



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, May 26, 2016

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, May 26, 2016, 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. [16-0492](#) April 28, 2016 FMPC Minutes

Attachments: [4-28-16 FMPC Minutes](#)

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

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

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

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

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

SITE PLAN SURETIES

2. [16-0470](#) Alexander Plaza PUD Subdivision, site plan, (Kroger Site Renovations); release the maintenance agreement for water and sewer improvements. (CONSENT AGENDA)
3. [16-0477](#) Battle Ground Academy Subdivision, site plan, (Fieldhouse and Mary Campbell Visual Arts Center); release the maintenance agreement for drainage improvements. (CONSENT AGENDA)
4. [16-0478](#) Berry Farms Town Center PUD Subdivision, site plan, section 1, revision 1; release the maintenance agreement for landscaping Phase 1A, landscaping Phase 1B, landscaping Phase 1C, landscaping Phase 1D, landscaping parking screen and landscaping Lewisburg Avenue street trees improvements. (CONSENT AGENDA)
5. [16-0479](#) Creekstone Commons PUD Subdivision, site plan, section 2; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
6. [16-0480](#) Creekstone Commons PUD Subdivision, site plan, section 3; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
7. [16-0481](#) Eddy Lane Industrial Office Subdivision, site plan; release the maintenance agreement for landscaping Phase 1A improvements. (CONSENT AGENDA)

8. [16-0482](#) Generals Retreat PUD Subdivision, site plan; accept the drainage/detention, sidewalk and streets improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
9. [16-0483](#) Hurstbourne Park PUD Subdivision, site plan, sections 1 – 3; release the maintenance agreement for landscaping (section 1) improvements. (CONSENT AGENDA)
10. [16-0484](#) Nissan North America Subdivision, site plan, revision 2 (Parking Addition); extend the performance agreement for drainage improvements. (CONSENT AGENDA)
11. [16-0485](#) Silver Grace PUD Subdivision, site plan, section 1; release the maintenance agreement for landscaping Phase A improvements; extend the performance agreement for landscaping Phase B and landscaping Phase C improvements for six months. (CONSENT AGENDA)
12. [16-0486](#) Stream Valley PUD Subdivision, site plan, section 3; release the maintenance agreement for landscaping Phase 1 improvements. (CONSENT AGENDA)
13. [16-0487](#) Westhaven PUD Subdivision, site plan, section 18; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
14. [16-0488](#) Westhaven PUD Subdivision, site plan, section 20, revision 4, lots 848, 1158 and 1159 (Golf Clubhouse); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
15. [16-0489](#) Westhaven PUD Subdivision, site plan, section 21, revision 1; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
16. [16-0490](#) Westhaven PUD Subdivision, site plan, section 32, lots 4033 and 5051; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

17. [16-0465](#) Consideration of Ordinance 2016 - 19, To Be Entitled: "An Ordinance To Rezone 5.03 Acres From Specific Development-Residential District (SD-R 2.82) To Specific Development-Residential District (SD-R 2.92) For The Property Located South Of South Carothers Road And East Of Carothers Parkway, 4373 South Carothers Road." (06-23-16 FMPC 8-0; 07-12-16 WS, 07/12/16 BOMA 7-0; (08/23/16 BOMA 8-0) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen

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

18. [16-0466](#) Consideration Of Ordinance 2016 - 20, To Be Entitled: "An Ordinance To Rezone 8.68 Acres From Specific Development-Residential District (SD-R 2.82) District To Neighborhood Commercial District (NC) For The Property Located South Of South Carothers Road And East Of Carothers Parkway."; (05/26/16 FMPC 9-0; 07-12-16 WS, 07/12/16 BOMA 7-0; 08/23/16 BOMA 8-0) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen

Attachments: [Ord 2016-20 Lockwood Glen Rezoning Commercial Law Approved](#)
 [Ord 2016-20 6022 Lockwood Glen Rezoning CommMap.pdf](#)
 [Lockwood Glen PUD Subdivision, rezoning \(Commercial\) - submittal 003 Plans.](#)
 [Lockwood Glen 2nd reading date move request](#)

19. [16-0464](#) PUBLIC HEARING: Consideration of Resolution 2016-28, To Be Entitled: "A Resolution Approving A Revised Development Plan For Lockwood Glen PUD Subdivision, For The Property Located South Of South Carothers Road And East Of Carothers Parkway, 4373 South Carothers Road.". (05/26/16 FMPC 9-0; 07-12-16 WS)

Sponsors: Ald. Ann Petersen

Attachments: [Resolution 2016-28 Law Approved Lockwood Glen DP Rev 1.pdf](#)
 [6120 Lockwood Glen PUD Subd, DP, Rev 1 Conditions of Approval_01.pdf](#)
 [Full Dev Plan Rev 05.05.16.pdf](#)
 [Development Plan Only Sheet.pdf](#)
 [Arch Elevations Sheet.pdf](#)
 [Lockwood Glen 2nd reading date move request](#)
 [Res-2016-28 6020 Lockwood Glen DP Rev 1 Map.pdf](#)

20. [16-0460](#) PUBLIC HEARING: Consideration of Resolution 2016-25, to Be Entitled:
 “A Resolution Approving a Revised Development Plan for the Berry Farms
Town Center PUD Subdivision, for the Property Located East of Lewisburg
Pike and North of Goose Creek Bypass”; (05/26/16 FMPC 9-0; 06/14/16
WS, Deferred by BOMA at
07/12/16)

Sponsors: Ald. Ann Petersen and Josh King

Attachments: [Highlighted Town Center Pattern Book pgs 19-24-27 updates](#)
 [Town Center Pattern Book pg 19 24 and 27 revisions.pdf](#)
 [MAP_BFTC_rESOLUTION2016-025.pdf](#)
 [Conditions of Approval_01](#)
 [2016-25 RES LAW APPROVED Berry Farms PUD Revision with attachments](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

21. [16-0462](#) Amelia Park PUD Subdivision, Final Plat, Section 4, 47 Lots (45
Residential 2 Open Space) located off Clovercroft Road. (Consent
Agenda)

Attachments: [6118 Amelia Park PUD Subd, FP, Sec 4 Conditions of Approval_01.pdf](#)
 [6118 Amelia Park PUD Subd, FP, Sec 4 Map.pdf](#)
 [Final Plat_Section 4 Plans.pdf](#)

22. [16-0423](#) Echelon PUD Subdivision, final plat, section 2, creating 47 single-family
lots and five open-space lots on 16.56 acres, located at 0 South Carothers
Road. (Consent Agenda)

Attachments: [6119 Echelon PUD Subdivision, FP, Sec 2 Conditions of Approval_01](#)
 [6119 MAP Echelon PUD Subd, FP, Sec 2](#)
 [PLAT Echelon PUD Subdivision Final Plat Section 2](#)

23. [16-0457](#) Poe Subdivision, Revision 1, Lots 3 & 4, final plat, revision of setback lines
on 0.45 acres, located at 226 and 230 11th Avenue South (Consent
Agenda)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: [6112_PoeSubd_Conditions of Approval_01.pdf](#)
 [MAP_6112 Poe SubD.pdf](#)
 [Poe Subdivision - Revision to Lots 3 4 5-08-16.pdf](#)

24. [16-0463](#) Riverbluff Subdivision, Final Plat, Section 1, Revision 1, Resubdivision of Lots 75-81 on 1.60 acres located east of Lewisburg Pike (Consent Agenda)
- Attachments: [6055 Riverbluff Subd Rev 1, Revision Lots 75-81 Conditions of Approval_01.pdf](#)
 [6055 Riverbluff Subd, FP, Sec 1, Rev 1 resub of lots Map.pdf](#)
 [Riverbluff Subdivision, Revision 1, Revision To Lots 75-81 - submittal 003.pdf](#)
25. [16-0458](#) Stream Valley PUD Subdivision, Section 9, Lot 296, Revision 1, final plat, revision of lot line between lots 296 and 295, located at 304 and 305 Oberlin Court(Consent Agenda)
- Sponsors: Franklin Municipal Planning Commission and Josh King
- Attachments: [6113-StreamValley_Sec9Conditions of Approval_01.pdf](#)
 [MAP_6113_SVSec9.pdf](#)
 [Stream Valley, Section 9 Final Plat, Revision 1 - submittal 002.pdf](#)
26. [16-0459](#) Synergy Bank Addition, final plat, Revision 2, relocating easements and buffers associated with the Synergy Bank development on a 2.03 acre parcel, located at 722 Columbia Avenue (Consent Agenda)
- Sponsors: Franklin Municipal Planning Commission and Josh King
- Attachments: [6114_Synergy_Conditions of Approval_01.pdf](#)
 [MAP_6114SynergyBank.pdf](#)
 [Synergy-Bank-Rev-2-Plat-Signed-PDF.pdf](#)
27. [16-0491](#) Williamson County Ag Expo Park, Site Plan, ADA Parking addition, creation of 48 accessible parking spaces adjacent to the existing expo building located at 4215 Long Lane (Consent Agenda)
- Sponsors: Franklin Municipal Planning Commission and Josh King
- Attachments: [6117_AgExpo_Conditions of Approval_01.pdf](#)
 [map_6117AGExpoCenter.pdf](#)
 [AG Site Layout.pdf](#)
 [2016-05-04 Ag Center ADA Parking Addition Full Set.pdf](#)

ZONING ORDINANCE TEXT AMENDMENTS

28. [16-0469](#) Consideration of Ordinance 2016-005, To Be Entitled: "An Ordinance To Amend Various Chapters Of The City Of Franklin, Tennessee, Zoning Ordinance Pertaining To The Approval Of Development Plans, Site Plans And Vested Property Rights."; (05/26/16 FMPC 9-0; 06/14/16 BOMA 1st Reading 8-0; Deferred by BOMA at 07/12/16; 08/09/16 BOMA 7-0 2nd Reading) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen

Attachments: [Ordinance 2016-005 Vested Property Right Ordinance Law Approved 2](#)
 [Powerpoint Ordinance 2016-005 Vested Property Rights 4-8-16](#)

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, April 28, 2016

7:00 PM

Board Room

CALL TO ORDER

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

MINUTES

1. March 24, 2016 FMPC Minutes

Attachments: [3-24-16 FMPC Minutes](#)

Commissioner Harrison moved, seconded by Commissioner Allen to approve the March 24, 2016, Minutes as presented. The motion carried by the following vote:

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

Chairing: 0

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

Consideration of Resolution 2016-22 to be entitled "A Resolution, As Amended, Adopting A Plan Of Services For The Annexation Of 1845 Carters Creek Pike By The City Of Franklin, Tennessee"; Establishing a Public Hearing for June 14, 2016. (04-28-16 FMPC 9-0)

Attachments: [Resolution 2016-22 1845 Carters Creek POS Revision 4-22-2016 Law Approved](#)
[1845 Carters Creek Pike POS Revision map](#)

Ms. Diaz-Barriga stated that the Planning staff had requested that an item be placed on the Non-Agenda Items on the Agenda as an emergency item. Staff wishes to put Resolution 2016-22 on the agenda, which is a revision to a Plan of Services approved by the Board of Mayor and Aldermen (BOMA) in September of 2015. It has been determined that the original requirements of the property owner are overwhelming, and the staff would like to revise the Plan of Service to make the requirements more reasonable. She asked that the Planning Commissioners consider adding this item to the agenda.

Commissioner Harrison moved, seconded by Commissioner McLemore, to add this non-agenda item to the agenda, as item 40. The motion carried by the following vote:

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

Chairing: 0

CONSENT AGENDA

Approval of the Consent Agenda

Chair Hathaway asked if anyone wanted to pull any items from the Consent Agenda. The Consent Agenda would be items 2 through 9, 24 through 27, and 31 through 34.

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

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

Chairing: 0

Approval of the Consent Agenda

Chair Hathaway recused himself from consent items 28, 29, and 30. Vice Chair Lindsey asked for a motion for these three items.

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

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

Recused: 1 - Commissioner Hathaway

Chairing: 0

SITE PLAN SURETIES

2. Alexander Plaza Subdivision, site plan, (Zaxby's); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
3. Avalon PUD Subdivision, site plan, section 3, 97 dwelling units in 117 lots; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
4. Avalon PUD Subdivision, site plan, section 5; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
5. Cool Springs Corner Subdivision, site plan, lots 3 and 9 (Sam's/Jim N' Nicks Unified Plan); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
6. Cool Springs East Subdivision, site plan, section 24, lots 11 and 703 (Hilton Garden Inn/Medical Office Building Unified Plan); release the maintenance agreement for landscaping lot 703 improvements. (CONSENT AGENDA)
This Planning Item was approved.
7. Dallas Downs PUD Subdivision, site plan, section 2A, lot 28 (Heritage Church of Christ); accept the streets improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
8. Highlands at Ladd Park PUD Subdivision, site plan, sections 1 – 4; release the maintenance agreement for landscaping section 1, landscaping section 1 (street trees), landscaping section 3 and landscaping section 3 (street trees) improvements; accept the landscaping section 4 improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.

