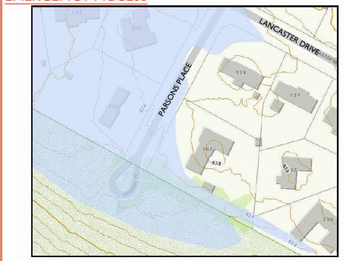
- HZC REQUIRES A FARM FIELD BOUNDARY ALONG THIS PROPERTY LINE TO REPLICATE THE TREE-LINED PROPERTIES IN THE COUNTY. EXISTING TREES WILL REMAIN & BE SUPPLEMENTED WHERE NECESSARY.
- A 125' SETBACK BETWEEN THE BARN AND THE FIRST NEW HOME WAS ESTABLISHED BY HZC *(ZO 5.7.3(4)(6))*

PEDESTRIAN GREENWAY TRAIL EASEMENT ADJACENT TO HARPETH RIVER.

LOT SIZE AND DENSITY

- ALL LOTS ARE DESIGNED TO MEET THE STANDARDS OF R-1 ZONING.
- R-1 BASE ZONING PERMITS 1 DWELLING UNIT PER ACRE, WITH A MINIMUM OF 4,000 SF IN TRADITIONAL STANDARDS.
- LOTS 1-17 ARE 60' X 125', 7,500 SF MIN. LOTS 18 & 19 ARE LARGER TO TRANSITION TO HARPETH MEADOWS.
- PROPOSED DENSITY IS 0.71 DUA. DENSITY OF HARPETH MEADOWS IS 0.8 DUA
- ENVISION FRANKLIN IDENTIFIES THIS PROPERTY AS MIXED RESIDENTIAL & WOULD SUPPORT ATTACHED OR DETACHED SINGLE FAMILY HOMES, TOWNHOMES, AND BIG HOUSES. ALL HOMES PROPOSED ARE SINGLE FAMILY DETACHED.

EMERGENCY ACCESS



DUE TO PARSONS PLACE BEING CONSTRUCTED BELOW THE 100 YEAR FLOOD PLAIN, THE OWNER WILL PROVIDE A GATED EMERGENCY ACCESS ALONG THE EXISTING DRIVEWAY TO FRANKLIN ROAD. PARSONS PLACE IS APPROXIMATELY 2 TO 3 FEET BELOW THE 100 YEAR FLOOD PLAIN. THIS NEW EMERGENCY ACCESS WILL BE A PUBLIC ACCESS AND WILL SERVE ALL RESIDENTS IN HARPETH MEADOWS SUBDIVISION.

NEW 16' EMERGENCY ACCESS

52' RIVERWALK EASEMENT

15' PEDESTRIAN ACCESS EASEMENT

PARCEL LINES AND TOPOGRAPHIC INFORMATION OUTSIDE OF SITE BOUNDARIES SHOWN HERE ARE FROM THE C.O.F. - G.I.S. DEPARTMENT

NOTE:
PORTIONS OF THE SITE ARE LOCATED IN FFO
ENTIRE SITE LOCATED IN HPO

0 60 120 180

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THIS EXHIBIT HAS BEEN INCLUDED TO HIGHLIGHT DESIGN INTENT FOR KEY ELEMENTS OF THE MASTER PLAN AND DOCUMENT REQUESTS OF THE HZC. PLEASE SEE PRELIMINARY PLAT (SHEET C2.0) FOR ALL PRELIMINARY PLAT DATA.

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SPLENDOR RIDGE PRELIMINARY PLAT

151 FRANKLIN ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT

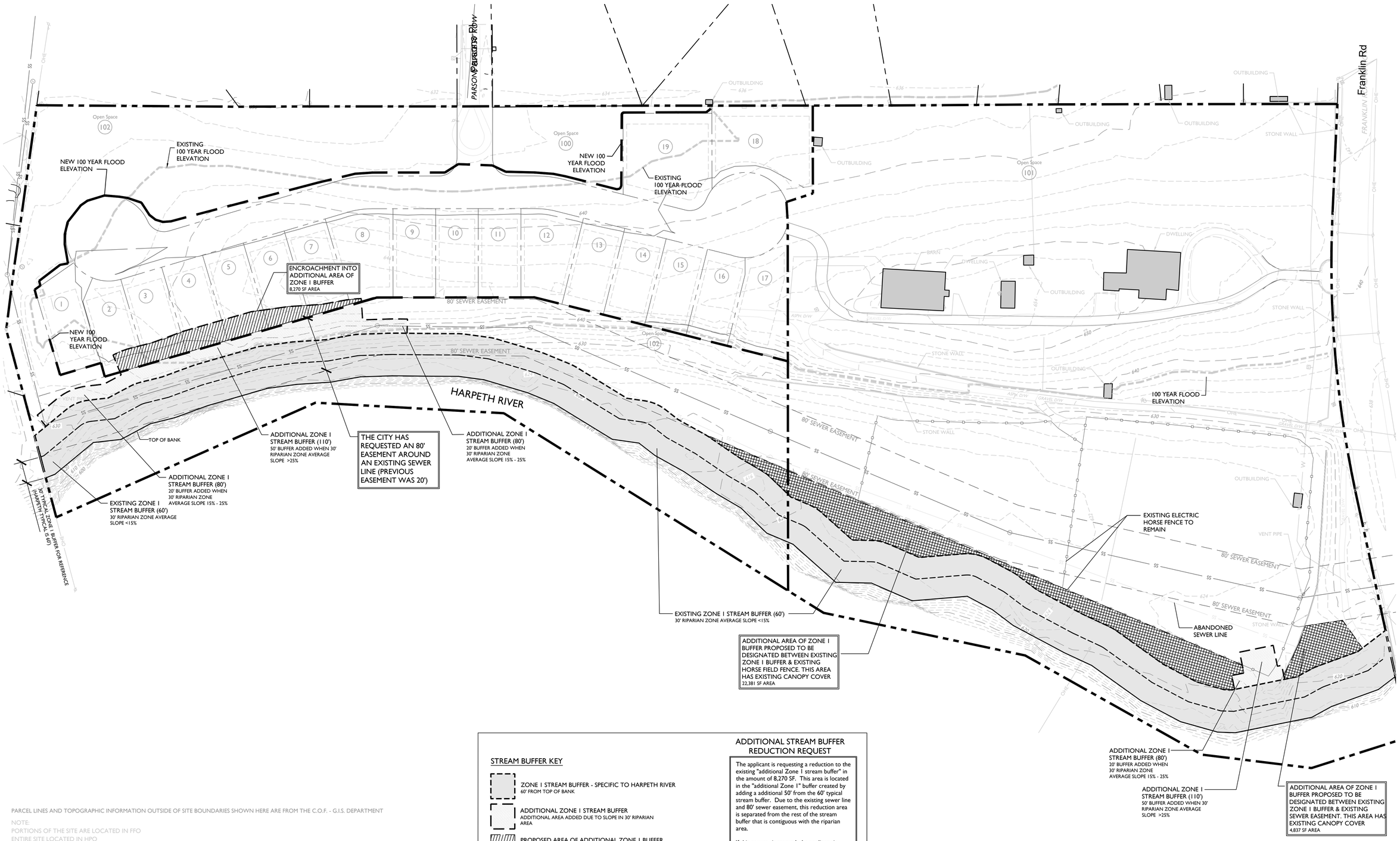
ISSUED: June 1, 2017

Revision	Date
1	7.06.2017
2	
3	
4	

DESIGN INFORMATION EXHIBIT

C2.1

COF # 6403



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STREAM BUFFER KEY

- ZONE 1 STREAM BUFFER - SPECIFIC TO HARPETH RIVER
  60' FROM TOP OF BANK
- ADDITIONAL ZONE 1 STREAM BUFFER
  ADDITIONAL AREA ADDED DUE TO SLOPE IN 30' RIPARIAN AREA
- PROPOSED AREA OF ADDITIONAL ZONE 1 BUFFER REDUCTION
  8,270 SF OF DISTURBANCE
- PROPOSED AREA OF ADDITIONAL ZONE 1 BUFFER REPLACEMENT
  27,218 SF

ADDITIONAL STREAM BUFFER REDUCTION REQUEST

The applicant is requesting a reduction to the existing "additional Zone 1 stream buffer" in the amount of 8,270 SF. This area is located in the "additional Zone 1" buffer created by adding a additional 50' from the 60' typical stream buffer. Due to the existing sewer line and 80' sewer easement, this reduction area is separated from the rest of the stream buffer that is contiguous with the riparian area.

If this request is granted, the applicant is proposing to add a total of 27,218 SF to the "additional Zone 1 stream buffer" area contiguous with the riparian area and currently vegetated with mature canopy.

The applicant proposes Buffer Enhancement per FMC 23-107 in the stream buffer area. A full plan for this shall be submitted with the site plan for this project, but will include the removal of invasive species to the re-establishment of native species, where appropriate.

THIS EXHIBIT HAS BEEN SUBMITTED TO THE COF STORMWATER COORDINATOR FOR APPROVAL & WILL TRACK WITH THE PRELIMINARY PLAT AND FUTURE SITE PLAN

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SPLENDOR RIDGE PRELIMINARY PLAT

151 FRANKLIN ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUED: June 1, 2017

Revision	Date
1	07.06.2017

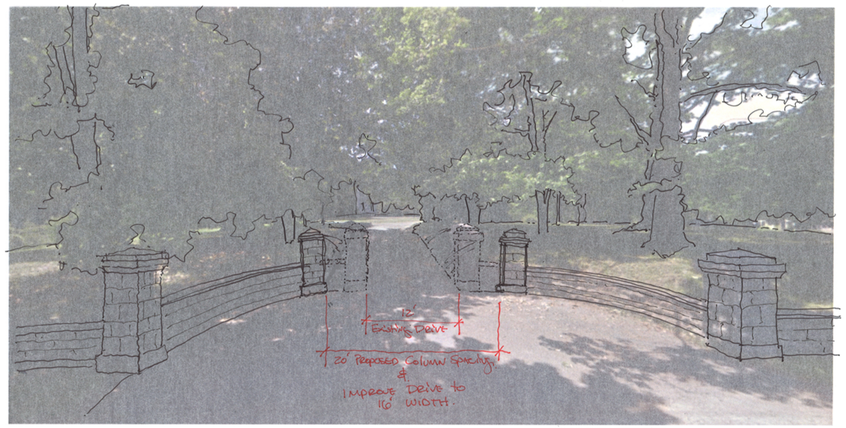
STREAM BUFFER EXHIBIT

C2.2

COF # 6403

EXISTING ENTRY WALL

PROPOSED NEW LOCATION OF COLUMNS



The HZC has approved the proposed alterations to the wall with the following:

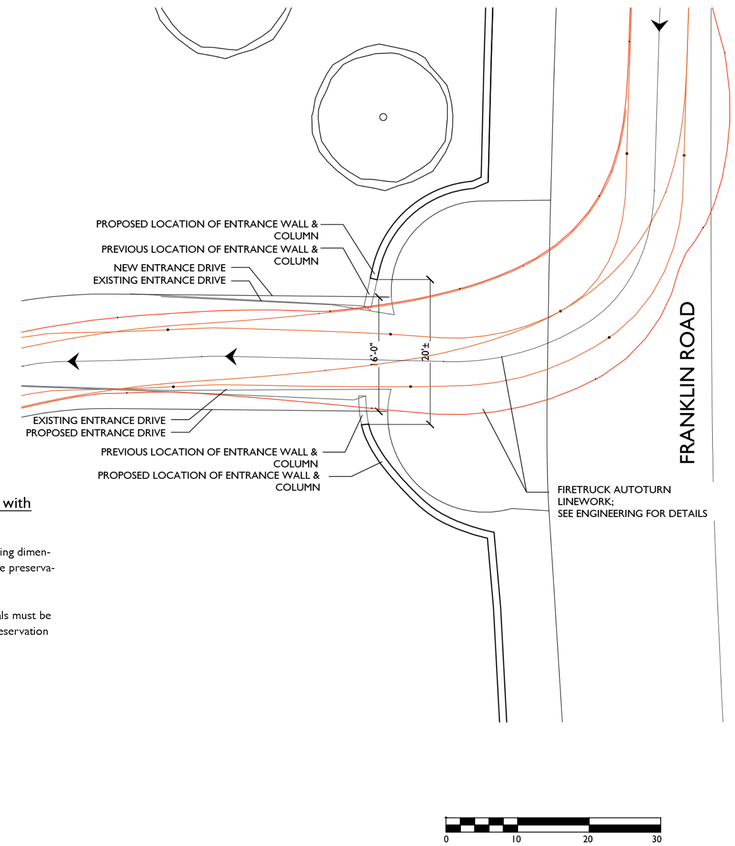
1. As a condition of approval for the proposed wall alterations, the exact opening dimensions must be based on the Fire Marshall's recommendation and returned to the preservation planner for review and approval prior to work commencing.

2. As a condition of approval for the proposed wall alterations, like/kind materials must be used in all aspects of the construction, with materials to be submitted to the preservation planner for review and approval prior to work commencing.

Justification

The applicant would like to use the existing asphalt driveway as the emergency access in order to limit further disturbance and development of this historic property. The current location of the entrance columns will not allow fire truck access, so the applicant requests to relocate these columns.
This relocation will be a minor change.

Entry Study for Fire Truck Access
151 Franklin Road
Franklin, Tennessee



THIS EXHIBIT HAS BEEN SUBMITTED TO THE COF STORMWATER COORDINATOR FOR APPROVAL & WILL TRACK WITH THE PRELIMINARY PLAT AND FUTURE SITE PLAN

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

SPLENDOR RIDGE PRELIMINARY PLAT
151 FRANKLIN ROAD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUED: JUNE 1 , 2017

Revision	Date
1	JULY 6, 2017

ENTRANCE EXHIBIT

C2.3

COF #:6403

COF no: 6403

CONDITIONS OF APPROVAL:

Open Issues: 7 These issues are currently being filtered

Engineering - PUD Plan Checklist

General Issues

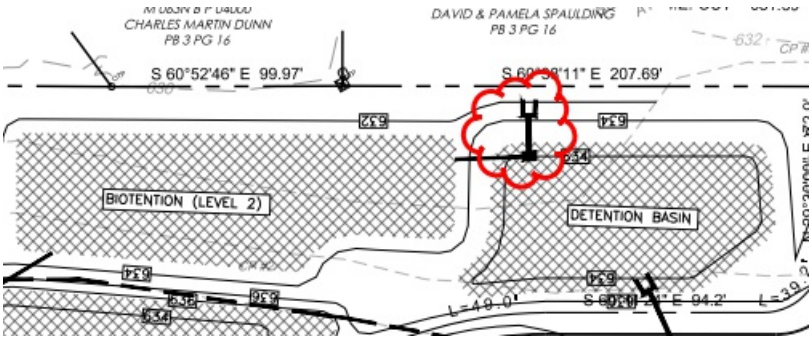
1. F. Development Plan

kevin.long@franklintn.gov **<u>This comment to remain open as a reminder to staff, but does not hinder the approval of this preliminary plat.</u>** The comment "Applicant shall provide a street section that complies with City of Franklin standards. Per Paul Holzen, the street should include rollover curb on both sides of the street, and there should be a grass strip separating the sidewalk from the back of curb. If no grass strip strip is used the sidewalk should be widened to 8' to give pedestrians additional distance from the vehicular travel path." shall remain open as a reminder to staff to be further addressed and evaluated at the site plan stage.

2. G. Grading Plan

joe.marlo@franklintn.gov *The comment belowshall remain open as a reminder to Staff at the Site Plan stage,* ***but does not hinder approval of the Preliminary Plat.***

The applicant shall show that discharge from the location clouded below will not adversely affect the adjacent properties to the north. Show existing grades and drainage easements on the receiving properties and verify the capacity of the next two downstream storm structures. Additional off-site grading may be required to create a conveyance with sufficient capacity to carry the concentrated runoff from the subject property without adversely affecting the adjacent properties. Any level spreaders to be constructed shall be in accordance with the design criteria in section GIP-07 of the BMP Manual.



3. B. General Information

lance.fittro@franklintn.gov At Site Plan submittal, the applicant shall provide a **cash contribution** request for sidewalk along Franklin Road at the east frontage of the site. The estimate for the **cash contribution** is 735'L x 5'W x $19 per sq. ft. = $69,825, to be designated for the Franklin Road Streetscape project. This condition will remain open to the applicant and staff as a reminder at the site plan stage**, but does not hinder preliminary plat approval.**

Parks

General Issues

4. fees in lieu

josh.king@franklintn.gov	Applicant shall provide fees in lieu of parkland dedication calculations at one stop and/or calculations on the cost of the trail easements provided for this site. In the event that the trails are not approved with this preliminary plat, parkland fees in lieu of shall apply to this site. [Edited By Joshua King]

Planning

Easement Exhibit.pdf

5. Pedestrian Access Easement

josh.king@franklintn.gov	Applicant shall remove pedestrian access easement from 8" waterline connecting the Roundabout to Franklin Road. 20' Utility easement to stay.

Zoning

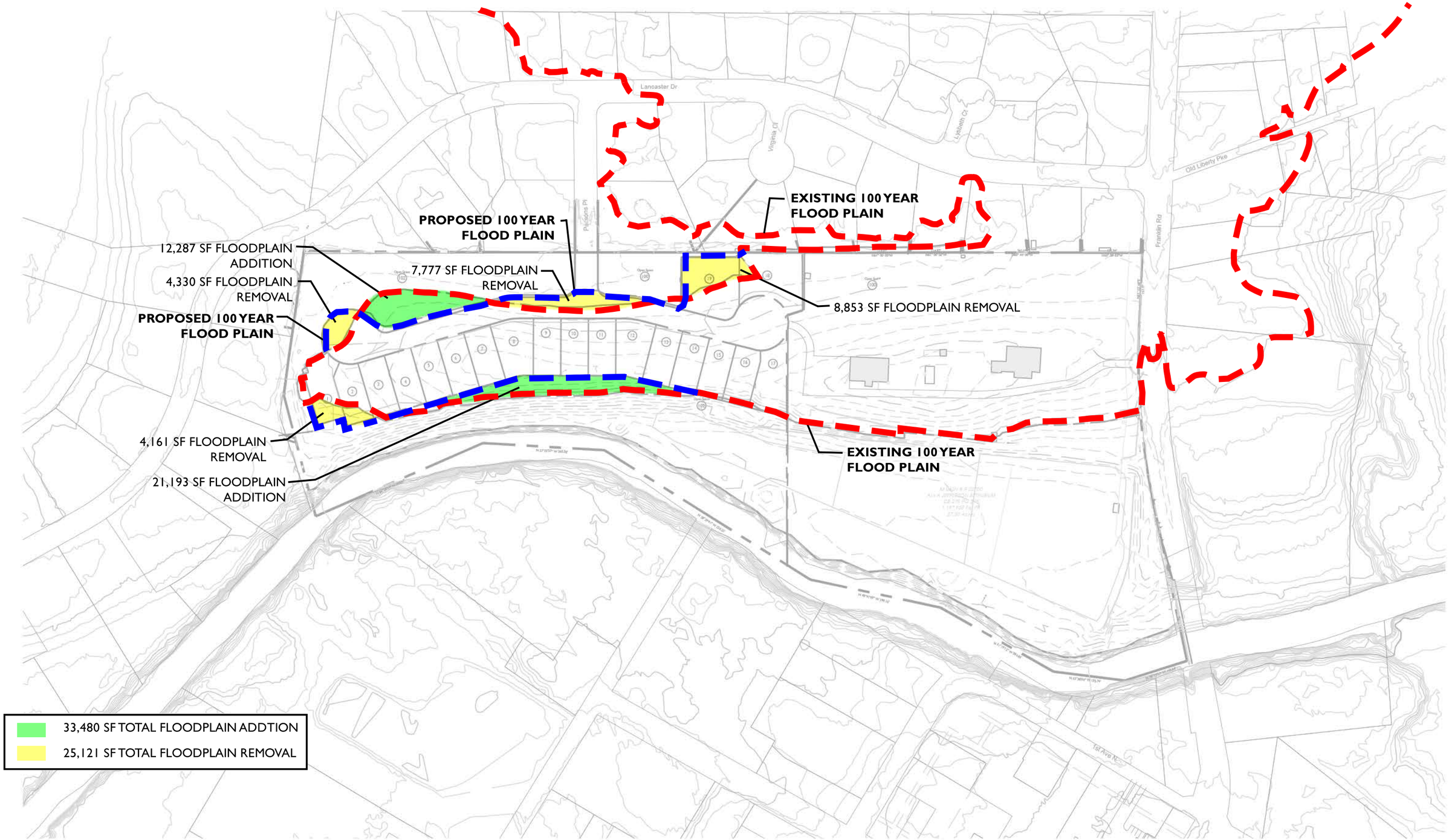
General Issues

6. FFO

shanna.mccoy@franklintn.gov	The applicant shall obtain a floodplain development permit prior to any disturbance of the FFO. Comment to remain open as general note. [Edited By Lance Fittro]

7. FFO/FEMA

shanna.mccoy@franklintn.gov	The applicant shall obtain a letter of map amendment from FEMA for any flood plain alteration. Comment to remain open as a general note [Edited By Lance Fittro]



NOT TO SCALE

SPLENDOR RIDGE PRELIMINARY PLAT

151 FRANKLIN ROAD
FRANKLIN, TN
PROPOSED FLOODPLAIN ALTERATION EXHIBIT

gamble design collaborative

JULY 6, 2017

FRANKLIN HISTORIC ZONING COMMISSION
MINUTES
March 13, 2017

The Franklin Historic Zoning Commission held its regular scheduled meeting on Monday, March 13, 2017, at 5:00 pm in the City Hall Boardroom at 109 Third Avenue South.

Members Present: Susan Besser
Ken Scalf
Mel Thompson
Lisa Marquardt
Jim Roberts
Jeff Carson (arrived at 5:06)
Mary Pearce

Staff Present: Amanda Rose, Planning & Sustainability Department
Joey Bryan, Planning & Sustainability Department
Emily Hunter, Planning & Sustainability Department
Bethany Heuer, Law Department

Item 1:
Call to Order
Chairwoman Besser called to order the February 13, 2017, Historic Zoning Commission meeting at 5:00 p.m.

Item 2:
Minutes: February 13, 2017

Mr. Scalf moved to approve the minutes of February 2017 as submitted. Mr. Thompson seconded the motion and the motion passed 6-0.

Item 3:
Staff Announcements.

Ms. Rose stated the next DRC meeting is scheduled for March 20th and there are about five items submitted so far.

Item 4:
Consideration of Requests to place non-agenda emergency items on the agenda.

No non-agenda items.

Item 5:
Citizens 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 Historic Zoning 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 Historic Zoning Commission consideration at a later date.

There were no Citizen Comments.

Item 6:
Consideration of Fencing at 1308 Adams St.; Kristen & Jason Daniels, Applicants.

Ms. Rose stated the applicants are requesting a Certificate of Appropriateness (COA) for the removal of existing rear yard privacy fencing and the placement of new 4-foot tall front and rear yard aluminum picket-style fencing at 1308 Adams St. Ms. Rose stated the applicants appeared before the Historic Zoning Commission at its February 13, 2017 meeting and the commission deferred review of the item to allow for more discussion. Ms. Rose stated the applicants then appeared before the Design Review Committee (DRC) at its February 20, 2017 meeting. Ms. Rose stated it is recommended that the Historic Zoning Commission deny the proposed primary yard fencing with the following:

1. The material/placement of the proposed primary yard fencing (aluminum) is not consistent with the *Guidelines.* The *Guidelines* recommend against the placement of metal fences besides those made of cast iron in primary yards (p.58, #7).
2. If issued a COA, the application must meet all the requirements of the Building & Neighborhood Services Department. Any changes to the approved plans must be returned to the Historic Zoning Commission for review and approval.

Ms. Rose stated it is recommended that the Historic Zoning Commission approve with conditions the proposed rear yard fencing with the following:

1. The material/placement of the proposed fencing appears to be mostly consistent with the *Guidelines*.
    - As a condition of approval, the rear yard fencing must be recessed at least 20 feet from the plane of the residence's primary façade (not porch) before aluminum fencing at a 4' height may be utilized. Confirmation of the recessed distance must be submitted to the Preservation Planner for approval prior to installation.
2. The application must meet all the requirements of the Building & Neighborhood Services Department. Any changes to the approved plans must be returned to the Preservation Planner and/or the Historic Zoning Commission for review and approval.

Mr. Daniels stated he felt Ms. Rose covered everything well, but he would like to request the rear yard fencing on the right elevation remain consistent with the established height difference on the neighboring fence. Mr. Daniels requested that the increase to the 4 feet in height be within 15 feet of the front plane of the house rather than 20 feet for consistency with the existing fence.

Chairwoman Besser requested to know if any Citizens requested to speak on this item and no one requested to speak.

Mr. Thompson moved that the Franklin Historic Zoning Commission deny issuance of a Certificate of Appropriateness for Project PL #6353 for the primary yard fencing with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated March 13, 2017. Ms. Marquardt seconded the motion.

Mr. Thompson questioned the design and wanted clarification.

Mr. Daniels explained by using a sample.

Chairwoman Besser stated she would not be able to support this motion because this fence is not of the time-period for this house and feels it should be a wood picket fence.

Mr. Roberts made an amendment to the motion that a flat finish paint be used for the fence. Ms. Pearce seconded the motion.

Mr. Thompson and Ms. Marquardt stated they are both conflicted about not following the guidelines on this.

Mr. Thompson stated he only made the motion to start deliberation for this item, which is protocol.

Discussion ensued.

The amendment to the main motion passed 7-0.

With the main motion, having been made and amended the motion passed 6-1, with Chairwoman Besser voting no.

Mr. Roberts moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6353 for the rear yard fencing with matte finish and setback of 16-ft. of front plain of the right side of the house and with other staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated March 13, 2017. Ms. Pearce seconded the motion.

Ms. Rose noted the condition is that the fence be recessed back 20-ft before it goes up to 4-ft. is not in keeping with the applicant's request of 15-ft. back instead of 20-ft. back.

Mr. Thompson moved to amend the motion to strike the 16-ft setback and have staff approve the exact distance. Ms. Pearce seconded the motion and the motion passed 7-0.

With the main motion, having been made and amended the motion passed 7-0.

Item 7:
Consideration of Signage & Alterations (Utilities) at Parcel 078C-D00201 (parking lot behind 118 3rd Ave. N. & 126 3rd Ave. N.); Keith Moorman, Applicant.

Mr. Bryan stated the applicant is requesting a Certificate of Appropriateness (COA) for the placement of signage in the parking lot accessible from 3rd Avenue North, parcel 078C-D00201 and that the subject parcel is located behind 118 & 126 3rd Avenue North. Mr. Bryan stated the requested sign is a "balloon" or "lollipop-style" with the sign faces bolted to a steel sign post. Mr. Bryan stated the sign faces are proposed to be made of "signabond," an aluminum composite material. Additionally, the applicant is requesting the installation of a paystation kiosk with a solar panel component. Mr. Bryan stated the applicant appeared before the Design Review Committee (DRC) to discuss the proposal at its February 20, 2017 meeting. Mr. Bryan stated it is recommended that the Historic Zoning Commission approve with conditions the proposed signage and alterations with the following:

1. The applicant must resize the larger sign to conform to the maximum of 4.5 square feet per side per Section 5.12.11(6)(c) of the Zoning Ordinance.
2. Any future requests for "balloon" or "lollipop" signage are not eligible for administrative review and require consideration and approval by the Historic Zoning Commission.
3. The placement of the proposed utilities is consistent with the *Guidelines*. The placement of the paystation kiosk at a location on the site that is not visible from the street is appropriate.
4. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a sign permit. Any changes to approved plans must be returned to the Historic Zoning Commission for review and approval.

Mr. Moorman stated Mr. Bryan explained everything beautifully.

Chairwoman Besser requested to know if any Citizens requested to speak on this item and no one requested to speak.

Ms. Marquardt moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6370 for the signage and utility alterations with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated March 13, 2017. Mr. Roberts seconded the motion.

Mr. Roberts stated he was not clear of where it would be placed.

Mr. Moorman explained the back of the pay station would be facing 3rd Avenue, but not sure whether it will be on left or right yet.

Ms. Pearce requested to know the color of the machine.

Mr. Moorman stated gray.

With the main motion, having been made and seconded the motion passed 7-0.

Item 8:
Consideration of Demolition (Accessory) & Alterations (Utilities Screening) at 132 3rd Ave. S.; Remick Moore & Rachel Allen, Applicants.

Mr. Bryan stated the applicant is requesting a Certificate of Appropriateness (COA) for the demolition of a storage shed located at 132 3rd Ave S. Mr. Bryan stated the subject structure is a wooden frame building with sheet metal roofing and the applicant is also requesting to place a walk-in cooler behind the existing building and install 8' wooden plank fencing to screen the cooler from public view. Mr. Bryan stated the applicant appeared before the Design Review Committee to discuss the proposal at its February 20, 2017 meeting. Mr. Bryan stated it is recommended that the Historic Zoning Commission approve with conditions the proposed demolition and alterations with the following:

1. The request for removal of the existing shed is consistent with the *Guidelines*. The structure does not appear on the Sanborn Fire Insurance Maps nor does the footprint appear on any City GIS aerial maps. Its removal would not adversely impact the historic or architectural value of the Downtown Franklin Historic District.
2. The placement of the proposed utilities and the design and placement of the proposed screening meets the intent of the *Guidelines*. The placement of the walk-in cooler is at the rear of the building, and the proposed screening/fencing (8' treated wood vertical plank fencing) is appropriate.
3. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit. Any changes to approved plans must be returned to the Historic Zoning Commission for review and approval.

Chairwoman Besser requested to know if any Citizens requested to speak on this item and no one requested to speak.

Ms. Allen stated she did not have any comments at this time and thanked everyone for their time.

Ms. Pearce moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6371 for the demolition of the accessory structure and utility alterations with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated March 13, 2017. Mr. Thompson seconed the motion and the motion passed 7-0.

Item 9:
Consideration of Alterations & Porch Addition (Accessory) at 121 Lewisburg Ave.; Kevin Coffey, Terri Newport, Applicant.

Ms. Rose stated the applicants are requesting a Certificate of Appropriateness (COA) for a series of alterations to the ca. 1980s accessory structure at 121 Lewisburg Ave., as follows:

- The construction of a 316-sq. ft. addition to the existing accessory structure at-grade porch;
- The construction of a small entry addition (under the roof covering of the proposed porch addition) to house a new access door and stair to the upper level;
- The replacement of all window openings on the accessory structure, including the alteration of an existing double-window set into a triple-window set at the rear lower elevation and the alteration of all upper-level gable window openings, to be elongated;
- The replacement of the existing synthetic siding with cementitious lap siding of a 4' reveal;
- The replacement of the garage doors with carriage style doors; and
- The replacement of a side door with a new half-glass unit as well as the replacement of a French door unit with a sliding door unit.

Ms. Rose stated the applicants appeared before the Design Review Committee at its February 20, 2017 meeting to discuss the proposal. Ms. Rose stated it is recommended that the Historic Zoning Commission approve with conditions the proposed accessory structure alterations and porch addition with the following:

1. The proposed alterations are mostly consistent with the *Guidelines*.
    a. As a condition of approval for consistency with the *Guidelines*, the replacement windows must have historic profile and dimension similar to the original windows found on the principal structure and consist of either wood or a composite material with the appearance of wood. The window specifications must be approved by the Preservation Planner or the Historic Zoning Commission prior to issuance of a building permit.
    b. As a condition of approval for consistency with the *Guidelines*, the new porch columns must consist of wood or another prevalent porch material within the Lewisburg Avenue Historic District. The porch column material must be approved by the Preservation Planner or the Historic Zoning Commission prior to issuance of a building permit.
    c. As a condition of approval for consistency with the *Guidelines*, the new garage door design must have a historic appearance. The garage door specifications must be approved by the Preservation Planner or the Historic Zoning Commission prior to issuance of a building permit.
2. The application must meet all the requirements of the Building & Neighborhood Services Department. Any changes to the approved plans must be returned to the Preservation Planner and/or the Historic Zoning Commission for review and approval.

Mr. Coffey stated they were fine with all the conditions and explained that if the Commission feels like the columns on the back should be wood and not PermaCast they would be fine with that. Mr. Coffey stated the PermaCast is just lower maintenance material.

Chairwoman Besser requested to know if any Citizens requested to speak on this item and no one requested to speak.

Mr. Scalf moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6372 for the accessory structure alterations and porch addition with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated March 13, 2017**.** Ms. Marquardt seconded the motion.

Ms. Pearce requested to know if the dormer windows were casements.

Mr. Coffey stated they are requesting to replace the existing windows with casements.

Mr. Roberts requested to know if a connector between the two buildings due to the kitchen shown be required by the City.

Ms. Rose stated no, due to the kitchen's construction prior to the BNS Department requiring a connector.

Mr. Thompson moved to amend the motion to allow a smooth-face PermaCast material to be used with staff approval and due to its low visibility from the street. Ms. Pearce seconded the motion. The amendment passed unanimously.

With the main motion, having been made and amended the motion passed 7-0.

Item 10:
Consideration of Addition & Fencing at 1107 W. Main St.; Katy Dodson, Applicant.

Ms. Rose stated the applicants are requesting a Certificate of Appropriateness (COA) for a series of alterations at 1107 W. Main St., as follows:

- The construction of an enclosed addition on the left elevation, with a request to consider this addition as a reconstruction of part of the building's original footprint;
- The construction of an addition at the rear elevation, with a request to consider this addition as a reconstruction of part of the building's original footprint;
- The construction of an 867-sq. ft. rear addition; and
- The construction of a 7-ft. tall privacy fence along the perimeter of the rear yard.

Ms. Rose stated the applicant appeared before the Design Review Committee to discuss the proposal at its February 20, 2017 meeting. Ms. Rose stated it is recommended that the Historic Zoning Commission approve with conditions the proposed left elevation addition (referred to as Addition #1 throughout this report) with the following:

1. Historical documentation substantiates the presence of the proposed footprint in 1913, so the applicant's request for consideration of this addition as a reconstruction is appropriate and consistent with the *Guidelines*.
2. As a condition of approval for consistency with the *Guidelines*, the replacement windows must have historic profile and dimension similar to the original ones found on the principal structure and consist of either wood or a composite material with the appearance of wood. The window specifications must be approved by the Preservation Planner or the Historic Zoning Commission prior to issuance of a building permit.
3. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit. Any additional changes to the approved plans must be returned to the HZC for review and approval.

4. A scaled set of all elevations notating the following must be submitted to the Preservation Planner prior to issuance of a building permit:
    - all approved building materials, including foundation material and lap reveal; and
    - the overall height and dimensions of the addition areas in relation to its existing residence's overall height, eave heights, and dimensions.

Ms. Rose stated it is recommended that the Historic Zoning Commission defer review of the proposed rear elevation additions (referred to as Addition #2 and Addition #3 throughout this report) with the following:

1. The cumulative footprint square footprint of the proposed Addition #2 and Addition #3 equals 1025 sq. ft., which is not consistent with the *Guidelines*. The *Guidelines* recommend that one limit the square footage of additions to no more than half of the square footage of the footprint of the historic building (p. 54, #1-4). Since historical documentation does not appear to substantiate the presence of the proposed Addition #3 footprint, it is not calculated as part of the original structure's footprint (p.54, #3).
2. If reviewed individually, however, the respective proposed footprints of Addition #2 (158 sq. ft., measuring 8.9 percent of the original footprint) and Addition #3 (867 sq. ft., measuring 48.9 percent of the calculated original footprint) appear to meet the recommendations of the *Guidelines*. Because of this, it is recommended that the applicant revise the proposed footprint(s) in order to better meet the recommendation of the *Guidelines* and return to the HZC for consideration of a revised design at a later date.
3. If issued a COA, any proposed metal roofing specifications must be submitted to the Preservation Planner for review and approval for consistency with the *Guidelines* prior to issuance of a building permit.
4. If issued a COA, as a condition of approval for consistency with the *Guidelines*, the replacement windows must have historic profile and dimension similar to the original ones found on the principal structure and consist of either wood or a composite material with the appearance of wood. The window specifications must be approved by the Preservation Planner or the Historic Zoning Commission prior to issuance of a building permit.
5. If issued a COA, the application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit. Any additional changes to the approved plans must be returned to the HZC for review and approval.
6. If issued a COA, a scaled set of all elevations notating the following must be submitted to the Preservation Planner prior to issuance of a building permit:
    - all approved building materials, including foundation material and lap reveal; and
    - the overall height and dimensions of the addition areas in relation to its existing residence's overall height, eave heights, and dimensions.

Ms. Rose stated it is recommended that the Historic Zoning Commission approve with conditions the proposed fencing with the following:

1. The proposed fencing is consistent with the *Guidelines*. Gate specifications must be submitted to the Preservation Planner for review and approval in light of the *Guidelines* prior to installation (p.59, #12).
2. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit. Please note that in accordance with the Zoning Ordinance, the "finished" side of privacy fencing must face outward toward public view. Any additional changes to the approved plans must be returned to the Preservation Planner or the HZC for review and approval.

5. A request to extend the driveway is also included. It is recommended that consideration of any driveway alterations are deferred until the forthcoming new construction proposal for an accessory structure accompanies and informs this request.

6. The applicant is also proposing to "repair original home windows and exterior materials" as well as to replace the existing roofing material. Repair of existing windows and siding materials do not require issuance of a COA if conducted in-kind. Additional information is required to be submitted to the Preservation Planner to determine if the requests require issuance of a COA.

Ms. Dodson stated she did not have anything to add and thanked everyone for the help and welcomed any questions.

Chairwoman Besser requested to know if any Citizens requested to speak on this item and no one requested to speak.

Mr. Thompson moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6373 for the proposed left elevation addition (referred to as Addition #1) with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated March 13, 2017. Mr. Carson seconded the motion and the motion passed 7-0.

Mr. Carson moved that the Franklin Historic Zoning Commission defer issuance of a Certificate of Appropriateness for Project PL #6373 for the proposed rear elevation additions (referred to as Addition #2 and Addition #3) with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated March 13, 2017. Ms. Marquardt seconded the motion. The motion failed 0-7.

Mr. Roberts moved that the Franklin Historic Zoning Commission approve issuance of a Certificate of Appropriateness for Project PL #6373 for the proposed rear elevation additions (referred to as Addition #2 and Addition #3) with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated March 13, 2017. Mr. Thompson seconded the motion.

Ms. Pearce moved to amend the motion to have applicant bring all material and construction details back to staff for approval. Mr. Thompson seconded the motion and the amendment passed 7-0.

With original motion, having been made and amended the motion passed 7-0.

Mr. Scalf moved that the Franklin Historic Zoning Commission approve a Certificate of Appropriateness for Project PL #6373 for the proposed fencing with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated March 13, 2017. Ms. Pearce seconded the motion and the motion passed 7-0.

Item 11:
Consideration of Demolition (Accessory) & Alterations (Wall) at 151 Franklin Rd.; Greg Gamble, Applicant.

Ms. Rose stated the applicant is requesting a Certificate of Appropriateness (COA) for the demolition of two buildings located at the rear of the property located at 151 Franklin Rd. Ms. Rose stated the property contains the National Register-listed Henry H. Mayberry House, commonly known as Riverview. Ms.

Rose stated the applicant hosted a Design Review Committee site visit at the property on February 1, 2017 to discuss the proposed preliminary plat for the property.

Ms. Rose stated it is recommended that the Historic Zoning Commission approve with conditions the proposed demolition of Building #1 with the following:

1. Though its age is unknown, Building #1 does not appear to possess any character-defining architectural methods of construction or detailing, and as such, its removal will not adversely impact the district's historic character. Further, it is not listed as a contributing structure as part of the Mayberry House National Register documentation from 1988.
2. Building #1 must be satisfactorily photographed inside and out for commission records prior to its removal.
3. The application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit.

Ms. Rose stated it is recommended that the Historic Zoning Commission defer review of the proposed demolition of Building #2 with the following:

1. Based on the estimated age of the building as supplied by the applicant, Building #2 may qualify as historic. Without the inclusion of additional information, this determination cannot be made. It is recommended that the applicant provide additional information to substantiate the demolition request and return to the Historic Zoning Commission for consideration at a later date. Additional information may consist of documentation of any lack of historical or architectural integrity, loss of structural integrity, or economic hardship, all of which are criteria by which demolition may be considered (p.52, #1).
2. If issued a COA, Building #2 must be satisfactorily photographed inside and out for commission records prior to its removal.
3. If issued a COA, the application must meet all the requirements of the Building & Neighborhood Services Department prior to issuance of a building permit.

Mr. Gamble passed out a letter from the current owner Mr. Jeff Bethurum containing the history for the property and buildings.
Chairwoman Besser requested a motion be made to accept the new information.

Ms. Pearce moved to accept the new information Mr. Gamble passed out. Mr. Roberts seconded the motion and the motion passed unanimously.

Mr. Gamble read the letter. (Letter available in the Planning and Sustainability Office)

Chairwoman Besser requested to know if any Citizens requested to speak on this item and no one requested to speak.

Mr. Scalf moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6374 for the proposed demolition of Building #1 with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated March 13, 2017. Ms. Marquardt seconded the motion.

Ms. Pearce requested to know if this is in the flood area.

Mr. Gamble stated yes, both buildings are in the floodplain.

Mr. Thompson stated since the structures are not mentioned in the register, extensive modifications and its location in the floodplain, he did not have an issue with it being demolished and wanted this noted for the reason as why he is okay with this request.

The motion passed as presented 7-0.

Ms. Marquardt moved that the Franklin Historic Zoning Commission approve with conditions a Certificate of Appropriateness for Project PL #6374 for the proposed demolition of Building #2 with staff's comments, in accordance with the *Franklin Historic District Design Guidelines* and based on the Staff Report & Recommendation dated March 13, 2017. Mr. Thompson seconded the motion.

Chairwoman Besser stated she could not support this motion, due to it being a tenant house.

Ms. Pearce requested to know how much it needed to be raised to be out of the flood area.

Mr. Gamble stated 7-ft total.

Mr. Scalf requested to know if there is potential to maybe have it relocated, since it has been before.

Mr. Gamble stated it probably could be, but some material could possibly be recycled.

Mr. Thompson stated he seconded the demolition because of the block foundation, aluminum siding and its location in the floodplain.

After some discussion, the motion passed 6-1, with Chairwoman Besser voting no.

Ms. Pearce moved to approve amending the stone wall in order, to accommodate a fire truck with all work coming back to staff for approval and the same material be used in all aspect of construction. Ms. Marquardt seconded the motion.

Discussion ensued on placement of a future sidewalk and City streetscape.

With the motion for approval having been made, the motion passed 7-0.

Item 12:
Consideration of Recommendation Request for Proposed Preliminary Plat at 151 Franklin Rd.; Greg Gamble, Applicant.

Ms. Rose stated the applicant is in the process of presenting a preliminary plat request to the City for property at 151 Franklin Road. Ms. Rose stated the Planning Director recommended the applicant appear before this Commission to get a recommendation before submitting due to this property being on the Historic Preservation Overlay District as well as having a National Register building and associated buildings on the site. Ms. Rose stated in accordance with the Zoning Ordinance, Section 5.7, the proposed development of any properties on or contiguous to a National Register listed property are required to considered one of three mitigation approaches and the applicant has selected the "Farm field Boundary Approach" mitigation approach. Ms. Rose stated Staff asks this Commission to offer a recommendation to forward on to the Planning Commission.

Mr. Gamble stated they would like to proceed forward with Preliminary Plat submittal to the City of Franklin and explained how the lots would be laid out and projected suggested plat on screen.

Chairwoman Besser requested to know if any citizens would like to speak.

Mr. Martin Dunn, 147 Lancaster Dr. of Harpeth Meadows, spoke against the development stating the development is not compatible with Harpeth Meadows. Mr. Dunn requested the Commission disapprove or postpone the request.

Discussion ensued on contour changes, landscaping and lot sizes.

Mr. Thompson moved to recommend the preliminary plat to the Franklin Planning Commission. Ms. Pearce seconded the motion.

Ms. Pearce moved to amend the motion to include a farm field boundary going down the side of the project abuts the existing neighborhood. Mr. Thompson seconded the motion and the amendment passed 7-0.

The motion to approve failed 3-4 with Mr. Carson, Ms. Marquardt, Mr. Roberts, and Chairwoman Besser voting no.

Ms. Pearce recommended adding a farm field boundary going down the side of the project where it abuts the existing neighborhood if a Preliminary Plat is done. Mr. Thompson seconded the recommendation and the recommendation passed 7-0.

Ms. Marquardt moved to recommend the lot sizes on the southern boundary be along the size of lots 18 & 19. Mr. Carson seconded the motion. The recommendation failed 3-4 with Mr. Thompson, Ms. Pearce, Mr. Scalf, and Mr. Roberts voting no.

Item 13:
Non-agenda emergency items accepted by the commission for consideration.

No non-agenda emergency items.

Item 14:
Items Approved by the Preservation Planner on Behalf of the Historic Zoning Commission, pursuant to the *Historic District Design Guidelines*

- **Fencing at 312 Ledgelawn Ct.; Jill Dufresne, Applicant.**
- **COA Extensions for New Construction at Fair Park Ct. Lots 2-6; Scott Black, Applicant.**
- **Signage at 204 4th Ave. S.; Murray Johns, Applicant.**

Item 15:
Adjourn.

With no further business, the meeting was adjourned at 7:37 p.m.

Susan O. Besser

Acting Secretary

City of Franklin Planning and Sustainability Department
109 3rd Avenue South, Franklin, TN 37064

RE: Concerns Over Upcoming Development

To Whom it may Concern,

Hello. We are David and Pam Spaulding. We reside at 106 Parsons Place next to the proposed Bethurum development. Pam's parents built this home which was the first house in the Harpeth Meadows Subdivision. In 1995, we bought this home from Dan and Charlene Parsons, Pam's parents. We see several serious potential problems with the development of this property that need to be addressed.

Rain
When it rains, our side yard floods due to the water coming from the adjoining Bethurum property. Part of the cul-de-sac becomes flooded and impassable. Since the Corp of Engineers restructured Franklin's flood plan, I wouldn't be surprised if much of Parsons Place is now included in the flood plain.

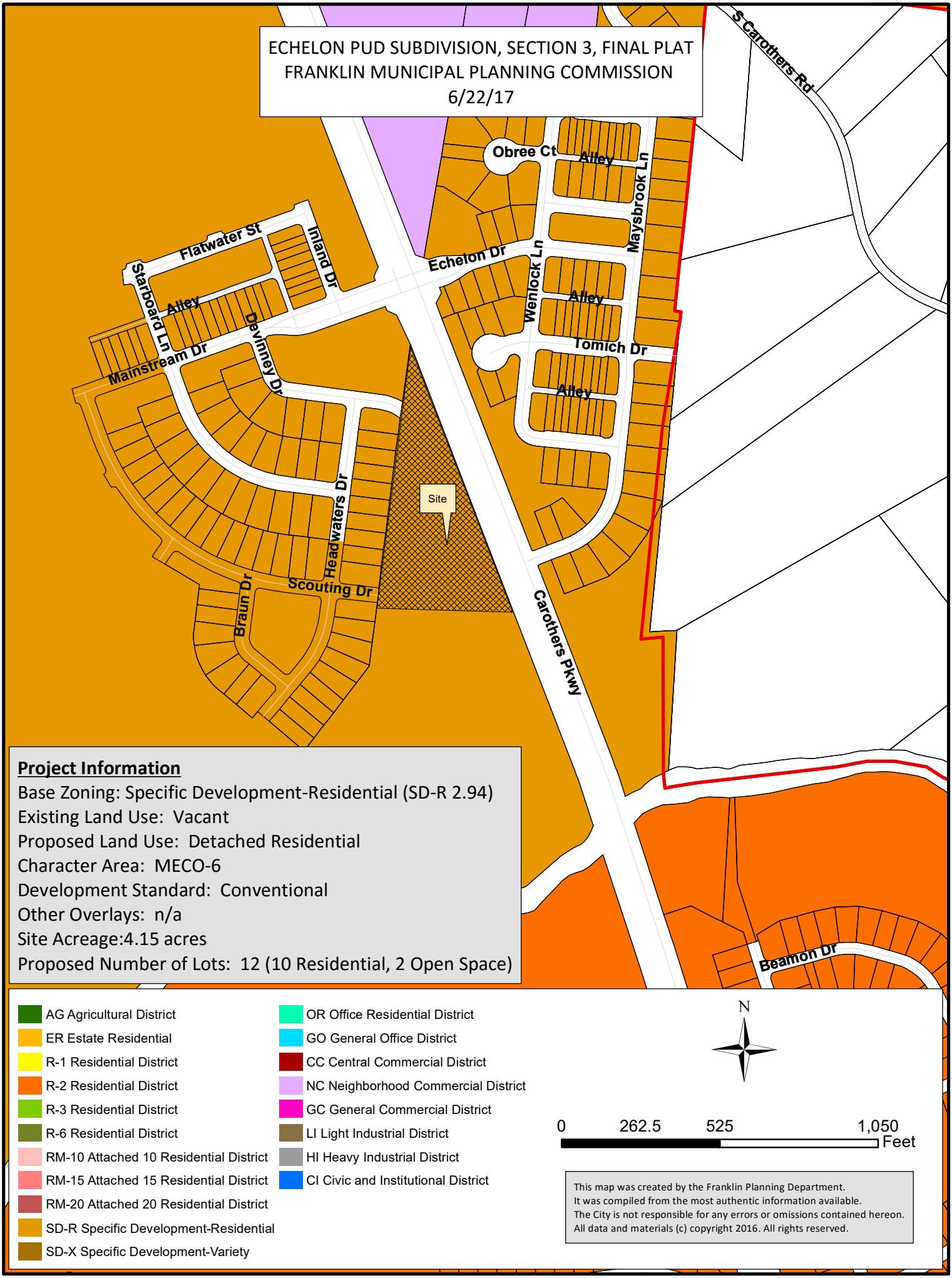
Traffic
Lancaster Drive is a dead end. It is narrow. It is barely adequate for the traffic that we now experience. There is no accommodation for our dog walkers, bike riders, and strollers. Cars must take "turns" on the road where there are pedestrians. Lancaster Drive and Parsons Place were not constructed for heavy and persistant traffic.

Lot Size
The sizes of the lots in the proposed development are a concern to us. We don't feel that they are consistent with our existing properties. The proposed plans change the look of our neighborhood and the character of Franklin.

We appreciate your assistance with these matters.

Respectfully,
David and Pam Spaulding and Pam Spaulding

RECEIVED
JUN 20 2017
BY: Elaine


ECHELON PUD SUBDIVISION, SECTION 3, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
6/22/17
S Carothers Rd
Obree Ct
Alley
Maysbrook Ln
Flatwater St
Inland Dr
Echelon Dr
Wenlock Ln
Starboard Ln
Alley
Alley
Devinney Dr
Tomich Dr
Mainstream Dr
Alley
Headwaters Dr
Site
Braun Dr
Scouting Dr
Carothers Pkwy
Beamon Dr
Project Information
Base Zoning: Specific Development-Residential (SD-R 2.94)
Existing Land Use: Vacant
Proposed Land Use: Detached Residential
Character Area: MECO-6
Development Standard: Conventional
Other Overlays: n/a
Site Acreage:4.15 acres
Proposed Number of Lots: 12 (10 Residential, 2 Open Space)
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0
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.
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COF no: 6444

CONDITIONS OF APPROVAL:

Open Issues: 2 These issues are currently being filtered

Parks

General Issues

1. Parkland information

kevinl@franklintn.gov

Parks- add the 15' easement to note 19 since this has just been added to the recent revision.

[Edited By Joseph Bryan]

Performance Agreement and Surety

General Issues

2. Engineering Sureties

kevin.long@franklintn.gov

Applicant shall post sureties in the following amounts:	
I. City Water:	
II. City Sewer:	
III. City Streets:	**$ 343,000**
IV: Private Streets:	
V. Traffic Signals:	
VI. Public Sidewalks:	**$ 98,000**
VII. Stormwater Drainage:	**$ 98,000**
VIII. Green Infrastructure:	**$ 171,000**
IX: ITS Elements:	

Sureties are calculated, posted to, and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final Plat is approved at any time during the development process, all sureties will be transferred to said plat as a Condition of Approval.

Any driveway or related encroachment on City of Franklin right-of-way, including the modification, revision, or change in use of any existing driveway facilities, shall require a Street Access surety to be posted with the City of Franklin.

Notes

1. The purpose of this plat is to create 10 single family residential lots and 2 open space lots.
2. The property is located within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) on Fema Firm Community Panel No. 47187C0214 F, September 29, 2006.
3. The lots shall be served by public water from Milcrofton Utility District and sewer from the City of Franklin. Individual water and/or sanitary sewer service lines are required for each parcel.
4. Parcel ID's shown thus (000) pertain to property map 089.
5. All property corners not designated otherwise shall be marked with 1/2" iron rods x 18" long with plastic caps.
6. Bearings based on Tennessee State Plane Zone 5301, Fipzone 4100, NAD 83 Datum.
7. Within new development and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, such as cable television, electrical (excluding transformers), gas, sewer, telephone and water lines shall be placed underground.
8. All street light locations and quantities are approximate. Final positioning and quantity shall be at direction of MTEMC.
9. All open space area to be Public Utility, Drainage and Access easements (PUDAEs).
10. The property owner(s) or Homeowner's association will maintain all open space, landscape and stormwater management feature areas, detention/retention areas, and all sidewalks and pathways located outside public rights-of-way. All roadways shall be public streets constructed to the City of Franklin specifications in public rights-of-way.
11. All Milcrofton Utility District (M.U.D.) easements shown are exclusive easements. No excavation, building, structure or obstruction of any kind shall be constructed or permitted within the easements except for the installation of pavement for private or public driveways which cross an easement. No trees or shrubbery will be planted within the utility and drainage easements.
12. Lots shall conform to all the requirements of the Franklin Zoning Ordinance.
13. There shall be a minimum of 10' between buildings.
14. Any and all mineral rights for the subject property shall transfer to the owner.
15. Residential fire sprinklers systems shall be provided if 1,500 gpm / 20 psi is not available.
16. No obstructions or encroachments which impede the flow of stormwater shall be permitted within Public Drainage Easements between lots. The City of Franklin is not responsible for repair or replacement of any encroachments that are damaged or removed in the course of maintenance activity within easements.
17. There shall be no moving, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted the City Engineer, or his designee.
18. The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines or system improvements located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure with is now or in the future may be located within the easement without obtaining any further permission from the property owner or HOA. The property owner or HOA shall be responsible for repairing and/or replacing any such landscaping, fencing, concrete or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City Franklin within an easement on the homeowners' lot at the homeowners' expense.
19. Greenway Easement Note: The 95' wide all access public easement located on the east side of Carothers Parkway shall be dedicated at the time of Final Plat for Section 2, approximately 2016. The 95' easement located west of Carothers Parkway shall ve dedicted at the time of the Final Plat for Section 4, approximately 2018.
20. Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowners Association.

Site Data

Project Name:	Echelon Subdivision - Section 3
COF Project #	6444
Subdivision	Echelon
Lot numbers:	Lots 104-113, OS-8 & OS-9
Address:	South Carothers Road
City:	Franklin
County:	Williamson
State:	Tennessee
Civil District:	14th
Existing zoning and charter area overlay:	N/A
Other applicable overlays:	
Applicable development standard:	Conventional
Acreage of site:	4.15
Approved Density:	SD-R 2.94
Minimum required setback lines:	Manor Lots (Lots 104-113)
Yard fronting on any street:	15 Feet
Side yard:	5 Feet
Rear yard:	10 Feet
Owners representative:	Crescent Helm, LLC
Address:	227 W. Trade Street, Suite 1000 Charlotte, NC 28202
Phone number:	615.312.8242
Email address:	kpascarella@pearlstreetpartners.com
Contact name:	Khris Pascarella
Applicant:	Edge Planning, Landscape Arch. & Graphic Design
Address:	210 12th Avenue S, Suite 202 - Nashville, Tn 37203
Phone number:	(615) 250-8154
Fax number:	(615) 250-8155
Email address:	jhaas@edgela.com
Contact name:	John Haas
Engineer / Land Surveyor:	Energy Land & Infrastructure
Address:	1420 Donelson Pike, Suite A12 Nashville, TN 37217
Phone number:	(615 383-6300
Fax number:	(615) 383-6341
Contact names:	Michael Ray

* Some items such as building square footage, building height, parking requirements, etc. are not included in the Site Data Chart due to the nature of this project. Parkland dedication is not applicable due to the date of Concept Plan approval for this Project.

Legend

- FH — Fire Hydrant
- W — Water Line
- S — Sewer Line
- S — Sewer Manhole
- Iron Rod (New)
- Monument (New)
- Proposed Stormwater Inlet
- Concrete Sidewalk
- 1 — Lot Number
- Property Line
- S DN — Manhole Depth

Total area: 180829.63 S.F. or 4.15 Acres

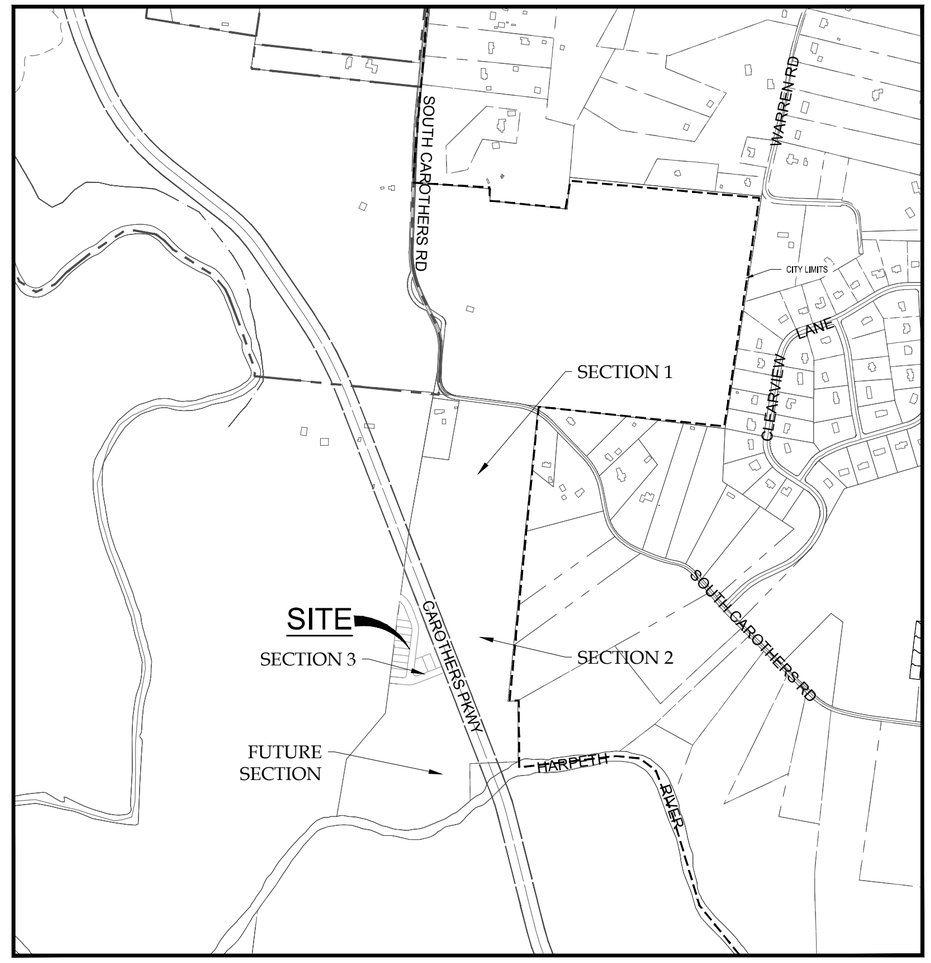
Road Data:

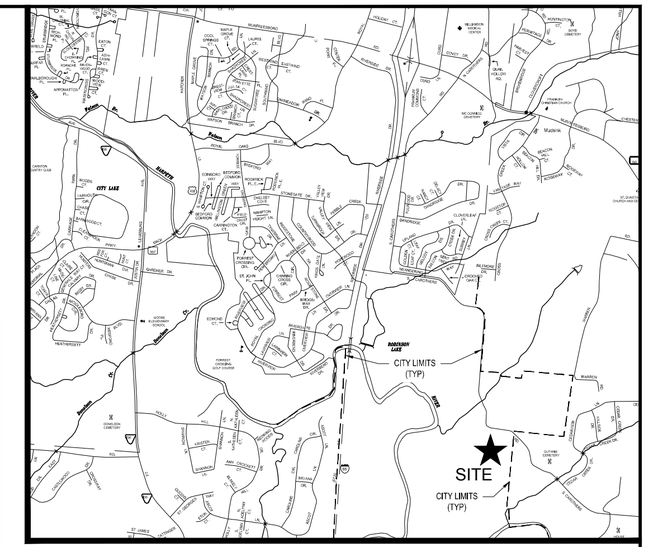
Acreage in new ROW	1.19 Acres
Acreage of streets to be maintained by the COF	0.59 Acres
Linear footage of new roads	1064.88 Feet
Linear footage of alleys	0 Feet

GRAPHIC SCALE (IN FEET)
800 0 800 1600
1 inch = 800ft.

N

TN STATE PLANE
ZONE 5301, FIPSZONE 4100
NAD 83 DATUM





VICINITY MAP
NOT TO SCALE

Certificate Of Ownership

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Deed Book 5791, Page 574, R.O.W.C., Tennessee and that I (we) hereby adopt this plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, re-subdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission and under no condition shall such lot or lots be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____ , Page _____ , R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Deed of Trust Book 5869, Page 123, R.O.W.C., Tennessee.

Owner _____ Date _____

Owner Information
Khris Pascarella
Crescent Helm, LLC
227 W. Trade Street, Suite 1000
Charlotte, NC 28202
Phone: 615-312-8242
Email: kpascarella@pearlstreetpartners.com

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

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

Williamson County Emergency Management Agency _____ Date _____

City of Franklin _____ Date _____

Certificate Of Approval of Water

I hereby certify that:

(1) The water system designated in Echelon Subdivision - Section 3 has been installed in accordance with City specifications, or

(2) A performance agreement and surety in the amount of $ _____ for the water system has been posted with the Milcrofton Utility District to assure completion of such improvements.

General Manager, Milcrofton Utility District _____ Date _____

Certificate Of Approval of Sewer Systems

I hereby certify that:

(1) The sewer system designated in Echelon Subdivision - Section 3 has been installed in accordance with City specifications, or

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

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

Utility Disclaimer

Energy, Land and Infrastructure, LLC (ELI, LLC) has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. ELI, LLC makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. ELI, LLC further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owner, no less than three (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 811.

Tennessee811
Know what's below. Call before you dig.

Certificate Of Approval for Recording

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

Secretary, Franklin Municipal Planning Commission _____ Date _____

Certificate Of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:

(1) the streets, drainage, and sidewalks designated in Echelon Subdivision - Section 3 has been installed in accordance with City specifications, or

(2) a performance agreement and surety in the amount of $ _____ for streets, $ _____ for drainage, and $ _____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department
City of Franklin, Tennessee _____ Date _____

Certificate Of Survey

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon will be placed as indicated upon completion of construction. This subdivision plat correctly represents a survey prepared by Gresham, Smith and Partners.

ARTHUR M. DIAL
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 2411

Surveyor _____ Date 24 May 2017

SECTION 3 Closure Error
Greater than 1:10,000

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

ECHELON PUD SUBDIVISION
SECTION 3
SHEET 1 OF 3

14th CIVIL DISTRICT
TAX MAP 106, PART OF PARCEL 181.20
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT # 6444
DATE: 8 MAY 2017
REV DATE: 26 MAY 2017

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS•SURVEYORS•INFRASTRUCTURE•ENVIRONMENTAL

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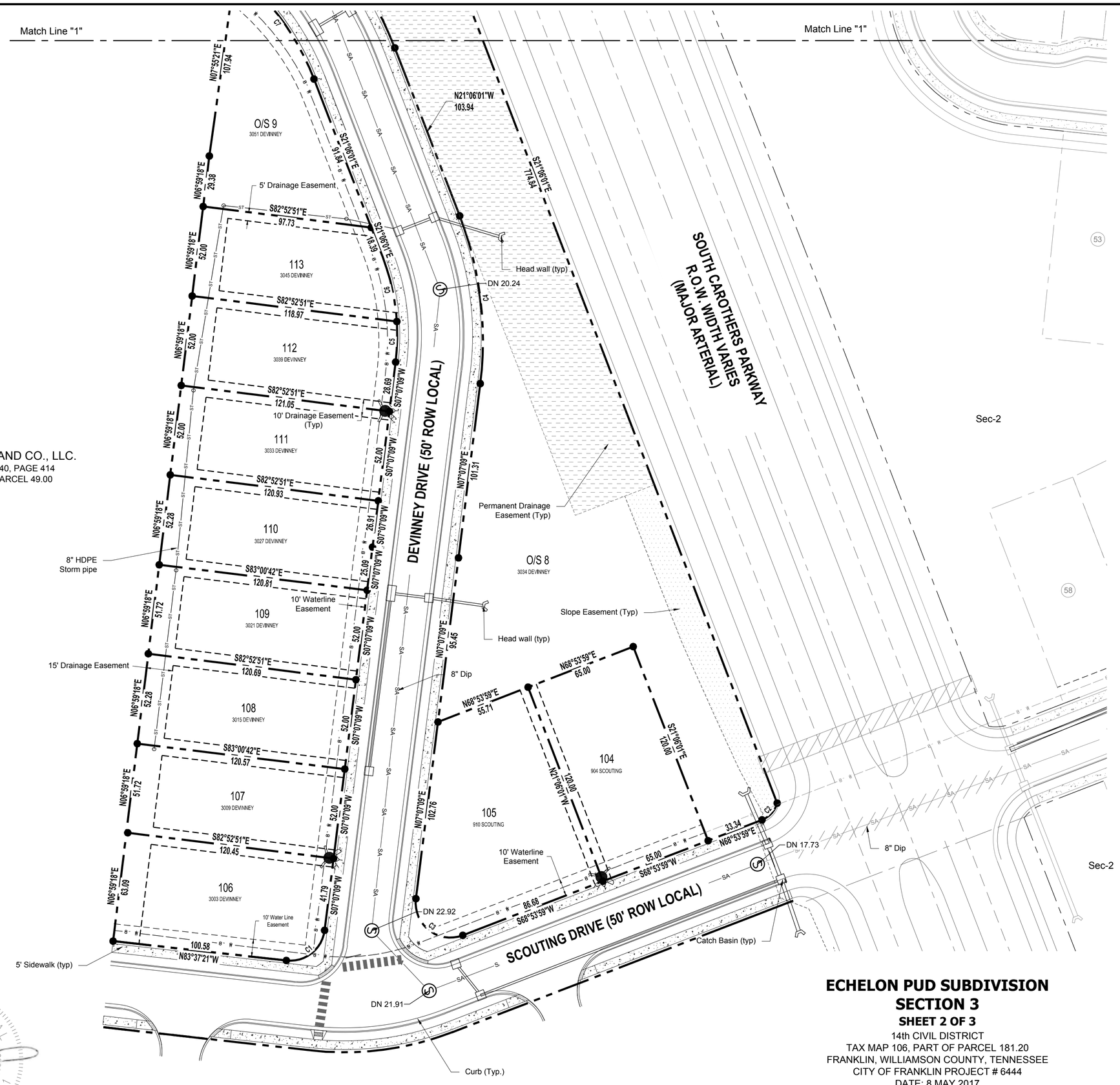
N

TN STATE PLANE
ZONE 5301, FIPSZONE 4100
NAD 83 DATUM

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

Legend

- FH — Fire Hydrant
- W — Water Line
- S — Sewer Line
- Sewer Manhole
- Iron Rod (New)
- Monument (New)
- Proposed Stormwater Inlet
- Concrete Sidewalk
- 1 — Lot Number
- Property Line
- DN — Manhole Depth



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REGISTERED LAND SURVEYOR
XVI
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COMMERCE
TENNESSEE NO. 2411
5/24/17

SECTION 3 Closure Error
Greater than 1:10,000

ECHELON PUD SUBDIVISION
SECTION 3
SHEET 2 OF 3

14th CIVIL DISTRICT
TAX MAP 106, PART OF PARCEL 181.20
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT # 6444
DATE: 8 MAY 2017
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N

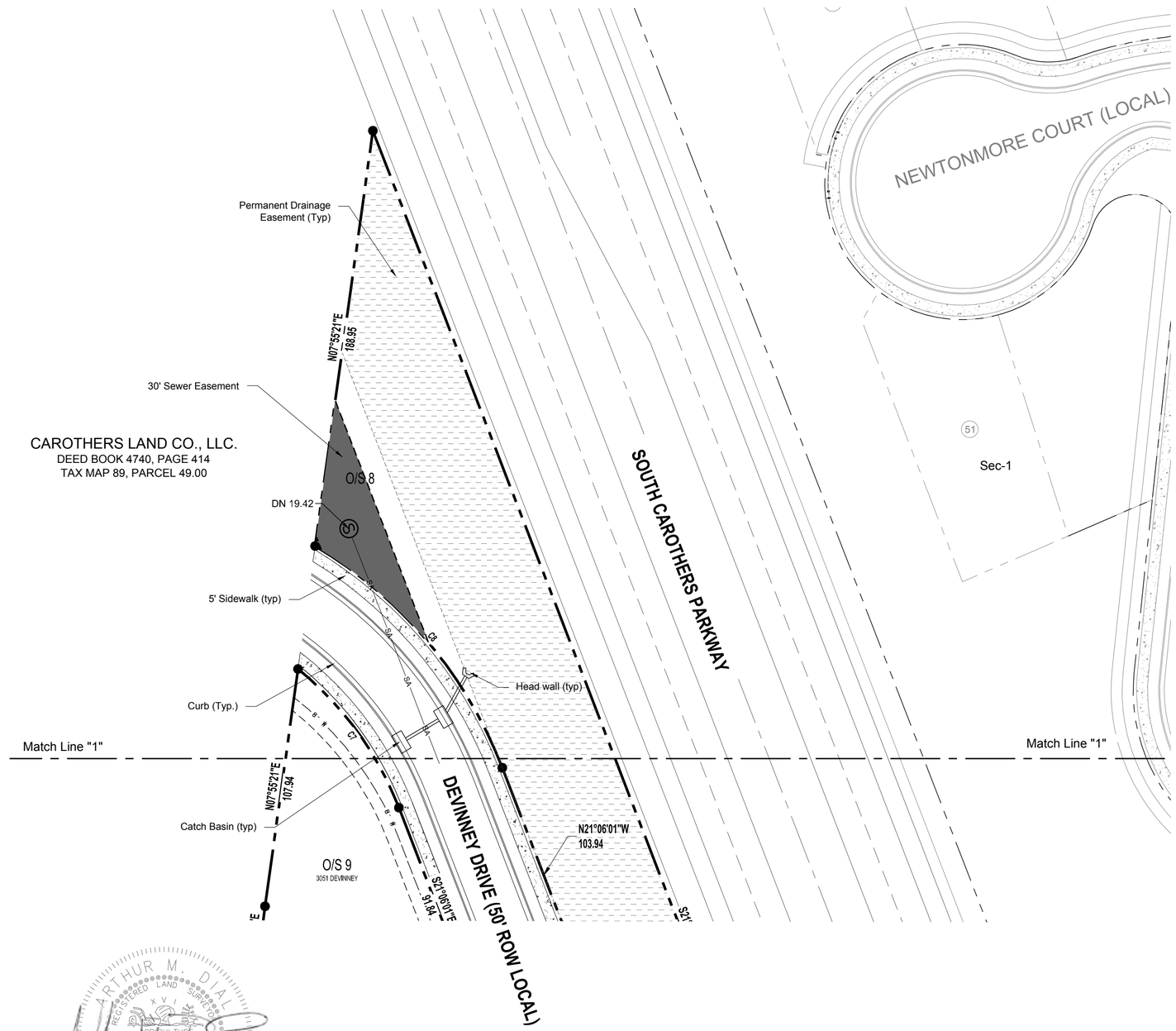
TN STATE PLANE
ZONE 5301, FIPSZONE 4100
NAD 83 DATUM

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

Lot Table					
Lot #	Square Feet	Acres	ACI	Cal.	# Trees
104	7800	0.18	6	2	2
105	10293	0.24	12	2	6
106	7417	0.17	6	2	2
107	6250	0.14	6	2	2
108	6290	0.14	6	2	2
109	6262	0.14	6	2	2
110	6302	0.14	6	2	2
111	6291	0.14	6	2	2
112	6281	0.14	6	2	2
113	5724	0.13	6	2	2