9. Highlands at Ladd Park PUD Subdivision, site plan, section 8 and 9; release the maintenance agreement for landscaping street trees, landscaping open space section 1, part 8 and 9, and landscaping open space lot 2001 and 1047 improvements. (CONSENT AGENDA)
- This Planning Item was approved.
10. Jamison Station PUD Subdivision, site plan, section 1; release the maintenance agreement for landscaping (Phase 2) improvements. (CONSENT AGENDA)
- This Planning Item was approved.
11. McKays Mill PUD Subdivision, site plan, section 32 (Hadden Hall Area); accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
- This Planning Item was approved.
12. Morningside PUD Subdivision, site plan, section 9, lot 21; release the maintenance agreement for landscaping and landscaping (retaining wall) improvements. (CONSENT AGENDA)
- This Planning Item was approved.
13. Through the Green PUD Subdivision, site plan, section 1 (The Grove at Shadow Green); release the maintenance agreement for streets improvements; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
- This Planning Item was approved.
14. Tywater Crossing PUD Subdivision, site plan, section 1; extend the performance agreement for landscaping improvements for six months. (CONSENT AGENDA)
- This Planning Item was approved.
15. Village at Clovercroft PUD Subdivision, site plan, sections 1 and 2; release the maintenance agreement for landscaping Phase 8 improvements. (CONSENT AGENDA)
- This Planning Item was approved.

16. Westhaven PUD Subdivision, site plan, section 10; release the maintenance agreement for landscaping (Phase 2) improvements. (CONSENT AGENDA)
This Planning Item was approved.
17. Westhaven PUD Subdivision, site plan, section 17, revision 2; release the maintenance agreement for landscaping Phase 2 (north of Oleander) improvements. (CONSENT AGENDA)
This Planning Item was approved.
18. Westhaven PUD Subdivision, site plan, section 19; release the maintenance agreement for landscaping Phase 2 (open space) improvements. (CONSENT AGENDA)
This Planning Item was approved.
19. Westhaven PUD Subdivision, site plan, section 24; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

20. *Consideration Of Ordinance 2016-007, To Be Entitled, "An Ordinance To Rezone 1.1 Acres From Light Industrial (LI) District To Specific Development-Residential (SD-R 3.64) District For The Property Located At 405 Eddy Lane." Establishing a Public Hearing Date of June 14, 2016. (04/28/16 FMPC 8-0, 05-10-16 WS) FIRST OF THREE READINGS

Attachments: [2016-007 ORD Eddy Lane Rezoning Law Approved 2](#)

[6083 Map Cottages at Eddy Lane Rezoning](#)

[6083 Rezone set](#)

Chair Hathaway recused himself from item 20.

Ms. Diaz-Barriga stated that this property had been a residential use for some time. A Land Use Plan Amendment was approved for this property in September 2015, to move this from the Central Franklin Character Area 6 (CFCO-6) to the CFCO-4, to continue to support residential uses on this lot. CFCO-4 supports the detached residential use proposed with this rezoning and development plan, and this use is consistent with the uses south of this property along Eddy Lane. Therefore, approval of Ordinance 2016-007 is recommended.

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

Mr. Greg Gamble, of Gamble Collaborative Design, stated that he represented Ordinance 2016-007, and requested approval to the BOMA.

Commissioner McLemore moved, seconded by Commissioner Orr, that Ordinance 2016-007 be recommended to the Board of Mayor and Aldermen for approval.

The motion carried by the following vote:

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

Recused: 1 - Commissioner Hathaway

Chairing: 0

21. Consideration Of Resolution 2016-19, To Be Entitled: "A Resolution Approving A Development Plan For Cottages At Eddy Lane PUD Subdivision, For The Property Located At 405 Eddy Lane." Establishing a Public Hearing Date of June 14, 2016. (04/28/16 FMPC 8-0)

Attachments: [2016-19 RES Cottages at Eddy Lane PUD Development Plan Law Approved 2](#)
[6084 Map Cottages at Eddy Lane DP](#)
[6084 Cottages at Eddy Lane DP Conditions of Approval 01](#)
[Cottages at Eddy Lan Dev Plan FULL Set](#)
[Cottages at Eddy Lan Dev Plan Site Layout Sheet](#)
[Cottages at Eddy Lan Dev Plan Elevations](#)

Chair Hathaway recused himself from item 21.

Ms. Diaz-Barriga stated that this development plan would create 4 single-family lots where three houses currently exist. One of those existing dwelling units is a duplex, so the number of dwelling units for the land would remain the same. Eddy Lane, from Murfreesboro Road to this lot, is a mix of single-family and duplex lots of differing sizes. The dwellings on these lots are of varying height between one and two stories. The setbacks also vary, but are set back from Eddy Lane at least 55 feet from the pavement. This development plan proposes two-story, single-family units on each of the four new lots. There will be a required right-of-way dedication, but the proposed setbacks will be no closer to the street than any existing dwelling on Eddy Lane. The architecture is varied on this portion of Eddy Lane, and the scale and design of the proposed dwellings are inconsistent with the existing context. It is the desire of the developer to avoid creating a Homeowners Association, so the development plan will need to be revised to create individual rain gardens on each lot. Approval of the development plan is recommended.

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

Mr. Greg Gamble, of Gamble Collaborative Design, stated that he represented Resolution 2016-19, and requested approval to the BOMA.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Resolution 2016-19 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Recused: 1 - Commissioner Hathaway

Chairing: 0

22. Consideration Of Ordinance 2016-008, To Be Entitled, "An Ordinance To Rezone 30.39 Acres From General Commercial (GC) District To Specific Development-Residential (SD-R 11.7) District For The Property Located West Of Interstate 65, At 840 And 880 Oak Meadow Drive."

Attachments: [6085 Map Epoch Development PUD Subdivision Rezoning](#)
[2016-008 ORD Epoch Rezoning Law Approved 2](#)
[6085 REZONE Set](#)
[6085 Traffic Impact Study](#)
[6085 TIS Third Party Review](#)
[TIA for SRO CP AM](#)
[TIA for SRO CP PM](#)

Ms. Diaz-Barriga stated that the applicant had requested that Ordinance 2016-008 be deferred to the June 23, 2016, Planning Commission meeting.

Chair Hathaway stated that he knew that several citizens were at this meeting to speak to this item. Since it was a last-minute deferral, he would like to open the floor to have individuals speak with the following rules: to keep the discussion to two minutes or less, to give name and address before speaking, and to not continue to repeat something after it had already been stated.

Alderman Mike Skinner, of 258 Sontag, stated that he was also the representative for the citizens of the Third Ward for the City of Franklin's residents. There had been a major response from the community in opposition to this project. The people who lived along Royal Oaks, south of Mack Hatcher, and Highway 96 have to go along with some of the challenges of the worst traffic just about every week day. This will not do anything to improve this, and to put all of these units into an already-challenged road infrastructure was a major mistake. He requested that this rezoning be disapproved. He asked all of the citizens who had come to speak in opposition to this project to stand.

Mr. Doug Buttrey, of 529 Forrest Park Circle, stated that he wanted to commend and applaud the staff for the great work, which they had done on this proposal. They had found numerous deficiencies, and, when the item comes back up again, these citizens would be back again to enforce opposing the proposal.

Mr. Rich Buckner, of 411 Valley View Drive, in Creekstone Subdivision, stated that his subdivision was immediately adjacent to this development, that he was president of the HOA, and he also represented a coalition which they had put together of ten communities in the area, which was close to 6,000 voters who opposed this development. They opposed the development primarily because of traffic. Their big concern was the number of units, which would bring an additional influx of traffic from traffic that was already congested. This would be a travesty for Franklin, and they just wanted to be known for opposing this project. He appreciated the staff for doing what they had done so far.

Mr. John Lawrence, of 834 Countrywood Drive, stated that he had lived in the Riverview Estate Subdivision for 18 years, and his concern came from the lack of wooded areas and the lack of natural, untouched acreage in Franklin. He agreed with the idea of the traffic opposition that had been stated. Sometimes it seemed that the tax revenues were more important than the natural resources. Before too long, he was quite concerned that

he might be asking himself why he moved here in the first place. He understood that these properties were zoned as commercial or residential, which was appropriate for these projects; however, during the time he had lived at his address, the following had been built: Elks Lodge, Home Depot, Rachel Springs, and Creekside Crossing. He did not, however, have any grudges against anyone who lived there. Anyone living in the neighborhood understood how this had displaced wildlife considerably, even to the point of having wildlife at his door. He was in opposition to this proposal and thought that it would have a deep impact on the community.

This ended citizen comments.

Mr. Adam Crunk, of Crunk Engineering, stated that he represented the applicant and could address their reasons for deferral if the Planning Commission so chose.

Commissioner Allen moved, seconded by Commissioner McLemore, that Ordinance 2016-008 be deferred to the June 23, 2016, Planning Commission meeting. The motion carried by the following vote:

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

Chairing: 0

- 23.** Consideration Of Resolution 2016-20, To Be Entitled: "A Resolution Approving A Development Plan For Epoch Development PUD Subdivision With 1 Modifications Of Development Standards (Parking Reduction), For The Property Located West Of Interstate 65, At 840 And 880 Oak Meadow Drive."

Attachments: [6086 Map Epoch Development PUD Subdivision DP](#)
[2016-20 RES Epoch PUD Development Plan Law Approved](#)
[6086 Epoch DP Conditions of Approval 01](#)
[Epoch PUD Full Plans Set](#)
[Epoch PUD Site Layout Sheets](#)
[Epoch PUD Elevations set](#)
[Open Space Exhibit](#)
[Detention Exhibit](#)

Ms. Diaz-Barriga stated that the applicant had requested that Resolution 2016-20 be deferred to the June 23, 2016, Planning Commission meeting.

Commissioner Allen moved, seconded by Commissioner McLemore, that Resolution 2016-20 be deferred to the June 23, 2016, Planning Commission meeting. The motion carried by the following vote:

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

Chairing: 0

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

24. Gist Street PUD Subdivision, final plat, creating 4 single-family lots, located at 1367 Columbia Avenue. (CONSENT AGENDA)

Attachments: [MAP 6011 Gis Street PUD Subd, FP](#)
[6011 Gist Street FP Conditions of Approval 01](#)
[SIGNED plat COF 6011](#)

This Planning Item was approved.

25. Echelon PUD Subdivision, Final Plat, Section 1, Revision 1, lot line shifts within 10 lots, located at Carothers Road. (Consent Agenda)

Attachments: [6059 Echelon PUD Subd FP Sec 1 Rev 1 Conditions of Approval 01.pdf](#)
[6059 Echelon PUD Subd Final Plat Sec 1 Rev 1 Map.pdf](#)
[Echelon PUD Subdivision, final plat, section 1, revision 1 - submittal 003.pdf](#)

This Planning Item was approved.

26. Tap Root Hills PUD Subdivision, final plat, section 1, creating 39 single-family lots and 4 open space lots on 20.15 acres, located at 4101 Clovercroft Road. (Consent Agenda)

Attachments: [6081 Tap Root Hills Subd FP Sec 1 Conditions of Approval 01.pdf](#)
[6081 Tap Root Hills FP Sec 1 Map.pdf](#)
[Tap Root Hills Sec 1 final plat 2016-04-07-signed.pdf](#)

This Planning Item was approved.

27. Highlands at Ladd Park PUD Subdivision, final plat, section 28, creating 26 single-family lots and 1 open space lot, located along Carothers Parkway. (Consent Agenda)

Attachments: [6088 Highlands at Ladd Park PUD Sub FP Sec 28 Conditions of Approval 01.pdf](#)
[6088 Highlands at Ladd Park FP Sec 28 Map.pdf](#)
[2015165 ladd sec 28 plat-COF # 6088 RESUBMITTED 4-7-16.pdf](#)

This Planning Item was approved.

28. Highlands at Ladd Park PUD Subdivision, final plat, section 40 (Amenity Center), creating one lot, located along Carothers Parkway. (Consent Agenda)

Attachments: [6089 Highlands at Ladd Park PUD Sub FP Sec 40 Conditions of Approval 01.pdf](#)
[6089 Highlands at ladd park section 40 FP Map.pdf](#)
[2015166-sec 40 plat amenities center-cof # 6089-resubmitted 4-7-16.pdf](#)

This Planning Item was approved.