Open Space Table		
Lot #	Square Feet	Acres
O/S 8	51780	1.19
O/S 9	7912	0.18

Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	20.00'	31.16'	89°15'29"	S51°44'54"W	28.10'
C2	14.50'	13.54'	53°30'58"	S42°08'30"W	13.06'
C3	20.00'	41.27'	118°13'10"	N51°59'26"W	34.33'
C4	200.00'	98.50'	28°13'10"	N6°59'26"W	97.51'
C5	125.00'	23.45'	10°44'52"	S1°44'44"W	23.41'
C6	125.00'	38.12'	17°28'19"	S12°21'52"E	37.97'
C7	150.00'	78.17'	29°51'38"	S36°01'50"E	77.29'
C8	200.00'	133.25'	38°10'22"	N40°11'12"W	130.80'



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AGRICULTURE
COMMERCE
TENNESSEE NO. 2411
5/24/17

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Greater than 1:10,000

ECHELON PUD SUBDIVISION
SECTION 3
SHEET 3 OF 3

14th CIVIL DISTRICT
TAX MAP 106, PART OF PARCEL 181.20
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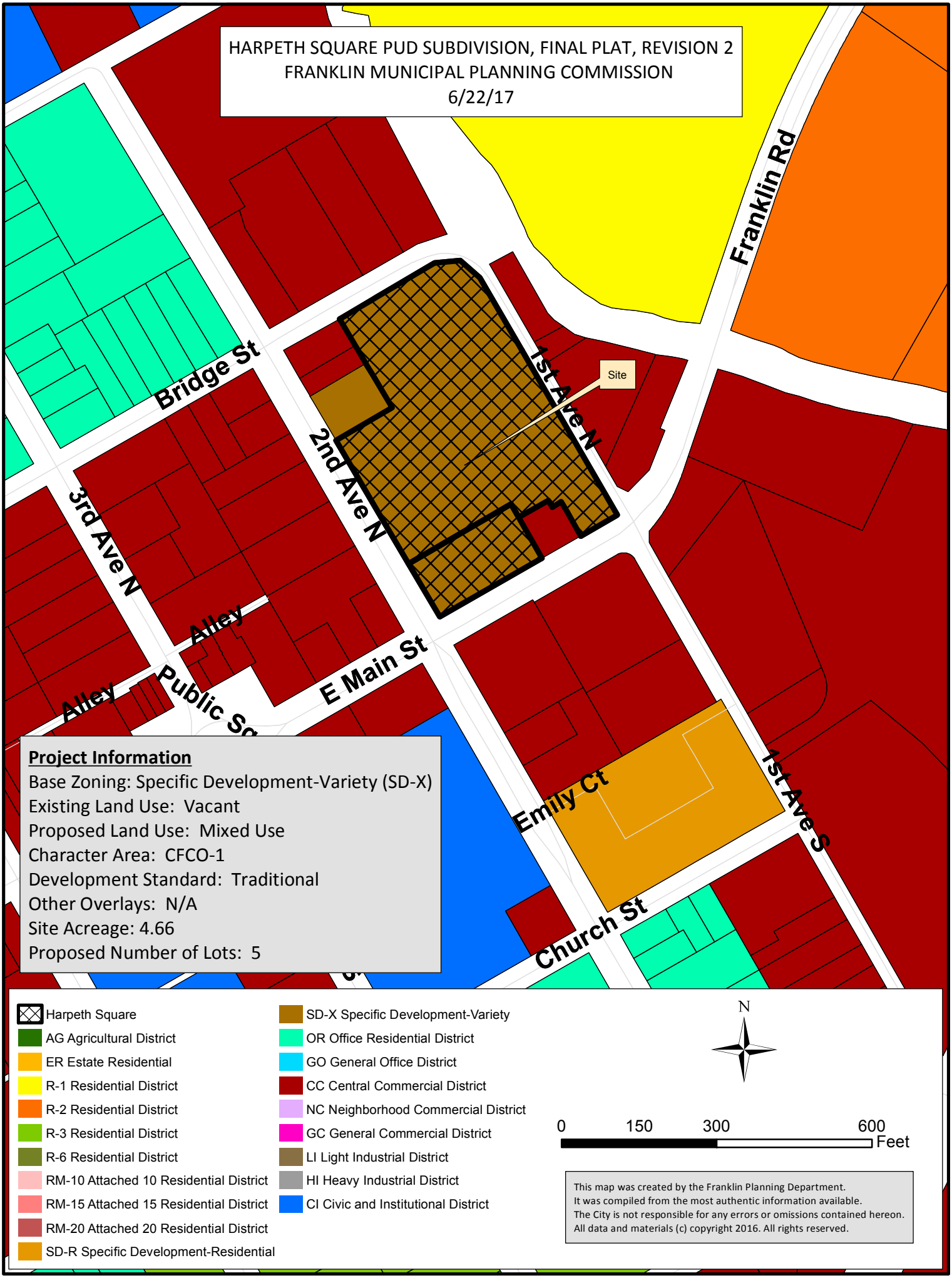
HARPETH SQUARE PUD SUBDIVISION, FINAL PLAT, REVISION 2
FRANKLIN MUNICIPAL PLANNING COMMISSION
6/22/17
Franklin Rd
Bridge St
1st Ave N
Site
2nd Ave N
3rd Ave N
Alley
Alley
Public Sq
E Main St
Emily Ct
1st Ave S
Church St
Project Information
Base Zoning: Specific Development-Variety (SD-X)
Existing Land Use: Vacant
Proposed Land Use: Mixed Use
Character Area: CFCO-1
Development Standard: Traditional
Other Overlays: N/A
Site Acreage: 4.66
Proposed Number of Lots: 5
Harpeth Square
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0
150
300
600
Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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COF no: 6445

CONDITIONS OF APPROVAL:

Open Issues: 4 These issues are currently being filtered

Performance Agreement and Surety

General Issues

1. Engineering Sureties

kevin.long@franklintn.gov All unposted sureties associated with this development from site plans **6021** (Harpeth Square PUD Subdivision, Site Plan, Parking Garage), **6075** (Harpeth Square PUD Subdivision, site plan, section 2 (Multifamily), and **6167** (Harpeth Square PUD Subdivision, Site Plan, section 3, lot 2 (Hotel)) shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

Planning

Harpeth Square Final Plat - Rev 2 5-05-17 plat rev2.pdf

2. Project name

joseph.bryan@franklintn.gov Because the approved Revision 2 (COF no. 6355) is not being recorded, this plat will take the place of Revision 2.

Applicant shall revise title block to "Harpeth Square, Final Plat, Revision 2." Also revise the purpose note (Note 1) to reflect correct name.

Water/Sewer

Harpeth Square Final Plat - Rev 3 6-01-17.pdf

3. COF plat responsibility note

scott.andrews@franklintn.gov Applicant shall add the following note to the plat notes:

- The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines or system improvements located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be located within the easement without obtaining any further permission from the property owner or HOA. The property owner or HOA shall be responsible for repairing and/or replacing any such landscaping, fencing, concrete or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the homeowners' lot at the homeowners' expense.

Zoning

General Issues

4. Plat

shanna.mccoy@franklintn.gov	The plat cannot be recorded until the effective date on the LOMR of 7-5-17. Comment to remain open until LOMR is in effect [Edited By Joseph Bryan]

GENERAL NOTES:

1) THE PURPOSE OF THIS PLAT IS TO CREATE 5 LOTS FOR THE HARPETH SQUARE PUD SUBDIVISION – REVISION 1, DEDICATE R.O.W. AND EASEMENTS AND REVISING THE EXTENTS OF THE FLOODWAY AND FLOODWAY FRINGE PER LOMR CASE#17-04-0761P.

2) EXISTING ZONING: SPECIFIC DEVELOPMENT: VARIETY SD-X 33.4 35,000 115

3. MINIMUM REQUIRED SETBACK LINES:
   - YARD FRONTING ANY STREET: 0 FEET
   - SIDE YARD: 0 FEET*
   - REAR YARD: 0 FEET

Character Overlay: Central Franklin
Special Area Classification: CFC01
Applicable Development Standard: Traditional
Applicable Overlay: Historic Preservation (HPO)

4. SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS PARCEL 15 ON WILLIAMSON COUNTY TAX MAP NO. 78C, GROUP D.

5. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.

6. OWNER/SUBDIVIDER: Harpeth Associates, LLC
   198 East Main Street
   FRANKLIN, TENNESSEE 37064
   CONTACT: Steve Bacon
   TELEPHONE: (615) 490-4680
   EMAIL: stevebacon@outlook.com

7. SURVEYOR: DIVIDING LINE SURVEY SERVICES
   ADDRESS: 403 S. MULBERRY STREET
   DICKSON, TENNESSEE 37055
   CONTACT: J.R. FAULK
   TELEPHONE: (615) 838-6052
   EMAIL: jrfaulk@dividingline.biz

8. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. TENNESSEE ONE CALL 811.

9. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.

10. A PORTION OF THIS PROPERTY LIES IN FLOOD ZONES "AE" & "X" AS SHOWN ON FEMA COMMUNITY PANEL NUMBER 47187C 0211 G, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 22, 2016. FLOOD LINE SHOWN HAS BEEN MODIFIED FROM SAID MAP AS PER FEMA LOMR CASE#17-04-0761P, WITH AN EFFECTIVE DATE OF JULY 5, 2017. REVISED FWO & FFO LOCATIONS PROVIDED BY NEEL-SCHAFFER.

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

12. ADEQUATE SPACING AND EASEMENT WIDTHS MUST BE PROVIDED FOR THE PROPOSED UTILITIES PER COF STANDARDS/REGULATIONS.

13. COORDINATE SYSTEM U.S. STATE PLANE, ZONE 5301, FIPS ZONE 4100: PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM NAVD 88; COMBINED FACTOR = 0.99994977; CONVERGENCE ANGLE = 00°29'47.35".

14. NO BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS IN THIS SECTION UNTIL THE INDIVIDUAL SITE PLAN HAS BEEN APPROVED.

15. THE OWNER/SUBDIVIDER, HARPETH SQUARE ASSOCIATES LLC, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.

16. NO HVAC UNITS OR OTHER OBSTRUCTIONS SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS.

17. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.

18. THE CITY OF FRANKLIN'S SEWER SERVICE RESPONSIBILITY ENDS AT THE EDGE OF PROPERTY LINE. THE HOMEOWNER IS RESPONSIBLE FOR THE SEWER SERVICE FROM ASPHALT TO THE DWELLING.

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

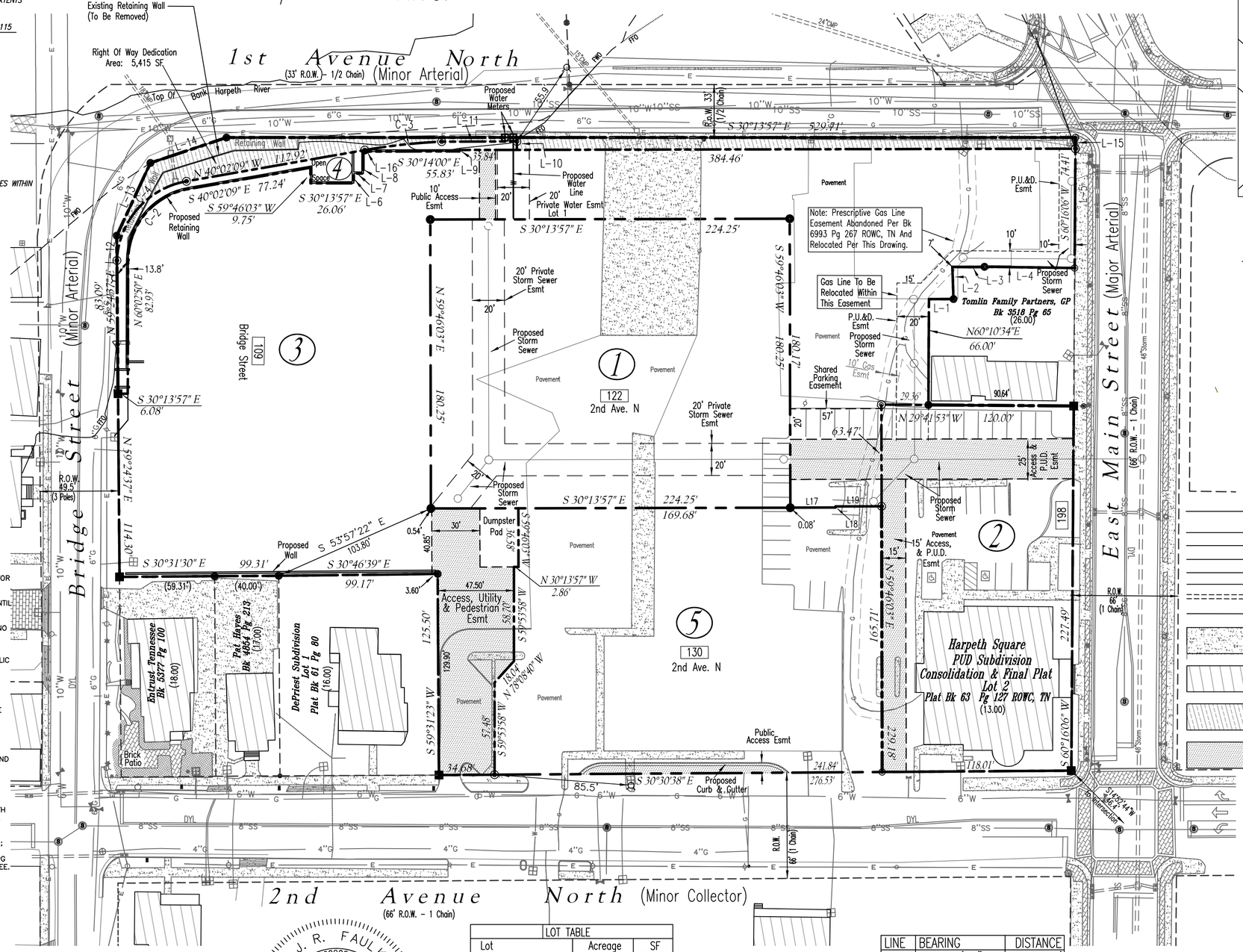
20.. MIDDLE TENESSEE ELECTRICAL MEMBERSHIP COOPERATIVE (MTEMC) HAS DISCRETION CONCERNING THE LOCATION OF ITS UTILITY POLES.

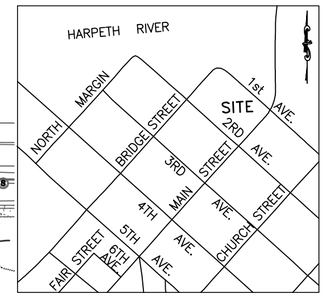
21. THIS PLAT VOIDS VACATES AND SUPERSEDES LOTS 1 & 2 OF "THE HARPETH SQUARE PUD SUBDIVISON – REVISION 1" AS EVIDENCED IN PLAT BK P66 PG 35 ROWC, TN.

22. FOR SOURCE OF TITLE SEE INSTRUMENTS OF RECORD IN BK 5700 PG 621; BK 5781 PG 407; BK 5789 PG 568; BK 5796 PG 850; BK 5882 PG 215; BK 5883 PG 817; BK 6440 PG 87; BK 6440 PG 90; BK 6440 PG 92; BK 6440 PG 97; AND BK 6611 PG 424 REGISTERS OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

Harpeth Associates, LLC
Partners & Shareholders

J.R.Heller III
Jaymar Development, LLC
B&J II, LLC
R4A Properties, LLC





Vicinity Map
Scale: 1"=1000'

Legend

- Concrete Monument
- Old Iron Rod
- New Iron Rod
- Utility Pole
- Storm Manhole
- Sewer Manhole
- SCI-Single Curb Inlet
- DCI-Double Curb Inlet
- Street Lamp
- 000 Street Number
- Signal Post
- Water Valve
- Water Meter
- Fire Hydrant
- Handicap Parking
- Gas Valve
- G — Underground Gas Line
- 8"SS — 8"Sanitary Sewer
- 10"SS — 10"Sanitary Sewer
- 4"W — 4"Water Line
- 6"W — 6"Water Line
- 10"W — 10"Water Line
- Storm Sewer
- E — Overhead Utility Lines
- Concrete
- Existing Building
- Right of Way Dedication
- Easement Hatch

Total Area: 4.66 Acres+/-
202,969 SF

Tennessee State Plane

LOT TABLE		
Lot	Acreage	SF
Lot 1	0.93	40,421
Lot 2	0.62	27,171
Lot 3	2.04	88,939
Lot 4 (Open Space)	0.05	2,324
Lot 5	0.89	38,699
R.O.W. Dedication	0.12	5,415

LINE	BEARING	DISTANCE
L-1	S 30°24'06" E	15.31'
L-2	N 57°58'10" E	20.00'
L-3	N 30°25'15" W	20.00'
L-4	N 29°21'40" W	56.24'
L-5	S 60°16'06" W	81.35'

LINE	BEARING	DISTANCE
L-6	N 59°46'03" E	6.02'
L-7	S 30°13'57" E	6.00'
L-8	N 59°46'03" E	13.01'
L-9	N 59°46'03" E	0.85'
L-10	N 59°46'03" E	5.27'
L-11	N 30°15'26" W	46.91'
L-12	N 59°24'37" E	15.50'
L-13	N 84°47'31" E	50.00'
L-14	N 48°33'34" W	49.99'
L-15	S 60°16'06" W	6.96'
L-16	S 39°58'01" E	4.16'

LINE	BEARING	DISTANCE
L17	N 30°13'57" W	28.18'
L18	S 59°46'03" W	0.65'
L19	N 30°13'57" W	28.76'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C-2	79°55'00"	43.50'	60.67'	36.45'	55.87'	S 79°59'39" E
C-3	7°20'03"	377.50'	48.32'	24.19'	48.29'	N 36°22'08" W
C-4	77°33'04"	52.50'	71.06'	42.17'	65.76'	S 78°48'41" E

J. R. FAULK
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 2122

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify:

(1) The water systems designated in "Harpeth Square Subdivision" have been installed in accordance with city specifications, or

(2) A performance bond in the amount of $_____ for the for the WATER system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

City of Franklin Utilities — Date

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

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

Williamson County Emergency Communications — Date

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in Plat Bk _____ Pg _____ROWC, TN, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Book _____, Page _____, R.O.W.C.

*Owner(s) – Harpeth Associates, LLC — Date

CERTIFICATE OF ACCURACY

I (we) hereby certify that the subdivision plat as shown is correct and that all of the monuments shown hereon have been placed as indicated. The subdivision plat correctly represents as survey made under my supervision on the 12th day of December, 2015. Error of closure is equal to, or greater than, 1:10,000.

Land Surveyor — Date

Tennessee R.L.S. No. 2122

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify:

(1) The water and sewer systems designated in "Harpeth Square Subdivision" have been installed in accordance with city specifications, or

(2) A performance bond in the amount of

$_____ for the for the water system and

$_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Supt., Water and Sewer, Franklin, Tennessee — Date

CERTIFICATE OF APPROVAL FOR RECORDING

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

Secretary, Franklin Municipal Planning Commission — Date

CERTIFICATE OF APPROVAL FOR STREETS & DRAINAGE

I hereby certify that:

(1) The streets and drainage designated in the Harpeth Square Subdivision, have been installed in accordance with City specifications, or

(2) A performance bond in the amount of $_____ for streets and $_____ for drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Supt., Streets, Franklin, Tennessee — Date

Harpeth Square PUD Subdivision Revision 3

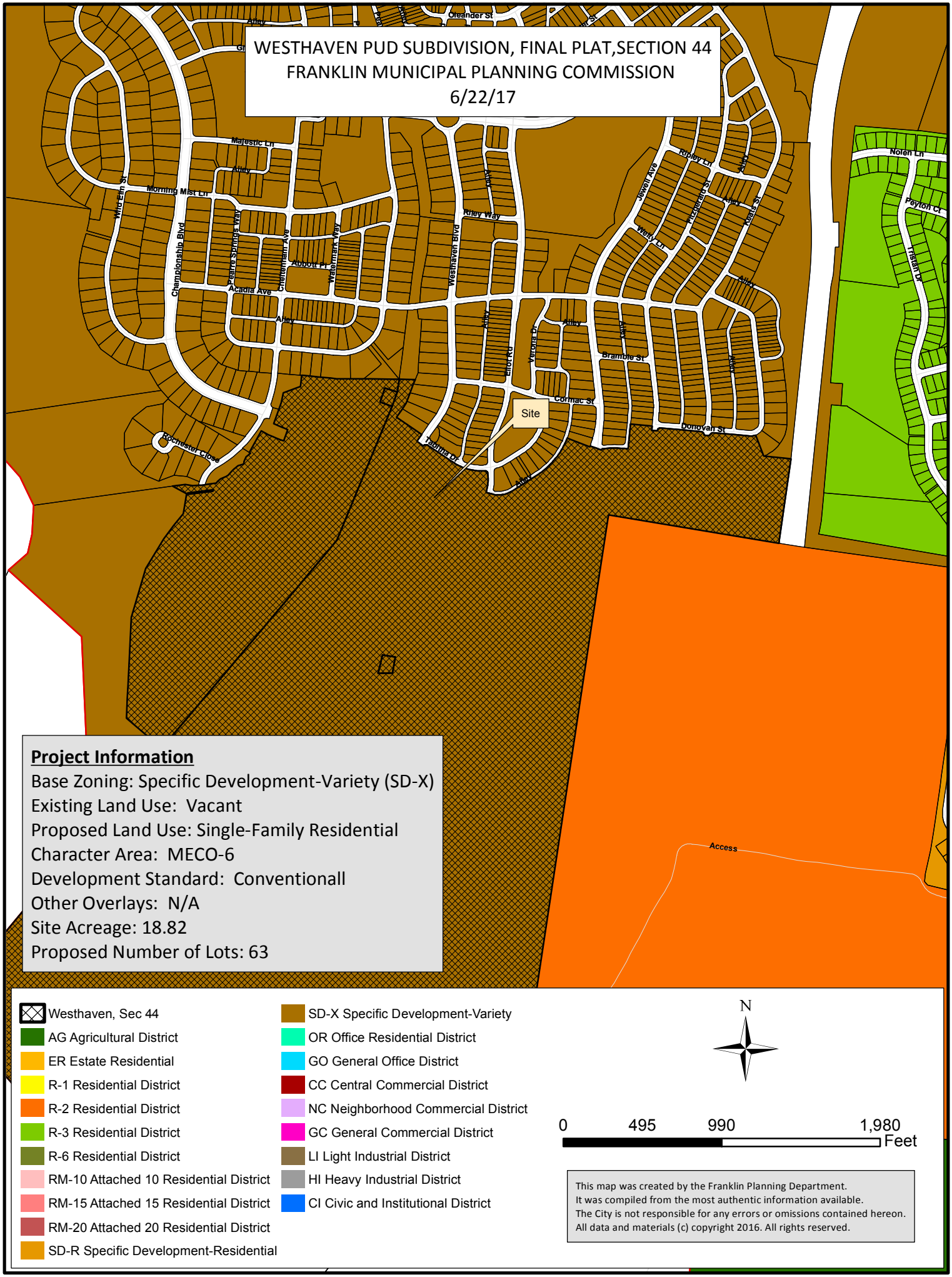
FINAL PLAT - LOTS 1-5
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Total Acres = 4.66 ac.	Total Lots = 5
Acres New Streets = N/A	Feet New Streets = N/A
Civil District : 9th	Closure Error :1/10,000+

Scale : 1"=50' | Date : 5/05/17 | City Project No. : 6445

Dividing Line Survey Services
Land Surveying
403 S Mulberry Street
Dickson, TN 37055
PHONE (615) 838-6052
www.dividingline.biz

WESTHAVEN PUD SUBDIVISION, FINAL PLAT,SECTION 44
FRANKLIN MUNICIPAL PLANNING COMMISSION
6/22/17



Project Information

Base Zoning: Specific Development-Variety (SD-X)
Existing Land Use: Vacant
Proposed Land Use: Single-Family Residential
Character Area: MECO-6
Development Standard: Conventionall
Other Overlays: N/A
Site Acreage: 18.82
Proposed Number of Lots: 63

- Westhaven, Sec 44
- AG Agricultural District
- ER Estate Residential
- R-1 Residential District
- R-2 Residential District
- R-3 Residential District
- R-6 Residential District
- RM-10 Attached 10 Residential District
- RM-15 Attached 15 Residential District
- RM-20 Attached 20 Residential District
- SD-R Specific Development-Residential
- SD-X Specific Development-Variety
- OR Office Residential District
- GO General Office District
- CC Central Commercial District
- NC Neighborhood Commercial District
- GC General Commercial District
- LI Light Industrial District
- HI Heavy Industrial District
- CI Civic and Institutional District

N

0 495 990 1,980 Feet

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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COF no: 6446

CONDITIONS OF APPROVAL:

Open Issues: 1 These issues are currently being filtered

Performance Agreement and Surety

General Issues

1. Engineering Sureties

kevin.long@franklintn.gov	Any unposted sureties associated with this development from site plan(s) 6345 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

Plat Notes:

1. The purpose of this plat is to create 57 lots (Lots 1710-1743, 1749-1760, 171779-1787, 1303-1304), and 6 Open Space lots (5078-5083).
2. Subject property is shown as Section 44 located in Westhaven P.U.D. Subdivision, Fifth Civil District, City of Franklin, Williamson County, Tennessee.
3. Subject property is identified as a portion of Parcel 1 and a portion of Parcel 1.16, both on Property Map 77.
4. Zoning: SD-X (Special Development-Variety) (ML1.8/Traditional/WHCO-1)
5. According to the Westhaven Pattern Book, the following building types would be permitted in the T4 and T5 transect zones - sideyard house, cottage, or house.
   Minimum setback requirements (Section 44 lots):
   Front yard - 10'
   Side yard - 5' (min. 10' between buildings)
   (Minimum 0' between townhome units)

   Note: Projections shall not extend to a point closer than 4 feet from the property line. Any projections (including soffits) into the 5' sideyard setback shall have a one-hour fire-resistive construction on the underside. Refer to the 2004 IRC Supplement R302.1 Exterior Walls for further explanation.

   Rear yard/Alley setback - 7' (minimum 18' wide x 22' deep parking apron is required from the front of the apron to the face of alley curb) except on street corner lots and lots that provide garages with a storage area of 50 square feet or greater.

   Rear yard/Non-alley setback - 5' minimum to the property line; 10' minimum between buildings (for the main, back and ancillary buildings)
6. All lots in Section 44 fall in the T4 and T5 Transect Zone as defined in the Westhaven Concept Plan (Revision 2) and Pattern Book, revised 05/08/07.
7. Section 44 includes the following building types and sizes: sideyard houses, cottages, houses, courtyards, courtyard apartments, townhomes, and flex houses.

   Dwelling unit living areas: Exclusive of open porches, garages, and ancillary apartments:
   Minimum.....1,000 S.F.
   Maximum.....10,000 S.F.
   Maximum building heights....2 stories
8. Bearings are based on Tennessee state plane coordinate system, Zone 5301, FIPS Zone 4100, NAD 83 Datum.
9. Subject property is not within a Flood Hazard Area as per F.E.M.A. Flood Insurance Rate Map No. 47187CO190F, Revision Date September 29, 2006, Community No. 470206, Panel No. 195F.
10. The developer acknowledges that all lots have adequate building envelopes and no variances will be required.
11. All streets and alleys are designated as Public Right-of-Way; the City of Franklin is not responsible for the replacement or repair of any private structures within public easements should the structures be disturbed in the process of the City exercising its easement rights.
12. Streets, drainage easements, structures, and culverts shall be maintained by the City of Franklin. Detention ponds and outlet structures within public drainage easements are to be maintained by the Westhaven Homeowners' Association.
13. Stormwater quality shall be addressed with each site plan.
14. Open space areas, roadway medians, brick pedestrian crosswalks, bike paths, sidewalks outside of right-of-ways, trails and detention facilities shall be maintained by the Westhaven Home Owners Association and shall be Public Utility, Drainage and Access Easements.
15. Building Elements: Porches, stoops, chimneys, bay windows, and balconies may encroach into the front yard setbacks. Chimneys may encroach up to 1'-0" from the property line within the sideyard setbacks. Where chimneys encroach into the sideyard setback, the minimum separation between dwellings shall be reduced by the distance of the encroachment only at the width of the fireplace. The remainder of the sideyard setback shall be the stated minimum. Chimneys that encroach closer than 5'-0" to a property line must meet the fire rating requirements of the City of Franklin Building Codes.
16. Within new developments and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, (including cable television, electrical, natural gas, sewer, telephone and water lines) shall be placed underground.
17. All street light locations and quantities are approximate. Final positioning and quantity shall be at the direction of MTEMC. 17. Mineral rights are to be held by Westhaven Partners, LLC.
18. Property numbers are indicated as such: Lot numbers are encircled and address numbers are enclosed by rectangular shape.
19. At all temporary turnarounds, a sign shall be placed stating, "Street to be extended by authority of the City of Franklin."
20. Street address numbers are assigned to the following street names: Lots 1710-1722, 1734-1737 Championship Blvd., Lots 1303-1304 Westhaven Blvd., Lots 1729-1733 Tabitha Drive, Lots 1738-1739 Hathaway Street,1749-1760 Cheever Street, 1779-1787 Nelson Drive, 1723-1728 Eliot Road.
21. Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
22. No obstructions or encroachments which impede the flow of stormwater shall be permitted within Public Drainage Easements between lots. The City of Franklin is not responsible for repair or replacement of any encroachments that are damaged or removed in the course of maintenance activity within easements.
23. Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowners' Association.
24. The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines or system improvements located within its exclusive easements within the development. in the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be located within the easement without obtaining any further permission from the property owner or HOA. The property owner or HOA shall be responsible for repairing and/or replacing any such landscaping, fencing, concrete, or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the homeowners' lot at the homeowners' expense.

Legend	
Existing Iron Rod	○
Iron Rod Set	●
Existing Concrete Monument	□
Concrete Monument Set	■
Storm Catchbasin	
Sewer Manhole	
Street Address	1234

Legend (cont.)	
Water Valve	
Fire Hydrant	FH
Street Light	
Sidewalk Pattern	
Public Utility & Drainage Esmt.	P.U.D.E.
Public Drainage Esmt.	P.D.E.
Public Utility & Access Esmt.	P.U.A.E.

Certificate of Survey

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 15th day of March, 2017.

10-1-17

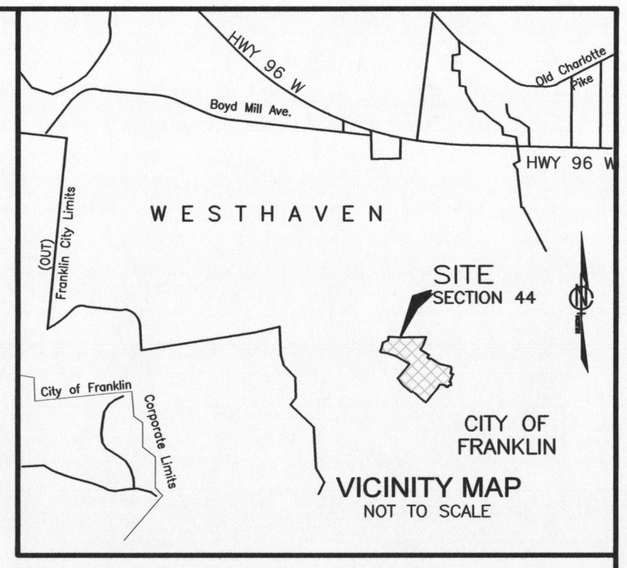
Keith Ryan Brotherton Tennessee RLS No. 2850
Wilson & Associates, P.C.
Engineering/Surveying/Environmental
108 Beasley Drive, Franklin, TN 37064
Office: 615.794.2275 FAX 615.794.2176
kbrotherton@wilsonpc.com

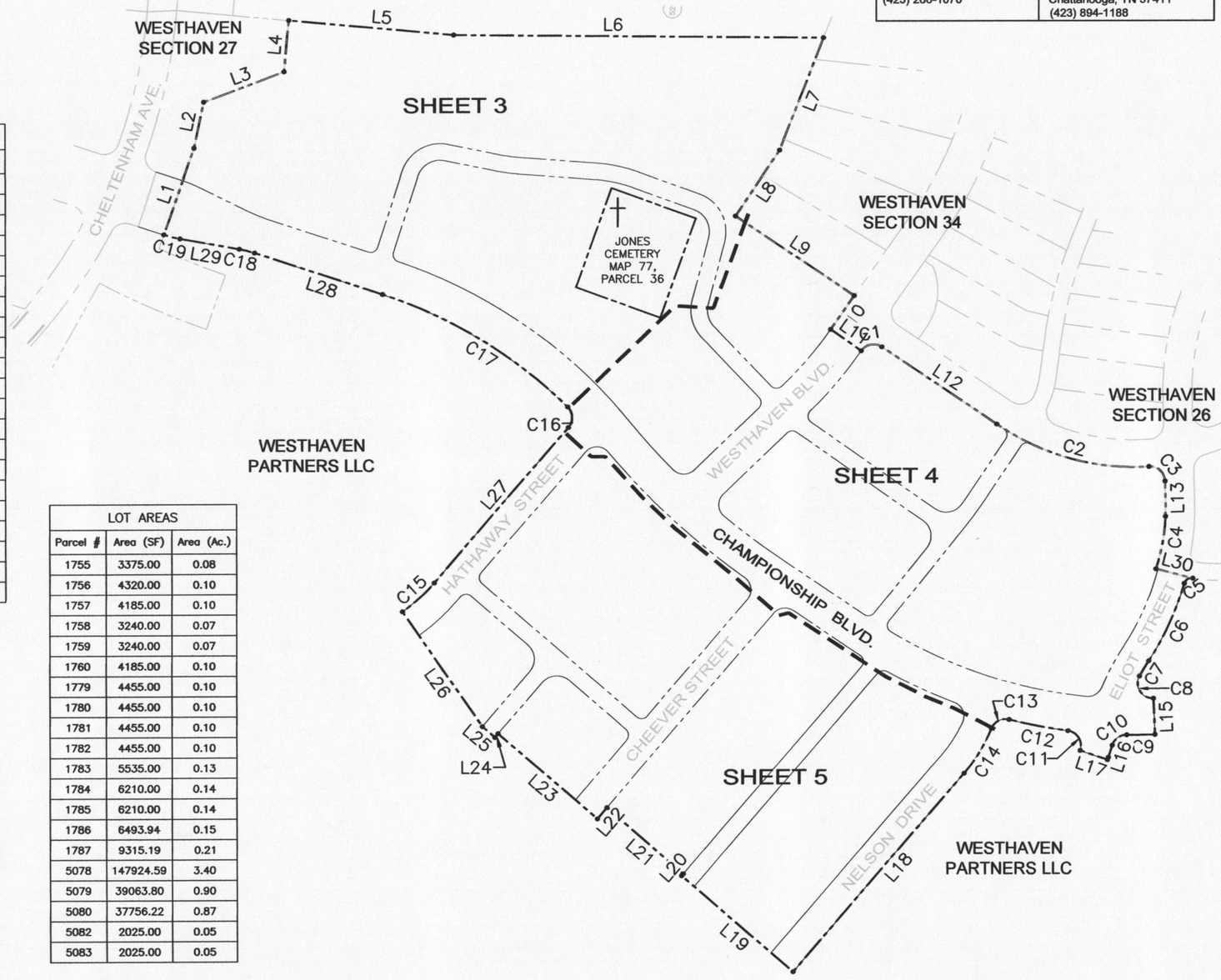
KEITH RYAN BROTHERTON
REGISTERED LAND SURVEYOR
AGRICULTURE COMMERCE
TENNESSEE NO. 2850

Owner/Subdivider: Westhaven Partners, LLC

Owners/Partners with 5% interest or more:

Westhaven Partners,LLC c/o Tim Downey - tim.downey@southernland.com 1550 W. McEwen Drive, Suite 200 Franklin, TN 37067 (615) 778-3150	
H. Rhodes Hart 612 10th Ave, North Nashville, TN 37203 (615) 259-4222	Frank Mastrapasqua 814 Church Street, #300 Nashville, TN 37203 (615) 244-8400
PPMC Limited Partnership c/o Pete Serodino P.O. Box 4539 Chattanooga, TN 37405 (423) 266-1855	Springlake, G.P. c/o Ron Pace 95 White Bridge Road, #504 Nashville, TN 37205 (615) 352-9600
Monica Smiley 1417 Heritage Landing Drive Chattanooga, TN 37405 (423) 266-1070	Frank J.B. Varallo Rone-Regency Jewelers Brainerd Village Chattanooga, TN 37411 (423) 894-1188





LOT AREAS		
Parcel #	Area (SF)	Area (Ac.)
1303	13824.90	0.32
1304	10661.71	0.24
1710	7253.60	0.17
1711	7290.84	0.17
1712	7150.35	0.16
1713	7759.02	0.18
1714	6893.89	0.16
1715	7412.05	0.17
1716	6899.99	0.16
1717	8250.50	0.19
1718	9711.32	0.22
1719	11607.93	0.27
1720	8837.57	0.20
1721	8303.49	0.19
1722	7954.19	0.18
1723	9465.43	0.22
1724	6247.85	0.14
1725	6247.03	0.14
1726	5547.18	0.13
1727	6212.06	0.14
1728	9061.23	0.21

LOT AREAS		
Parcel #	Area (SF)	Area (Ac.)
1729	6218.35	0.14
1730	5667.93	0.13
1731	5635.75	0.13
1732	5603.58	0.13
1733	8056.60	0.18
1734	10758.70	0.25
1735	8910.00	0.20
1736	8910.00	0.20
1737	10798.38	0.25
1738	7390.96	0.17
1739	6730.22	0.15
1740	4701.79	0.11
1741	3240.00	0.07
1742	3240.00	0.07
1743	4184.31	0.10
1749	6050.13	0.14
1750	3375.00	0.08
1751	3375.00	0.08
1752	4320.00	0.10
1753	4320.00	0.10
1754	3375.00	0.08

LOT AREAS		
Parcel #	Area (SF)	Area (Ac.)
1755	3375.00	0.08
1756	4320.00	0.10
1757	4185.00	0.10
1758	3240.00	0.07
1759	3240.00	0.07
1760	4185.00	0.10
1779	4455.00	0.10
1780	4455.00	0.10
1781	4455.00	0.10
1782	4455.00	0.10
1783	5535.00	0.13
1784	6210.00	0.14
1785	6210.00	0.14
1786	6493.94	0.15
1787	9315.19	0.21
5078	147924.59	3.40
5079	39063.80	0.90
5080	37756.22	0.87
5082	2025.00	0.05
5083	2025.00	0.05

ALL LINE AND CURVE TABLES APPEAR ON SHEET 2 OF 5.