29. Family Legacy PUD Subdivision, site plan, lot 1, construction of a 10,500 square foot funeral home on 3.80 acres, located at 554 Franklin Road. (Consent Agenda)

Attachments: [6072 Map Family Legacy PUDSP.pdf](#)
[Layout Family Legacy Lot 1 Site Plan - Resubmittal 4-7-16.pdf](#)
[Elevations Family Legacy Lot 1 Site Plan - Resubmittal 4-7-16-2.pdf](#)
[6072 FamilyLegacyPUD Conditions of Approval 01.pdf](#)
[Family Legacy Lot 1 Site Plan - Resubmittal 4-7-16.pdf](#)

This Planning Item was approved.

30. Harpeth Square PUD Subdivision, final plat, section 1, creation of two lots for parking and building, located at the intersection of 2nd Avenue and East Main Street (Consent Agenda)

Attachments: [6074 HarpethSquare Conditions of Approval 01.pdf](#)
[MAP 6074HarpethSquarePUDSubdivision.pdf](#)
[7.4.2016 HS Final Plat Sect 1 6074.pdf](#)

This Planning Item was approved.

31. Medcore Medical Office Subdivision, Site Plan, Phase 1, Lot 3, Revision 1, (Scott Hamilton Proton Therapy Centre), 110,030 square feet of commercial office space on located at 4588 Carothers Parkway on 11.62 acres, located between Liberty Pike and Murfreesboro Road across from Williamson Medical Outpatient Building, (Consent Agenda)

Attachments: [6076 Map Medcore Medical.pdf](#)
[6076 MedcoreMedical Conditions of Approval 01.pdf](#)
[6076 FullSet.pdf](#)
[6076 Elevations.pdf](#)
[6076 SiteLayout.pdf](#)

This Planning Item was approved.

32. Westhaven PUD Subdivision, Section 45, final plat, creation of 46 new detached residential lots on 9.89 acres, located west of Championship Boulevard and Stonewater Boulevard (Consent Agenda)

Attachments: [6077 Westhaven PUD SUBdivision Sec45 Map.pdf](#)
[6077 COA-WesthavenPUD Subdivision FPsec45.pdf](#)
[6077 WesthavenSec45_FP.pdf](#)

This Planning Item was approved.

33. Branch Creek Crossing PUD Subdivision, Final Plat, creating 3 buildable lots and 2 open space lots, on 19.1 acres, located at 574 Franklin Road. (Consent Agenda)

Attachments: [6045 Branch Creek Crossing PUD Subd FP Conditions of Approval_01.pdf](#)
[6045 Branch Creek Crossing PUD Subd Final Plat Map.pdf](#)
[Branch Creek Crossing PUD Subd Final Plat.pdf](#)

This Planning Item was approved.

34. Township PUD Subdivision, site plan, section 1, a 59,736 square foot assisted living facility on 17.30 acres, located at 1127 Murfreesboro Road, 1st site plan extension request. (CONSENT AGENDA)

Attachments: [Site Plan Extension Request 040516](#)

This Planning Item was approved.

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

Attachments: [6091 MAP Watson Glen Subd Sec 1 Rev 17 Final Plat](#)
[6091 Watson Glen FP Sec 1 Rev 17 Conditions of Approval_01](#)
[6091 Final Plat Watson Glen SD Sec 1, Rev 17](#)

Ms. Diaz-Barriga stated that this was part of the previous two items, so the applicant had requested that item 35 also be deferred to the June 23, 2016, Planning Commission meeting.

Commissioner Allen moved, seconded by Commissioner Harrison, that Item 35 be deferred to the June 23, 2016, Planning Commission meeting. The motion carried by the following vote:

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

Chairing: 0

36. Wynfield Village Subdivision, preliminary plat, 13-lot subdivision, on 8.18 acres, located at 821 Murfreesboro Road.

Attachments: [6092 MAP Wynfield Subd Preliminary Plat](#)
[6092 Wynfield Village PP Conditions of Approval 01](#)
[Wynfield Plan Full Set](#)
[Wynfield Plan Site Layout Sheet](#)

Ms. Diaz-Barriga stated that the purpose of this plat was to modify the rear lot line of one existing lot and to create 12 additional lots on an adjacent property. The lots would be outside of the floodplain to the rear of the developing land. The new lots would meet the bulk standard requirements for the Detached Residential 3 (R-3) zoning district within conventional development standards. The new lots would be similar in lot width to those in the subdivision to the east. There was an incompatible lot size buffer along parcel 79-6.01. A public street meeting street standards would be created to provide access for the lots. One of the two existing driveway cuts would be removed from Murfreesboro Road. Right-of-way would be dedicated with the final plat, as would a contribution to parkland dedication. Lot number 4 would be irregularly shaped; therefore, prior to the final plat being accepted, additional land would be acquired from parcel 79-6.01 and added to this lot, or else the land within this lot would be added to lots 3 and 5, thereby removing this lot.

Approval of the preliminary plat of Wynfield Village Subdivision was recommended.

Chair Hathaway asked for citizen comments.

Mr. Joe Baugh, of 114 Winslow Road, stated that he was speaking on behalf of Avalyn Berry Swain, whose family inherited property, west of this property, many years ago. Although she and her spouse lived in Peoria, Illinois, they were concerned about the density in the area. It appeared that the common theme at this meeting was the density of traffic on Murfreesboro Road that 13 dwelling units (with each unit having, perhaps, two to three vehicles) would cause. She was also concerned for fire safety, because it was almost a mile to the nearest fire station. There was also a bottleneck in this area and would continue to be more, if little pocket-subdivisions were built on Murfreesboro Road. Mrs. Berry was opposed to item 36.

Mr. Baugh distributed pictures of Mrs. Berry's property and dwelling.

Mr. Gordon Lee, of 1147 Buckingham Circle, stated that part of his property was in the floodplain, and most of the area was in the floodplain. He had seen the creek overflow and moreso with the new construction of two lanes to four lanes. His concern was who owned the area with the creek.

This ended citizen comments.

Chair Hathaway stated that the applicant would address his concern later.

Mr. Greg Gamble, of Gamble Collaborative Design, stated that this property had floodplain on it, which was associated with the creek that runs north to south, and it would be in the 100-year floodplain area. They would not manipulate it to create extra residential lots. The zoning on the property was R-3 and lots of a minimum of 9,000 square feet. Each of the lots would conform to that or be greater than 9,000 square feet.

The applicant had worked closely with the staff to work on compatibility with the neighbors, with lot sizes, and the design of the plan. The cul-de-sac would be greater than 600 feet, and all of the dwellings would have fire sprinklers.

Mr. Martin stated that the Planning Commission needed to make sure that Mr. Lee's question was answered about the floodplain and who would take care of it.

Mr. Gamble stated that the open space-area would be maintained by the HOA of this development.

Ms. Allen stated that she was concerned because both citizens had mentioned that there was some problem with flooding, even though it was in the 100-year floodplain. She asked about the issues that these residents were already having with the water/drainage problem in this area.

Mr. Martin stated that this was a question for the City engineers, and the staff would make sure that it was noted for them.

Chair Hathaway asked if there was someone at this meeting who could address this issue.

Mr. Gamble stated that, on the preliminary plat, the applicant was required to show a reasonable approach to addressing stormwater. The construction documents had not been done at this point because they would be completed with the site plan. The preliminary plat showed an area of approximately 9,000 square feet, which would be the stormwater detention and infiltration area. He discussed another area, which was a bio-swale and infiltration area for stormwater to allow it to recharge down to the groundwater.

Mr. Orr asked if the streets would be built to City standards, and Mr. Gamble stated that they would be.

Alderman Petersen reiterated that this was a preliminary plat, and the final plat would come back to be voted on.

Commissioner Harrison moved, seconded by Commissioner Franks, that Item 36 be approved, with conditons. The motion carried by the following vote:

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

Chairing: 0

37. Carothers Crossing East PUD Subdivision, site plan, lot 1, construction of a 120,577 square foot commercial building on 6.01 acres, located at the intersection of Liberty Pike and Carothers Parkway, with 1 design modification.

Attachments: [Elevations 6071 Carotherscrossing.pdf](#)
[CompleteSetofPlans 6071 Carothers Crossing East PUD.pdf](#)
[SiteLayout Sheet 6071 CarothersCrossingPUD.pdf](#)
[MAP 6071 Carothers Crossing East.pdf](#)
[6071 CarothersCrossingEast Conditions of Approval 01.pdf](#)

Mr. King stated that the development plan for Carothers Crossing PUD Subdivision was endorsed by the Planning Commission at the December 17, 2015, meeting. The development plan was approved by the BOMA at the February 9, 2016, meeting. The 120,577 square foot building is intended to be used as a private fitness center (recreation) and associated parking with lot 1 and lot 2 of this two lot subdivision.

The applicant requests a design modification to reduce the amount of required hardscape (stone, brick, marble, or pre cast concrete) on the south facade which faces Liberty Pike, a major arterial. Chapter 5.3.6(7)(a)(i) states: Buildings of facades of buildings three stories or less facing an arterial street, Mack Hatcher Parkway, and Interstate 65 shall include brick, stone (real or faux), marble, or scored precast concrete for a minimum of 75 percent of the net façade area.

The calculations provided by the applicant indicated 60.72 percent hard surfaces. Staff recalculated this figure to remove the façade area covered by doors, windows, and panels integral to the window, which came to 70.95 percent. Both calculations are under the required 75 percent minimum threshold established by the City of Franklin Zoning Ordinance. The other visible facades meet the minimum threshold.

Staff recommends approval, with conditions of this design modification and the site plan.

Chair Hathaway asked for citizen comments. There were none.

Mr. Christopher Wood, of Kiser-Vogrin Design, stated that he represented the applicant and requested approval with conditions of item 37.

Commissioner Harrison moved, seconded by Commissioner Allen, that Item 37, including the Design Modification, be approved, with conditions. The motion carried by the following vote:

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

Chairing: 0

ORDINANCE AND TEXT AMENDMENTS

38. *Consideration Of Ordinance 2016-010, To Be Entitled: "An Ordinance To Amend Chapter 5 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, Subsection 5.8.5, Pertaining To Floodplain Protection." Establishing a Public Hearing Date of June 14, 2016. (04/28/16 FMPC 9-0, 05-10-16 WS) FIRST OF THREE READINGS

Attachments: [Ordinance 2016-010 Amend ZO to add FIRM Panels 184F 355F 360F Law Approved](#)
[Ordinance 2016-010 FIRM Panel Exhibit](#)

Mr. Svoboda stated that the purpose of Ordinance 2016-010 was to amend the Floodplain Protection Standards in the Franklin Zoning Ordinance to update the list of Flood Insurance Rate Map (FIRM) Community Panel Numbers to include panel numbers 47187CO184F, 47187CO355F, and 47187CO360F.

Mr. Svoboda recommended approval of Ordinance 2016-010.

Chair Hathaway asked for citizen comments. There were none.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Ordinance 2016-010 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Chairing: 0

39. *Consideration of Ordinance 2015-80, To Be Entitled, "An Ordinance To Amend The Zoning Ordinance Of The City Of Franklin, Tennessee, To Update The Development Standards And Sub-District Boundaries For The CAO-Columbia Avenue Overlay District By Amending Chapter 3, Subsection 3.4.7." Establishing a Public Hearing Date of June 14, 2016. (04/28/16 FMPC 9-0, 05-10-16 WS) FIRST OF THREE READINGS

Attachments: [CAO Map](#)

[Draft Ordinance 2015-80 CAO District Text Amendment Law Approved
3 As Am...](#)

[Draft Ordinance 2015-80 CAO District Text Amendment Law Approved
2](#)

Mr. Orr stated that the staff was proposing some changes to the Columbia Avenue Overlay, Chapter 3, of the Zoning Ordinance. The staff has done much public outreach and input to receive guidance on the proposed changes.

A neighborhood meeting was held on March 1, 2016, several meetings had been held with the Battlefield Commission to get their input, and the staff had met with some of the property owners.

This would not be an overhaul to the Design Standards but more or less some minor revisions. Different issues had come up as projects in the Columbia Avenue overlay had come through the City's processes. This was the efforts of the staff to try to minimize some of those issues and to fulfill the desired visions of each subdistrict.

Mr. Orr recommended approval of Ordinance 2015-80.

Chair Hathaway asked for citizen comments.

Ms. Kim Hawkins, of Hawkins Partners Landscape Architects and Planners, represented the H.G. Hill Company, H. G. Hill is one of the largest landowners of the CAO-1 Urban Commercial District. It is about 5.77 acres. They appreciate the staff working with them, listening to them, and making a number of adjustments over the last couple of months as they have reviewed the Zoning Ordinance. There is one item of concern that H.G. Hill has, and that is specific to the CAO-1. It is the current setback of 25 feet required along West Fowlkes Street. They would ask that this language be stricken from the ordinance. They are the only property owner that is effected by that requirement. The intent of the H.G. Hill Company is to create very urban-skilled, walkable communities and streetscape. The idea of extending that very walkable streetscape from Columbia Avenue along West Fowlkes Street really promotes that. They feel that West Fowlkes Street provides a buffer from the Winstead Hill site to this site and feel that it provides an adequate transition. She urged the Planning Commission to either strike or amend the setback along West Fowlkes Street so that they could provide the more continuous pedestrian, walkable street.