DETACHED RESIDENTIAL LOT TREE CHART							
Parcel #	Lot Size	ACI	No. Trees	Parcel #	Area (SF)	ACI	No. Trees
1303	13824.90	12	4	1737	10798.38	12	4
1304	10661.71	12	4	1738	7390.96	6	2
1710	7253.60	6	2	1739	6730.22	6	2
1711	7290.84	6	2	1740	4701.79	12	4
1712	7150.35	6	2	1741	3240.00	6	2
1713	7759.02	6	2	1742	3240.00	6	2
1714	6893.89	6	2	1743	4184.31	6	2
1715	7412.05	6	2	1749	6050.13	6	2
1716	6899.99	6	2	1750	3375.00	6	2
1717	8250.50	6	2	1751	3375.00	6	2
1718	9711.32	6	2	1752	4320.00	6	2
1719	11607.93	12	4	1753	4320.00	6	2
1720	8837.57	6	2	1754	3375.00	6	2
1721	8303.49	6	2	1755	3375.00	6	2
1722	7954.19	6	2	1756	4320.00	6	2
1723	9465.43	6	2	1757	4185.00	6	2
1724	6247.85	6	2	1758	3240.00	6	2
1725	6247.03	6	2	1759	3240.00	6	2
1726	5547.18	6	2	1760	4185.00	6	2
1727	6212.06	6	2	1779	4455.00	6	2
1728	9061.23	6	2	1780	4455.00	6	2
1729	6218.35	6	2	1781	4455.00	6	2
1730	5667.93	6	2	1782	4455.00	6	2
1731	5635.75	6	2	1783	5535.00	6	2
1732	5603.58	6	2	1784	6210.00	6	2
1733	8056.60	6	2	1785	6210.00	6	2
1734	10758.70	12	4	1786	6493.94	6	2
1735	8910.00	6	2	1787	9315.19	6	2
1736	8910.00	6	2				

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING

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

Williamson County Emergency Management Agency — Date

City of Franklin — Date

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that:

(1) the water system designated in Westhaven PUD Subdivision, Section 44 has been installed in accordance with City Specifications, or

(2) a performance agreement and surety in the amount of $_____ for the water system has been posted with HB&TS Utility District to assure completion of such system.

HB&TS Utility District — Date

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

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

Date — Middle Tennessee Electric Membership Corporation

SITE DATA	
TOTAL AREA =	± 18.82 Ac. (819,773.84 sf)
TOTAL ROW =	± 4.77 Ac. (207,658.06 sf)
TOTAL LOT AREA =	± 8.53 Ac. (371,582.85 sf)

SOUTHERN LAND COMPANY

WESTHAVEN

P.U.D. SUBDIVISION

SECTION 44

CERTIFICATE OF OWNERSHIP

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book _____, Page_____, R.O.W.C., Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered, or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Book_____, Page_____, R.O.W.C.

Owner — Date

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE AND SIDEWALKS

I hereby certify that :

(1) the streets, drainage, and sidewalks designated in Westhaven PUD Subdivision, Section 44 have been installed in accordance with City specifications, or

(2) a performance agreement and surety in the amount of $_____ for streets, $_____for drainage, and $_____for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department, City of Franklin, Tennessee — Date

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that:

(1) the sewer system designated in Westhaven PUD Subdivision, Section 44 has been installed in accordance with City specifications, or

(2) a performance agreement and surety in the amount of $_____ for the sewer system has been posted with the City of Franklin, Tennessee to assure completion of such system.

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

CERTIFICATE OF APPROVAL OF RECORDING

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

Secretary, Franklin Municipal Planning Commission — Date

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES 18.82	TOTAL # OF LOTS 57
ACRES NEW RD/ST 4.77 (ROW)	L.F. OF NEW RD/ST 5,707
ACRES OPEN SPACE 5.52	CIVIL DISTRICT 5th
DRAWN BY JAG	CLOSURE ERROR < 1:10,000
SCALE = NO SCALE	DATE = 05/08/17

COF PROJECT # 6446 — SHEET 1 OF 5

LINE TABLE		
Line #	Length	Direction
L1	121.15'	N19°21'07"E
L2	62.71'	N12°01'48"E
L3	114.43'	N69°36'51"E
L4	68.59'	N5°18'21"E
L5	220.55'	S84°41'39"E
L6	491.44'	S89°24'45"E
L7	160.14'	S21°21'31"W
L8	105.00'	S33°57'20"W
L9	190.00'	S56°02'40"E
L10	54.52'	S35°10'52"W
L11	50.00'	S54°49'08"E
L12	183.92'	S56°02'40"E
L13	26.57'	S1°27'58"E
L15	48.00'	S2°23'25"E
L16	16.76'	S18°17'03"W
L17	38.50'	N71°18'49"W
L18	347.94'	S40°53'53"W
L19	195.50'	N49°06'07"W
L20	3.26'	N40°53'53"E
L21	135.00'	N49°06'07"W
L22	19.59'	S40°53'53"W
L23	173.50'	N49°05'13"W
L24	6.48'	S40°53'53"W
L25	22.00'	N49°06'07"W
L26	186.25'	N34°53'47"W
L27	272.44'	N40°53'53"E
L28	179.32'	N71°54'02"W
L29	80.05'	N79°52'13"W
L30	50.42'	S75°37'01"E
L31	80.08'	S63°55'52"E

LINE TABLE		
Line #	Length	Direction
L32	141.50'	N18°05'58"E
L33	57.91'	S71°54'02"E
L34	72.48'	S78°34'41"E
L35	104.15'	S85°37'32"E
L36	86.78'	S70°11'09"E
L37	85.69'	S14°52'00"W
L38	18.60'	N88°31'45"E
L39	144.54'	N46°20'10"E
L40	36.68'	N71°54'25"W
L41	37.22'	S71°53'56"E
L42	103.03'	S71°54'02"E
L43	105.34'	S18°05'58"W
L44	36.76'	S14°52'00"W
L45	48.93'	S14°52'00"W
L46	166.52'	S18°02'49"W
L47	155.55'	S18°02'49"W
L48	178.21'	S18°05'58"W
L49	160.83'	S18°05'58"W
L50	150.58'	S18°05'58"W
L51	105.37'	S18°05'58"W
L52	144.38'	S18°05'58"W
L53	33.83'	S18°05'58"W
L54	46.04'	N71°57'11"W
L55	46.00'	N71°57'11"W
L56	38.28'	S85°37'32"E
L57	47.25'	S85°37'32"E
L58	18.63'	S85°37'32"E
L59	2.39'	S78°34'41"E
L60	46.32'	S78°34'41"E
L61	23.77'	S78°34'41"E

LINE TABLE		
Line #	Length	Direction
L62	41.00'	S71°54'02"E
L63	109.88'	N43°40'23"W
L64	168.84'	S51°44'43"E
L65	136.26'	S33°57'20"W
L66	137.04'	S33°57'20"W
L67	138.61'	S33°57'20"W
L68	137.83'	S33°57'20"W
L69	35.88'	S56°02'40"E
L70	41.00'	S56°02'40"E
L71	41.00'	S56°02'40"E
L72	41.00'	S56°02'40"E
L74	84.90'	S33°59'51"W
L75	20.06'	N54°56'53"W
L76	41.01'	N54°56'53"W
L77	41.01'	N54°56'53"W
L78	41.01'	N54°56'53"W
L79	58.13'	N54°56'53"W
L80	116.77'	N46°19'37"E
L81	60.24'	S54°56'53"E
L82	55.44'	S54°56'53"E
L83	56.00'	S54°56'53"E
L84	33.46'	S54°56'53"E
L85	111.19'	S38°57'18"W
L86	147.74'	S35°03'07"W
L87	148.81'	S35°03'07"W
L88	149.73'	S37°55'03"W
L89	41.05'	N56°02'40"W
L90	56.01'	N56°02'40"W
L91	32.64'	N56°02'40"W
L92	2.66'	S75°37'01"E

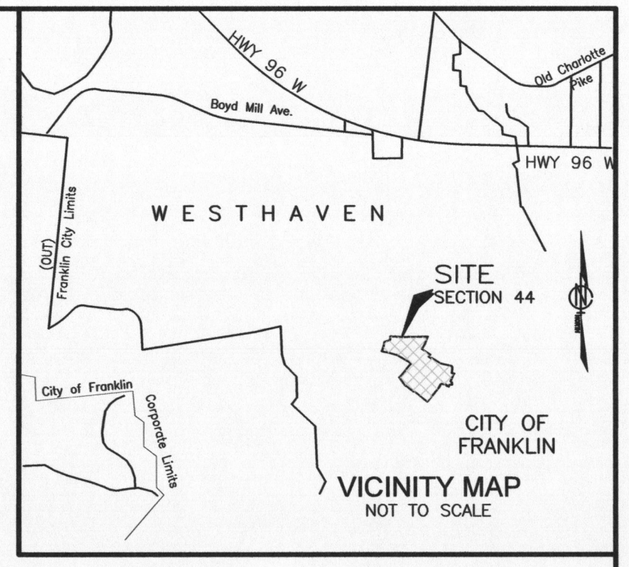
LINE TABLE		
Line #	Length	Direction
L93	7.42'	N14°46'11"E
L94	135.82'	S57°20'36"E
L95	135.82'	S57°20'36"E
L96	59.26'	S38°57'18"W
L97	46.28'	S38°57'18"W
L98	46.90'	N5°46'43"E
L99	31.97'	S38°57'18"W
L100	45.48'	S33°59'51"W
L101	45.84'	S33°59'51"W
L102	64.74'	N38°57'18"E
L103	46.28'	N38°57'18"E
L104	46.28'	N38°57'16"E
L105	0.59'	N38°57'18"E
L106	135.66'	S57°20'35"E
L107	135.05'	S57°20'35"E
L108	135.04'	S57°20'36"E
L109	42.32'	N33°59'51"E
L110	45.99'	N33°59'51"E
L111	125.00'	N40°53'53"E
L112	86.32'	N40°53'53"E
L113	79.85'	S49°06'07"E
L114	66.00'	S49°06'07"E
L115	66.00'	S49°06'07"E
L116	80.15'	S49°06'07"E
L117	79.02'	S40°53'53"W
L118	135.00'	S40°53'52"W
L119	135.00'	S40°53'52"W
L120	69.85'	N49°06'05"W
L121	66.00'	N49°06'08"W
L122	66.00'	N49°06'08"W

LINE TABLE		
Line #	Length	Direction
L123	135.00'	S40°53'52"W
L124	125.00'	S40°53'53"W
L125	70.15'	N49°06'07"W
L126	9.11'	S40°53'53"W
L127	100.00'	N49°06'07"W
L128	38.14'	S40°53'53"W
L129	58.31'	S40°53'53"W
L130	137.39'	N42°53'11"W
L131	147.75'	N34°53'47"W
L132	38.50'	N34°53'47"W
L133	31.00'	N40°53'53"E
L134	24.00'	N40°53'53"E
L135	24.00'	N40°53'53"E
L136	10.96'	N40°53'53"E
L137	100.00'	S49°06'07"E
L138	135.03'	N49°04'58"W
L139	26.00'	S40°53'53"W
L140	135.02'	N49°04'58"W
L141	135.01'	N49°04'58"W
L142	24.00'	S40°53'53"W
L143	24.00'	S40°53'53"W
L144	30.99'	S40°53'53"W
L145	135.00'	N49°04'58"W
L146	38.50'	S49°06'08"E
L147	86.78'	S70°11'09"E
L148	31.00'	N40°53'53"E
L149	24.00'	N40°53'53"E
L150	135.00'	N49°06'07"W
L151	135.00'	N49°06'07"W
L152	24.00'	N40°53'53"E

LINE TABLE		
Line #	Length	Direction
L153	31.00'	N40°53'53"E
L154	135.00'	N49°06'07"W
L155	135.00'	N49°06'07"W
L156	135.00'	N49°06'07"W
L157	15.00'	N40°53'53"E
L158	32.00'	N40°53'53"E
L159	25.00'	N40°53'53"E
L160	25.00'	N40°53'53"E
L161	135.00'	S49°06'07"E
L162	135.00'	S49°06'07"E
L163	135.00'	S49°06'07"E
L164	32.00'	N40°53'53"E
L165	32.00'	N40°53'53"E
L166	25.00'	N40°53'53"E
L167	25.00'	N40°53'53"E
L168	135.00'	S49°06'07"E
L169	135.00'	S49°06'07"E
L170	135.00'	N49°06'07"W
L172	19.55'	N40°53'53"E
L173	135.00'	S49°06'07"E
L174	31.00'	S40°53'53"W
L175	24.00'	S40°53'53"W
L176	24.00'	S40°53'53"W
L177	31.00'	S40°53'53"W
L178	15.00'	S40°53'53"W
L179	32.00'	S40°53'53"W
L180	25.00'	S40°53'53"W
L181	25.00'	S40°53'53"W
L182	32.00'	S40°53'53"W
L183	32.00'	S40°53'53"W

LINE TABLE		
Line #	Length	Direction
L184	25.00'	S40°53'53"W
L185	25.00'	S40°53'53"W
L186	42.58'	S40°53'53"W
L187	135.00'	S49°06'07"E
L188	135.00'	S49°06'07"E
L189	135.00'	S49°06'07"E
L190	135.00'	S49°06'07"E
L191	135.00'	S49°06'07"E
L192	135.00'	S49°06'07"E
L193	135.00'	S49°06'07"E
L194	135.00'	S49°06'07"E
L195	135.13'	S51°34'08"E
L196	49.05'	N40°53'53"E
L197	45.20'	N40°53'53"E
L198	46.00'	N40°53'53"E
L199	46.00'	N40°53'53"E
L200	15.00'	N40°53'53"E
L201	41.00'	N40°53'53"E
L202	33.00'	N40°53'53"E
L203	33.00'	N40°53'53"E
L204	33.00'	N40°53'53"E
L205	33.00'	N40°53'53"E
L206	33.00'	S40°53'53"W
L207	33.00'	S40°53'53"W
L208	33.00'	S40°53'53"W
L209	33.00'	S40°53'53"W
L210	41.00'	S40°53'53"W
L211	15.00'	S40°53'53"W
L212	46.00'	S40°53'53"W
L213	46.00'	S40°53'53"W

LINE TABLE		
Line #	Length	Direction
L214	51.01'	S40°53'53"W
L215	16.93'	S40°53'53"W
L216	38.50'	S49°06'07"E
L217	22.00'	S49°06'07"E
L218	135.00'	S49°06'07"E
L219	118.68'	S46°19'37"W
L220	148.56'	N46°19'37"E
L221	145.66'	S46°20'10"W
L222	53.89'	N43°40'23"W
L223	56.00'	N43°40'23"W
L224	3.70'	S35°10'52"W
L225	3.70'	N35°10'52"E
L226	73.54'	S18°51'01"W
L227	30.70'	S56°05'01"E
L228	91.77'	S56°02'40"E



CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	30.99'	20.00'	88.77	N79°34'06"E	27.98'
C2	208.57'	318.00'	37.58	S74°50'04"E	204.85'
C3	32.17'	20.00'	92.17	S47°32'59"E	28.81'
C4	71.05'	245.00'	16.62	S10°21'40"W	70.80'
C5	14.48'	10.00'	82.94	S59°00'37"W	13.24'
C6	113.32'	372.68'	17.42	S24°26'16"W	112.88'
C7	23.74'	330.75'	4.11	S31°05'31"W	23.74'
C8	42.39'	20.00'	121.43	S31°40'39"E	34.89'
C9	37.54'	674.00'	3.19	S89°12'19"W	37.53'
C10	25.31'	20.00'	72.52	S54°32'33"W	23.66'
C11	35.32'	20.00'	101.20	N31°54'44"W	30.91'
C12	79.75'	674.00'	6.78	N79°07'17"W	79.71'
C13	28.54'	20.00'	81.76	S63°23'13"W	26.18'
C14	70.38'	219.25'	18.39	S31°42'06"W	70.08'
C15	57.21'	230.75'	14.21	N48°00'03"E	57.06'
C16	30.08'	20.00'	86.16	N2°11'00"W	27.32'
C17	291.02'	626.00'	26.64	N58°34'57"W	288.41'
C18	20.86'	150.00'	7.97	N75°53'08"W	20.85'
C19	21.97'	150.00'	8.39	N75°41'09"W	21.95'
C20	20.28'	150.00'	7.74	S67°48'13"E	20.26'

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C21	20.86'	150.00'	7.97	S67°54'57"E	20.85'
C22	27.36'	53.00'	29.58	S32°53'15"W	27.06'
C23	49.72'	53.00'	53.75	N74°32'56"E	47.91'
C24	23.25'	189.00'	7.05	S82°06'07"E	23.23'
C25	56.86'	211.00'	15.44	S77°54'21"E	56.69'
C26	78.68'	53.00'	85.05	S27°39'35"E	71.65'
C27	15.11'	53.00'	16.34	S6°41'53"W	15.06'
C28	183.60'	674.00'	15.61	N52°07'59"W	183.03'
C29	15.71'	10.00'	90.00	S63°05'58"W	14.14'
C30	45.08'	31.00'	83.32	S59°45'38"W	41.21'
C31	9.01'	189.00'	2.73	S84°15'34"E	9.01'
C32	41.92'	189.00'	12.71	S76°32'23"E	41.83'
C33	46.02'	31.00'	85.05	S27°39'35"E	41.91'
C34	46.72'	674.00'	3.97	N61°55'21"W	46.71'
C35	46.27'	674.00'	3.93	N65°52'29"W	46.26'
C36	41.14'	674.00'	3.50	S69°35'23"E	41.13'
C37	15.61'	10.00'	89.44	S26°37'10"E	14.07'
C38	25.95'	211.00'	7.05	S82°06'07"E	25.94'
C39	25.48'	475.00'	3.07	S36°43'04"W	25.48'
C40	70.56'	475.00'	8.51	S42°30'38"W	70.50'

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C41	15.63'	10.00'	89.56	N88°27'12"W	14.09'
C42	31.67'	31.00'	58.54	N14°24'12"W	30.31'
C43	17.65'	10.00'	101.11	N4°23'33"W	15.44'
C44	100.63'	525.00'	10.98	N40°40'19"E	100.47'
C45	15.88'	10.00'	90.97	S11°29'11"E	14.26'
C46	38.70'	25.00'	88.69	S80°42'34"W	34.95'
C47	20.22'	489.00'	2.37	S35°10'56"W	20.22'
C48	33.73'	20.00'	96.63	N1°59'19"W	29.87'
C49	13.74'	10.00'	78.73	N85°41'22"E	12.68'
C50	40.97'	25.00'	93.90	S7°59'47"E	36.54'
C51	14.84'	10.00'	85.00	S81°27'19"W	13.51'
C52	30.30'	976.00'	1.78	N55°09'19"W	30.29'
C53	67.49'	976.00'	3.96	N52°17'06"W	67.48'
C55	14.25'	10.00'	81.67	N74°49'50"E	13.08'
C59	0.53'	646.00'	0.05	S34°01'16"W	0.53'
C60	41.07'	646.00'	3.64	S35°51'58"W	41.06'
C61	14.29'	646.00'	1.27	S38°19'16"W	14.29'
C62	40.52'	511.00'	4.54	N36°41'00"E	40.51'
C63	3.69'	511.00'	0.41	S34°12'16"W	3.69'
C64	127.50'	626.00'	11.67	S64°48'35"E	127.28'

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C65	2.23'	330.75'	0.39	S14°34'35"W	2.23'
C66	100.48'	334.18'	17.23	S24°32'04"W	100.11'
C67	64.10'	369.25'	9.95	S28°10'30"W	64.02'
C68	25.33'	20.00'	72.56	N59°28'48"E	23.67'
C69	148.56'	626.00'	13.60	S77°26'36"E	148.21'
C70	34.42'	20.00'	98.59	N89°48'19"W	30.32'
C71	247.88'	1024.00'	13.87	S47°26'36"E	247.28'
C72	33.26'	20.00'	95.28	N6°44'24"W	29.56'
C73	15.71'	10.00'	90.00	S85°53'53"W	14.14'
C74	15.71'	10.00'	90.00	S4°06'07"E	14.14'
C75	39.27'	25.00'	90.00	N4°06'07"W	35.36'
C76	15.71'	10.00'	90.00	N85°53'53"E	14.14'
C77	37.55'	269.25'	7.99	N51°06'31"E	37.52'
C78	29.21'	269.25'	6.22	N44°00'21"E	29.19'
C80	15.71'	10.00'	90.00	N4°06'07"W	14.14'
C82	17.14'	10.00'	98.22	N8°12'42"W	15.12'
C83	97.83'	674.00'	8.32	S65°03'09"E	97.74'
C84	32.87'	20.00'	94.16	N22°07'54"W	29.29'
C85	50.32'	180.75'	15.95	N32°55'21"E	50.16'
C86	17.09'	10.00'	97.93	S10°00'36"E	15.09'

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C87	13.65'	10.00'	78.21	N80°00'07"E	12.61'
C88	30.99'	20.00'	88.78	S89°17'03"E	27.98'
C89	46.43'	976.00'	2.73	S43°31'57"E	46.43'
C90	45.37'	976.00'	2.66	S40°50'16"E	45.37'
C91	10.73'	674.00'	0.91	S39°57'43"E	10.73'
C92	46.01'	674.00'	3.91	S42°22'26"E	46.00'
C93	2.11'	53.00'	2.28	S42°31'57"E	2.11'
C94	36.93'	53.00'	39.92	S21°25'53"E	36.19'
C95	15.71'	10.00'	90.00	N1°19'37"E	14.14'
C96	5.14'	318.00'	0.93	S56°30'26"E	5.14'
C97	39.27'	25.00'	90.00	S85°53'53"W	35.36'
C98	15.02'	674.00'	1.28	S56°40'58"E	15.02'
C100	28.99'	20.00'	83.06	S82°25'36"W	26.52'

SOUTHERN LAND COMPANY

WESTHAVEN

P.U.D. SUBDIVISION

SECTION 44

Certificate of Survey

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 15th day of March, 2017.

6-1-17

Keith Ryan Brotherton, Tennessee RLS No. 2089
Wilson & Associates, P.C.
Engineering/Surveying/Environmental
108 Beasley Drive, Franklin, TN 37064
Office: 615.794.2275 FAX 615.794.2176
kbrotherton@wilsonpc.com

KEITH RYAN BROTHERTON
REGISTERED LAND SURVEYOR
AGRICULTURE COMMERCE
TENNESSEE NO. 2850

50' 0' 50' 100' 150'
GRAPHIC SCALE

Legend	
Existing Iron Rod	○
Iron Rod Set	●
Existing Concrete Monument	□
Concrete Monument Set	■
Storm Catchbasin	◘
Sewer Manhole	◉
Street Address	1234

Legend (cont.)	
Water Valve	M
Fire Hydrant	FH
Street Light	✲
Sidewalk Pattern	
Public Utility & Drainage Esmt.	P.U.D.E.
Public Drainage Esmt.	P.D.E.
Public Utility & Access Esmt.	P.U.A.E.

CERTIFICATE OF APPROVAL OF RECORDING

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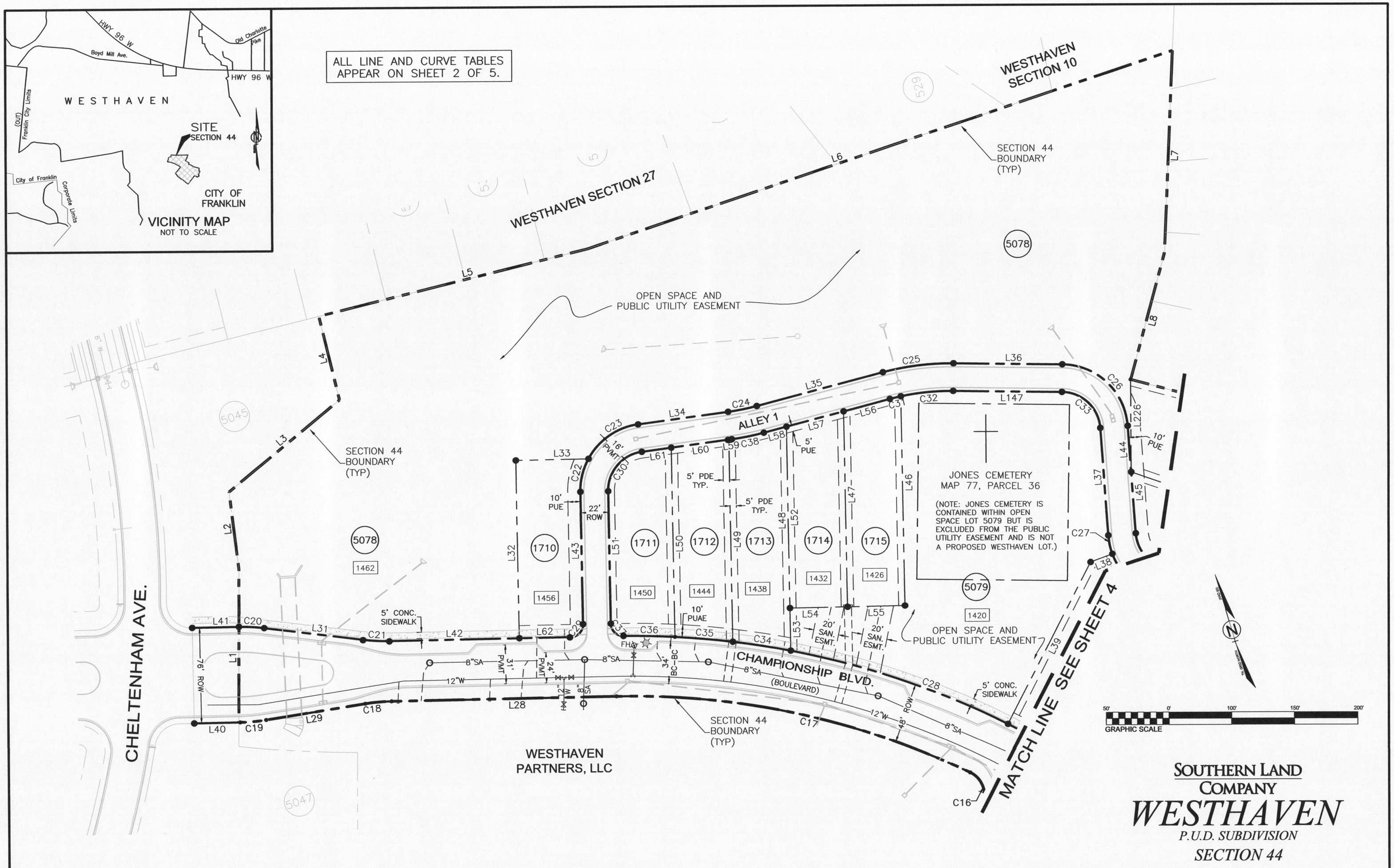
Secretary — Date
Franklin Municipal Planning Commission

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES 18.82 — TOTAL # OF LOTS 57
ACRES NEW RD/ST 4.77 (ROW) — L.F. OF NEW RD/ST 5,707
ACRES OPEN SPACE 5.52 — CIVIL DISTRICT 5th
DRAWN BY JAG — CLOSURE ERROR < 1:10,000
SCALE = NO SCALE — DATE = 05/08/17

COF PROJECT # 6446 — SHEET 2 OF 5



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kbrotherton@wilsonpc.com

KEITH RYAN BROTHERTON REGISTERED LAND SURVEYOR TENNESSEE NO. 2850

GRAPHIC SCALE 50' 0' 50' 100' 150'

Legend		Legend (cont.)	
Existing Iron Rod	○	Water Valve	M
Iron Rod Set	●	Fire Hydrant	FH
Existing Concrete Monument	□	Street Light	☆
Concrete Monument Set	■	Sidewalk Pattern	
Storm Catchbasin		Public Utility & Drainage Esmt.	P.U.D.E.
Sewer Manhole		Public Drainage Esmt.	P.D.E.
Street Address	1234	Public Utility & Access Esmt.	P.U.A.E.

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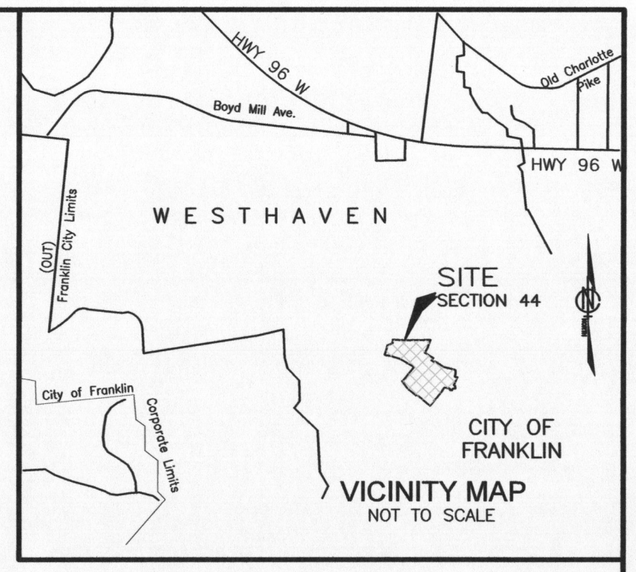
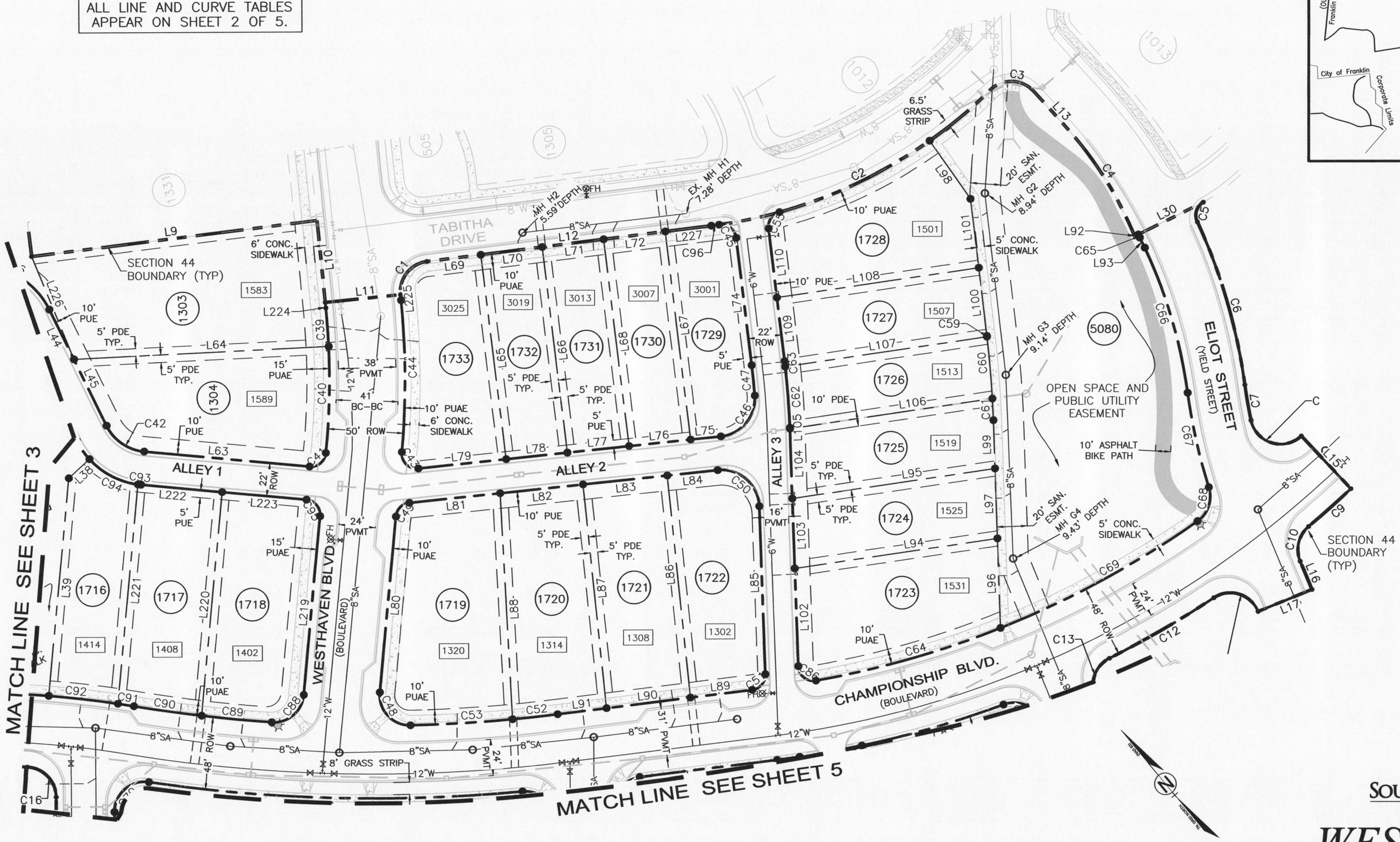
COF PROJECT # 6446

ALL LINE AND CURVE TABLES APPEAR ON SHEET 2 OF 5.