Alderman Petersen stated that there was some concern at the public meeting regarding parts of CAO-3 and CAO-4. However, if one looks at the properties that are already there, they will be very close to the street on the widening of Columbia Avenue. She did not think that some of those areas were as right for development as CAO-1, which has already seen development. She was concerned about the others and asked to hear some comments from the staff about how those areas with some existing buildings,

which might be very close to the widened Columbia Avenue, would be effected.

Mr. Orr stated that the blue area on the map was CAO-2, and that was mostly Historic Residential. It was low-scale, and the Carter House was in this area. Downs Boulevard splits CAO-3 in the middle. The staff has a recommendation of 15 feet for the setback, and it is presently 0 to 40 feet.

Alderman Petersen stated that she was just pointing this out in advance since the road had not yet been finally designed. She stated that she was not against this change; however, if Columbia Avenue is widened the properties that are already there could have a problem.

Mr. Orr stated that he thought this would be determined in the right-of-way acquisition phase of the widening project.

Alderman Petersen stated that this may need to be revisited when the Planning Commission sees the final plans for the Columbia Avenue widening project.

Chair Hathaway asked if staff was establishing a new line, and if redevelopment happened would it shift everything back, which would be more in character with that street.

Mr. Orr stated that he was correct.

Alderman Petersen stated that it would not be in character with everything because some of the existing buildings were going to be within 15 feet of the right-of-way.

Mr. Baughman, Traffic Engineer, stated that the northern boundary of the Columbia Avenue widening design was about in the area of Avondale Drive/James Avenue. Additional width requirements would require whatever right-of-way boundary revisions there might be. May 17, 2016, is the first public meeting for the design of the Columbia Avenue widening. It will be at the Rolling Hills Church on Columbia Avenue. Whenever a development application comes into the City, it is a standard policy to look at the Major Thoroughfare Plan elements and to identify what the future roadway section would be and have the applicant dedicate right-of-way to accommodate that plan width. That will happen on lots along Columbia Avenue when development proposals come forth.

Commissioner Harrison moved, seconded by Commissioner Lindsey, that Ordinance 2015-80 be recommended to the Board of Mayor and Aldermen for approval, with the amendment to strike the 25-foot setback requirement in CAO-1. The motion carried by the following vote:

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

Chairing: 0

40. Consideration of Resolution 2016-22 to be entitled "A Resolution, As Amended, Adopting A Plan Of Services For The Annexation Of 1845 Carters Creek Pike By The City Of Franklin, Tennessee"; Establishing a Public Hearing for June 14, 2016. (04-28-16 FMPC 9-0)

Attachments: [Resolution 2016-22 1845 Carters Creek POS Revision 4-22-2016 Law Approved](#)
[1845 Carters Creek Pike POS Revision map](#)

Mr. Holzen stated that, when this item went through the original Plan of Services, the staff outlined all of the offsite infrastructure requirements that were needed with this development of the proposed equestrian facility. Evidently, there was some miscommunication, and the applicant, Ms. Schaefer, did not fully understand the amount of offsite infrastructure. As staff got into the site plan phase and the development phase of the project, it slowly became a reality to Ms. Schaefer that a major sanitary sewer and waterline needed to happen with this. As it was reviewed critically, it was realized that the proposed use was really an agricultural use. With that agricultural use, staff sat down and decided that the best thing to do would be to amend the Plan of Services. With the Agricultural Use and the equestrian facility, there is a two or three residential caretaker house that they are proposing. Ms. Schaefer had requested to do a septic system and utilize the existing well system on site. Also, the equestrian facility is being built out of non-combustible material and will be fire-sprinklered off of the well. With those requirements, Ms. Schaefer had requested to amend the Plan of Services, staff agreed with that after many discussions and recommended approval. Since she has been set back by this, staff wanted to make this a non-agenda item to help keep her on track as she moves forward with her project.

Chair Hathaway asked Mr. Holzen if he would be specific on the amendment he wanted to make.

Mr. Holzen stated that the revised Plan of Services was before the Planning Commission at this meeting.

Given the revised use, as long as it remains Agricultural, Ms. Schaefer would not have to extend the offsite water infrastructure, which required multiple easements and an 8 inch line just to be able to provide fire suppression and water service to her. Regarding sanitary sewer, she would have to extend a main line from a pump station, and staff would not require this, given the fact that the equestrian center is an Agricultural use, not a commercial/residential use. Had it been a commercial/residential use, staff would not be discussing these issues. Had it been developed in the county versus annexed into the City, Ms. Schaefer would have been allowed to do all of these things. In addition, one of the items that was on the table was the de-annexation. Staff felt that this would be taking a step backward, and they did not want to recommend any type of de-annexation. Staff thought it was more appropriate to look at these, and if the land use changes down the road, the amended Plan of Services would then require Ms. Schaefer to install the infrastructure associated with a PUD development.

Ms. Allen asked about the address.

Mr. Holzen stated that it was 1845 Carters Creek Pike, and that the water, wastewater, and fire had changed.

Commissioner Orr moved, seconded by Commissioner Harrison, that Resolution

2016-022 be recommended to the Board of Mayor and Aldermen for approval.

The motion carried by the following vote:

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

Chairing: 0

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

There being no further business, the meeting adjourned at 7:55 p.m.

Chair Mike Hathaway

LOCKWOOD GLEN PUD SUBDIVISION, REZONING
ORDINANCE 2016-19
FRANKLIN MUNICIPAL PLANNING COMMISSION
6/23/16

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

Existing Zoning: Estate Residential & Specific Development Residential (SD-R 2.82)

Proposed Zoning: Specific Development Residential (SD-R 2.92)

Existing Land Use: Single Family Residential

Proposed Land Use: Single Family Residential

Character Area: MECO-6

Development Standard: Conventional

Other Overlays: N/A

Site Acreage: 5.05 & 212.22 acres

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



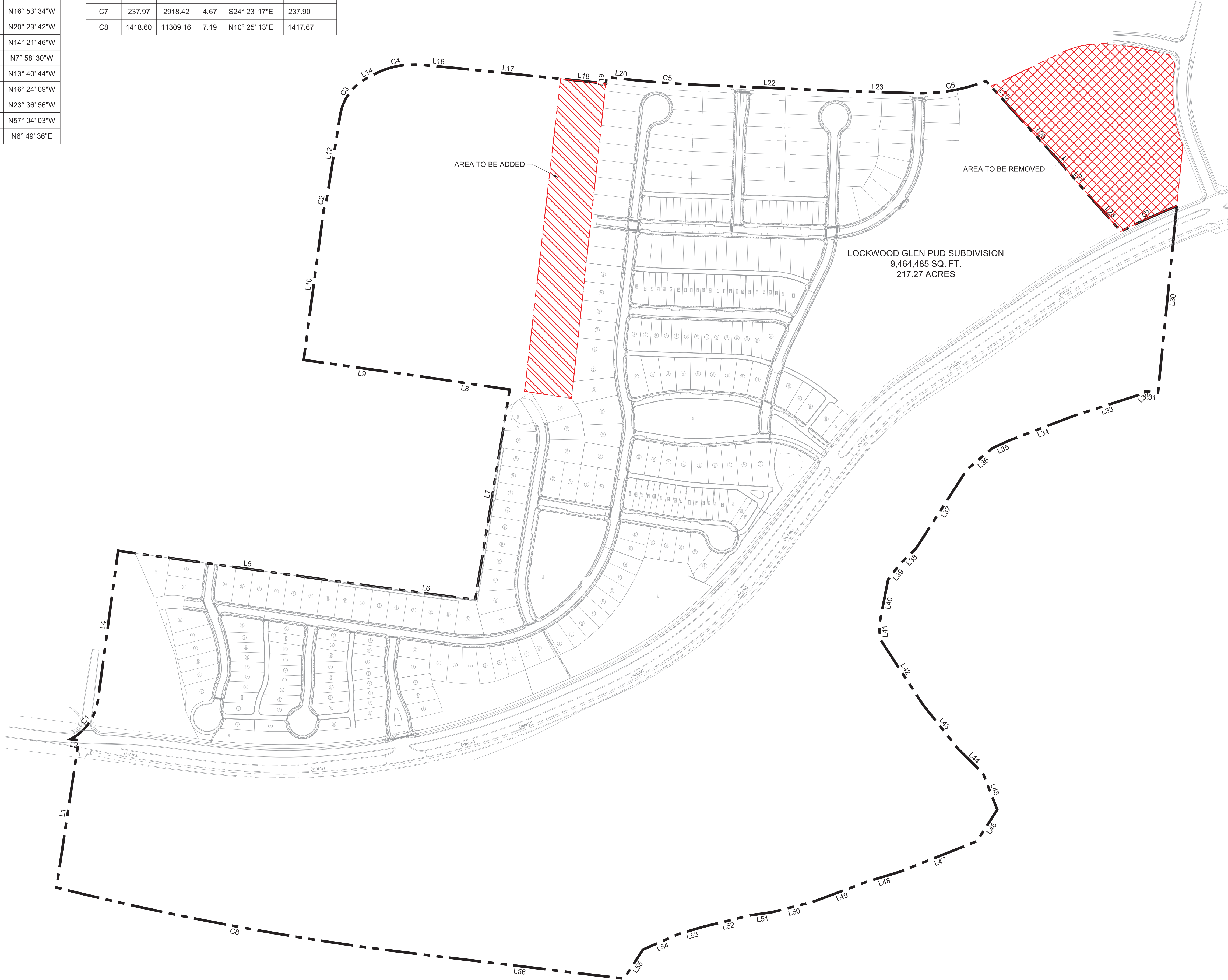
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2016. All rights reserved.

Parcel Line Table		
Line #	Length	Direction
L1	577.00	S81° 25' 13"E
L2	31.70	N7° 13' 56"E
L4	582.26	S82° 20' 54"E
L5	1007.65	S7° 57' 01"W
L6	387.69	S7° 26' 55"W
L7	824.24	S80° 41' 16"E
L8	343.04	N8° 26' 26"E
L9	462.57	N8° 01' 21"E
L10	586.85	S82° 24' 09"E
L12	304.54	S80° 56' 29"E
L14	33.26	S28° 37' 07"E
L16	132.33	S5° 13' 31"W
L17	409.91	S5° 50' 37"W
L18	176.27	S5° 50' 37"W
L19	24.60	S83° 46' 25"E
L20	110.27	S6° 04' 28"W
L22	542.39	S2° 27' 07"W

Parcel Line Table		
Line #	Length	Direction
L23	295.29	S1° 41' 23"W
L25	169.35	S47° 37' 03"W
L26	249.50	S47° 37' 03"W
L27	196.32	S49° 03' 53"W
L28	166.16	S48° 22' 44"W
L30	725.93	N84° 15' 00"W
L31	59.34	N5° 38' 57"E
L32	23.93	N40° 39' 23"W
L33	262.02	N17° 52' 55"W
L34	265.99	N20° 52' 26"W
L35	71.18	N24° 21' 08"W
L36	128.68	N39° 51' 01"W
L37	364.80	N57° 12' 14"W
L38	85.11	N43° 47' 46"W
L39	76.98	N52° 31' 09"W
L40	178.83	N78° 58' 32"W
L41	55.76	S86° 16' 14"W

Parcel Line Table		
Line #	Length	Direction
L42	301.01	S56° 53' 55"W
L43	222.92	S51° 26' 40"W
L44	132.82	S44° 27' 33"W
L45	150.64	S68° 36' 30"W
L46	145.06	N57° 18' 02"W
L47	322.19	N21° 35' 43"W
L48	134.89	N16° 53' 34"W
L49	215.41	N20° 29' 42"W
L50	168.55	N14° 21' 46"W
L51	81.95	N7° 58' 30"W
L52	188.71	N13° 40' 44"W
L53	101.14	N16° 24' 09"W
L54	150.61	N23° 36' 56"W
L55	133.54	N57° 04' 03"W
L56	808.40	N6° 49' 36"E