GRAPHIC SCALE 50' 0' 100' 150' 200'

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kbrotherton@wilsonpc.com

KEITH RYAN BROTHERTON REGISTERED LAND SURVEYOR TENNESSEE NO. 2850 AGRICULTURE COMMERCE

GRAPHIC SCALE 50' 0' 50' 100' 150'

Legend		Legend (cont.)	
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Iron Rod Set	●	Fire Hydrant	FH
Existing Concrete Monument	□	Street Light	✲
Concrete Monument Set	■	Sidewalk Pattern	
Storm Catchbasin	◘	Public Utility & Drainage Esmt.	P.U.D.E.
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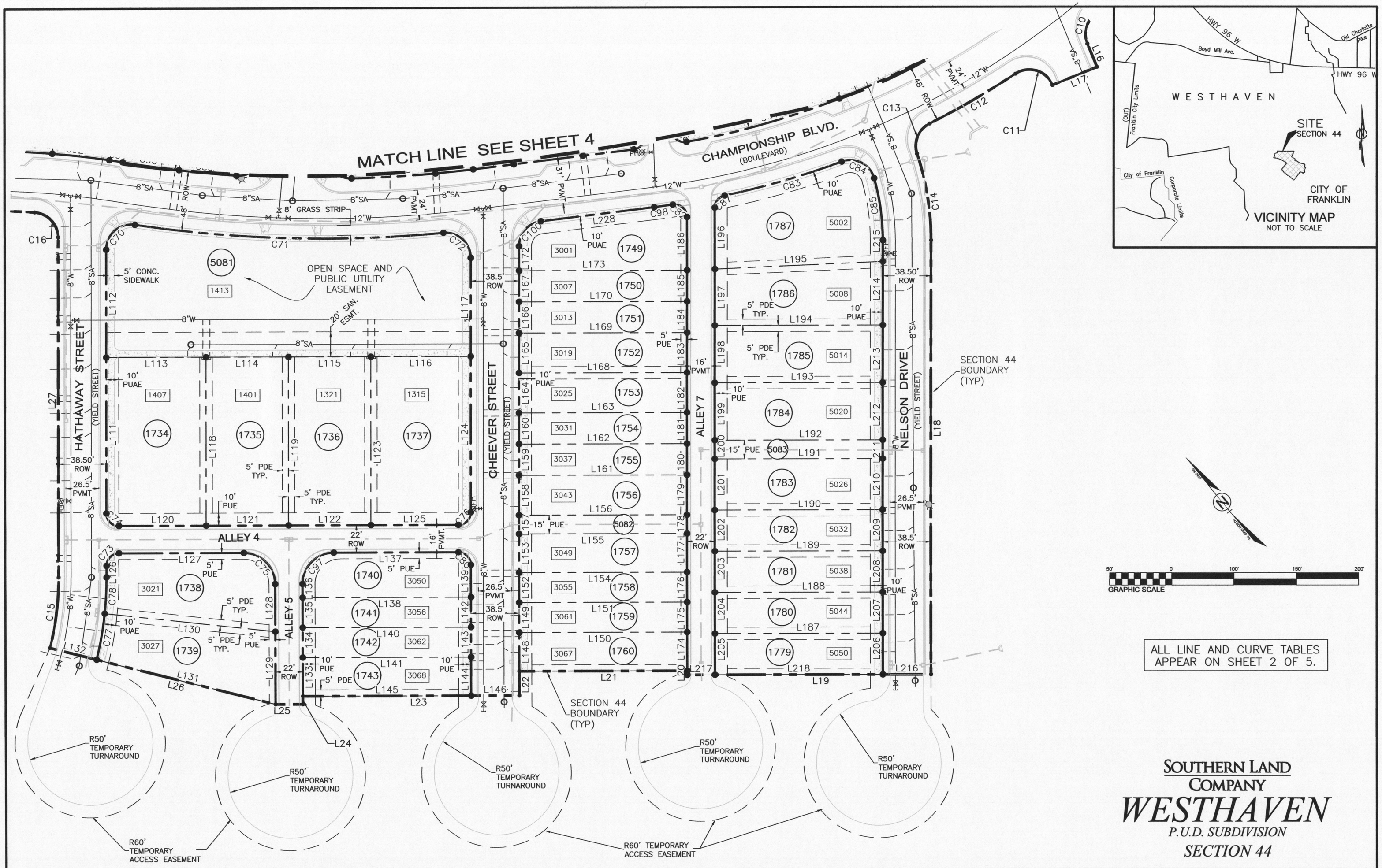
COF PROJECT # 6446 — SHEET 4 OF 5



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TENNESSEE NO. 2850

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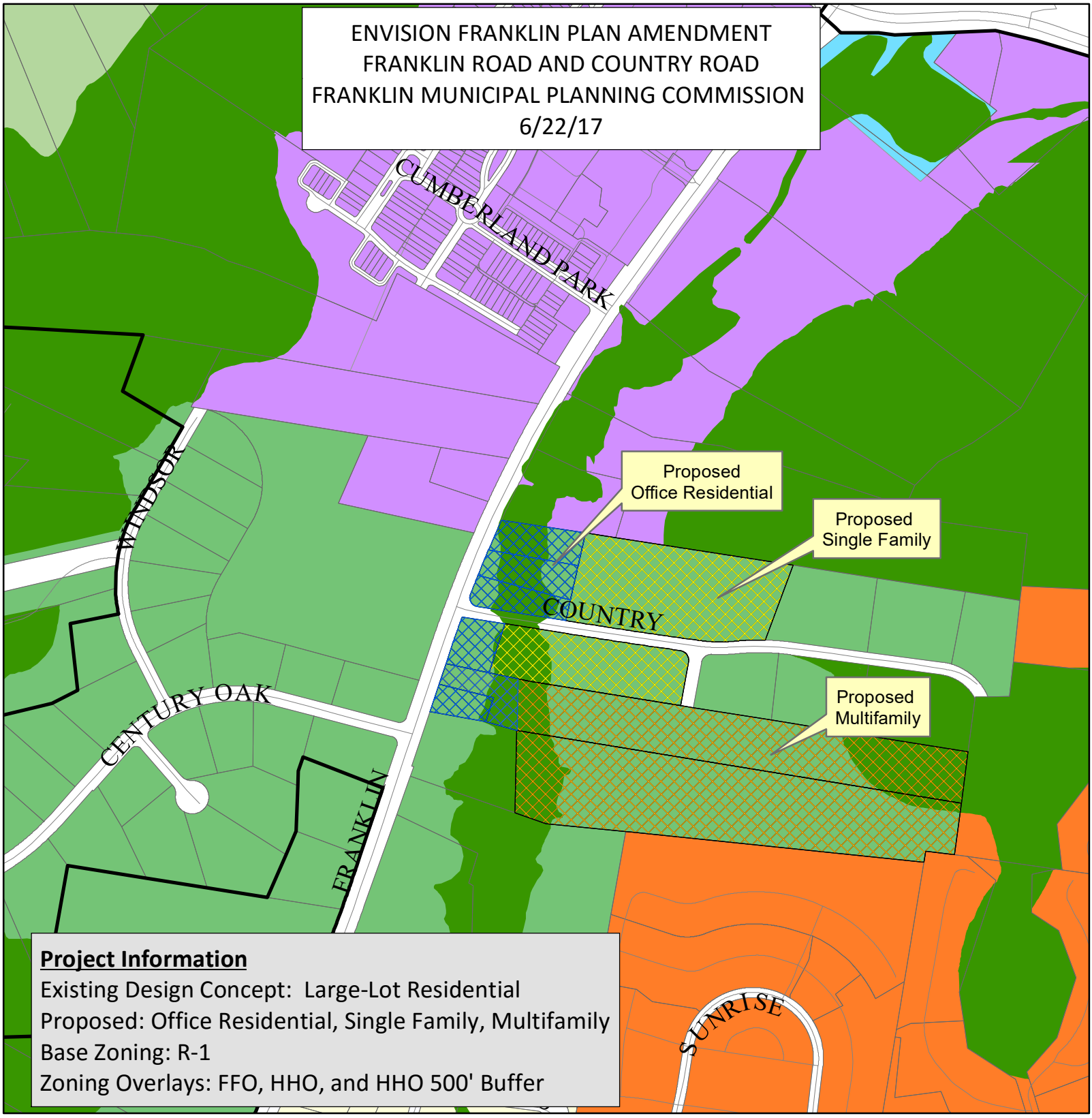


Proposed

- Office Residential
- Multifamily
- Office Residential
- Single Family
- Subject Properties
- City Limits
- Parcels

Design Concepts

- Recreation
- Conservation
- Conservation Subdivision
- Large-Lot Residential
- Single-Family Residential
- Multifamily Residential
- Neighborhood Mixed-Use

N

0 1,000

Feet

RESOLUTION 2017-37

A RESOLUTION BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION TO ADOPT AN AMENDMENT TO THE ENVISION FRANKLIN DESIGN CONCEPTS MAP FOR MULTIPLE PROPERTIES LOCATED IN THE FRANKLIN ROAD/COUNTRY ROAD AREA.

WHEREAS, pursuant to *Tennessee Code Annotated* (T.C.A.) § 13-4-201, it is the function and duty of the Franklin Municipal Planning Commission (FMPC) to adopt an official general plan for the physical development of the City of Franklin; and

WHEREAS, the City adopted *Envision Franklin* on January 26, 2017, and it provides a framework for the City to make land-use decisions, manage the quality of development, determine the timing and location of future growth, and direct investment and development activity; and

WHEREAS, the FMPC may from time to time amend, extend or add to the plan, or carry any part of subject matter into greater detail; and

WHEREAS, applicant-requested amendments to *Envision Franklin* to accommodate specific developments may be considered only for the design concept map and/or special considerations within a design concept; and

WHEREAS, this amendment request, as depicted in the attachment(s), is to change the design concept for properties in the Franklin Road/Country Road area from Large Lot Residential to Multifamily Residential and Office Residential; and

WHEREAS, the FMPC finds that the Plan amendment request has demonstrated its need and justification in accordance with the Implementation Chapter of *Envision Franklin*; and

WHEREAS, the FMPC held a public hearing and the Plan amendment to *Envision Franklin* is found to be in the best interest of the citizens of the City of Franklin.

NOW, THEREFORE, BE IT RESOLVED by the Franklin Municipal Planning Commission of the City of Franklin, Tennessee, as follows:

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

SECTION II. That the Envision Franklin Design Concepts Map is hereby amended as follows:

Section III. A copy of the adopted amendment to Envision Franklin shall be certified to the Board of Mayor and Aldermen, as required by T.C.A. § 13-4-202.

SECTION IV. That this Resolution shall take effect upon approval by the FMPC on June 22, 2017, the health, safety, and welfare of the citizens requiring it.

ATTEST:

By: _____

Mike Hathaway
Chair

CITY OF FRANKLIN, TENNESSEE:

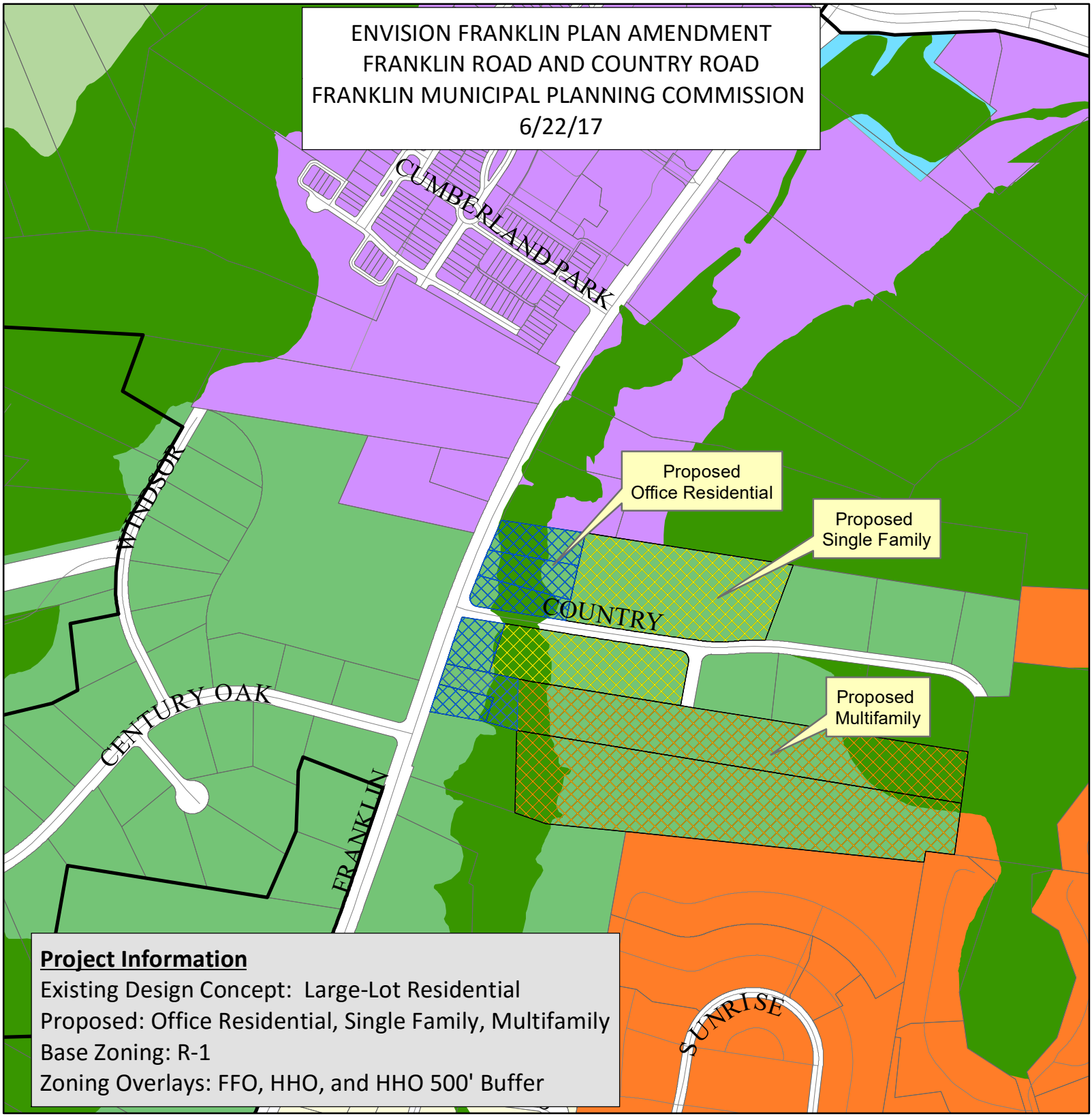
By:_____

Emily Hunter
Secretary

Approved as to Form:

By: _____
Shauna R. Billingsley
City Attorney

NEIGHBORHOOD MEETING: __5/22/2017__



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- Single-Family Residential
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- Neighborhood Mixed-Use

N

0 1,000

Feet

LAND USE PLAN | ENVISION FRANKLIN DESIGN & CONCEPTS MAP AMENDMENT

FROM LARGE-LOT RESIDENTIAL TO OFFICE RESIDENTIAL, SINGLE AND MULTI-FAMILY RESIDENTIAL

Franklin Road | Country Road Parcels

Resubmittal

June 1, 2017

COF #6447

APPLICANTS:

Paul Lebovitz, LA
102 Winslow Road
Franklin, TN 37064
615.415.6855
pleb@bellsouth.net

Greg Gamble, LA
Gamble Design Collaborative
144 Southeast Pkwy, STE 200
Franklin, TN 37064
615.975.5765
greggamble209@gmail.com

LUPA Request Participants (Owners):

053-07100
544 Franklin Road
Michael Harris Garretson
(Martin & Richard Garretson)

053-07000
540 Franklin Road
Cecilia Marchesi

053-06900
536 Franklin Road
Joy Brooks

053-06800
1208 Country Road
Teresa Brooks Huges

053-06100
1211 Country Road
Joy Brooks

053-0600
532 Franklin Road
Dan Brazzell

053-05900
526 Franklin Road
GracePointe Church Inc.

053-05800
522 Franklin Road
GracePointe Church Inc.

053-05701
Franklin Road
GracePointe Church Inc

LUPA Request Participants (Developer):

Tennessee Valley Homes
Jimmy Franks
245 Noah Drive
Franklin, TN 37064
615.351.0931
jimmy@tennesseevalleyhomes.com

Land Use Plan Amendment

DESCRIPTION

The applicants [Paul Lebovitz and GDC], on behalf of the property owners and development entities, request an amendment to the City of Franklin Envision Franklin Design Concepts Map for 9 parcels at the corner of Franklin Road and Country Road. The subject properties are all located in the Berry's Chapel, Special Area 3, are currently zoned R-1, and are all designated as Large-Lot Residential Design Concept Area.

The applicants are separately developing master plans with their clients, with the intention of proposing PUD Development Plans and Rezoning Requests. The applicants have combined their Land Use Plan/Envision Franklin Design Concepts Map amendments into one application at the request of City of Franklin Staff. This request is divided into four separate line items that the applicants request to be proposed as separate FMPC items.

The applicants acknowledge that rezoning requests may need to accompany future PUD development plans to address any conflicts with current character area overlays.

The request for Land Use Plan | Envision Franklin Design Concept Map Amendment is to permit PUD development proposals that are more consistent with the current area context and development patterns.

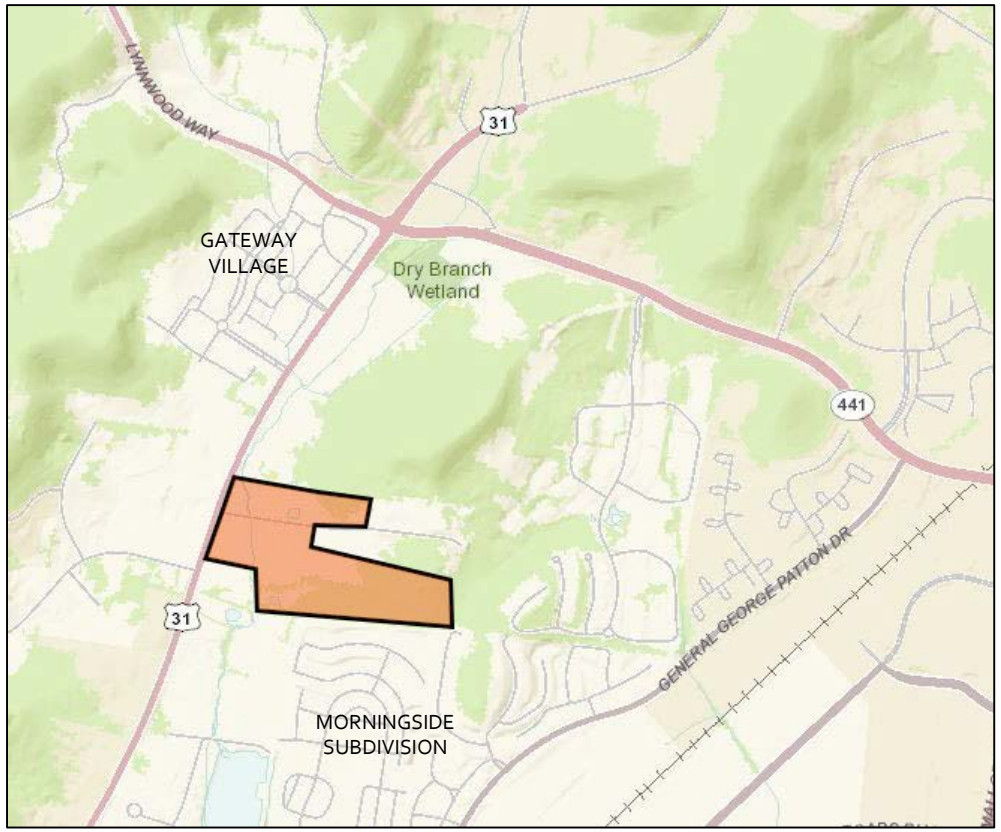
Four map amendments are being proposed and will be detailed in this request:

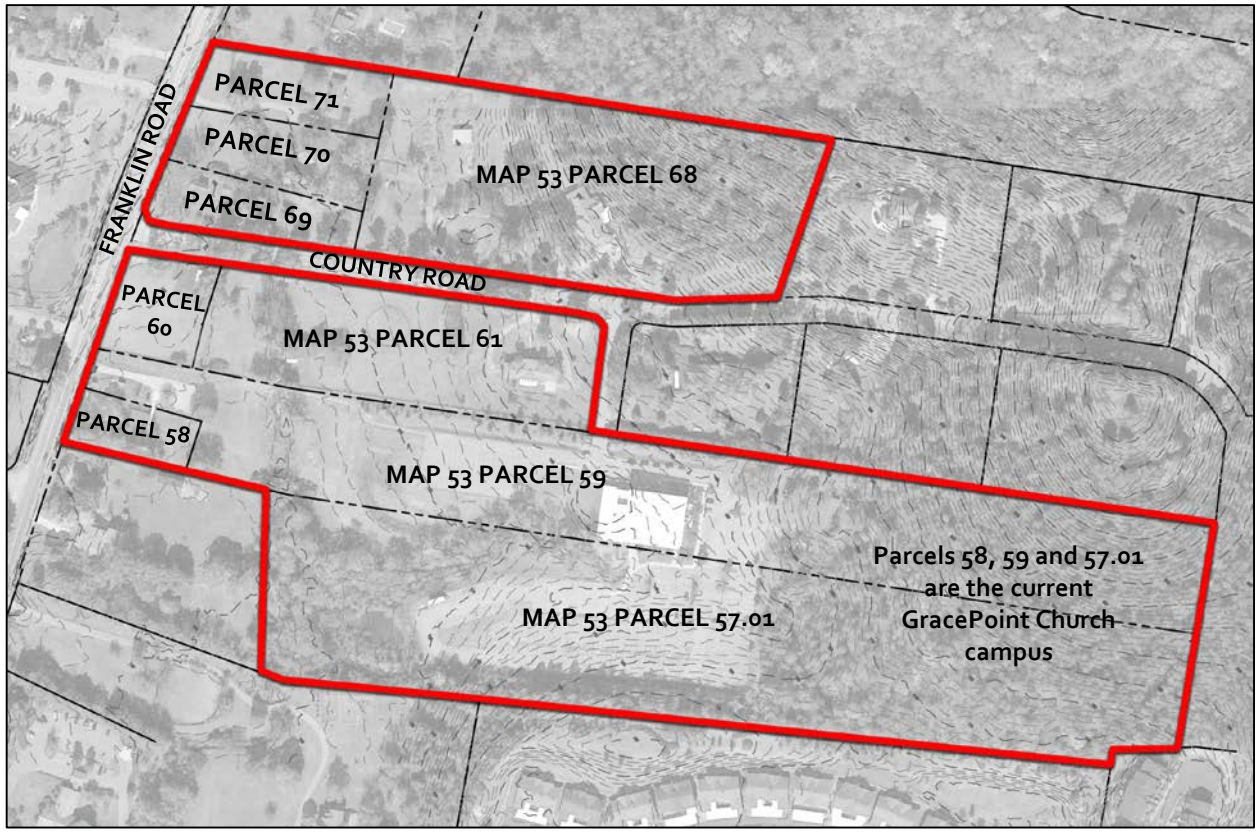
1. **Design Concepts Maps designation change from Large-Lot Residential to Office Residential for parcels 71, 70, 69, and 60.**
2. **Design Concepts Maps designation change from Large-Lot Residential to Office Residential for parcel 58 and a portion of parcel 59.**
3. **Design Concepts Maps designation change from Large-Lot Residential to Single Family Residential for parcels 68 and 61.**
4. **Design Concepts Maps designation change from Large-Lot Residential to Multi-Family Residential for parcel 57.01 and a portion of parcel 59.**

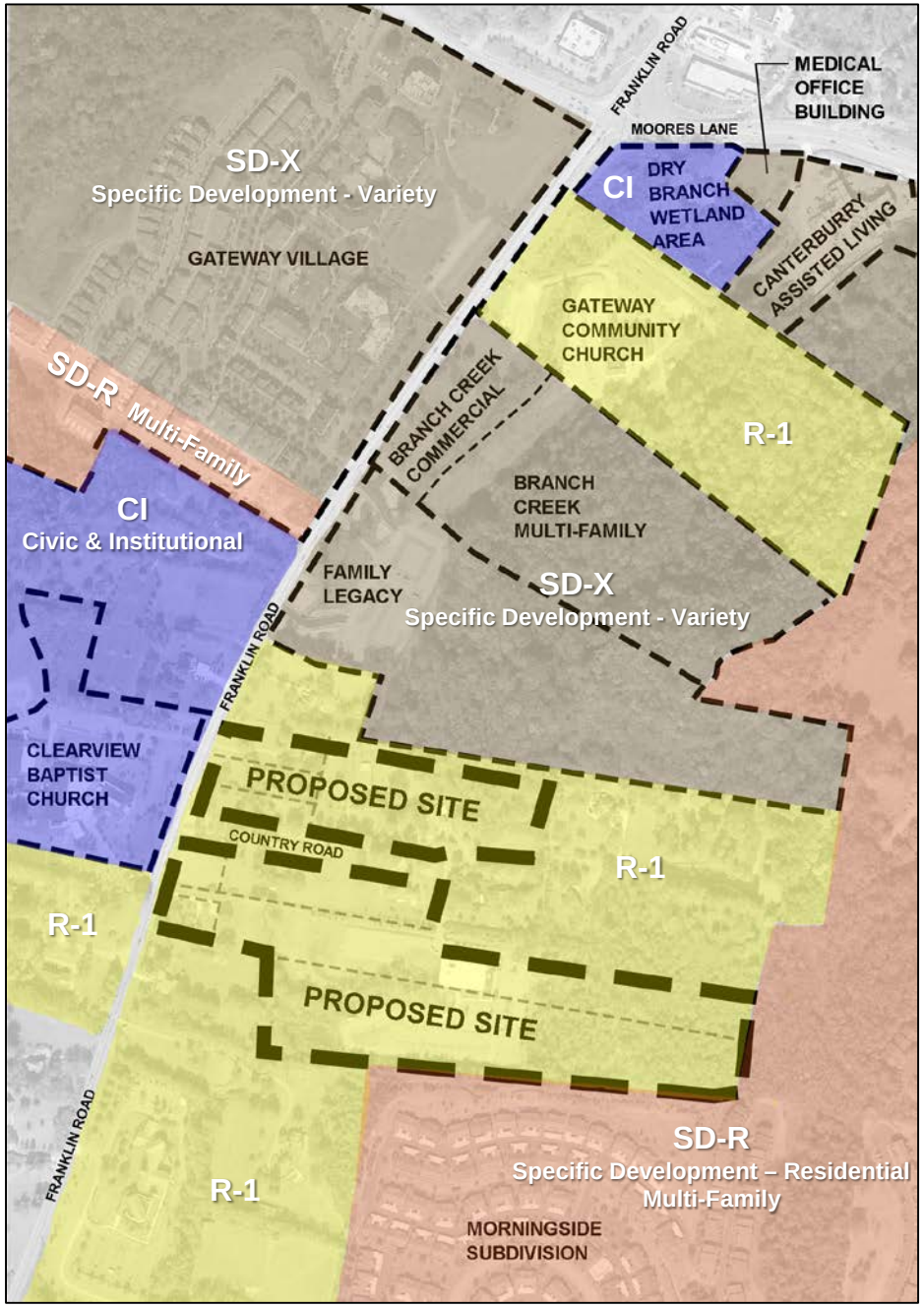
TABLE OF CONTENTS

- Location Map
- Zoning and Existing Land Uses
- Existing Character Area
- Existing Envision Franklin Design Concepts
- Physical Features Map
- Proposed Amendments Overview
- Existing Conditions Change
- Map Amendment 1
- Map Amendment 2
- Map Amendment 3
- Map Amendment 4
- Justification

Location Map



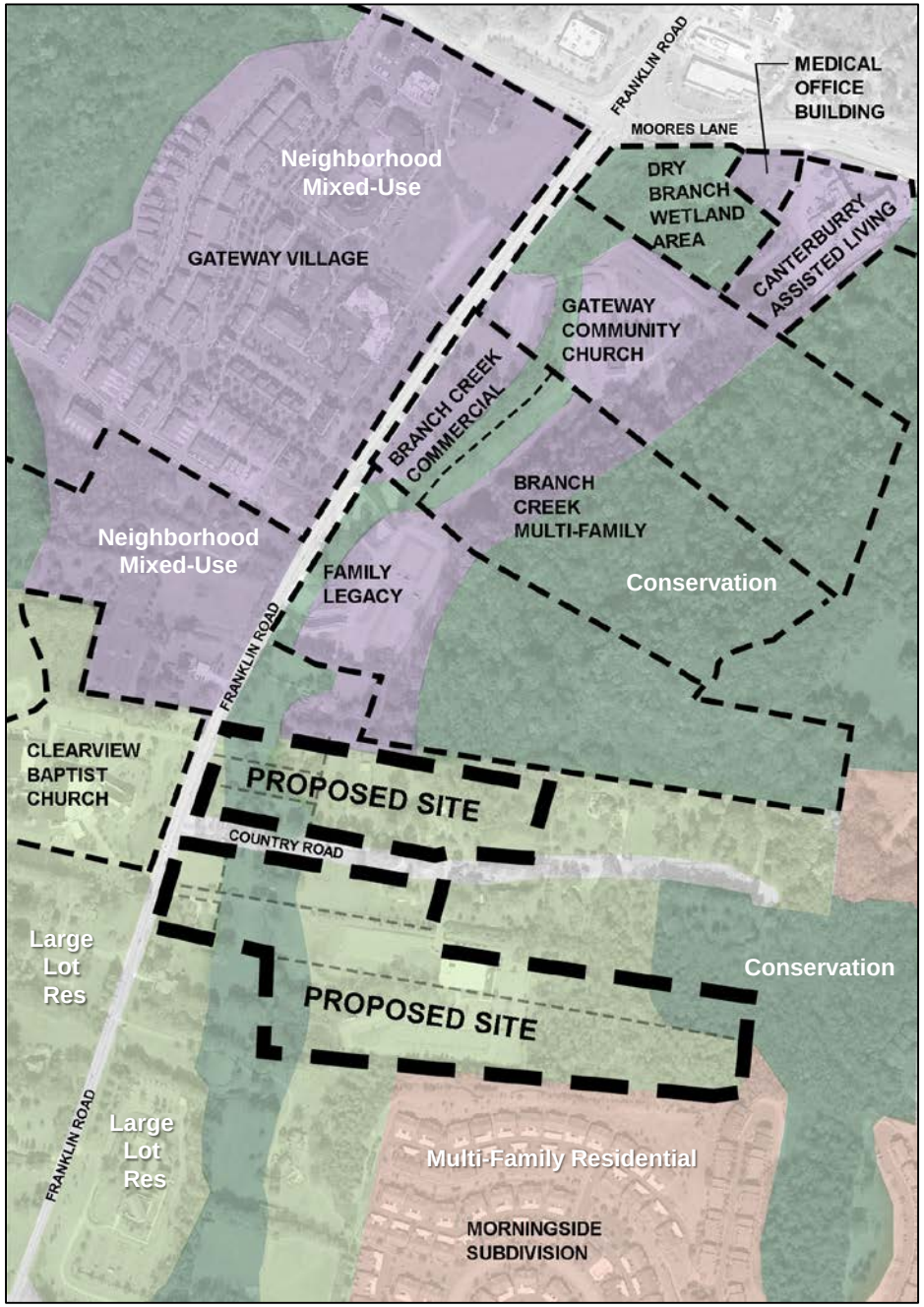




Existing Zoning and Uses

- All Parcels in the proposed LUP Amendment area are zoned R-1
- Several SD-X PUD Developments are located just north of the site.
  Gateway Village (commercial, office, and multi-family)
  Branch Creek Crossing (office, condominium)
  Family Legacy (Funeral Home and office)

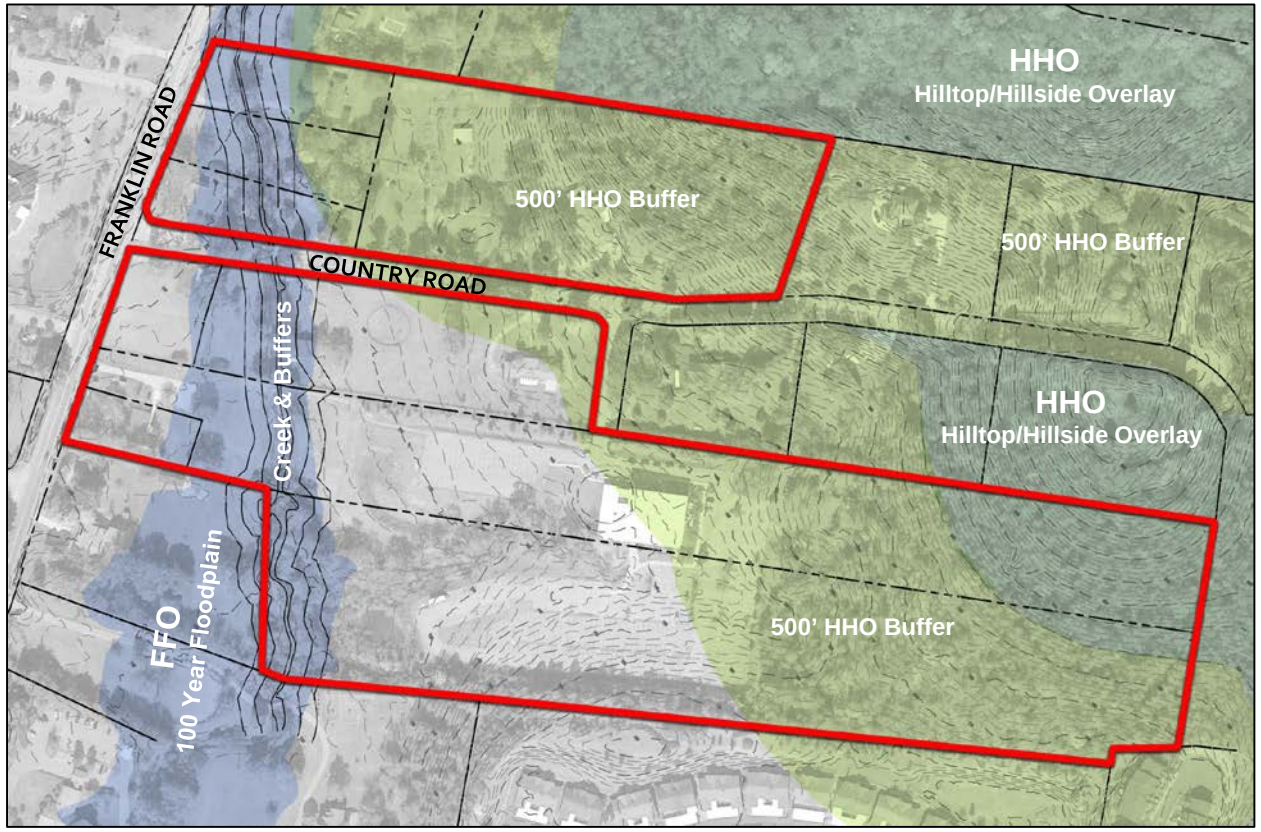
Mix of Uses and Zones
The properties identified could utilize the SD-X and SD-R Development Plan process to create a cohesive neighborhood, much like the successful Gateway Village to the north.



Existing Envision Franklin

- Site is Large Lot Residential Design Concept (with area of Conservation Design Concept shown around the existing creek and HHO area)
- Large Lot Residential, as a development concept, is intended to reflect "the established character of existing neighborhoods" or provide a "transition between City and County subdivisions."
- Neighborhood Mixed-Use "provides a diverse mix of high-activity uses" and provide good connections between these areas "and the residential neighborhoods they support."
- Multi-Family Residential "provides for a range of housing types" that "allows for greater flexibility in form and scale to achieve active, cohesive, and vibrant neighborhoods.
- Large Lot Residential, Special Considerations: "Franklin Road north of Mack Hatcher Parkway: This scenic corridor should have deep set backs of at least 150' for new development. Informal landscape design and rural features. Developing frontage on Franklin Road should be on lot sizes comparable to those that currently exist along the road."