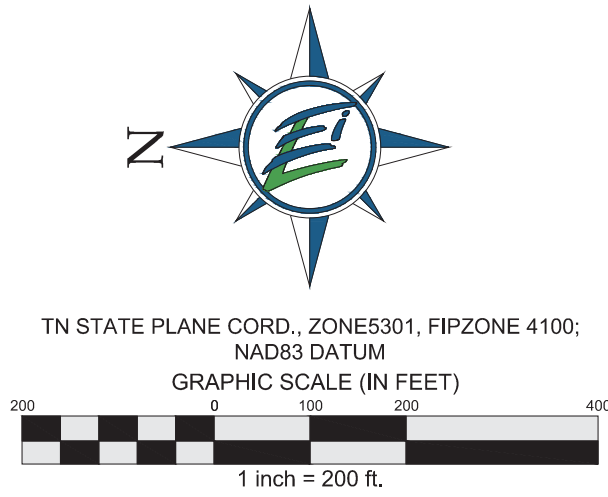
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	192.68	202.54	54.51	S55° 05' 41"E	185.50
C2	66.85	432.00	8.87	S76° 30' 31"E	66.78
C3	178.08	195.00	52.32	S54° 46' 48"E	171.95
C4	191.97	325.00	33.84	S11° 41' 48"E	189.19
C5	249.92	3953.11	3.62	S4° 15' 48"W	249.88
C6	278.91	700.00	22.83	S9° 43' 29"E	277.06
C7	237.97	2918.42	4.67	S24° 23' 17"E	237.90
C8	1418.60	11309.16	7.19	N10° 25' 13"E	1417.67



Property Description

Land situated in the 9th Civil District and the 14th Civil District of Williamson County, Tennessee, being a portion of the properties conveyed to Lockwood Family LP by Dorris R. Lockwood, of record in Deed Book 1777, Page 759, and Deed Book 1777, Page 761, and a portion of the property conveyed to Lockwood Construction Company by Anthony B. Jamison, of record in Deed Book 656, Page 650, in the Register's Office of Williamson County, Tennessee (R.O.W.C., TN.), and being more particularly described as follows:

Beginning at a concrete Right of Way monument in the easterly margin of Interstate 65, being the northwest corner of the Crescent Lockwood, L.L.C. property of record in Book 6302, Page 691, R.O.W.C., TN.; thence leaving said Interstate 65 margin, S 81° 25' 13" E, for a distance of 577.00' to an iron rod (old); thence, N 07° 13' 56" E, for a distance of 31.70' to an iron rod in the southwest margin of Carothers Road; thence, with a curve to the left, with an arc length of 192.68', a radius of 202.54', with a chord bearing of S 55° 05' 41" E, and a chord length of 185.50' to an iron rod (old); thence, S 82° 20' 54" E, for a distance of 582.26' to an iron rod (old); thence, leaving said margin, along the west property line of Alligood, Deed Book 1202, Page 845 (R.O.W.C., TN.) S 07° 57' 01" W, for a distance of 1007.65' to an iron rod (old); thence, S 07° 26' 55" W, for a distance of 387.69' to an iron rod (old); thence, along the south property lines of above mentioned Alligood, and Davis property of record in Deed Book 435, Page 126 (R.O.W.C., TN.) S 80° 41' 16" E, for a distance of 824.24' to an iron rod (old); thence, along east property line of said Davis property, N 08° 26' 26" E, for a distance of 343.04' to an iron rod (old); thence, along east property line of the Strain property of record in Record Book 5632, Page 184 (R.O.W.C., TN.) N 08° 01' 21" E, for a distance of 462.57' to an iron rod (old) in the center of an old road bed; thence, along said center of old road, S 82° 24' 09" E, for a distance of 586.85' to an iron rod (old) in the southerly margin of Carothers Road; thence, along said margin for the next seven (7) calls, with a curve to the left, with an arc length of 66.85', with a radius of 432.00', with a chord bearing of S 76° 30' 31" E, and chord length of 66.78' to an iron rod (old); thence, S 80° 56' 29" E, for a distance of 304.54' to an iron rod (old); thence, with a curve to the right, with an arc length of 178.08', a radius of 195.00', with a chord bearing of S 54° 46' 48" E, and chord length of 171.95' to an iron rod (old); thence, S 28° 37' 07" E, for a distance of 33.26' to an iron rod (old); thence, with a curve to the right, with an arc length of 191.97', a radius of 325.00', with a chord bearing of S 11° 41' 48" E, and chord length of 189.19'; thence, S 05° 13' 31" W, for a distance of 132.33'; thence, S 05° 50' 37" W, passing an iron rod (old) at a distance of 409.91' for a total distance of 586.18' to an iron rod (set); thence, S 05° 50' 37" W, for a distance of 409.91' to an iron rod (old); thence, S 83° 46' 25" E, for a distance of 24.60' to a point in the centerline of said Carothers Road; thence, along said centerline for the next six (6) calls, S 06° 04' 28" W, for a distance of 110.27' to a point; thence, with a curve to the left, with an arc length of 249.92', a radius of 3953.11', a chord bearing of S 04° 15' 48" W, and chord length of 249.88' to a point; thence, S 02° 27' 07" W, for a distance of 542.39' to a point; thence, S 01° 41' 23" W, for a distance of 295.29' to a point; thence, with a curve to the left with an arc length of 278.90', with a radius of 700.00', with a chord bearing of S 09° 43' 29" E, and chord length of 277.06' to a point; thence, leaving said centerline, S 47° 37' 03" W, passing an iron rod (old) at 125.09', an iron rod (old) at additional 249.50', for a total distance of 418.85'; thence, S 49° 05' 53" W, a distance of 196.32' to an iron rod (old); thence, S 48° 22' 44" W, passing an iron rod (old) at a distance of 93.57', for a total distance of 166.16' to an iron rod (old); thence, with a curve to the right, with an arc length of 237.93', a radius of 2,929.79', with a chord bearing of S 24° 23' 55" E, and chord length of 237.87' to an iron rod (old); thence, N 84° 15' 00" W, for a distance of 725.92' to a point in the center of the Harpeth River, passing a witness rod at top of bank at a distance of 665.34'; thence, along said centerline of river for the next twenty-five (25) calls, N 05° 38' 57" E, a distance of 59.34' to a point; thence, N 40° 39' 23" W, for a distance of 23.93' to a point; thence, N 17° 52' 55" W, for a distance of 262.02' to a point; thence, N 20° 52' 26" W, for a distance of 265.99' to a point; thence, N 24° 21' 08" W, for a distance of 71.18' to a point; thence, N 39° 51' 01" W, for a distance of 128.68' to a point; thence, N 57° 12' 14" W, for a distance of 364.80' to a point; thence, N 43° 47' 46" W, for a distance of 85.11' to a point; thence, N 52° 31' 09" W, for a distance of 76.98' to a point; thence, N 78° 58' 32" W, for a distance of 178.83' to a point; thence, S 86° 16' 14" W, for a distance of 55.76' to a point; thence, S 56° 53' 55" W, for a distance of 301.01' to a point; thence, S 51° 26' 40" W, for a distance of 222.92' to a point; thence, S 44° 27' 33" W, for a distance of 132.82' to a point; thence, S 68° 36' 30" W, for a distance of 150.64' to a point; thence, N 57° 18' 02" W, for a distance of 145.06' to a point; thence, N 21° 35' 43" W, for a distance of 322.19' to a point; thence, N 16° 53' 34" W, for a distance of 134.89' to a point; thence, N 20° 29' 42" W, for a distance of 215.41' to a point; thence, N 14° 21' 46" W, for a distance of 168.55' to a point; thence, N 07° 58' 30" W, for a distance of 81.95' to a point; thence, N 13° 40' 44" W, for a distance of 188.71' to a point; thence, N 16° 24' 09" W, for a distance of 101.14' to a point; thence, N 23° 36' 56" W, for a distance of 150.61' to a point; thence, N 57° 04' 03" W, for a distance of 133.54' to a point; thence, along above mentioned east margin of Interstate 65, N 06° 49' 36" E, passing a witness rod (old) at a distance of 200.00', for a total distance of 808.40' to an iron rod (old); thence, with a curve to the right, with an arc length of 1418.60', a radius of 11309.16', with a chord bearing of N 10° 25' 13" E, and chord length of 1417.67' to the **Point of Beginning**, Containing 9,464,484.9 Sq. Ft. or 217.27 Acres. According to a survey made by Fisher Arnold, dated June, 2009.



EDGE
PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
210 Twelfth Avenue South
Suite 202
Nashville, Tennessee 37203
P 615-250-8154
F 615-250-8155

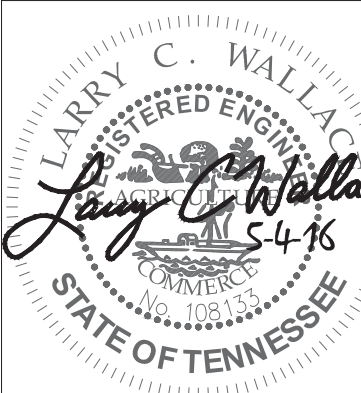
ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL
© 2014 ENERGY LAND & INFRASTRUCTURE, L.L.C. ALL RIGHTS RESERVED



KING PARCEL REZONING

CITY OF FRANKLIN PROJECT NO. 6121
FRANKLIN, TENNESSEE

Rev.	Date	Per City of Franklin Comments	Revision Description
1	5/4/16		



Issue Date:	11 April 2016
ELI Project No:	14-11-1102.4
Drafted By:	BDP
Checked By:	LCW

Sheet Title:

REVISED
BOUNDARY
DESCRIPTION

Sheet No.
C 0.4



CONSULTANTS



SEAL

PROJECT TITLE

**WORKING PARCEL
REZONING
C.O.F. #6121
FRANKLIN, TN**

CLIENT

**CRESCENT
LOCKWOOD LLC.
FRANKLIN, TN.**

PROJECT NO.	6121
-------------	------

Date 04/11/16

Revisions

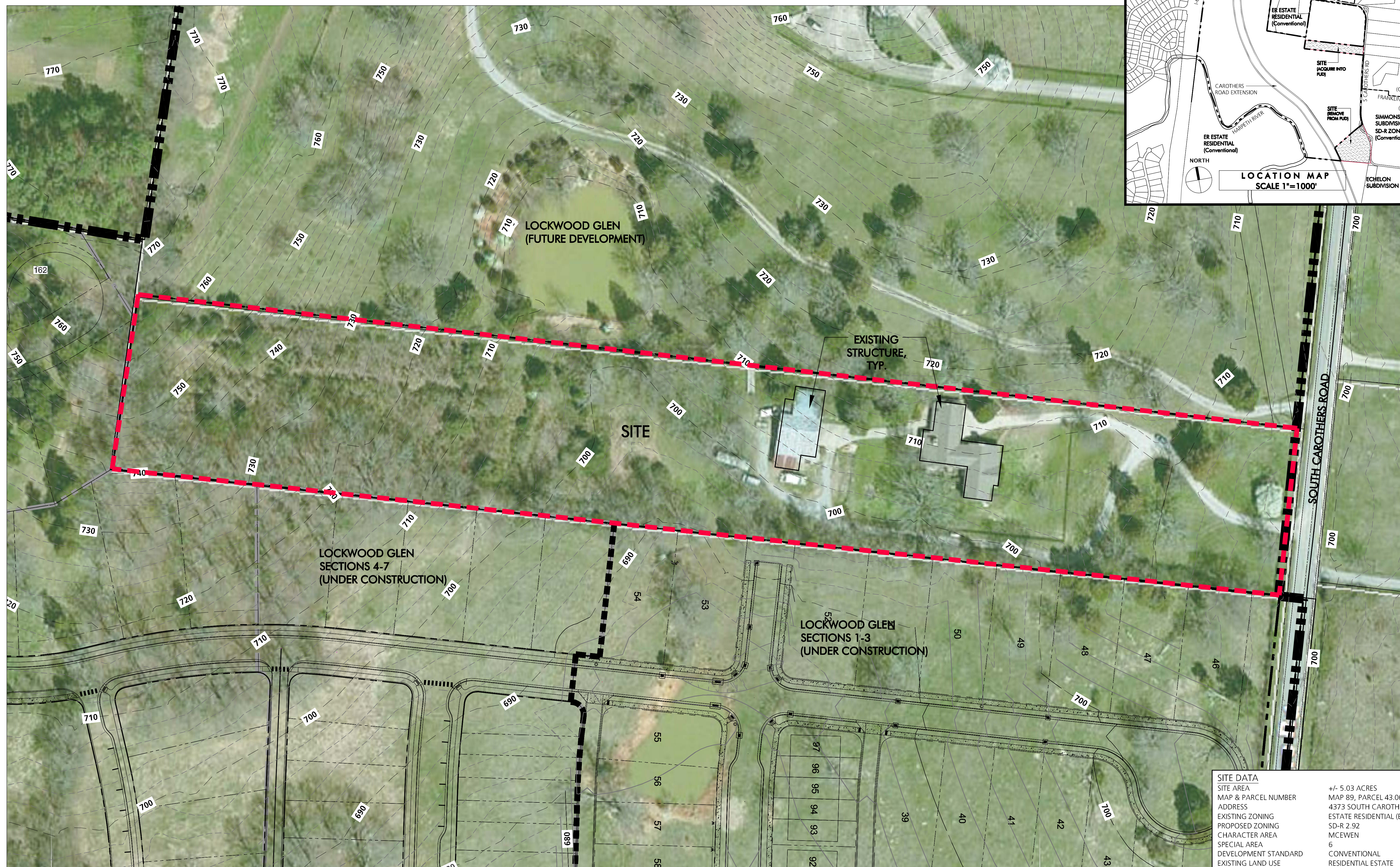
05.05.16	PER C.O.F. COMMENTS
----------	---------------------