Physical Features Map



Base Zoning District: R – 1 Residential
Special Area Designation: BCCO 3
Overlay Zoning Districts: HHO, HHO Buffer, FFO
Existing Land Use: Residential / Church Campus

Existing or Planned Road Network:

- accessed by Franklin Road or Country Road. Franklin Road is planned to widen to 3 lanes just north of this site

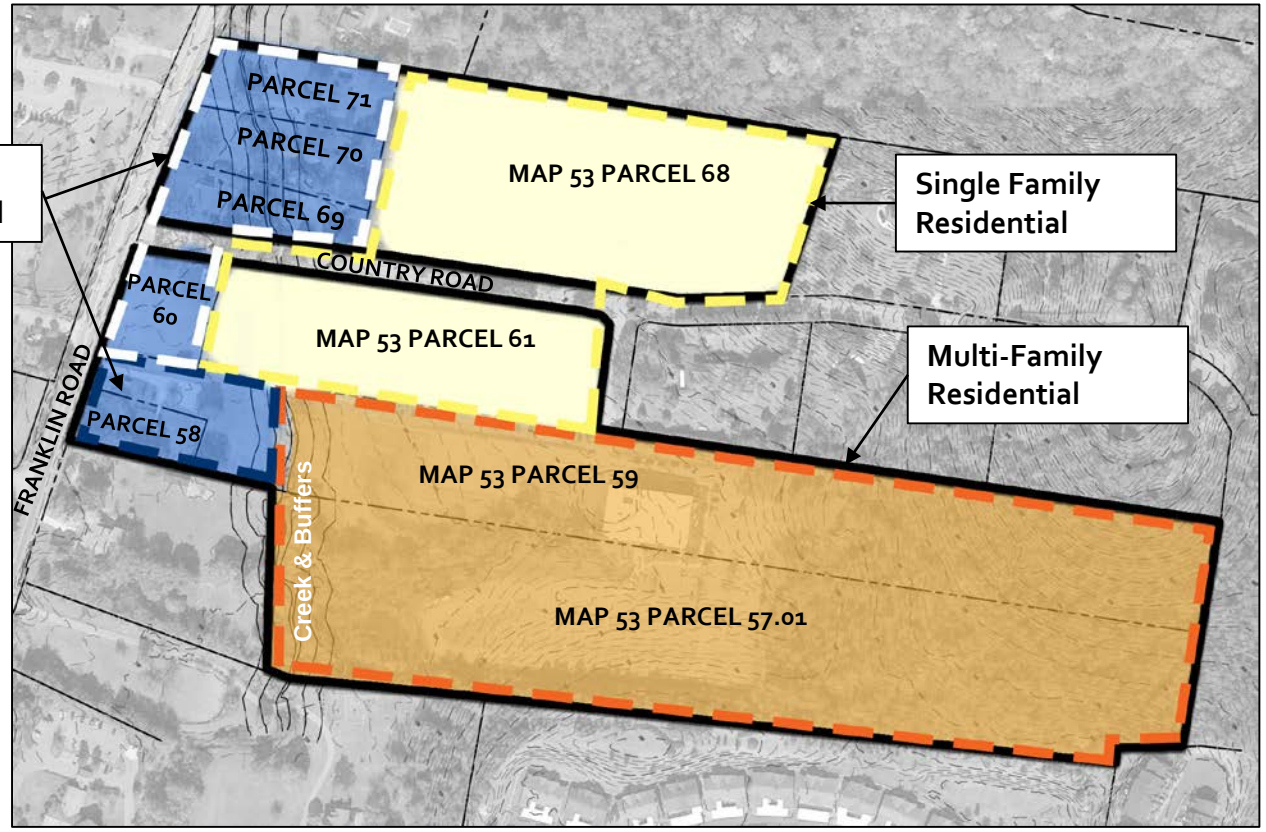
Railroad infrastructure or ROW: N/A

Historic Properties: N/A

Natural Features that may limit development:

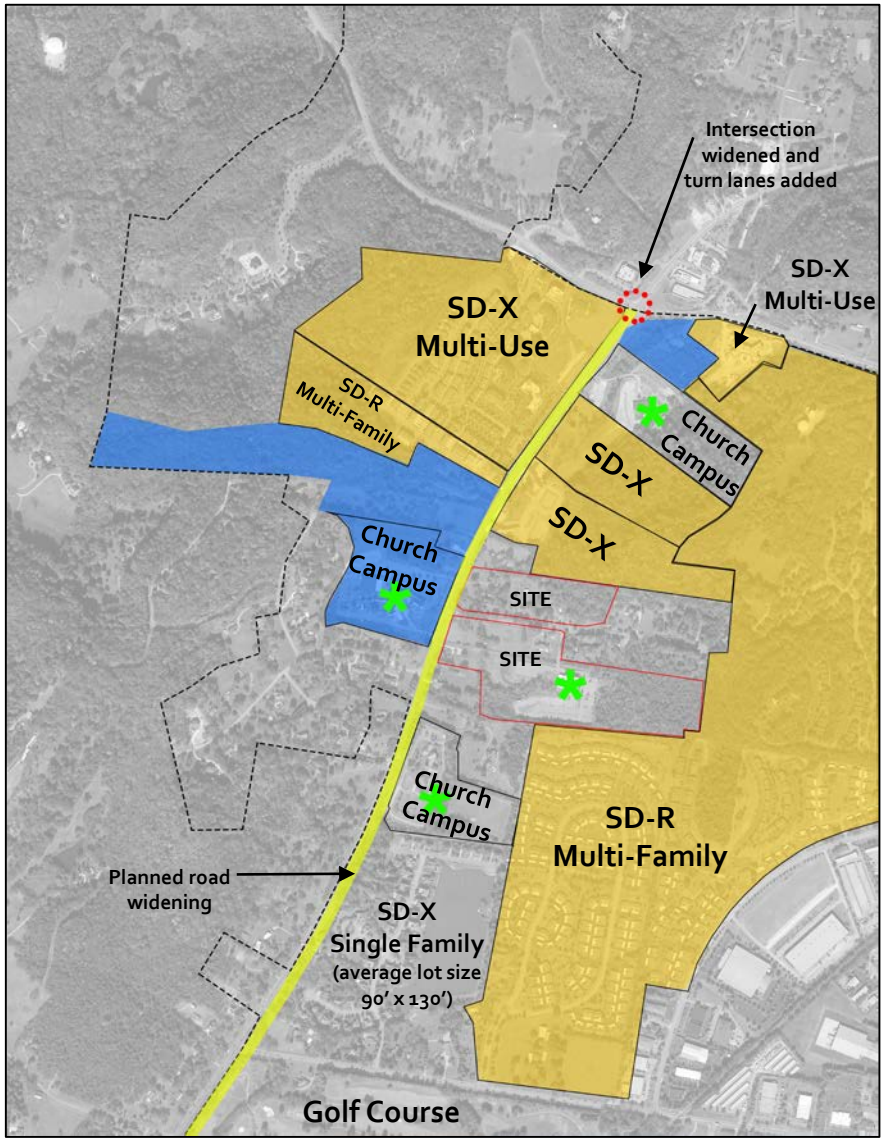
- Blue-line stream runs near the western edge of the property. Zone 1 and Zone 2 buffers are shown per City requirements.
- HHO areas are adjacent to this site and on the far eastern edge of the GracePointe property.

Proposed Amendment



This proposed Land Use Plan | Envision Franklin Design Concept Map amendment requests the following:

1. Change from Large-Lot Residential to Office Residential.
2. Change from Large-Lot Residential to Single Family Residential
3. Change from Large-Lot Residential to Multi-Family Residential



Existing Condition Changes

- The Franklin Road corridor has evolved over the last 10-15 years, starting with the Gateway Village Mixed-Use PUD. It is no longer a pastoral low volume road, but an urban node with denser housing and very large Church campuses.
- The intersection at Franklin Road and Moore's Lane was improved with the construction of Gateway Village. Franklin Road, from this intersection down to a point near the Family Legacy PUD is planned to be widened to accommodate the increased vehicular traffic.
- The subject property is a small pocket of Large-Lot Residential flanked by multi-family development and mixed-use development.

Specific Design Corridor
The majority of the development in this corridor has occurred in the form of a SD-R (Specific Design Residential) or SD-X (Specific Design Mixed Use). This has allowed development for this area to be viewed holistically.

Design Concepts Map Change #1

Existing Envision Franklin Design Concepts Map

Proposed Change

Large-Lot Residential to Office Residential
This Design Concept Map Amendment proposes to incorporate Office Residential because of its intended transition between commercial areas with surrounding residential areas.
This change would occur across from the existing Clearview Baptist Church campus. All proposed structures will maintain a single-family residential character.

Design Concepts Map Change #2

Existing Envision Franklin Design Concepts Map

Proposed Change

Large-Lot Residential to Office Residential
This Design Concept Map Amendment proposes to incorporate Office Residential because of its intended transition between commercial areas and surrounding residential areas.
This change would occur across from the existing Clearview Baptist Church campus. All proposed structures will maintain a single-family residential character.

Design Concepts Map Change #3

Existing Envision Franklin Design Concepts Map

Proposed Change

Large-Lot Residential to Single Family Residential
This Design Concept Map Amendment proposes to change Large-Lot Residential to Single Family Residential which will provide a range of dwelling and lot sizes. This change allows a better transition between the existing Mixed-Use / Large-Lot Residential and the proposed Office Residential / Multi-Family Residential.

Applying the Single Family Development Pattern in this area is appropriate because it allows different lot and home sizes within the Single Family Design Concept, and, thereby, creating a natural transition between existing and proposed uses.

Design Concepts Map Change #4

Existing Envision Franklin Design Concepts Map

Proposed Change

Large-Lot Residential to Multi-Family Residential
This Design Concept Map Amendment proposes an extension of the Multi-Family Residential Design Concept to a portion of the GracePointe Church property, buffered from Franklin Road by the Creek and Buffers as well as the proposed Single-Family Residential area.

The Multi-Family Design Concept allows for a variety of home styles and densities. This variety will allow a transition from single-family homes to townhomes, big houses and low rise multi-family buildings.

Much of the existing Church infrastructure will be repurposed into a planned multi-family community. In addition to meeting Franklin's need for residential diversity and work-force housing, this planned community will continue the pedestrian networks existing and supported in their corridor

Furthering the objectives of the Guiding Principles

Justification:

Today, the subject parcels do not reflect the Guiding Principals set out in Envision Franklin. However, with a successful change in the Design Concept Map, a process can begin to transform all parcels into a planned community that better supports the goals for Franklin and for this active and vibrant mixed-use neighborhood.

OVERVIEW OF GUIDING PRINCIPLES
The guiding principles are long-term statements of direction for the City to advance the quality of development.
The principles further define the vision and reflect the desired planning practices and respectful use of land and resources. The guiding principles are organized around eight themes:

1. Managed Growth
2. Economic Vitality
3. Vibrant Neighborhoods
4. Historic Preservation
5. Natural Beauty
6. Exceptional Design
7. Connected Community
8. Context-Responsive Infill

The Land Use Plan Amendment for the properties included in this request offers an opportunity to :

- Reinforce the Mixed-Use Village already established along Franklin Road at a neighborhood scale.
- Establish a mixed residential neighborhood that is a more compatible use than the existing Gracepointe Church.
- Provide an opportunity for mixed income house

Office Residential:

This portion of the Franklin Road corridor is a successful master planned mixed use village. The use of SD-X Zoning for many of the properties on both sides of the road insures a high level of design control by the Planning Commission and the Board of Mayor and Alderman. SD-X zoning could be utilized in the same way for these properties.

The addition of properties along this corridor for Office Residential promotes the true integration of residential and commercial uses. This integration supports the creation of a vibrant neighborhood in concert with the existing development pattern. This serves as a transition to the single family homes and the multi-family development patterns behind.

Furthering the objectives of the Guiding Principles

Justification:

Today, the subject parcels do not reflect the Guiding Principals set out in Envision Franklin. However, with a successful change in the Design Concept Map, a process can begin to transform all parcels into a planned community that better supports the goals for Franklin and for this active and vibrant mixed-use neighborhood.

Multifamily

Approximately 21 acres of the proposed property is developed for Gracepointe Church. Allowing multifamily on this property would permit a mix of housing options, master planned to include the following:

- Reuse of the existing infrastructure of the church campus for a more integrated residential neighborhood.
- Transition of building types and intensities
- Mix of income based housing
- Preservation of natural features and recreational opportunities.

Natural Beauty

The proposed land use amendment keeps intact the measures in Envision Franklin to protect the natural features of the hillsides and stream corridors. These natural amenities will be incorporated into future plans for preservation.

Transportation

The proposed Land Use Plan Amendment will complement the lifestyle of Gateway Village, creating momentum for a Franklin Road mass transit route and stop. The greenway trail planned along Franklin Road on the western side would continue across the properties.

THE CITY STRIVES TO CREATE INVITING NEIGHBORHOODS WITH MEMORABLE CHARACTER THROUGH A BALANCED MIX OF DWELLINGS, PARKS AND OPEN SPACES, CIVIC BUILDINGS, SHOPS, AND WORKPLACES. [Envision Franklin, Pg 17]

RELATING THE LAND USE PLAN AMENDMENT FOR GRACE POINTE CHURCH
&
FOUR FRANKLIN ROAD PROPERTIES

TO

ENVISION

INTRODUCTION

The process to discuss the requested LAND USE AMENDMENT began in February in two different design offices. While Greg Gamble/GDC was meeting with Jimmy Franks regarding the Grace Pointe Church, Paul Lebovitz LA was meeting with the 4 property owners of 536, 532, 540, and 544 Franklin Road and 1208 & 1211 Country Lane.

PROCESS

Under Paul Lebovitz, LA, the 4 property owners on Franklin Road and Country Road all desired to have their land use changed as the current Large Lot Residential was limiting to their land use and marketability. They expressed that they felt there were other or better uses. All agreed that traffic on Franklin Road had increased tremendously from Franklin-Nashville commuters and no one would desire to build a new residential structure nor renovate an older residential structure facing Franklin Road. The construction of the Grace Pointe Church, expansion of Clearview Church, construction of Gateway Village, and beginning of construction and land use change across from Gateway, had markedly changed the feeling of their properties. The 4 owners understood that all had a common goal and felt a group approach would be a successful application. The 4 owners desired to change their land use to "Office Residential."

The owner of 2 tracts (about 9.5 acres) on Country Road desired to retain the density of <u>1 unit per acre</u>, but understood due to topographical constraints, that could not be achieved with minimum 1 acre lot under Large Lot Residential. The owner requested that her property be amended to "Single-Family Residential" to compensate for topographical site features.

Meanwhile, Jimmy Franks and Greg Gamble were discussing how to best approach the Grace Pointe Church Property consisting of 22 acres. They reviewed several schemes maintaining the existing church structure and adding low scale 2-3 floor residential buildings with 4-8 residences. There was not a determination of price point or ownership (rental or condominium).

MASTER PLANNING

In a chance meeting Jimmy and Paul discussed their adjoining projects and decided it would be best to present the nearly 36 acres of adjacent parcels as "one" project. This would ensure a:

- Master planned product of higher quality
- Presentation to the same residents and information would not have to be repeated twice
- All partners in the project including the developer have years of experience and
- Positive agreement to share the project design and concept through Land Use Plan Amendment.

LAND USE PLAN AMENDMENT REQUEST

Staff has requested that the NMU (Neighborhood Mixed Use) stop at the property line between 544 & 548 Franklin Road. The project designers agree.

We also understand the concept of retaining the appearance and feeling of Large Lot Residential 1 acre lots facing Franklin Road and up Country Road. We agree and have a land use plan, Office Residential, reflecting the desires of staff and Envision to allow rolling terrain, trees masses, and small buildings to exist while offering alternative property uses.

On the church property we envision a center piece building with small residential buildings adjoining the centered dry creek creating a campus-like feeling. Existing pavement would stay in place as much as possible to minimize site disturbance.

Therefore, the project design team requests the amendment of the Land Use Plan as **four different votes:**

1. 3 properties facing Franklin Rd	**Amend to Office Residential**
2. Grace Pointe Office	**Amend to Office Residential**
3. 2 properties each side Country Rd	**Amend to Single-Family Residential**
4. Grace Pointe Church	**Amend to MultiFamily**

AREA EVOLUTION

The total parcels consisting of 36.1 acres in this project are at a point of change. All parcels are within walking distance of Franklin Road and Moores Lane which is quite different than just a few years ago. Area dynamics are no longer pastoral in this area.

Gateway Village is now a walkable development with townhouses, a day school, store fronts, condos, and apartments. Nearby are restaurants, dry cleaner, and drug store as well as other commercial shops. The Gateway project is nearly built out. Across the street from Gateway a commercial building is under construction and another planned. Moores Lane is 4 lanes and the state will be widening Franklin Rd to Gateway Village in the next few years.

Traffic Counts on Franklin Road have changed dramatically. Ten years ago there was heavy morning traffic north and heavy evening traffic south. Presently, traffic volumes at peak times are nearly equal.

Gateway Village plus commuting has hastened the change of what was once an area of bucolic mini-farms to an urban center. The proposal to amend the Land Use Plan will preserve large parcel sizes, hilltops, floodplain, tree masses, and other desirable land features BUT place the project parcels in line with new, more appropriate uses. Large lots will continue, but may be Residential or Commercial, and a mixture of small office buildings and mixed residential types.

While now all units on the 36 acres of parcels are "unconnected," the future master plan as laid out in this application will provide a mixture of residential and commercial properties connected by a creek side pedestrian walking trail leading to Gateway Village.

The plan amendment will add density to the area and the entire village (both sides of Franklin Road) could enjoy a Franklin Transit Stop. The planned project will provide housing without a lengthy commute and could offer future public transit. The project can do this without requiring additional loading on interstates or other commuter routes.

Envision a commuter or local bus leaving downtown Franklin and stopping at The Factory, Iron Horse at Mack Hatcher and Franklin Rd, and then onto Gateway Village and into Maryland Farms. The route would serve residences at the

- newly developed Grace Point Church property
- plus office or residential units on Franklin Road
- Gateway Village and
- large lots on Country Lane.

It should be noted that project density will increase at the church only which is visually minimal. The most developable portion of the church grounds are the south and west sides of the building. Neither have hardly any visibility to Franklin Road. One or two new buildings will be seen from Franklin Road if a driver were to unsafely turn their head to look that way. The church property is separated to the south by a 35' tall rock cut and landscape buffer on both sides of the shared Morningside property line. To the north of the church building is a 60 foot wide mature landscape buffer. Adjacent to the east, plus eastern property line, is land so steep it cannot be developed, plus it must be left uncut due to required tree cover.

PROPERTY DEVELOPMENT

The Franklin Road "Office Residential" allowance would enable live or work or a combination. It would provide small commercial spaces available for salons, clothing stores, and insurance agents, and similar small scale businesses none of which require a large strip center or high rise. Currently at 541 Franklin Road there is a residence converted into an office and it is high functioning without creating traffic chaos. 548 Franklin Road is in the Neighborhood Mixed Use overlay and can enjoy a mixed use.

The acreage each side of Country Road with an amendment to Single-Family Residential will allow the development of 1 unit per acre but take into consideration the unbuildable flood plain and steep slopes. There will be large lots providing transition to the larger 2 acre lots down Country Lane.

The Church is the newest building in this application dating to 2006. The building is a box and could be any church, or anything. It is unfortunate that the membership declined and the building is to be sold, but

> *the facility with scenic creek and other properties adjoining the creek are an opportunity for re-development to a residential lower price point than currently available in the City of Franklin.*

The developer and the design team visualize the church property containing residences below the current average home price of $410,000 plus. Whether rental or owned, a $275,000-$300,000 unit may be possible for the church property with Land Use Amendment approval. As expensive as this may read, a unit at this price would widen the range of home availability past beyond what is currently being built across the city. Additionally, the location would *minimize work commuting*.

There is concern that the church property development will stall traffic in the area. Traffic in the area is heavy morning and evening due to large numbers of commuters. The development will not slow existing traffic. If one watches the large Gateway Village driveways, there is rarely stacking and Gateway is several times larger than what this project will develop into.

CLOSING COMMENT

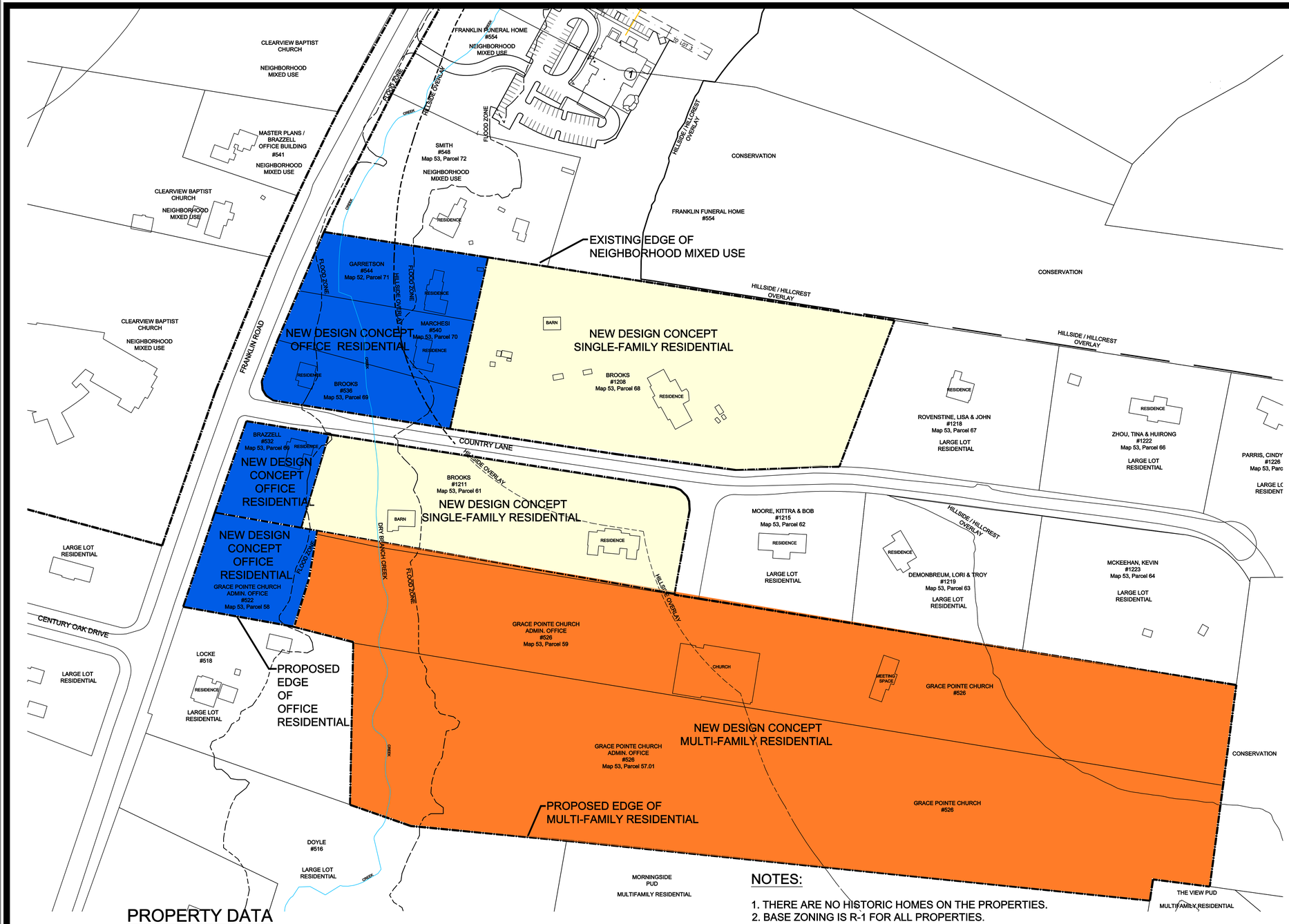
The designers and owners feel that the group approach to this project will provide the best site design to the 36 acres. The location is:

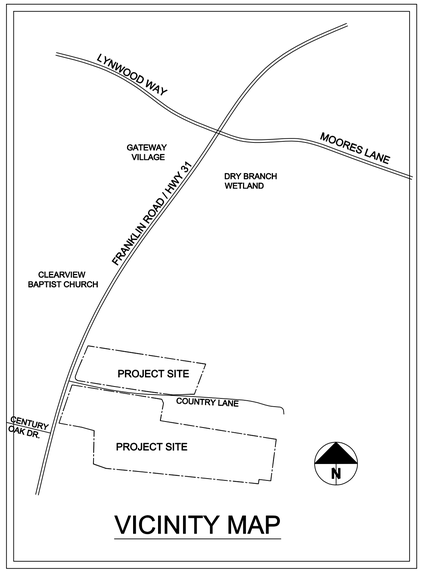
ideal for moderate in-fill housing as there are offices with
job sources nearby reducing loading on commuter routes.

Utility connections and upgrades will likely be necessary as well as the addition of turn lanes. Architecture and building will blend with nearby single family and large lot residential.

All of this can happen with the Land Use Plan Amendment
fulfilling the vision
for a commuter-walkable-moderately priced village while preserving
hillsides, tree masses, and large lots.

5.31.2017





VICINITY MAP

PROPERTY DATA

FRANKLIN RD ADDRESSES	COUNTRY LN ADDRESSES	MAP 53 PARCEL #	ACREAGE	PRESENT CHARACTER	CHARACTER REQUEST	OWNER
522		58	0.6	LARGE LOT RESIDENTIAL	OR	Grace Pointe Adm Bldg, J Franks
526		57.01 & 59	21.3	LARGE LOT RESIDENTIAL	MF	Grace Pointe Church, J Franks
532		60	0.8	LARGE LOT RESIDENTIAL	OR	Dan Brazzell
536		69	0.9	LARGE LOT RESIDENTIAL	OR	Joy T Brooks, TR
	1208	68	6.4	LARGE LOT RESIDENTIAL	SF	Joy T Brooks, TR
	1211	61	3.6	LARGE LOT RESIDENTIAL	SF	Joy T Brooks, TR
540		70	1.5	LARGE LOT RESIDENTIAL	OR	Cecilia Marchesi
544		71	1.0	LARGE LOT RESIDENTIAL	OR	Martin and Richard Garretson
			36.1			
MF= MULTIFAMILY RESIDENTIAL			OR = OFFICE RESIDENTIAL		SF = SINGLE-FAMILY	

NOTES:

1. THERE ARE NO HISTORIC HOMES ON THE PROPERTIES.
2. BASE ZONING IS R-1 FOR ALL PROPERTIES.
3. THERE IS NO RAILROAD INFRASTRUCTURE ON THE PROPERTIES.
4. FLOOD PLAIN, CONSERVATION OVERLAYS, AND/OR STEEP SLOPES WILL LIMIT DEVELOPMENT ON ALL PROPERTIES.
5. THERE ARE NO PLANS TO CHANGE TEXT IN LAND USE PLAN.
6. LAND USE AMENDMENT INCLUDES 4 PROPERTY OWNERS AND CHURCH. ALL DESIRE TO CHANGE THE LAND USE PLAN FOR THEIR PROPERTIES TO:

SF = SINGLE -FAMILY RESIDENTIAL
OR = OFFICE-RESIDENTIAL or
MF = MULTI-FAMILY RESIDENTIAL

IN ORDER TO SECURE LAND USE COMPLIMENTING GATEWAY VILLAGE, EXISTING LARGE LOTS, AND NEW DEVELOPMENT PATTERNS IN THIS AREA.

LUPA NOTES:

1. THERE WILL BE 4 VOTES FOR 4 DESIGN CONCEPT CHANGES

2. FRANKLIN ROAD — OFFICE RESIDENTIAL
   GRACE POINTE OFFICE — OFFICE RESIDENTIAL
   COUNTRY ROAD — SINGLE-FAMILY RESIDENTIAL
   GRACE POINTE CHURCH — MULTIFAMILY RESIDENTIAL

COF #6447

Paul A. Lebovitz, Landscape Architect
102 Winslow Road
Franklin, Tennessee 37064
Office: (615) 415-6855
pleb@bellsouth.net

REVISIONS
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2 .
3 .
4 .
5 .

GRACE POINTE PLUS 4 LUP AMENDMENT

for

522, 526, 532, 536 540 & 544 FRANKLIN ROAD
1208 & 1211 COUNTRY ROAD
FRANKLIN, TENNESSEE

PAUL A. LEBOVITZ REGISTERED LANDSCAPE ARCHITECT
5/31/2017
TENNESSEE NO. 229

Designed By:	pal
Drawn By:	pal
Issue Date:	5/31/2017
Job No.	17003
Sheet No.	

1.0

Country Road
Conceptual Master Plan

1” = 100’=0”

gamble design collaborative

LAND USE PLAN AMENDMENT CHANGE

for

MAP 52 PARCELS 60, 61, 68, 69, 70, & 71
532, 536, 540, & 544 FRANKLIN ROAD

1208 & 1211 COUNTRY ROAD
MAP 52 PARCELS 57.0, 58, & 59
522 & 526 FRANKLIN ROAD

JUNE 22, 2017

PROJECT LANDSCAPE ARCHITECT
PAUL LEBOVITZ, LA
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FRANKLIN, TN 37064
615-415-6855 pleb@bellsouth.net

PROJECT LANDSCAPE ARCHITECT
GREG GAMBLE, LA
GAMBLE DESIGN COLLABORATIVE
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FRANKLIN, TN 37064
615-975-5765 greggamble209@gmail.com

PROJECT PARCEL PARTICIPANTS:

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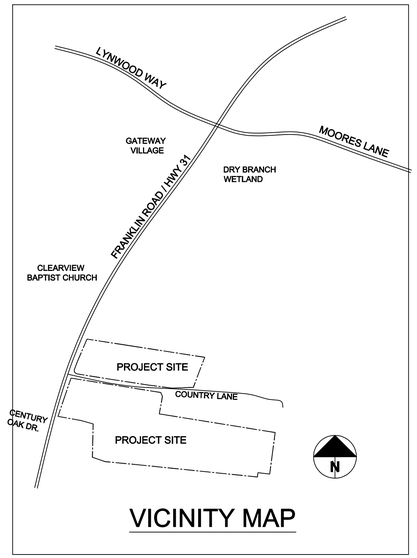
CECILIA MARCHESI
407 HORSESHOE LANE
NASHVILLE, TN 37221
615-373-8149 <NO EMAIL ADDRESS>

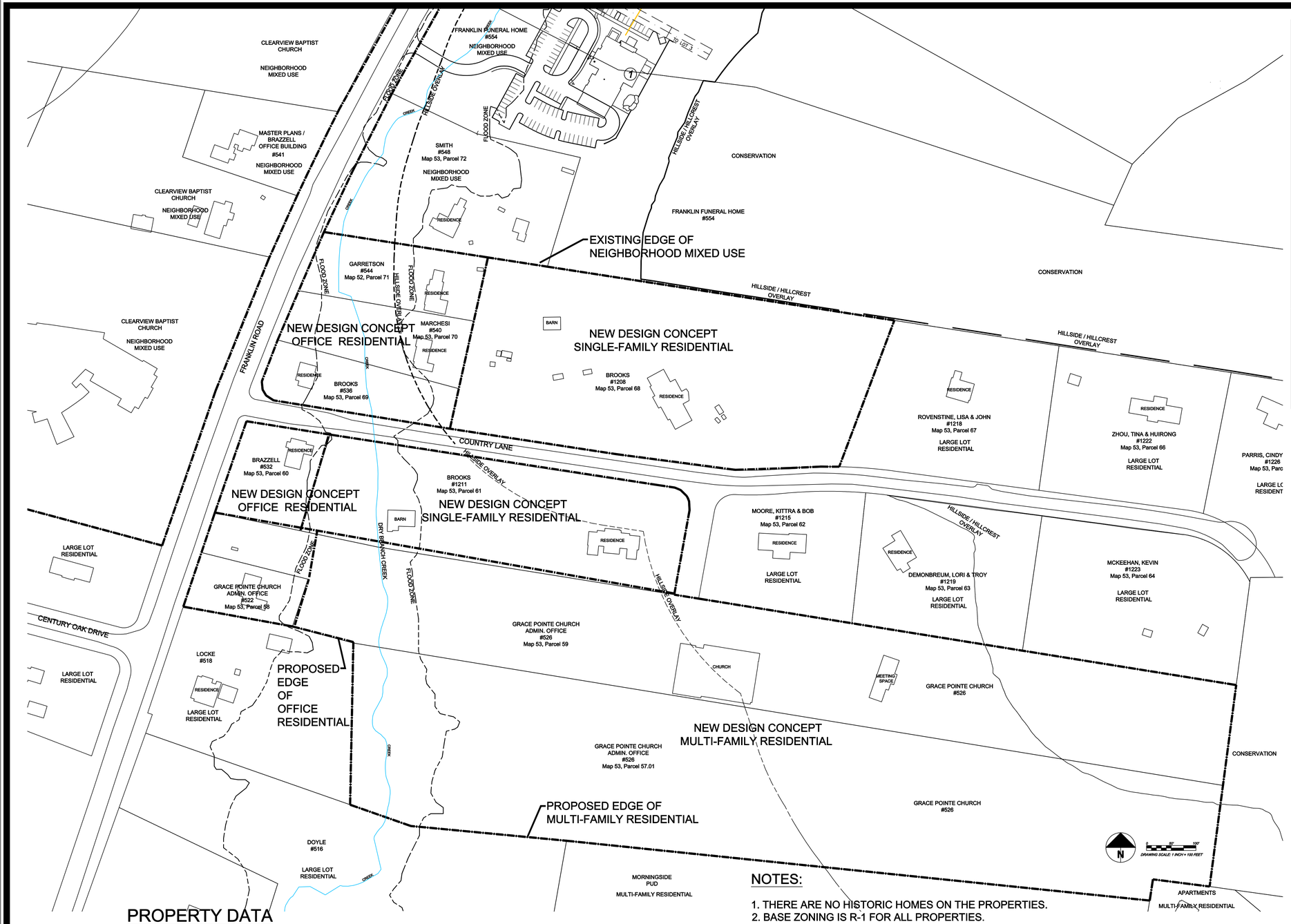


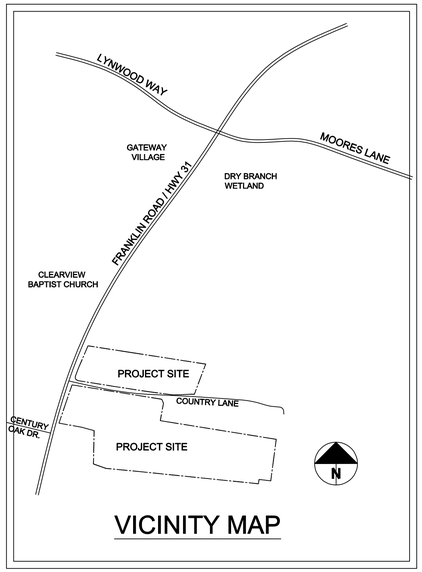
VICINITY MAP

4 VOTES FOR 4 DESIGN CONCEPT CHANGES:

FRANKLIN ROAD	OFFICE RESIDENTIAL
GRACE POINTE OFFICE	OFFICE RESIDENTIAL
COUNTRY ROAD	SINGLE-FAMILY RESIDENTIAL
GRACE POINTE CHURCH	MULTIFAMILY RESIDENTIAL

COF PROJECT NO. 6447





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IN ORDER TO SECURE LAND USE COMPLIMENTING GATEWAY VILLAGE AND ITS DEVELOPMENT PATTERN.

LUPA NOTES:

1. THERE WILL BE 4 VOTES FOR 4 AREAS

2. COUNTRY ROAD — SINGLE-FAMILY RESIDENTIAL
   FRANKLIN ROAD — OFFICE-RESIDENTIAL
   GRACE POINTE CHURCH — MULTI-FAMILY
   GRACE POINTE OFFICE — OFFICE-RESIDENTIAL

COF #6447

Paul A. Lebovitz,
Landscape Architect

102 Winslow Road
Franklin, Tennessee 37064
Office: (615) 415-6855
pleb@bellsouth.net

REVISIONS
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5 .

GRACE POINTE PLUS 4 LUP AMENDMENT

for

522, 526, 532, 536 540 & 544 FRANKLIN ROAD
1208 & 1211 COUNTRY ROAD
FRANKLIN, TENNESSEE

PAUL A. LEBOVITZ
REGISTERED
LANDSCAPE ARCHITECT
5/31/2017
COMMERCE
TENNESSEE NO. 129
LANDSCAPE ARCHITECT

Designed By:	pal
Drawn By:	pal
Issue Date:	5/31/2017
Job No.	17003
Sheet No.	

1.0

Grace Pointe + 4 Franklin Road Properties
Public Hearing Comments
5.22.2017 City Hall 6 PM

Paul Lebovitz, project LA with Greg Gamble, introduced the project.
He introduced Andrew Orr, City Planner, as well as attending Planning Commissioners and Aldermen.

Paul stated this project is only about Land Use Amendment, not zoning or development plans. The presentation is a request so that other uses can be allowed at the properties besides Residential Large Lot which only includes zoning for 1 acre minimum residential lots.

The real estate agent for church, David Colton, was introduced. David discussed the value in the land the church had created thru infrastructure and building construction. Two churches have looked at property but Jimmy Franks is only one to sign option to purchase. The church has 12,000 SF built. The church or a church buyer can build an 8000 SF 2 story building according to recorded plans. A new buyer and user would need a land use plan amendment and later rezoning to have other uses on the property.

Greg Gamble introduced the concept that there are 3 projects:

1. Franklin Rd projects being amended to "Office Residential" to allow other types of residences and small offices or shops
2. Country Lane being amended to "Residential" which allow 1 unit per acres on large lots smaller than 1 acre, but adjustments for flood plain and steep property
3. Church property being amended to "Multi-Family" which would allow small buildings, 2-3 stories with several units per building

Greg discussed how the traffic and uses in the area had changed over the last 10 years causing the Large Lot residential to be impractical and not useful to property owners.

Greg stated the properties that are looking for Land Plan Amendment are transitional to south changing from office multi-story to large lot residential.

Teresa Hughes, owner of real estate and house on Country Ln, commented that all views from her house have changed to looking at rooftops and buildings. No longer pastoral.

Greg G. mentioned there was no traffic study required if another church takes over property. However, if land plan amended, then at Development Plan a traffic study would be required and possible additions of turn lanes and a light.

Morningside residents complained that their buffer could be disturbed by the developer. Paul stated this was not true. Paul stated there development is 35 feet above a rock wall, had a buffer from when Morningside was built, plus a buffer from the church development. Morningside is well screened from the potential project. Morningside residents were vocal with their comments and did not understand the required and existing buffers that are in place.

A neighbor from Highgate stated he did not want the Franklin Rd property and church property plan amended. He felt this would intrude on his subdivision (though the properties requesting land use amendment are several hundred feet away).

There was a loud vocal group that complained they had no support for multi-family at church. They stated their property values could be compromised. This loud group dominated the meeting though there were many others seated who "did not" voice opposition to the multi-family amendment.

Several attending voiced it was OK for properties on Franklin Rd to have land use changed, as well as for property on County Road. The church property brought out comments that dominated the meeting.

Residents on Country Road voiced concern on maintaining large lots. Greg stated that that under "Residential" Land Use this would continue but there would be compensation for floodplain and steep contours.

Though Gateway Village is quite popular, several attendees stated they don't want more of that down Franklin Road. Paul stated that the scale of the properties on Franklin Road only allows small development, 1-2 story, limited by parking, and there can't be another Gateway Village due to size limitations.

Greg explained that if all the parcels are viewed together, there is a master plan that could include a walking trail connecting to Gateway Village from the church and farther south.

Two people from Morningside questioned mailing list. They were told that letters went to all within 500 feet, so not all of Morningside would receive a letter. Andrew said he would make the mailing list available.

The June 22 Planning Commission meeting date and time were told to everyone.

During the public meeting there were several participants that made rude personal remarks to Teresa Hughes who owns property on Franklin Road and Country Road. Ms. Hughes left the meeting in tears due to these tasteless remarks.

Respectfully submitted, Paul Paul Lebovitz

APPROVED trip generation only
By Carl Baughman at 4:21 pm, Jun 14, 2017

Grace Pointe Church + Franklin/Country Roads LUA

6/14/2017 Rev1

Single Family Detached Housing Units Country Rd

X = Number of Dwelling Units = 11

Formula	Ln(T)	T
On a Weekday p269 weekday		
Ln(T) = 0.92 Ln(x) +2.71		
Ln(T) = 0.92 Ln(11) +2.71		
Ln(T) = <0.92 X 2.40> +2.71	**4.92**	**136.46**
On a Weekday p270 7 & 9 a.m. Peak		
T = 0.70(x) + 9.43		
T = 0.70(11) + 9.43	*	**17.13**
On a Weekday p271 4 & 6 p.m. Peak		
Ln(T) = 0.90 Ln(x)+.53		
Ln(T) = 0.90 Ln(11) +.53		
Ln(T) = <0.90 X 2.40>+.53	**2.69**	**14.7**

Apartments Country Road-Grace Pt Property

X = Number of Dwelling Units = 180

Formula	Ln(T)	T
Av Vehicle Trip Ends Vs Dwelling Units Weekday p306		
T= 6.01(x) + 150.35		
T= 6.01(180) + 150.35	*	**1232.15**
Av Vehicle Trip Ends Vs Dwelling Units Weekday 7 & 9 a.m. p307		
T= 0.49(x) + 3.73		
T= 0.49(180) + 3.73	*	**91.93**
Av Vehicle Trip Ends Vs Dwelling Units Weekday 4 & 6 p.m. p308		
T= 0.55(x) + 17.65		
T= 0.55(180) + 17.65	*	**116.65**
Av Vehicle Trip Ends Vs Dwelling Units Weekday A.M. Peak Hr Generator p309		
T= 0.53(x) + 4.21		
T= 0.53(180) + 4.21	*	**99.61**

5 Single Tenant Office Franklin Road							
X= Number of Employees = 5 bldg X 7 employees = 35							
X= SF Gross Floor Area x Number of Bldgs = 5 Bldg x Av 1820 SF = 9100 SF							
Formula				**Ln(T)**	**T**		
Av Vehicle Trip Ends Vs Employees Weekday p1174							
Ln(T)= 0.75 Ln(X) +2.79			X= No of Employees				
Ln(T)= 0.75 Ln(35) +2.79							
Ln(T)= <0.75 x 3.56)> +2.79				**5.46**	**235.01**		
Av Vehicle Trip Ends Vs Employees Weekday A.M. Peak Hour p1175							
T= 0.50(X) + 16.91			X= No of Employees				
T= 0.50(35) + 16.91							
T= 17.50 + 16.91				*	**34.41**		
Av Vehicle Trip Ends Vs Employees Weekday P.M. Peak Hr p1176							
T= 0.45(X) +32.37			X= No of Employees				
T= 0.45(35) +32.37							
T= 15.75 +32.37				*****	**48.12**		
X = 1000 SF Gross Floor Area							
Av Vehicle Trip Ends Vs 1000 SF Gross Fl Area Weekday p1177							
Ln(T)= 0.60 Ln(X) + 4.32							
Ln(T)= 0.60 Ln(9.1) + 4.32							
Ln(T)= <0.60 x 2.21> + 4.32				**5.64**	**282.86**	.	
X = 1000 SF Gross Floor Area							
Av Vehicle Trip Ends Vs 1000 SF Gross Fl Area p1178 A.M. Peak Hour							
T= 1.66(X) + 22.94							
T= 1.66(9.1) + 22.94				*****	**38.05**		
X = 1000 SF Gross Floor Area							
Av Vehicle Trip Ends Vs 1000 SF Gross Fl Area p1179 P.M. Peak Hour							
T= 1.52(X) + 34.88							
T= 1.52(9.1) + 34.88				*****	**48.71**		

1835 Brentwood Pointe
Franklin, TN 37067

June 9, 2017

Andrew Orr, City Planner
City of Franklin Planning and Sustainability Department
109 3rd Avenue South
Franklin, TN 37064

RE: Proposed Amendment to Envision Franklin City Land Use Plan

Dear Andrew,

We are writing to ask that you and the members of the Franklin Municipal Planning Commission deny the request to amend the Envision Franklin City Land Use Plan for the properties located at 522, 526, 532, 536, 540, and 544 Franklin Road and 1208 and 1211 Country Road.

As residents of The View in Brentwood Pointe 3, this development has the potential to:

- Destroy the beautiful view that gave our neighborhood its name,
- Significantly harm our property values,
- Bring light and noise pollution to our neighborhood,
- Bring increased traffic and congestion to the area,
- Decrease the valued safety and security of our neighborhood, and
- Destroy habitat for many birds and animals.

To be honest, given the tax dollars that would come with development, this feels like a David and Goliath fight. We implore the Franklin Municipal Planning Commission to stand with us in this fight and protect the natural beauty, the rural character, and the serene neighborhood we treasure. We feel certain that future growth and development that happens WITHIN the parameters of our well-thought-out Envision Franklin Land Use plan will better serve the future of our community and protect and preserve what makes Franklin such a wonderful place to live.

Please honor the time, effort, thought, and care that went into creating the recently approved Envision Franklin City Land Use Plan, and deny this attempt to harm what the Plan endeavors to protect. While a wealthy developer and a handful of landowners stand to benefit, many more of us, especially the approximately 100 Franklin residents who directly border the proposed development, will be harmed. Thank you for your consideration.

Sincerely,

Lynn Fritz Tom Fritz

Lynn and Tom Fritz

TO: Franklin Municipal Planning Commission
City of Franklin Planning and Sustainability Department
109 3rd Avenue South
Franklin, TN 37064

FROM: John F. Sharp JFS
1839 Brentwood Pointe
Franklin, TN 37067

DATE: June 18, 2017

RE: Proposed Amendment to Envision Franklin City Land Use Plan

I am writing to ask that the members of the Franklin Municipal Planning Commission deny the proposed amendment to Envision Franklin, the City's Land Use Plan, for the properties located at 522, 526, 532, 536, 540, and 544 Franklin Road and 1208 and 1211 Country Road.

My concern is that this action, among other things, would result in decreasing our property values and destroying the beautiful view we currently have at The View at Brentwood Pointe.

I am sure much time and effort went into creating the recently approved Envision Franklin City Land Use Plan. I ask that you uphold the integrity of this plan.

Thank you for your consideration.

RECEIVED
JUN 20 2017
BY: Elaine

TO: Franklin Municipal Planning Commission
City of Franklin Planning and Sustainability Department
109 3rd Avenue South
Franklin, TN 37064

FROM: John F. Sharp JFS
1839 Brentwood Pointe
Franklin, TN 37067

DATE: June 18, 2017

RE: Proposed Amendment to Envision Franklin City Land Use Plan

I am writing to ask that the members of the Franklin Municipal Planning Commission deny the proposed amendment to Envision Franklin, the City's Land Use Plan, for the properties located at 522, 526, 532, 536, 540, and 544 Franklin Road and 1208 and 1211 Country Road.

My concern is that this action, among other things, would result in decreasing our property values and destroying the beautiful view we currently have at The View at Brentwood Pointe.

I am sure much time and effort went into creating the recently approved Envision Franklin City Land Use Plan. I ask that you uphold the integrity of this plan.

Thank you for your consideration.

RECEIVED
JUN 20 2017
BY: Elaine

RESOLUTION 2017-35

A RESOLUTION BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION TO ADOPT A PLAN AMENDMENT TO ENVISION FRANKLIN FOR PROPERTIES LOCATED IN DOWNTOWN FRANKLIN ALONG THE HARPETH RIVERFRONT.

WHEREAS, pursuant to *Tennessee Code Annotated* (T.C.A.) § 13-4-201, it is the function and duty of the Franklin Municipal Planning Commission (FMPC) to adopt an official general plan for the physical development of the City of Franklin; and

WHEREAS, the City adopted *Envision Franklin* on January 26, 2017, and it provides a framework for the City to make land-use decisions, manage the quality of development, determine the timing and location of future growth, and direct investment and development activity; and

WHEREAS, the FMPC may from time to time amend, extend or add to the plan, or carry any part of subject matter into greater detail; and

WHEREAS, these amendments generally result from special studies or because of changes within the market, infrastructure, a specific issue/policy change, changes in State law, or a substantial change in situation or public sentiment; and

WHEREAS, the City and consultant, Barge Waggoner Sumner & Cannon, completed a Riverfront Planning Study along the Harpeth River in Downtown Franklin that gathered community perspectives on Riverwalk opportunities and development in the 100-year floodplain; and

WHEREAS, the study results found broad support for a Riverwalk along the River in a natural setting and the majority did not support additional development within the 100-year floodplain; and

WHEREAS, this area provides a unique opportunity to enhance the role of the Harpeth River in Downtown Franklin; and

WHEREAS, *Envision Franklin* states that open space along the Harpeth River should be integrated into the downtown core, while also defining an on-site edge of the downtown core; and

WHEREAS, *Envision Franklin* states that development should be designed around conservation areas to highlight them as community amenities with pedestrian and bike systems that will connect the entire conservation design concept throughout the city; and

WHEREAS, this plan amendment provides additional development flexibility along the edges of the 100-year floodplain within certain development limits without requiring compensatory cut-and-fill, while preserving the natural floodplain and native vegetation that define an on-site edge of the downtown core and while preserving most of the ten-year flood zone; and

WHEREAS, these development limits take into account the Riverfront Planning Study preliminary engineering findings for where compensatory cut-and-fill could potentially occur; and

WHEREAS, this amendment, as depicted in the attachment(s), revises the Neighborhood Mixed Use Special Considerations for First Avenue, East Main Street, South Margin Street, and Bridge Street, and replaces Figure 4.4 Conceptual Plan with a new Conceptual Plan; and

WHEREAS, the FMPC held a public hearing and the Plan amendment to *Envision Franklin* is found to be in the best interest of the citizens of the City of Franklin.

NOW, THEREFORE, BE IT RESOLVED, by the Franklin Municipal Planning Commission of the City of Franklin, Tennessee, as follows:

SECTION I. That Envision Franklin shall be amended to include the Conceptual Plan and Neighborhood Mixed Use Special Considerations as described in the attachments.

SECTION II. A copy of the adopted amendment to Envision Franklin shall be certified to the Board of Mayor and Aldermen, as required by T.C.A. § 13-4-202.

SECTION III. That this Resolution shall take effect upon approval by the FMPC on June 22, 2017, the health, safety, and welfare of the citizens requiring it.

ATTEST:

By:_____

Emily Hunter
Planning Director

CITY OF FRANKLIN, TENNESSEE:

PLANNING COMMISSION

By:_____

Mike Hathaway
Chair

Approved as to Form:

By: _____
Shauna Billingsley
City Attorney

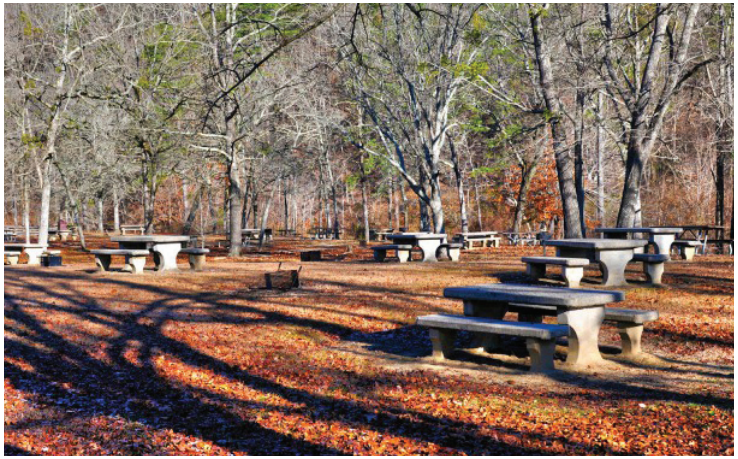
NEIGHBORHOOD MEETING: __6/6/2017__

PUBLIC HEARING: __6/22/2017__

Law Dept. approved 06.13.17

NEIGHBORHOOD MIXED-USE

SPECIAL CONSIDERATIONS	First Avenue, East Main Street, Bridge Street Area along the Harpeth River	In 2017, the City and its consultant, Barge Waggoner Sumner & Cannon, Inc., conducted a Riverfront Planning Study to identify the community's vision for a Riverwalk and opinions about development. The results found broad support for a Riverwalk in a natural setting along the River and the majority did not support additional development within the floodplain. This area provides a unique opportunity to enhance the role of the Harpeth River in downtown Franklin. Open space along the River should be integrated into the downtown core, while also defining an on-site edge of the downtown core. Open space areas within the floodplain should be preserved and enhanced with a system of multi-use paths along the Harpeth River. These paths should provide connections to downtown uses and public parks, with periodic overlooks and access points to the River. The images below represent the community's desired amenities along the Riverwalk. These types of amenities are encouraged along the Riverwalk.



NEIGHBORHOOD MIXED-USE

SPECIAL CONSIDERATIONS (CONT.)	First Avenue, East Main Street, Bridge Street Area along the Harpeth River	This area contains a significant amount of Harpeth River 100-year floodplain. The City generally requires locating new development outside of floodplain limits. Floodplain alteration can remove land from the floodplain to create buildable area, but doing so can result in unnatural landscape and removal of existing vegetation. In this historic downtown location, the City should allow additional use and development along the existing street network without compensatory cut-and-fill. Beyond that, the natural floodplain contours and native vegetation should be preserved to define an on-site edge of the downtown core. See Figure 4.4 for appropriate development limits. Redevelopment along existing streets provides flexibility to properties that originally developed prior to Federal and local floodplain regulations. For public safety purposes, uses within the 100-year floodplain should be limited to nonresidential uses that avoid potential for overnight stay. Additionally, all construction is expected to be raised above the Base Flood Elevation in accordance with City standards. This area has infill potential that can complete the block face on the east side of First Avenue South and the east side of East Main Street. Site design considerations should adhere to the following: • Buildings should face both the street and the River with pedestrian gathering spaces on the path side. • The historic buildings on the west side of First Avenue South should be preserved. New buildings fronting the east side of First Avenue South, between Church Street and South Margin Street, should maintain the established single-family building character and rhythm of the opposing historic block face. Height should be sensitive to these historic buildings; therefore, a mix of predominantly one and one-half story and scattered two-story buildings is appropriate with approximately 15-foot front-yard setbacks. New buildings internal to the site may be up to three stories with transitional features. • New buildings up to three stories are appropriate north of Church Street and along East Main Street.

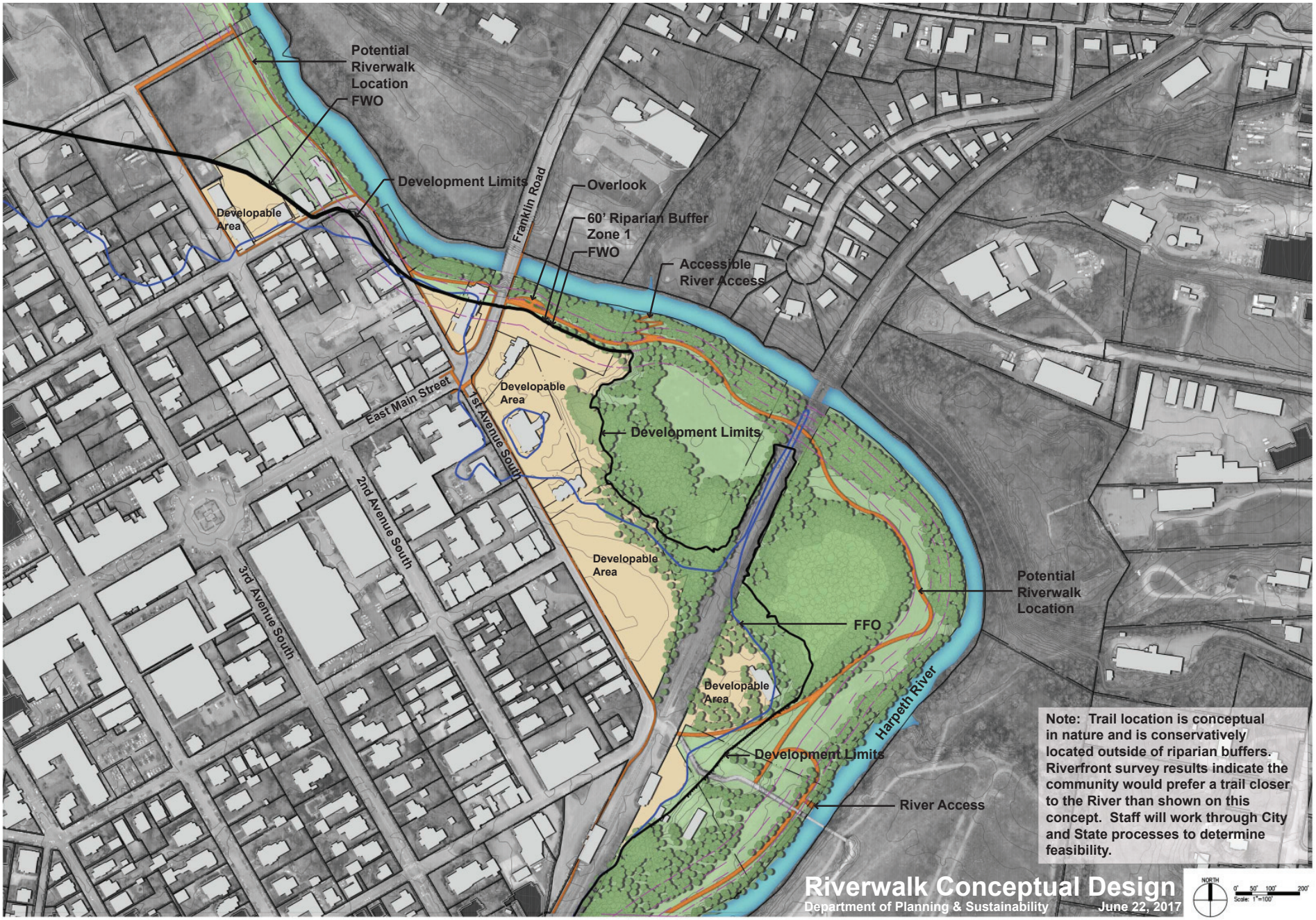
NEIGHBORHOOD MIXED-USE

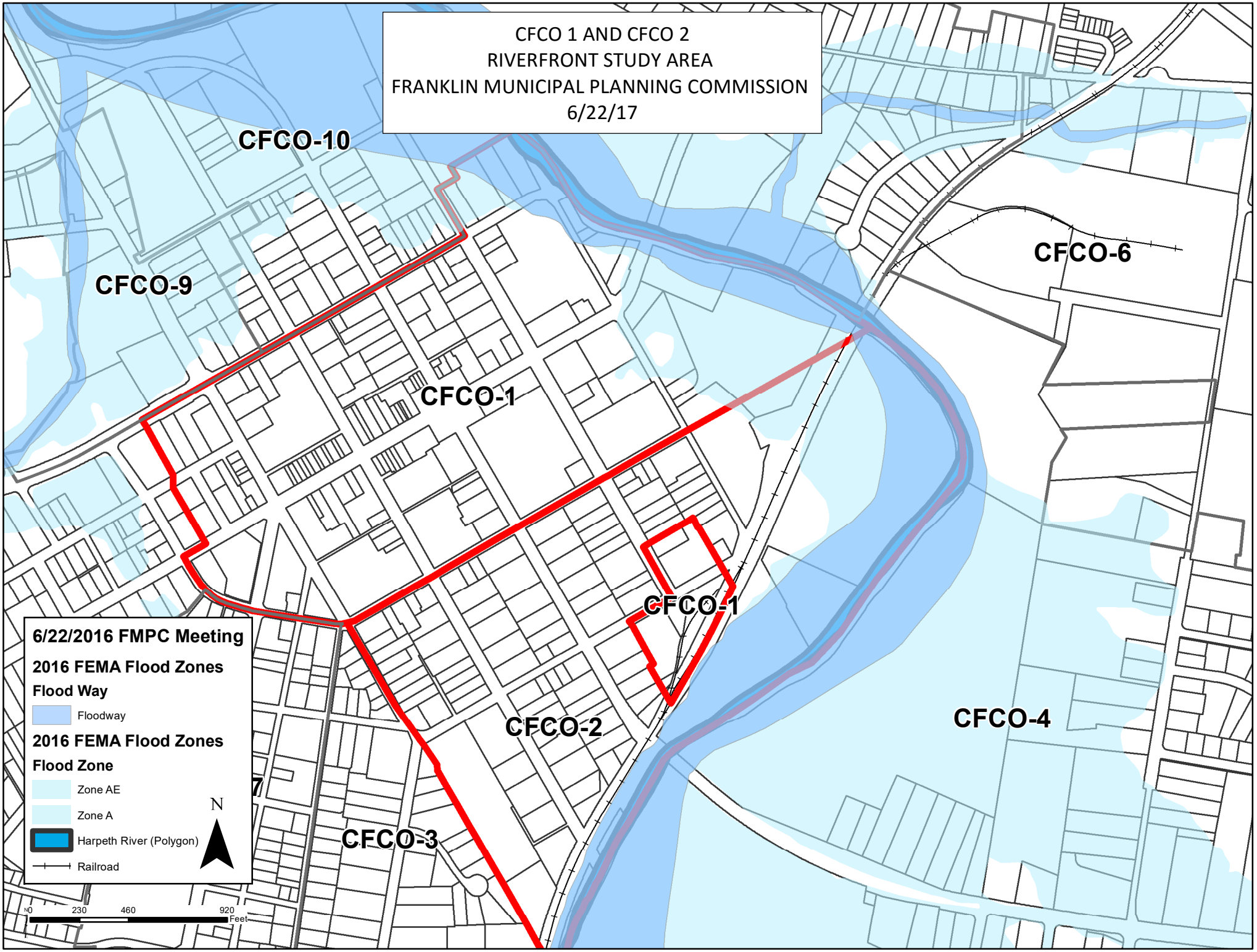
SPECIAL CONSIDERATIONS (CONT.)	First Avenue, East Main Street, Bridge Street Area along the Harpeth River	• A distinctive and unique feature of the skyline is the grain silos of the historic Lillie Belle Flour Company. Efforts should be made to repurpose this structure instead of removing it. These structures offer potential for truly scenic views of Central Franklin from what could become multifamily residential, offices, or even a specialty hotel, such as Quaker Square in Akron, Ohio. New-building architecture between Church and East Main Streets should pay homage to the industrial/agricultural history of the area. • Church Street should extend east into this area, connecting to an internal street/driveway network providing a system of north-south access parallel to First Avenue South. • Open spaces in the developable area will be limited to small greens or outdoor plaza spaces, highly accessible and visible and in a prominent location that encourages continued active use.

Riverwalk Overlook Visualization
View from E. Main Street looking across Tywater property

NEIGHBORHOOD MIXED-USE

FIGURE 4.4: CONCEPTUAL PLAN - FIRST AVENUE, EAST MAIN STREET, BRIDGE STREET AREA ALONG HARPETH RIVER




CFCO 1 AND CFCO 2
RIVERFRONT STUDY AREA
FRANKLIN MUNICIPAL PLANNING COMMISSION
6/22/17
CFCO-10
CFCO-9
CFCO-1
CFCO-6
CFCO-1
CFCO-2
CFCO-4
CFCO-3
6/22/2016 FMPC Meeting
2016 FEMA Flood Zones
Flood Way
Floodway
2016 FEMA Flood Zones
Flood Zone
Zone AE
Zone A
Harpeth River (Polygon)
Railroad
N
0
230
460
920
Feet

PLANNING AND SUSTAINABILITY DEPARTMENT

Emily Hunter, AICP
Director

HISTORIC
FRANKLIN
TENNESSEE

Dr. Ken Moore
Mayor

Eric S. Stuckey
City Administrator

ENVISION FRANKLIN PLAN AMENDMENT

JUNE 6, 2017 NEIGHBORHOOD MEETING

SIGN-IN SHEET

	Name	Email Address
1	Marvin H. Cox	None
2	Linda Morris	
3	Matt Ligon	Matt@MattLigon.Com
4	John J Ligon	JohnJLigon@comcast.net
5	RONALD S. LIGON	RONALDS.LIGON@COMCAST.NET
6	Aiana Christian	Aiana@Daniel.Christian.com
7	Mike Christian	MIKECHRISTIAN16@gmail.com
8	DON BURKE	DBURKE.ARCHITECT@GMAIL.COM
9	Tanya Tant	
10	Sharon Davis	sharon@mcconnellhg.com
11	Tom Curl	twcurl@comcast.net
12	Roger Lindsey	rdlindsey@comcast.net
13	CLAUDIA ROTHE	CLAUDIA ROTHE@TISN.COM

HISTORIC
FRANKLIN
TENNESSEE

1/

	Name	Email Address
14	Marianne DeMeyers	marianne@fncottage.com
15	PAUL & MARGIE TIREY	PMTIREY@.com
16	ALAN SIMMS	alansimms@live.com
17	Jen Porter Ross	Jen@DrinkTo.me
18	ERNIE REYNOLDS	ERNIEREYNOLDS@COMCASTNET
19	MARTIN DUNN	CMARTINDUNN@BELLSOUTH.NET
20	John + Teresa Ginn	TheTnWaltz@msn.com
21	Brian + Kim Laster	Brian.Laster@gmail.com
22	Vernon Gerth	vernon.gerth@franklintn.gov
23	Heather Wilkinson	heatherwilkinson79@gmail.com
24	Dorie Bolze	HRMA
25	Jerry Benedell	FOFP
26		
27		
28		
29		
30		
31		

YOUR THOUGHTS...

Please use this card to provide us with information, comments, or suggestions.

I am concerned that the River access will be too near the homes on Daniels drive. Sound travels on water and people fishing and boating may have the tendency to be loud. Also will all the River over looks still allow for residents to have privacy in their yards. Will new construction in the developable areas prevent the flood waters from being absorbed creating more flooding on the opposite banks?

YOUR THOUGHTS...

Please use this card to provide us with information, comments, or suggestions.

I'm very excited. This is something that Franklin needs to be able to take full advantage of the river beauty.

YOUR THOUGHTS...

Please use this card to provide us with information, comments, or suggestions.

Please contact me regarding any future Mtg or hearing regarding Franklin land use plan(s). The design for the Riverwalk is terrible and does not take into consideration the property owner.

Jordan Morris
1914 Fulton Green Lane #6
Franklin, Tennessee 37064

70,000 people in Franklin and this plan was developed from a survey of 3000 people?

YOUR THOUGHTS...

Please use this card to provide us with information, comments, or suggestions.

Love that city is planning the use of walkways & greenways. Love the Riverwalk CONCEPT. Please work with property owners to make a reality.

YOUR THOUGHTS...

Please use this card to provide us with information, comments, or suggestions.

Your flood plane line on the north side of the river is in correct.
In fact fifty one years the river has never gotten this high!!!
What is the cost for this?
The City needs to take care of what is needed before what is ~~wha~~ wanted.

CFCO-1 AND CFCO-2 TEXT AMENDMENT

August 8, 2017

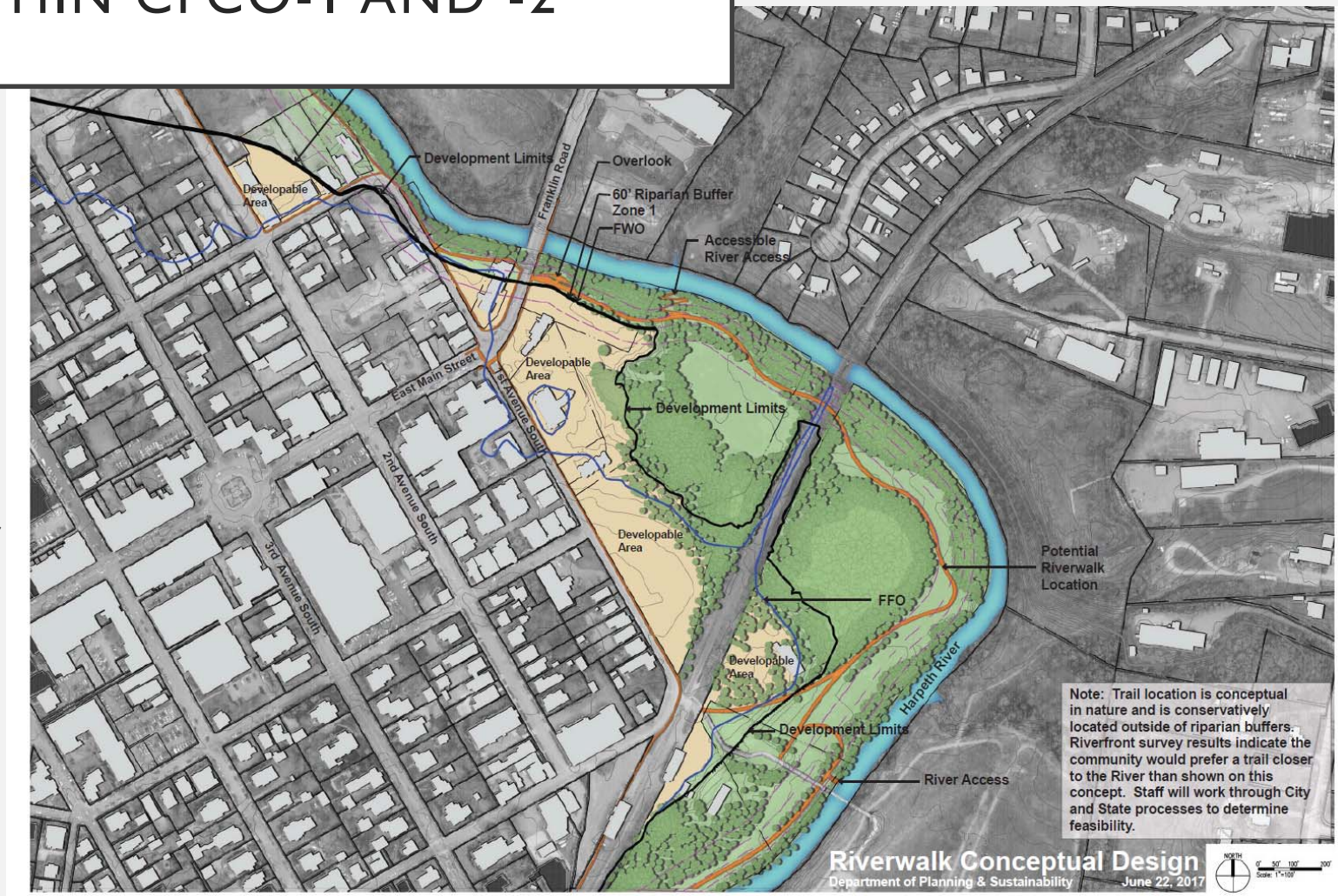
BOMA Work Session

HISTORY

- Few properties had lost nonconforming use rights in floodplain
- City and BWSC conducted Riverfront Planning Study
- Discussed the downtown riverfront area at 2 JCWs
- Held a neighborhood meeting with property owners for Envision Franklin
- Envision Franklin plan amendment adopted by FMPC in June 2017
- Corresponding text amendment given favorable recommendation by FMPC
- Text amendment deferred at BOMA from July to August Work Session

AREA WITHIN CFCO-1 AND -2

- Development Limits
- Construction Standards
- FFO/FWO uses
- Grading requirements
- Multi-use path along River

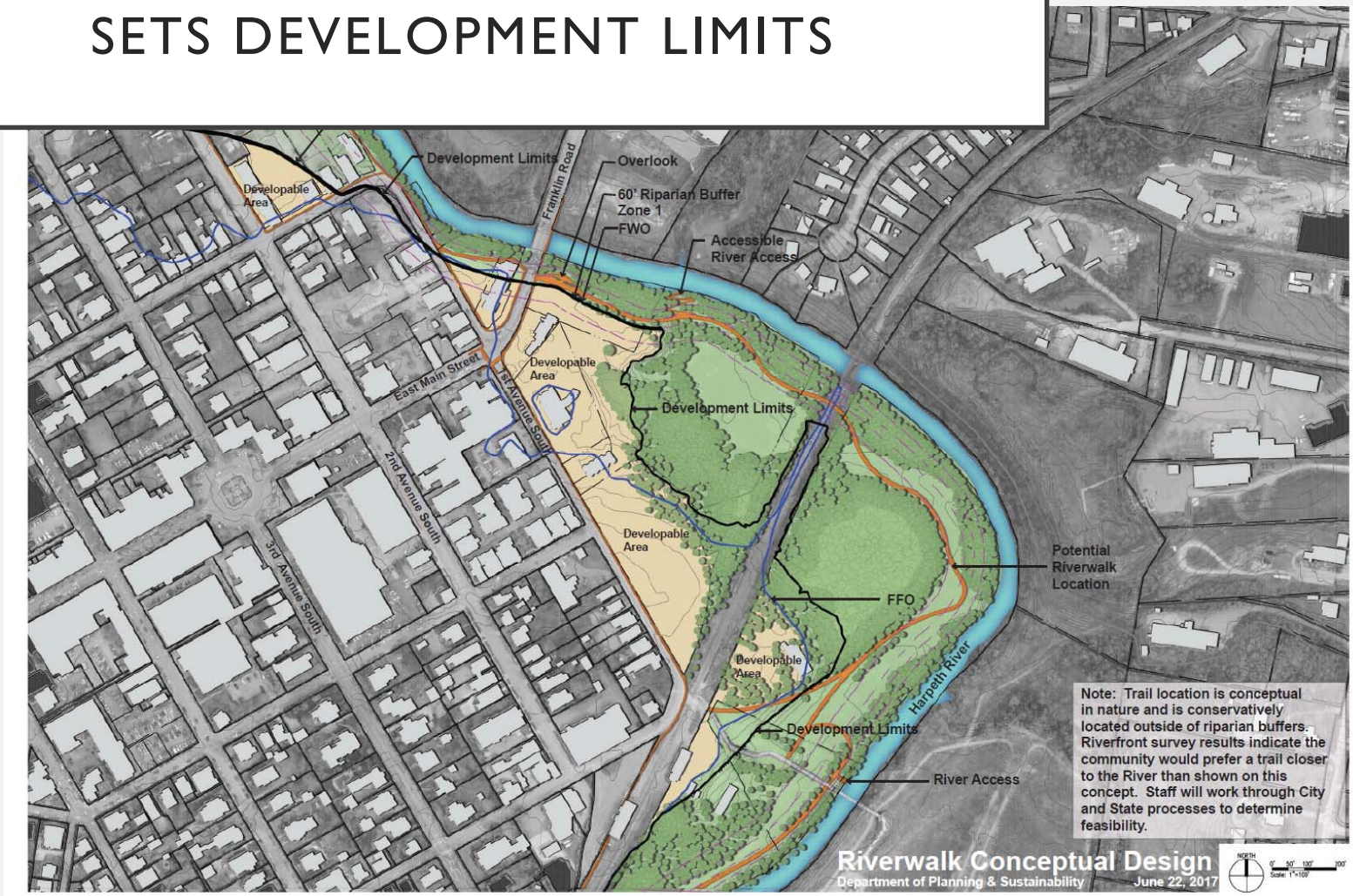


PROPOSED TEXT AMENDMENT ZONING ORDINANCE

- Creates a developable area within the FFO along its edges to allow redevelopment and nonresidential uses along E Main St and 1st Avenue S
- Establishes limits for developable area using elevation contour of 630, the riparian buffer, or the FWO, whichever is most restrictive
- Requires development to meet all construction standards for floodplain protection
- Allows only FFO/FWO uses beyond the "development limits"
- Requires any grading within the developable area to be reviewed by the FMPC with development proposal and limits grading beyond the development limits
- Requires a multi-use path along the Harpeth River with connections to E Main St and 1st Avenue