Sheet Title

REZONING SHEET

Sheet Number

R-1.0



PROPERTY DESCRIPTION

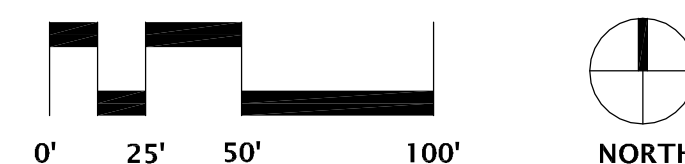
LAND SITUATED IN THE 9TH CIVIL DISTRICT AND THE 14TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, AND CURRENTLY KNOWN AS THE KING PROPERTY OF RECORD IN RECORD BOOK 5945, PAGE 236, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE (R.O.W.C., TN.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD (OLD) IN THE WESTERLY MARGIN OF CAROTHERS ROAD, THENCE, S. 50°50'37" W, FOR A DISTANCE OF 409.91' TO THE **POINT OF BEGINNING**, SAID POINT BEING AN IRON ROD (OLD) AND THE NORTHEAST CORNER OF HERIN DESCRIBED PROPERTY, THENCE, ALONG SAID WESTERLY MARGIN, S. 05°50'37" W, FOR A DISTANCE OF 176.28' TO AN IRON ROD (SET), THENCE, LEAVING WESTERLY MARGIN, ALONG THE NORTH LINE OF LOCKWOOD GLEN, SECTION 4, N 83°46'25" W, FOR A DISTANCE OF 1,250.97' TO AN IRON ROD (OLD) BEING THE SOUTHWEST CORNER OF HERIN DESCRIBED PROPERTY; THENCE, WITH THE EAST LINE OF THE PRESENT LOCKWOOD PROPERTY OF RECORD IN RECORD BOOK 6121, PAGE 973 (R.O.W.C., TN.), AND THE WEST LINE OF HERIN DESCRIBED PROPERTY, N 08°31'03" E, FOR A DISTANCE OF 184.00' TO AN IRON ROD (OLD) BEING THE NORTHEAST CORNER OF HERIN DESCRIBED PROPERTY; THENCE, S 83°25'00" E, FOR A DISTANCE OF 1,217.86' TO THE **POINT OF BEGINNING**, CONTAINING 220,060.8 SQ. FT. OR 5.05 ACRES, ACCORDING TO A SURVEY MADE BY FISHER ARNOLD, DATED JUNE, 2009.

DEVELOPER:
KHRIS PASCARELLA
CRESCENT LOCKWOOD, LLC
205 POWELL AVENUE
BRENTWOOD, TN 37027
(615) 312-8242
kpascarella@pearlstreetpartners.com

APPLICANT:
JOHN HAAS
EDGE
210 12TH AVE. SOUTH
SUITE 202
NASHVILLE TN, 37203
(615) 250-8154
jhaas@edgela.com

SITE DATA	
SITE AREA	+/- 5.03 ACRES
MAP & PARCEL NUMBER	MAP 89, PARCEL 43.06
ADDRESS	4373 SOUTH CAROTHERS RD.
EXISTING ZONING	ESTATE RESIDENTIAL (ER)
PROPOSED ZONING	SD-R 2.92
CHARACTER AREA	MCEWEN
SPECIAL AREA	6
DEVELOPMENT STANDARD	CONVENTIONAL
EXISTING LAND USE	RESIDENTIAL ESTATE
PROPOSED LAND USE	RESIDENTIAL SINGLE-FAMILY (INCORPORATE INTO LOCKWOOD GLEN COMMUNITY)



Monday June 6th

To: Eric Stuckey, City Administrator & Members of the Board of Mayor and Alderman

Concerning Projects:

COF # 6120 Lockwood Glen Development Plan Revision #1
COF # 6121 Lockwood Glen – King Parcel Rezoning
COF # 6122 Lockwood Glen – Neighborhood Commercial Rezoning

Re: Request to move BOMA 2nd Reading & Public Hearing Date

The applicant respectfully requests to move the date of the City of Franklin's Board of Mayor and Alderman's 2nd Reading/Public Hearing for the projects listed above.

The applicant requests that the Approval schedule be amended as follows:

8/23 BOMA – 2nd Reading & Public Hearing
9/13 BOMA – 3rd & Final Reading

Thank you for your consideration.
Please contact me if you have any questions.



Clint Genoble
Associate
EDGE Planning, Landscape Architecture & Urban Design

ORDINANCE 2016-19

TO BE ENTITLED, “AN ORDINANCE TO REZONE 5.05 ACRES FROM ESTATE RESIDENTIAL – ER DISTRICT TO SPECIFIC DEVELOPMENT – RESIDENTIAL – SD-R (2.92) DISTRICT AND REZONE 212.22 ACRES FROM SPECIFIC DEVELOPMENT – RESIDENTIAL – SD-R (2.82) DISTRICT TO SPECIFIC DEVELOPMENT – RESIDENTIAL – SD-R (2.92) DISTRICT FOR THE PROPERTY LOCATED ALONG CAROTHERS PARKWAY, EAST OF INTERSTATE 65, AND SOUTH OF SOUTH CAROTHERS ROAD.”

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

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

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2016-28 approving a Plan Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of Estate Residential – ER District to Specific Development SD-R (2.92) District:

PREMISES CONSIDERED

Map-Parcel	Acres
089-4306	5.05
Total	5.05

Property Description

Land situated in the 9th Civil District and the 14th Civil District of Williamson County, Tennessee, and currently known as the King property of record in Record book 5945, Page 236, in the Register's Office of Williamson County, Tennessee (R.O.W.C., TN.), and being more particularly described as follows;

Commencing at an iron rod (old) in the westerly margin of Carothers Road; thence, S 05°50'37" W, for a distance of 409.91' to the **Point of Beginning**, said point being an iron rod (old) and the northeast corner of herein described property; thence, along said westerly margin, S 05°50'37" W, for a distance of 176.28' to an iron rod (set); thence, leaving westerly margin, along the north line of Lockwood Glen, Section 4, N 83°46'25" W, for a distance of 1,250.97' to an iron rod (old) being the southwest corner of herein described property; thence, with the east line of the Crescent Lockwood property of record in Record

book 6121, Page 973 (R.O.W.C., TN.), and the west line of herein described property, N 08°31'03" E, for a distance of 184.00' to an iron rod (old) being the northwest corner of herein described property; thence, S 83°25'00" E, for a distance of 1,217.86' to the **Point of Beginning**. Containing 220,060.8 Sq. Ft. or 5.05 Acres. According to a survey made by Fisher Arnold, dated June, 2009.

SECTION II. That the following described property shall be, and is hereby, rezoned from its present zoning classification of Specific Development SD-R (2.82) District to Specific Development SD-R (2.92) District:

Property Description

Land situated in the 9th Civil District and the 14th Civil District of Williamson County, Tennessee, being a portion of the properties conveyed to Lockwood Family LP by Dorris R. Lockwood, of record in Deed book 1777, Page 759, and Deed book 1777, Page 761, and a portion of the property conveyed to Lockwood Construction Company by Anthony B. Jamison, of record in Deed book 656, Page 650, in the Register's Office of Williamson County, Tennessee (R.O.W.C., TN.), and being more particularly described as follows;

Beginning at a concrete Right of Way monument in the easterly margin of Interstate 65, being the northwest corner of the Crescent Lockwood, LLC. property of record in Book 6362, Page 691, R.O.W.C.; thence leaving said Interstate 65 margin, S 81°25'13" E, for a distance of 577.00' to an iron rod (old); thence, N 07°13'56" E, for a distance of 31.70' to an iron rod in the southwest margin of Carothers Road; thence, with a curve to the left, with an arc length of 192.68', a radius of 202.54', with a chord bearing of S 55°05'41" E, and a chord length of 185.50' to an iron rod (old); thence, S 82°20'54" E, for a distance of 582.26' to an iron rod (old); thence, leaving said margin, along the west property line of Alligood, Deed Book 1202, Page 845 (R.O.W.C., TN.) S 07°57'01" W, for a distance of 1007.65' to an iron rod (old); thence, S 07°26'55" W, for a distance of 387.69' to an iron rod (old); thence, along the south property lines of above mentioned Alligood, and Davis property of record in Deed Book 435, Page 126 (R.O.W.C., TN.) S 80°41'16" E, for a distance of 824.24' to an iron rod (old); thence, along east property line of said Davis property, N 08°26'26" E, for a distance of 343.04' to an iron rod (old); thence, along east property line of the Strain property of record in Record Book 5632, Page 184 (R.O.W.C., TN.) N 08°01'21" E, for a distance of 462.57' to an iron rod (old) in the center of an old road bed; thence, along said center of old road, S 82°24'09" E, for a distance of 586.85' to an iron rod (old) in the southerly margin of Carothers Road; thence, along said margin for the next seven (7) calls, with a curve to the left, with an arc length of 66.85', with a radius of 432.00', with a chord bearing of S 76°30'31" E, and chord length of 66.78' to an iron rod (old); thence, S 80°56'29" E, for a distance of 304.54' to an iron rod (old); thence, with a curve to the right, with an arc length of 178.08', a radius of 195.00', with a chord bearing of S 54°46'48" E, and chord length of 171.95' to an iron rod (old); thence, S 28°37'07" E, for a distance of 33.26' to an iron rod (old); thence, with a curve to the right, with an arc length of 191.97', a radius of 325.00', with a chord bearing of S 11°41'48" E, and chord length of 189.19'; thence, S 05°13'31" W, for a distance of 132.33'; thence, S 05°50'37" W, passing an iron rod (old) at a distance of 409.91' to an iron rod (old); thence, leaving said Carothers Road, along the existing north property line of the King property of record in Record Book 5945, Page 236 (R.O.W.C., TN.) N 83°25'00" W, for a distance of 1217.86' to an iron rod (old); thence, S 08°01'03" W, for a distance of 184.00' to an iron rod (old); thence, S 83°46'25" E, for a distance of 1250.97' to a point in the centerline of said Carothers Road; thence, along said centerline for the next six (6) calls, S 06°04'28" W, for

a distance of 110.27' to a point; thence, with a curve to the left, with an arc length of 249.92', a radius of 3953.11', a chord bearing of S 04°15'48" W, and chord length of 249.88' to a point; thence, S 02°27'07" W, for a distance of 542.39' to a point; thence, S 01°41'23" W, for a distance of 295.29' to a point; thence, with a curve to the left with an arc length of 278.90', with a radius of 700.00', with a chord bearing of S 09°43'29" E, and chord length of 277.10' to a point; thence, leaving said centerline, S 47°37'03" W, passing an iron rod (old) at 169.35', an iron rod (old) at additional 249.50', for a total distance of 418.85'; thence, S 49°03'53" W, a distance of 196.32' to an iron rod (old); thence, S 48°22'44" W, passing an iron rod (old) at a distance of 93.57', for a total distance of 166.16' to an iron rod (old); thence, with a curve to the right, with an arc length of 237.97', a radius of 2,918.42', with a chord bearing of S 24°23'17" E, and chord length of 237.90' to an iron rod (old); thence, N 84°15'00" W, for a distance of 725.92' to a point in the center of the Harpeth River, passing a witness rod at top of bank at a distance of 665.34'; thence, along said centerline of river for the next twenty-five (25) calls, N 05°38'57" E, a distance of 59.34' to a point; thence, N 40°39'23" W, for a distance of 23.93' to a point; thence, N 17°52'55" W, for a distance of 262.02' to a point; thence, N 20°52'26" W, for a distance of 265.99' to a point; thence, N 24°21'08" W, for a distance of 71.18' to a point; thence, N 39°51'01" W, for a distance of 128.68' to a point; thence, N 57°12'14" W, for a distance of 364.80' to a point; thence, N 43°47'46" W, for a distance of 85.11' to a point; thence, N 52°31'09" W, for a distance of 76.98' to a point; thence, N 78°58'32" W, for a distance of 178.83' to a point; thence, S 86°16'14" W, for a distance of 55.76' to a point; thence, S 56°53'55" W, for a distance of 301.01' to a point; thence, S 51°26'40" W, for a distance of 222.92' to a point; thence, S 44°27'33" W, for a distance of 132.82' to a point; thence, S 68°36'30" W, for a distance of 150.64' to a point; thence, N 57°18'02" W, for a distance of 145.06' to a point; thence, N 21°35'43" W, for a distance of 322.19' to a point; thence, N 16°53'34" W, for a distance of 134.89' to a point; thence, N 20°29'42" W, for a distance of 215.41' to a point; thence, N 14°21'46" W, for a distance of 168.55' to a point; thence, N 07°58'30" W, for a distance of 81.95' to a point; thence, N 13°40'44" W, for a distance of 188.71' to a point; thence, N 16°24'09" W, for a distance of 101.14' to a point; thence, N 23°36'56" W, for a distance of 150.61' to a point; thence, N 57°04'03" W, for a distance of 133.54' to a point; thence, along above mentioned east margin of Interstate 65, N 06°49'36" E, passing a witness rod (old) at a distance of 200.00', for a total distance of 808.40' to an iron rod (old); thence, with a curve to the right, with an arc length of 1,418.60', a radius of 11,309.16', with a chord bearing of N 10°25'13" E, and chord length of 1,417.67' to the **Point of Beginning**. Containing 9,244,424.1 Sq. Ft. or 212.22 Acres. According to a survey made by Fisher Arnold, dated June, 2009.