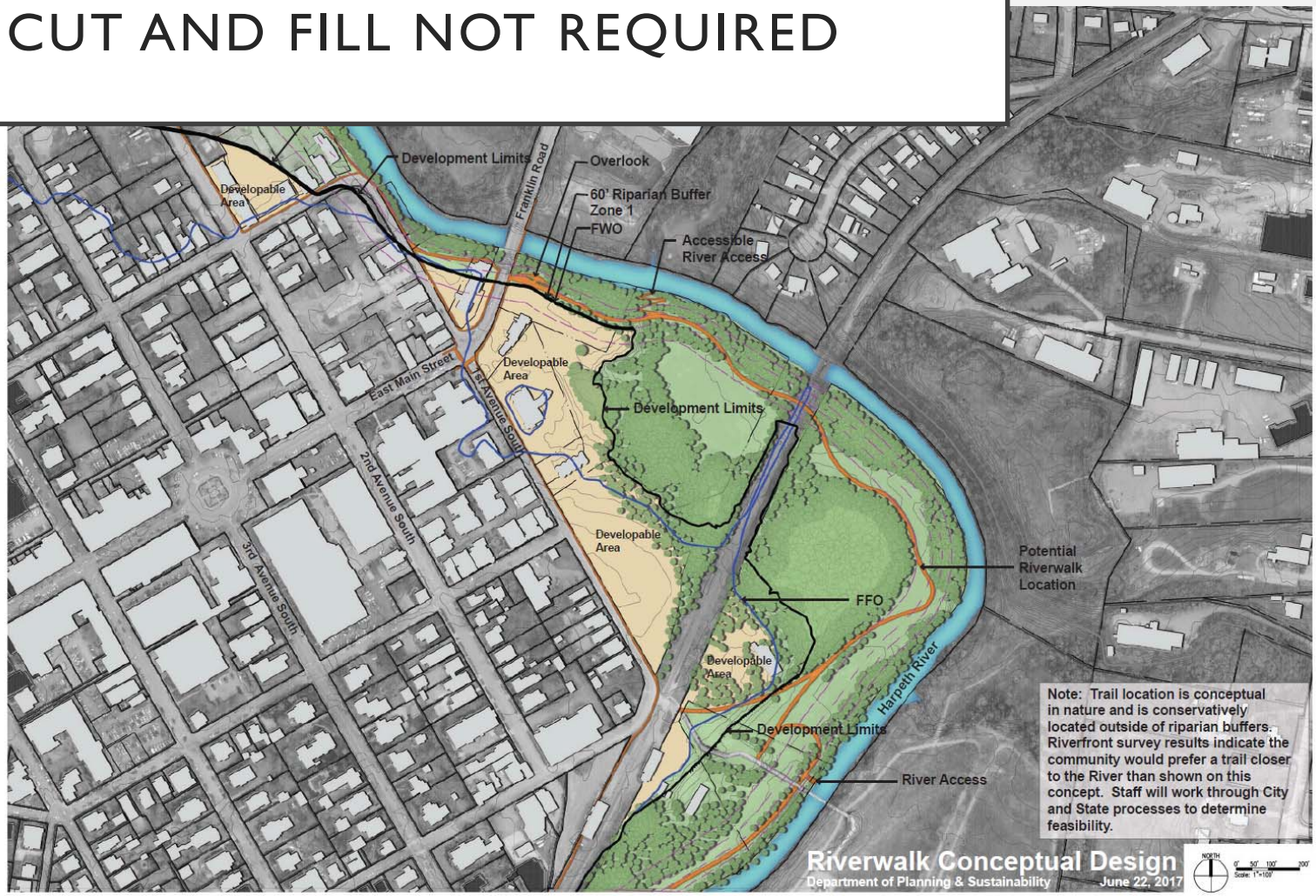
SETS DEVELOPMENT LIMITS

- Text sets a development limits line at 630 feet above sea level, or the riparian buffer, or the FWO, whichever is most restrictive
- 630 is part of steep slope dropping into deeper floodplain
- Most of developable area is at 636 or higher



CUT AND FILL NOT REQUIRED

- Grading requires FMPC review in developable area
- Text does not require cut-and-fill
- Relies upon construction standards in Section 5.8.5, Floodplain Protection
- This is the same approach used in CFCO-9 (5th Ave N)
- Restricts cut-and –fill beyond development limits to preserve the natural floodplain



10-YEAR FLOOD ZONE

WHEREAS, this area provides a unique opportunity to enhance the role of the Harpeth River in Downtown Franklin; and

WHEREAS, the City's general plan, *Envision Franklin,* states that open space along the Harpeth River should be integrated into the downtown core, while also defining an on-site edge of the downtown core; and

WHEREAS, *Envision Franklin* states that development should be designed around conservation areas to highlight them as community amenities with pedestrian and bike systems that will connect the entire conservation design concept throughout the city; and

WHEREAS, some properties in this area had developed prior to Federal or local floodplain regulations but have lost their legally nonconforming use rights in the FFO; and

WHEREAS, this Zoning Ordinance text amendment provides additional development rights along the edges of the FFO within certain development limits without requiring compensatory cut-and-fill, while preserving the remainder of the natural floodplain and native vegetation that define an on-site edge of the downtown core and while preserving most of the ten-year flood zone; and

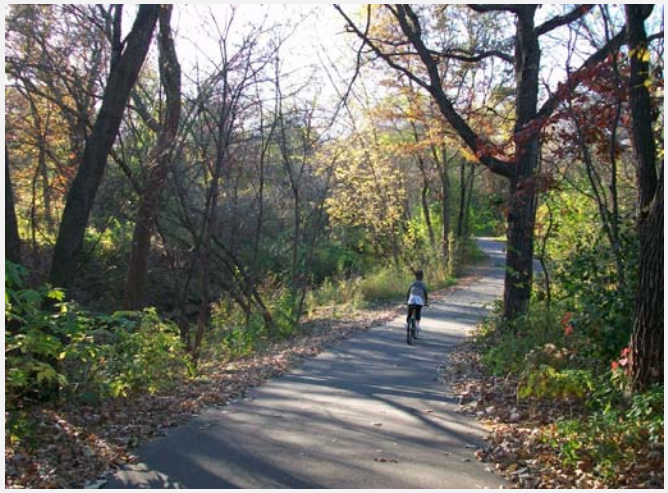
WHEREAS, these development limits take into account the Riverfront Planning Study preliminary engineering findings for where compensatory cut-and-fill could potentially occur; and

WHEREAS, this Zoning Ordinance text amendment to amend the CFCO-1 and CFCO-2 Standards is in the best interest of the citizens of Franklin.

Ten-year was not used in analysis, but conveys that deeper, higher-risk floodplain should be preserved

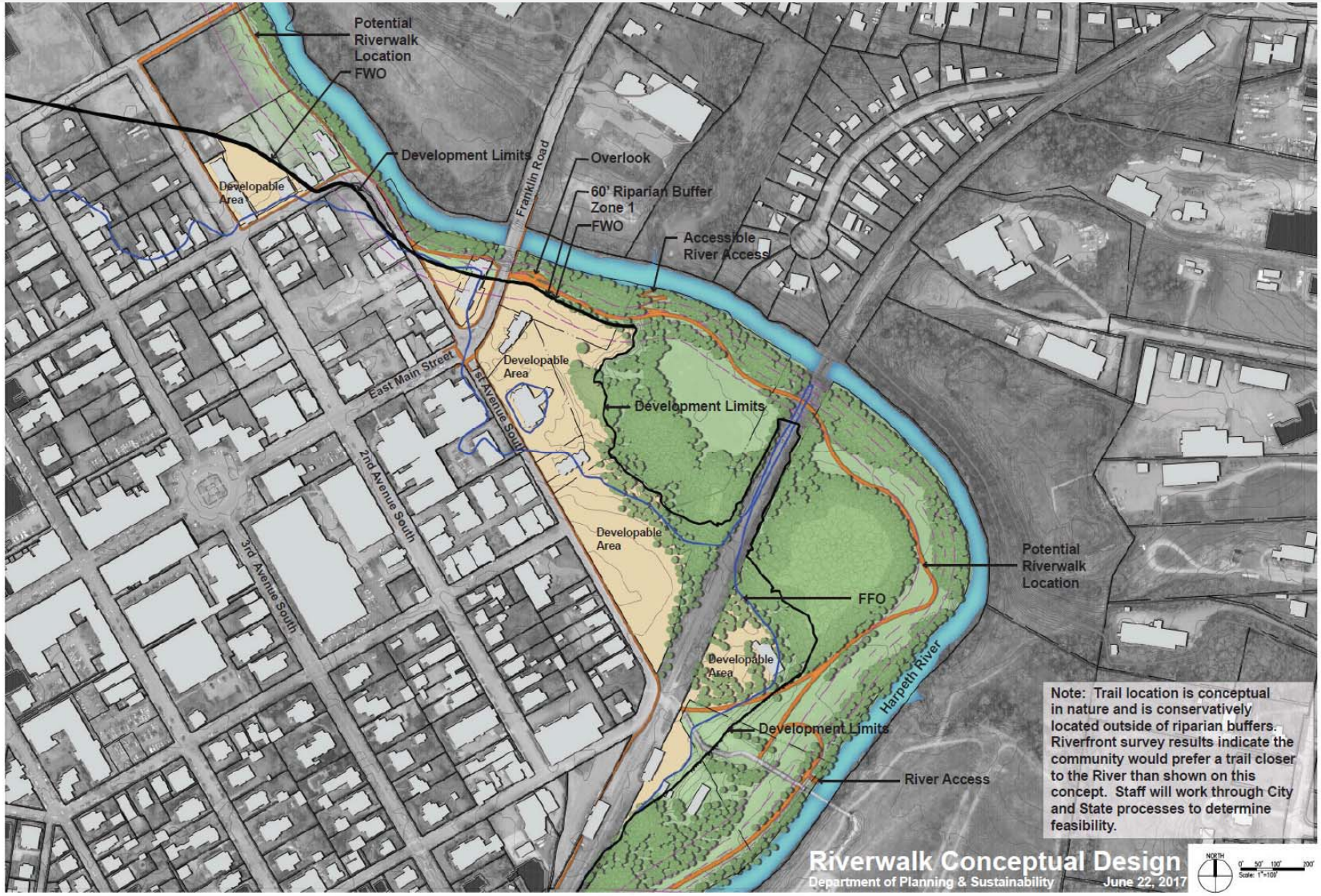
REQUIRES PATH ALONG THE HARPETH

- Zoning Ordinance can require connectivity and pedestrian facilities
- Riverfront Study results show community is:
  - Very supportive of a path by the River in a natural setting
  - Want connectivity to neighborhoods and the community



CONFLICTS BETWEEN OVERLAY AND CH. 5

- When there is conflict between an Overlay District and Development Standards, the Overlay District supercedes.
- Text written so CFCO-1 and -2 supercede FFO (uses)
- Construction would need to meet all standards
- Staff sees no problematic conflicts


Potential Riverwalk Location
FWO
Development Limits
Overlook
60' Riparian Buffer Zone 1
FWO
Accessible River Access
Franklin Road
Developable Area
East Main Street
1st Avenue South
2nd Avenue South
3rd Avenue South
Developable Area
Development Limits
Developable Area
Developable Area
Potential Riverwalk Location
FFO
Harpeth River
Development Limits
River Access
Note: Trail location is conceptual in nature and is conservatively located outside of riparian buffers. Riverfront survey results indicate the community would prefer a trail closer to the River than shown on this concept. Staff will work through City and State processes to determine feasibility.
Riverwalk Conceptual Design
Department of Planning & Sustainability
June 22, 2017
NORTH
0' 50' 100' 200'
Scale: 1"=100'

ORDINANCE 2017-23

TO BE ENTITLED: "AN ORDINANCE TO AMEND CHAPTERS 2 AND 3 AND 8 OF THE ZONING ORDINANCE OF THE CITY OF FRANKLIN, TENNESSEE, TO ALLOW LIMITED DEVELOPMENT IN THE FLOODWAY FRINGE OVERLAY DISTRICT (FFO) WITHIN CERTAIN CENTRAL FRANKLIN CHARACTER AREA OVERLAY DISTRICTS (CFCO-1 and CFCO-2)."

WHEREAS, the City and the City's consultant, Barge Waggoner Sumner & Cannon, completed a Riverfront Planning Study along the Harpeth River in Downtown Franklin to identify the community's vision for a Riverwalk and opinions about development within the 100-year floodplain; and

WHEREAS, the study results found broad support for a Riverwalk along the River in a natural setting and the majority did not support additional development within the 100-year floodplain; and

WHEREAS, the Franklin Zoning Ordinance does not allow new development within the 100-year floodplain except in very limited geographic locations, but it does allow floodplain alteration with compensatory cut-and-fill to remove land from the floodplain; and

WHEREAS, this area provides a unique opportunity to enhance the role of the Harpeth River in Downtown Franklin; and

WHEREAS, the City's general plan, *Envision Franklin,* states that open space along the Harpeth River should be integrated into the downtown core, while also defining an on-site edge of the downtown core; and

WHEREAS, *Envision Franklin* states that development should be designed around conservation areas to highlight them as community amenities with pedestrian and bike systems that will connect the entire conservation design concept throughout the city; and

WHEREAS, some properties in this area had developed prior to Federal or local floodplain regulations but have lost their legally nonconforming use rights in the FFO; and

WHEREAS, this Zoning Ordinance text amendment provides additional development rights along the edges of the FFO within certain development limits without requiring compensatory cut-and-fill, while preserving the remainder of the natural floodplain and native vegetation that define an on-site edge of the downtown core and while preserving most of the ten-year flood zone; and

WHEREAS, these development limits take into account the Riverfront Planning Study preliminary engineering findings for where compensatory cut-and-fill could potentially occur; and

WHEREAS, this Zoning Ordinance text amendment to amend the CFCO-1 and CFCO-2 Standards is in the best interest of the citizens of Franklin.

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

<u>SECTION I.</u> That Chapter 3, Section 3.5.6, of the Franklin Zoning Ordinance is hereby amended to add the following text noted in **bold**, and is approved to read as follows:

(b) CFCO-1 Standards

(i) Applicability …

In cases of conflict between this Subsection and Section 3.4.5, Floodway Fringe Overlay District, the regulations of this subsection shall apply.

…

(xv) Development within the FFO

A.) Development Limits

1. Development and/or redevelopment shall be permitted along the edges of the FFO within these defined Development Limits: In no case, shall the maximum encroachment into the FFO be closer to the Harpeth River than the existing elevation contour of 630 feet above sea level prior to any modification of floodplain, or the riparian buffer as required by the Stormwater Management Ordinance, or the outer boundary of the FWO, whichever is most restrictive.

2. Within the Development Limits, development and/or redevelopment shall be permitted in accordance with this Subsection, Traditional Development standards, and Floodplain Protection standards. Associated grading shall be approved only as part of a Site Plan for development. All Site Plans, including mass grading, shall be submitted to the FMPC for review.

B.) Uses and Standards

1. Within the Development Limits, use types in the applicable base zoning district shall be permitted, except for the following uses which shall be prohibited: assisted living facilities, correctional facilities, hospitals, nursing/convalescent homes, bed and breakfast establishments, hotels, boutique hotels, and residential uses.

2. Buildings shall face both the street and multi-use path, with pedestrian gathering spaces located along the multi-use path.

3. Beyond the Development Limits, new uses/encroachments shall be in accordance with Section 3.4.4, FWO District, or 3.4.5, FFO District, whichever is applicable, except for the following use which shall be prohibited: floodplain alteration not associated with public or private infrastructure.

4. CFCO-1 within the FWO or FFO shall meet the Open Space Standards, LSR, and Tree Canopy Retention standards in Chapter 5, Development Standards per the applicable Base Zoning District, and shall not be otherwise exempted by any other referenced CFCO-1 exemption.

C.) Multi-Use Path

1. A public multi-use path shall be located along the Harpeth River with pedestrian access points to E. Main Street and 1st Avenue South and North.

2. Paths shall have a minimum width of 12 feet. The width may be reduced to 8 feet in portions of the path to minimize disturbance to native vegetation or environmental constraints.

SECTION II. That Chapter 3, Section 3.5.6, of the Franklin Zoning Ordinance is hereby amended to add the following text noted in **bold**, and is approved to read as follows:

(c) CFCO-2 Standards

(i) Applicability

…

In cases of conflict between this Subsection and Section 3.4.5, Floodway Fringe Overlay District, the regulations of this subsection shall apply.

…

(xv) Development within the FFO

A.) Development Limits

1. Development and/or redevelopment shall be permitted along the edges of the FFO within these defined Development Limits: In no case, shall the maximum encroachment into the FFO be closer to the Harpeth River than the existing elevation contour of 630 feet above sea level prior to any modification of floodplain, or the riparian buffer as required by the Stormwater Management Ordinance, or the outer boundary of the FWO, whichever is most restrictive.

2. Within the Development Limits, development and/or redevelopment shall be permitted in accordance with this Subsection, Traditional Development standards, and Floodplain Protection standards. Associated grading shall be approved only as part of a Site Plan for development. All Site Plans, including mass grading, shall be submitted to the FMPC for review.

B.) Uses and Standards

1. Within the Development Limits, use types in the applicable base zoning district shall be permitted, except for the following uses which shall be prohibited: assisted living facilities, correctional facilities, hospitals, nursing/convalescent homes, bed and breakfast establishments, hotels, boutique hotels, and residential uses.

2. Buildings shall face both the street and multi-use path, with pedestrian gathering spaces located along the multi-use path.

3. Beyond the Development Limits, new uses/encroachments shall be in accordance with Section 3.4.4, FWO District, or 3.4.5, FFO District, whichever is applicable, except for the following use which shall be prohibited: floodplain alteration not associated with public or private infrastructure.

4. CFCO-2 within the FWO or FFO shall meet the Open Space Standards, LSR, and Tree Canopy Retention standards in Chapter 5, Development Standards per the applicable Base Zoning District, and shall not be otherwise exempted by any other referenced CFCO-2 exemption.

C.) Multi-Use Path

1. A public multi-use path shall be located along the Harpeth River with pedestrian access points to E. Main Street and 1st Avenue South and North.

2. Paths shall have a minimum width of 12 feet. The width may be reduced to 8 feet in portions of the path to minimize disturbance to native vegetation or environmental constraints.

SECTION III. That Chapter 2, Section 2.4, Subsection 2.4.3 of the Franklin Zoning Ordinance is hereby amended to add the following text noted in **bold**, and is approved to read as follows:

(2) Applicability

c.) Site Plans shall be submitted to the FMPC approval instead of administrative review by staff, if the development application:

…

(vi) is for property located within the CFCO-1 or CFCO-2 Overlay Districts and within the FFO or FWO Overlay Districts. Mass grading shall only be approved as part of a site plan for development.

SECTION IV. That Chapter 8, Section 8.3, of the Franklin Zoning Ordinance is hereby amended to remove the following text with a ~~strikethrough~~ and add the following text noted in **bold**, and is approved to read as follows:

8.3 Definitions and Use Classifications

…

Infrastructure**, Public or Private**

~~Public improvements for~~ **Facilities and services needed to sustain development and land-use activities including but not limited to** water, sewer, drainage, **stormwater management improvements**, streets, sidewalks, and similar facilities.

…

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

ATTEST:

BY: _____
Eric S. Stuckey
City Administrator

CITY OF FRANKLIN, TENNESSEE:

BY: _____
Dr. Ken Moore
Mayor

Approved as to Form:

_____
Shauna R. Billingsley, City Attorney

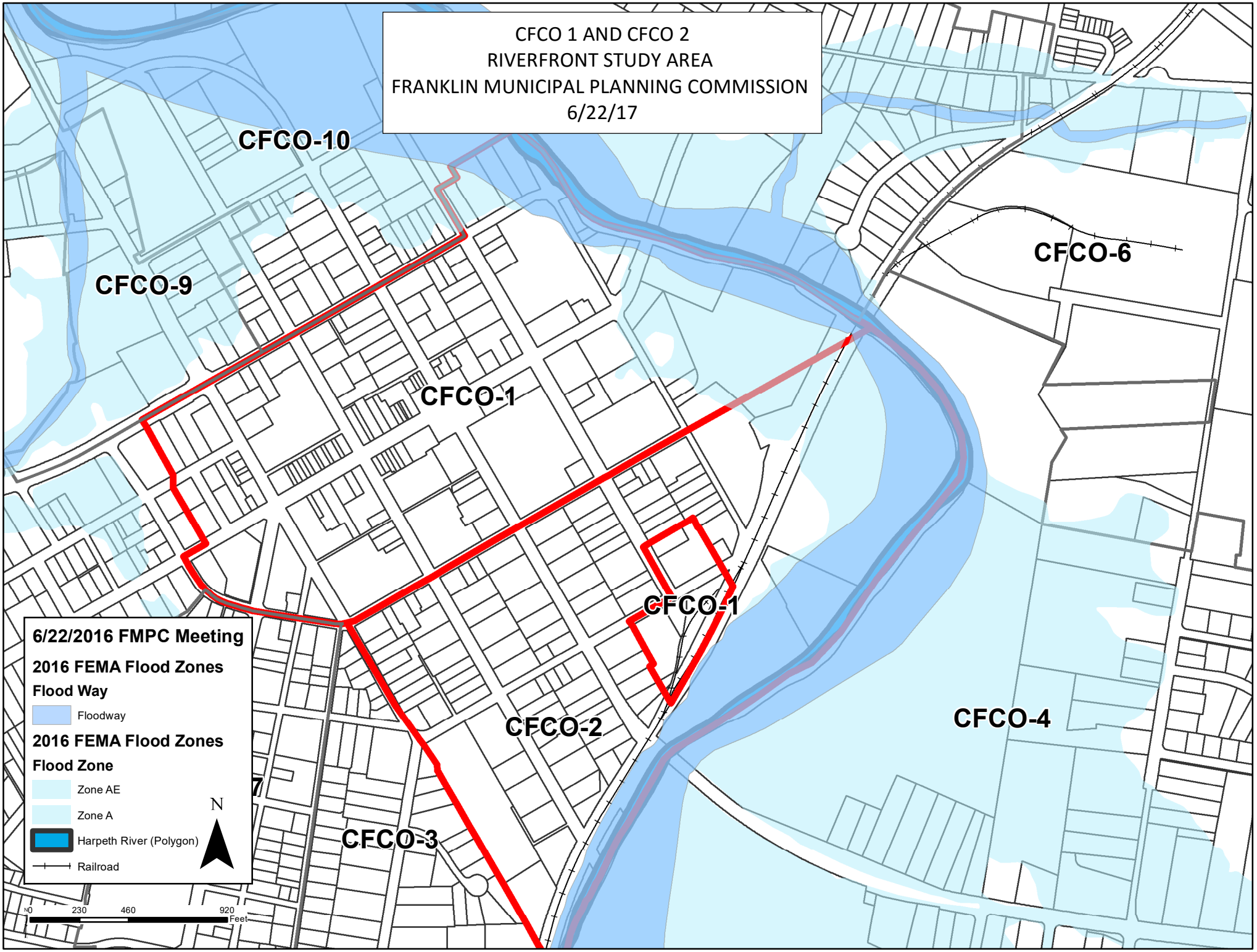
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____


CFCO 1 AND CFCO 2
RIVERFRONT STUDY AREA
FRANKLIN MUNICIPAL PLANNING COMMISSION
6/22/17
CFCO-10
CFCO-9
CFCO-1
CFCO-6
CFCO-1
CFCO-2
CFCO-4
CFCO-3
6/22/2016 FMPC Meeting
2016 FEMA Flood Zones
Flood Way
Floodway
2016 FEMA Flood Zones
Flood Zone
Zone AE
Zone A
Harpeth River (Polygon)
Railroad
N
0
230
460
920
Feet

RESOLUTION 2017-35

A RESOLUTION BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION TO ADOPT A PLAN AMENDMENT TO ENVISION FRANKLIN FOR PROPERTIES LOCATED IN DOWNTOWN FRANKLIN ALONG THE HARPETH RIVERFRONT.

WHEREAS, pursuant to *Tennessee Code Annotated* (T.C.A.) § 13-4-201, it is the function and duty of the Franklin Municipal Planning Commission (FMPC) to adopt an official general plan for the physical development of the City of Franklin; and

WHEREAS, the City adopted *Envision Franklin* on January 26, 2017, and it provides a framework for the City to make land-use decisions, manage the quality of development, determine the timing and location of future growth, and direct investment and development activity; and

WHEREAS, the FMPC may from time to time amend, extend or add to the plan, or carry any part of subject matter into greater detail; and

WHEREAS, these amendments generally result from special studies or because of changes within the market, infrastructure, a specific issue/policy change, changes in State law, or a substantial change in situation or public sentiment; and

WHEREAS, the City and consultant, Barge Waggoner Sumner & Cannon, completed a Riverfront Planning Study along the Harpeth River in Downtown Franklin that gathered community perspectives on Riverwalk opportunities and development in the 100-year floodplain; and

WHEREAS, the study results found broad support for a Riverwalk along the River in a natural setting and the majority did not support additional development within the 100-year floodplain; and

WHEREAS, this area provides a unique opportunity to enhance the role of the Harpeth River in Downtown Franklin; and

WHEREAS, *Envision Franklin* states that open space along the Harpeth River should be integrated into the downtown core, while also defining an on-site edge of the downtown core; and

WHEREAS, *Envision Franklin* states that development should be designed around conservation areas to highlight them as community amenities with pedestrian and bike systems that will connect the entire conservation design concept throughout the city; and

WHEREAS, this plan amendment provides additional development flexibility along the edges of the 100-year floodplain within certain development limits without requiring compensatory cut-and-fill, while preserving the natural floodplain and native vegetation that define an on-site edge of the downtown core and while preserving most of the ten-year flood zone; and

WHEREAS, these development limits take into account the Riverfront Planning Study preliminary engineering findings for where compensatory cut-and-fill could potentially occur; and

WHEREAS, this amendment, as depicted in the attachment(s), revises the Neighborhood Mixed Use Special Considerations for First Avenue, East Main Street, South Margin Street, and Bridge Street, and replaces Figure 4.4 Conceptual Plan with a new Conceptual Plan; and

WHEREAS, the FMPC held a public hearing and the Plan amendment to *Envision Franklin* is found to be in the best interest of the citizens of the City of Franklin.

NOW, THEREFORE, BE IT RESOLVED, by the Franklin Municipal Planning Commission of the City of Franklin, Tennessee, as follows:

SECTION I. That Envision Franklin shall be amended to include the Conceptual Plan and Neighborhood Mixed Use Special Considerations as described in the attachments.

SECTION II. A copy of the adopted amendment to Envision Franklin shall be certified to the Board of Mayor and Aldermen, as required by T.C.A. § 13-4-202.

SECTION III. That this Resolution shall take effect upon approval by the FMPC on June 22, 2017, the health, safety, and welfare of the citizens requiring it.

ATTEST:

By:_____

Emily Hunter
Planning Director

CITY OF FRANKLIN, TENNESSEE:

PLANNING COMMISSION

By:_____

Mike Hathaway
Chair

Approved as to Form:

By: _____
Shauna Billingsley
City Attorney

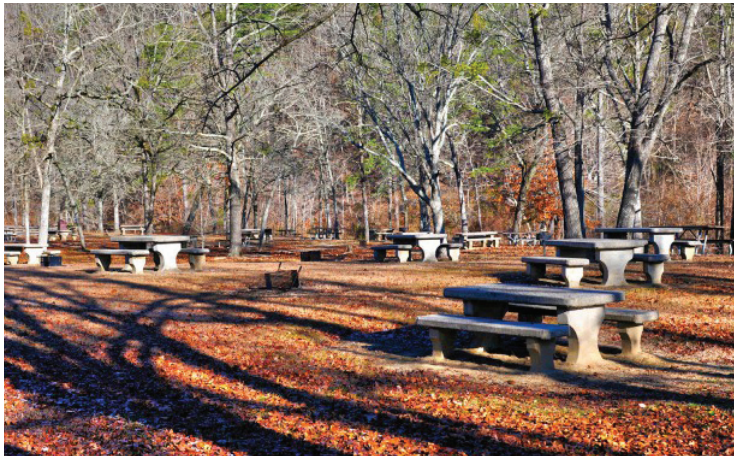
NEIGHBORHOOD MEETING: __6/6/2017__

PUBLIC HEARING: __6/22/2017__

Law Dept. approved 06.13.17

NEIGHBORHOOD MIXED-USE

SPECIAL CONSIDERATIONS	First Avenue, East Main Street, Bridge Street Area along the Harpeth River	In 2017, the City and its consultant, Barge Waggoner Sumner & Cannon, Inc., conducted a Riverfront Planning Study to identify the community's vision for a Riverwalk and opinions about development. The results found broad support for a Riverwalk in a natural setting along the River and the majority did not support additional development within the floodplain. This area provides a unique opportunity to enhance the role of the Harpeth River in downtown Franklin. Open space along the River should be integrated into the downtown core, while also defining an on-site edge of the downtown core. Open space areas within the floodplain should be preserved and enhanced with a system of multi-use paths along the Harpeth River. These paths should provide connections to downtown uses and public parks, with periodic overlooks and access points to the River. The images below represent the community's desired amenities along the Riverwalk. These types of amenities are encouraged along the Riverwalk.



NEIGHBORHOOD MIXED-USE

SPECIAL CONSIDERATIONS (CONT.)	First Avenue, East Main Street, Bridge Street Area along the Harpeth River	This area contains a significant amount of Harpeth River 100-year floodplain. The City generally requires locating new development outside of floodplain limits. Floodplain alteration can remove land from the floodplain to create buildable area, but doing so can result in unnatural landscape and removal of existing vegetation. In this historic downtown location, the City should allow additional use and development along the existing street network without compensatory cut-and-fill. Beyond that, the natural floodplain contours and native vegetation should be preserved to define an on-site edge of the downtown core. See Figure 4.4 for appropriate development limits. Redevelopment along existing streets provides flexibility to properties that originally developed prior to Federal and local floodplain regulations. For public safety purposes, uses within the 100-year floodplain should be limited to nonresidential uses that avoid potential for overnight stay. Additionally, all construction is expected to be raised above the Base Flood Elevation in accordance with City standards. This area has infill potential that can complete the block face on the east side of First Avenue South and the east side of East Main Street. Site design considerations should adhere to the following: • Buildings should face both the street and the River with pedestrian gathering spaces on the path side. • The historic buildings on the west side of First Avenue South should be preserved. New buildings fronting the east side of First Avenue South, between Church Street and South Margin Street, should maintain the established single-family building character and rhythm of the opposing historic block face. Height should be sensitive to these historic buildings; therefore, a mix of predominantly one and one-half story and scattered two-story buildings is appropriate with approximately 15-foot front-yard setbacks. New buildings internal to the site may be up to three stories with transitional features. • New buildings up to three stories are appropriate north of Church Street and along East Main Street.

NEIGHBORHOOD MIXED-USE

SPECIAL CONSIDERATIONS (CONT.)	First Avenue, East Main Street, Bridge Street Area along the Harpeth River	• A distinctive and unique feature of the skyline is the grain silos of the historic Lillie Belle Flour Company. Efforts should be made to repurpose this structure instead of removing it. These structures offer potential for truly scenic views of Central Franklin from what could become multifamily residential, offices, or even a specialty hotel, such as Quaker Square in Akron, Ohio. New-building architecture between Church and East Main Streets should pay homage to the industrial/agricultural history of the area. • Church Street should extend east into this area, connecting to an internal street/driveway network providing a system of north-south access parallel to First Avenue South. • Open spaces in the developable area will be limited to small greens or outdoor plaza spaces, highly accessible and visible and in a prominent location that encourages continued active use.

Riverwalk Overlook Visualization
View from E. Main Street looking across Tywater property

NEIGHBORHOOD MIXED-USE

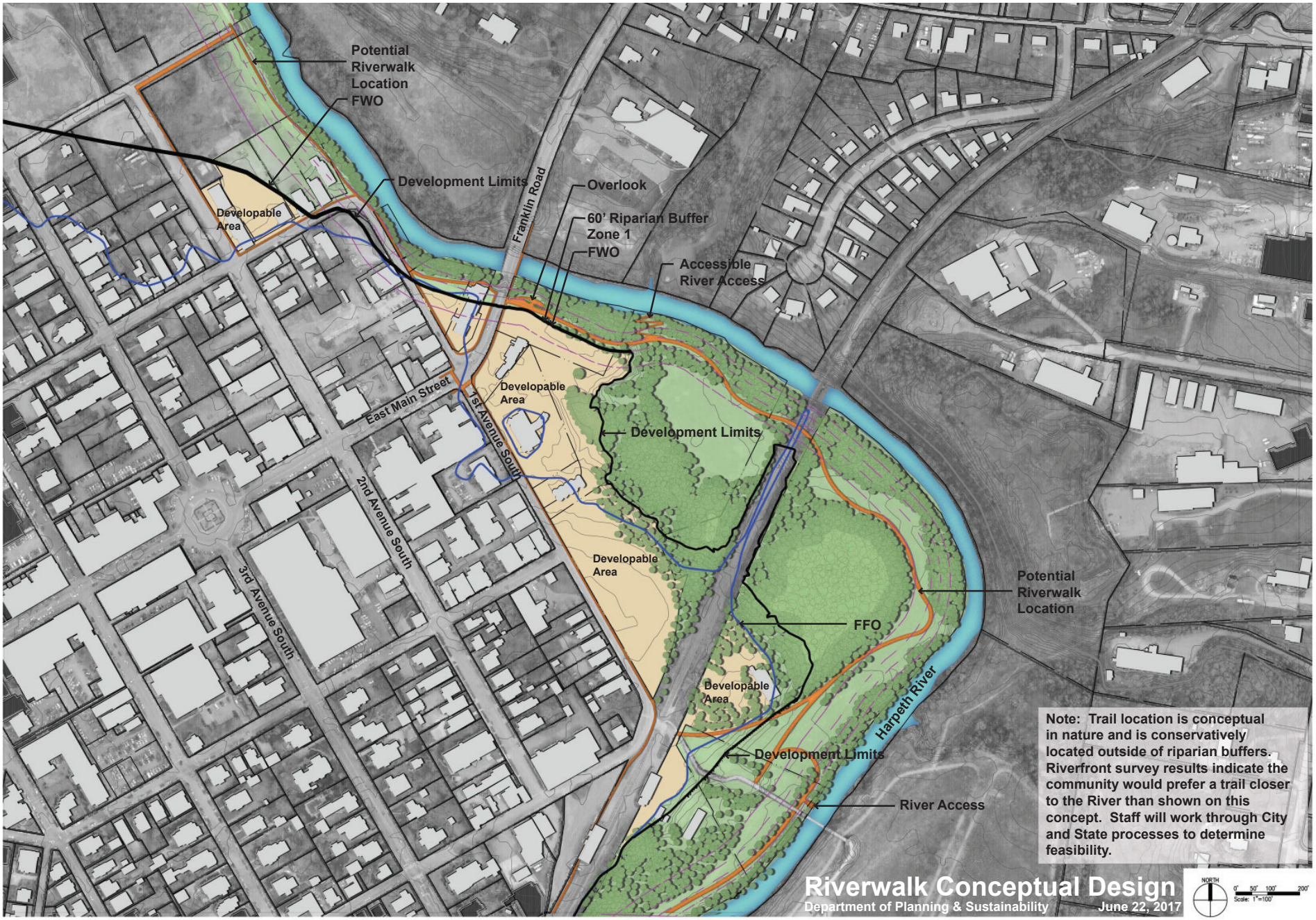



FIGURE 4.4: CONCEPTUAL PLAN - FIRST AVENUE, EAST MAIN STREET, BRIDGE STREET AREA ALONG HARPETH RIVER