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

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

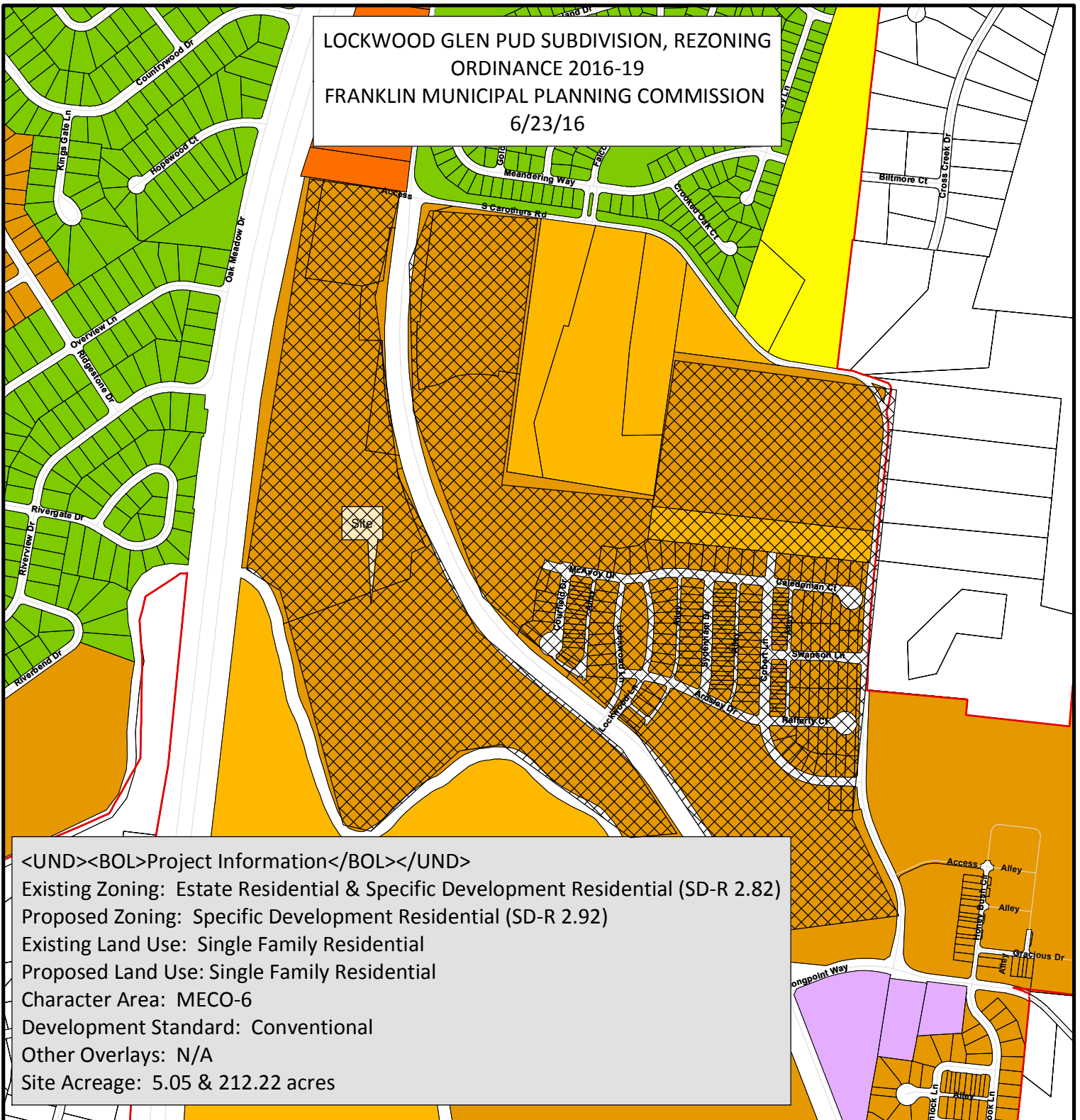
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

LOCKWOOD GLEN PUD SUBDIVISION, REZONING
ORDINANCE 2016-19
FRANKLIN MUNICIPAL PLANNING COMMISSION
6/23/16



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

Existing Zoning: Estate Residential & Specific Development Residential (SD-R 2.82)

Proposed Zoning: Specific Development Residential (SD-R 2.92)

Existing Land Use: Single Family Residential

Proposed Land Use: Single Family Residential

Character Area: MECO-6

Development Standard: Conventional

Other Overlays: N/A

Site Acreage: 5.05 & 212.22 acres

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



0 250 500 1,000
Feet

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

LOCKWOOD GLEN PUDSUBDIVISION, REZONING,
KING PARCEL
(ORDINANCE 2016-19)
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/26/2016

Site

Project Information

Existing Zoning: Estate Residential
Proposed Zoning: Specific Development Residential (SD-R 2.92)
Existing Land Use: Single Family Residential
Proposed Land Use: Single Family Residential
Character Area: MECO-6
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 5.04 acres

Parcels selection

PARCEL_TYP

King Parcel

AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core Residential District

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



0 250 500 1,000
Feet

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

ORDINANCE 2016-20

TO BE ENTITLED, “AN ORDINANCE TO REZONE 8.68 ACRES FROM SPECIFIC DEVELOPMENT-RESIDENTIAL - SD-R (2.82) DISTRICT TO NC – NEIGHBORHOOD COMMERCIAL DISTRICT FOR THE PROPERTY LOCATED SOUTH OF SOUTH CAROTHERS AND EAST OF CAROTHERS PARKWAY.”

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

WHEREAS, the Neighborhood Commercial 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 Specific Development-Residential 2.82 District to Neighborhood Commercial District:

PREMISES CONSIDERED

Map-Parcel	Acres
089-4801	8.68
Total	8.68

PROPERTY DESCRIPTION

LAND SITUATED IN THE 9TH CIVIL DISTRICT AND THE 14TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, CURRENTLY KNOWN AS A PORTION OF THE LANDS OWNED BY CRESCENT LOCKWOOD, LLC., OF RECORD IN RECORD BOOK 6121, PAGE 973, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE (R.O.W.C., TN.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON ROD (OLD), HAVING COORDINATES OF N: 566195.25, E: 1726636.69, BEING THE SOUTHEAST CORNER OF HEREIN DESCRIBED PROPERTY; THENCE, ALONG THE SOUTH PROPERTY LINE OF HEREIN DESCRIBED PROPERTY, N 84°15'00" W, FOR A DISTANCE OF 640.80' TO AN IRON ROD (OLD); THENCE, ALONG WITH REMAINING LANDS OWNED BY AFOREMENTIONED CRESCENT LOCKWOOD, LLC., WITH A CURVE TO THE LEFT, WITH AN ARC LENGTH OF 237.93', A RADIUS OF 2,929.79', WITH A CHORD BEARING OF N 24°23'35" W, AND A CHORD LENGTH OF 237.87' TO AN IRON ROD (OLD); THENCE, ALONG WITH REMAINING OF LANDS OWNED BY CRESCENT LOCKWOOD, LLC., N 48°22'44" E, FOR A DISTANCE OF 166.16' TO AN IRON ROD (OLD); THENCE, N 49°03'53" E, FOR A DISTANCE OF 196.32' TO AN IRON ROD (OLD); THENCE, N 47°37'03" E, PASSING AN IRON ROD (OLD) AT 249.50', FOR A TOTAL DISTANCE OF 418.85' TO A POINT IN THE CENTERLINE OF CAROTHERS ROAD; THENCE, ALONG SAID CENTERLINE, WITH A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 55.92', A RADIUS OF 700.00', WITH A CHORD BEARING OF S 23°25'39" E, AND CHORD LENGTH OF 55.88' TO A POINT; THENCE, S 25°42'58" E, FOR A DISTANCE OF 250.14' TO A POINT, THENCE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 195.89', A RADIUS OF 395.49', WITH A CHORD BEARING OF S 11°31'35" E, AND CHORD LENGTH OF 193.90' TO A POINT; THENCE, S 02°39'49" W, FOR A DISTANCE OF 335.92' TO THE POINT OF BEGINNING. CONTAINING 378,160.7 SQ. FT. OR 8.68 ACRES, ACCORDING TO A SURVEY MADE BY FISHER ARNOLD, DATED JUNE, 2009.

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

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Kristen L. Corn
Assistant City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

LOCKWOOD GLEN PUD SUBDIVISION, REZONING,
NEIGHBORHOOD COMMERCIAL
(ORDINANCE 2016-20)
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/26/2016

Project Information

Existing Zoning: Specific Development Residential (SD-R 2.92)
Proposed Zoning: Neighborhood Commercial (NC)
Existing Land Use: Vacant
Proposed Land Use: Neighborhood Commercial
Character Area: MECO-6
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 8.68 acres

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



0 250 500 1,000
Feet

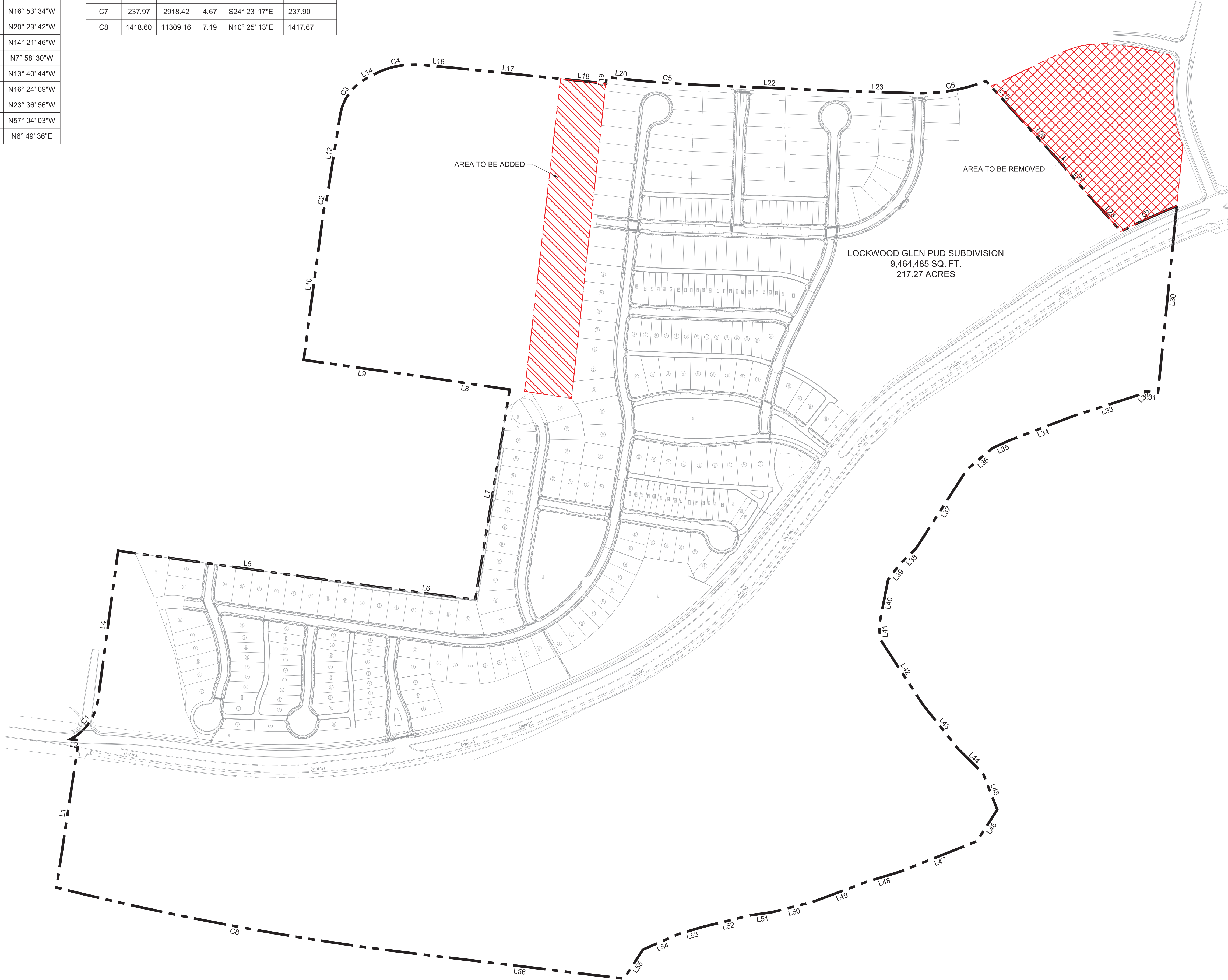
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2016. All rights reserved.

Parcel Line Table		
Line #	Length	Direction
L1	577.00	S81° 25' 13"E
L2	31.70	N7° 13' 56"E
L4	582.26	S82° 20' 54"E
L5	1007.65	S7° 57' 01"W
L6	387.69	S7° 26' 55"W
L7	824.24	S80° 41' 16"E
L8	343.04	N8° 26' 26"E
L9	462.57	N8° 01' 21"E
L10	586.85	S82° 24' 09"E
L12	304.54	S80° 56' 29"E
L14	33.26	S28° 37' 07"E
L16	132.33	S5° 13' 31"W
L17	409.91	S5° 50' 37"W
L18	176.27	S5° 50' 37"W
L19	24.60	S83° 46' 25"E
L20	110.27	S6° 04' 28"W
L22	542.39	S2° 27' 07"W

Parcel Line Table		
Line #	Length	Direction
L23	295.29	S1° 41' 23"W
L25	169.35	S47° 37' 03"W
L26	249.50	S47° 37' 03"W
L27	196.32	S49° 03' 53"W
L28	166.16	S48° 22' 44"W
L30	725.93	N84° 15' 00"W
L31	59.34	N5° 38' 57"E
L32	23.93	N40° 39' 23"W
L33	262.02	N17° 52' 55"W
L34	265.99	N20° 52' 26"W
L35	71.18	N24° 21' 08"W
L36	128.68	N39° 51' 01"W
L37	364.80	N57° 12' 14"W
L38	85.11	N43° 47' 46"W
L39	76.98	N52° 31' 09"W
L40	178.83	N78° 58' 32"W
L41	55.76	S86° 16' 14"W

Parcel Line Table		
Line #	Length	Direction
L42	301.01	S56° 53' 55"W
L43	222.92	S51° 26' 40"W
L44	132.82	S44° 27' 33"W
L45	150.64	S68° 36' 30"W
L46	145.06	N57° 18' 02"W
L47	322.19	N21° 35' 43"W
L48	134.89	N16° 53' 34"W
L49	215.41	N20° 29' 42"W
L50	168.55	N14° 21' 46"W
L51	81.95	N7° 58' 30"W
L52	188.71	N13° 40' 44"W
L53	101.14	N16° 24' 09"W
L54	150.61	N23° 36' 56"W
L55	133.54	N57° 04' 03"W
L56	808.40	N6° 49' 36"E

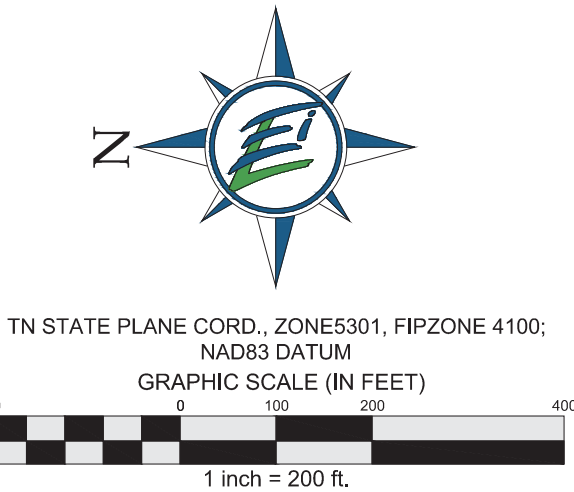
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	192.68	202.54	54.51	S55° 05' 41"E	185.50
C2	66.85	432.00	8.87	S76° 30' 31"E	66.78
C3	178.08	195.00	52.32	S54° 46' 48"E	171.95
C4	191.97	325.00	33.84	S11° 41' 48"E	189.19
C5	249.92	3953.11	3.62	S4° 15' 48"W	249.88
C6	278.91	700.00	22.83	S9° 43' 29"E	277.06
C7	237.97	2918.42	4.67	S24° 23' 17"E	237.90
C8	1418.60	11309.16	7.19	N10° 25' 13"E	1417.67



Property Description

Land situated in the 9th Civil District and the 14th Civil District of Williamson County, Tennessee, being a portion of the properties conveyed to Lockwood Family LP by Dorris R. Lockwood, of record in Deed Book 1777, Page 759, and Deed Book 1777, Page 761, and a portion of the property conveyed to Lockwood Construction Company by Anthony B. Jamison, of record in Deed Book 656, Page 650, in the Register's Office of Williamson County, Tennessee (R.O.W.C., TN.), and being more particularly described as follows:

Beginning at a concrete Right of Way monument in the easterly margin of Interstate 65, being the northwest corner of the Crescent Lockwood, L.L.C. property of record in Book 6302, Page 691, R.O.W.C., TN.; thence leaving said Interstate 65 margin, S 81° 25' 13" E, for a distance of 577.00' to an iron rod (old); thence, N 07° 13' 56" E, for a distance of 31.70' to an iron rod in the southwest margin of Carothers Road; thence, with a curve to the left, with an arc length of 192.68', a radius of 202.54', with a chord bearing of S 55° 05' 41" E, and a chord length of 185.50' to an iron rod (old); thence, S 82° 20' 54" E, for a distance of 582.26' to an iron rod (old); thence, leaving said margin, along the west property line of Alligood, Deed Book 1202, Page 845 (R.O.W.C., TN.) S 07° 57' 01" W, for a distance of 1007.65' to an iron rod (old); thence, S 07° 26' 55" W, for a distance of 387.69' to an iron rod (old); thence, along the south property lines of above mentioned Alligood, and Davis property of record in Deed Book 435, Page 126 (R.O.W.C., TN.) S 80° 41' 16" E, for a distance of 824.24' to an iron rod (old); thence, along east property line of said Davis property, N 08° 26' 26" E, for a distance of 343.04' to an iron rod (old); thence, along east property line of the Strain property of record in Record Book 5632, Page 184 (R.O.W.C., TN.) N 08° 01' 21" E, for a distance of 462.57' to an iron rod (old) in the center of an old road bed; thence, along said center of old road, S 82° 24' 09" E, for a distance of 586.85' to an iron rod (old) in the southerly margin of Carothers Road; thence, along said margin for the next seven (7) calls, with a curve to the left, with an arc length of 66.85', with a radius of 432.00', with a chord bearing of S 76° 30' 31" E, and chord length of 66.78' to an iron rod (old); thence, S 80° 56' 29" E, for a distance of 304.54' to an iron rod (old); thence, with a curve to the right, with an arc length of 178.08', a radius of 195.00', with a chord bearing of S 54° 46' 48" E, and chord length of 171.95' to an iron rod (old); thence, S 28° 37' 07" E, for a distance of 33.26' to an iron rod (old); thence, with a curve to the right, with an arc length of 191.97', a radius of 325.00', with a chord bearing of S 11° 41' 48" E, and chord length of 189.19'; thence, S 05° 13' 31" W, for a distance of 132.33'; thence, S 05° 50' 37" W, passing an iron rod (old) at a distance of 409.91' for a total distance of 586.18' to an iron rod (set); thence, S 05° 50' 37" W, for a distance of 409.91' to an iron rod (old); thence, S 83° 46' 25" E, for a distance of 24.60' to a point in the centerline of said Carothers Road; thence, along said centerline for the next six (6) calls, S 06° 04' 28" W, for a distance of 110.27' to a point; thence, with a curve to the left, with an arc length of 249.92', a radius of 3953.11', a chord bearing of S 04° 15' 48" W, and chord length of 249.88' to a point; thence, S 02° 27' 07" W, for a distance of 542.39' to a point; thence, S 01° 41' 23" W, for a distance of 295.29' to a point; thence, with a curve to the left with an arc length of 278.90', with a radius of 700.00', with a chord bearing of S 09° 43' 29" E, and chord length of 277.06' to a point; thence, leaving said centerline, S 47° 37' 03" W, passing an iron rod (old) at 125.09', an iron rod (old) at additional 249.50', for a total distance of 418.85'; thence, S 49° 05' 53" W, a distance of 196.32' to an iron rod (old); thence, S 48° 22' 44" W, passing an iron rod (old) at a distance of 93.57', for a total distance of 166.16' to an iron rod (old); thence, with a curve to the right, with an arc length of 237.93', a radius of 2,929.79', with a chord bearing of S 24° 23' 55" E, and chord length of 237.87' to an iron rod (old); thence, N 84° 15' 00" W, for a distance of 725.92' to a point in the center of the Harpeth River, passing a witness rod at top of bank at a distance of 665.34'; thence, along said centerline of river for the next twenty-five (25) calls, N 05° 38' 57" E, a distance of 59.34' to a point; thence, N 40° 39' 23" W, for a distance of 23.93' to a point; thence, N 17° 52' 55" W, for a distance of 262.02' to a point; thence, N 20° 52' 26" W, for a distance of 265.99' to a point; thence, N 24° 21' 08" W, for a distance of 71.18' to a point; thence, N 39° 51' 01" W, for a distance of 128.68' to a point; thence, N 57° 12' 14" W, for a distance of 364.80' to a point; thence, N 43° 47' 46" W, for a distance of 85.11' to a point; thence, N 52° 31' 09" W, for a distance of 76.98' to a point; thence, N 78° 58' 32" W, for a distance of 178.83' to a point; thence, S 86° 16' 14" W, for a distance of 55.76' to a point; thence, S 56° 53' 55" W, for a distance of 301.01' to a point; thence, S 51° 26' 40" W, for a distance of 222.92' to a point; thence, S 44° 27' 33" W, for a distance of 132.82' to a point; thence, S 68° 36' 30" W, for a distance of 150.64' to a point; thence, N 57° 18' 02" W, for a distance of 145.06' to a point; thence, N 21° 35' 43" W, for a distance of 322.19' to a point; thence, N 16° 53' 34" W, for a distance of 134.89' to a point; thence, N 20° 29' 42" W, for a distance of 215.41' to a point; thence, N 14° 21' 46" W, for a distance of 168.55' to a point; thence, N 07° 58' 30" W, for a distance of 81.95' to a point; thence, N 13° 40' 44" W, for a distance of 188.71' to a point; thence, N 16° 24' 09" W, for a distance of 101.14' to a point; thence, N 23° 36' 56" W, for a distance of 150.61' to a point; thence, N 57° 04' 03" W, for a distance of 133.54' to a point; thence, along above mentioned east margin of Interstate 65, N 06° 49' 36" E, passing a witness rod (old) at a distance of 200.00', for a total distance of 808.40' to an iron rod (old); thence, with a curve to the right, with an arc length of 1418.60', a radius of 11309.16', with a chord bearing of N 10° 25' 13" E, and chord length of 1417.67' to the **Point of Beginning**, Containing 9,464.484.9 Sq. Ft. or 217.27 Acres. According to a survey made by Fisher Arnold, dated June, 2009.



EDGE

PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
210 Twelfth Avenue South
Suite 202
Nashville, Tennessee 37203
P 615-250-8154
F 615-250-8155

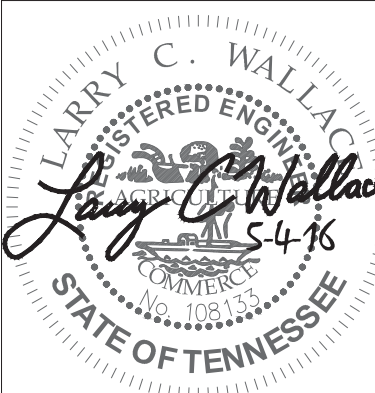
ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL

© 2024 ENERGY LAND & INFRASTRUCTURE, L.L.C. ALL RIGHTS RESERVED

NEIGHBORHOOD
COMMERCIAL REZONING

CITY OF FRANKLIN PROJECT NO. 6122
FRANKLIN, TENNESSEE

Rev.	Date	Per City of Franklin Comments	Revision Description
1	5/4/16		



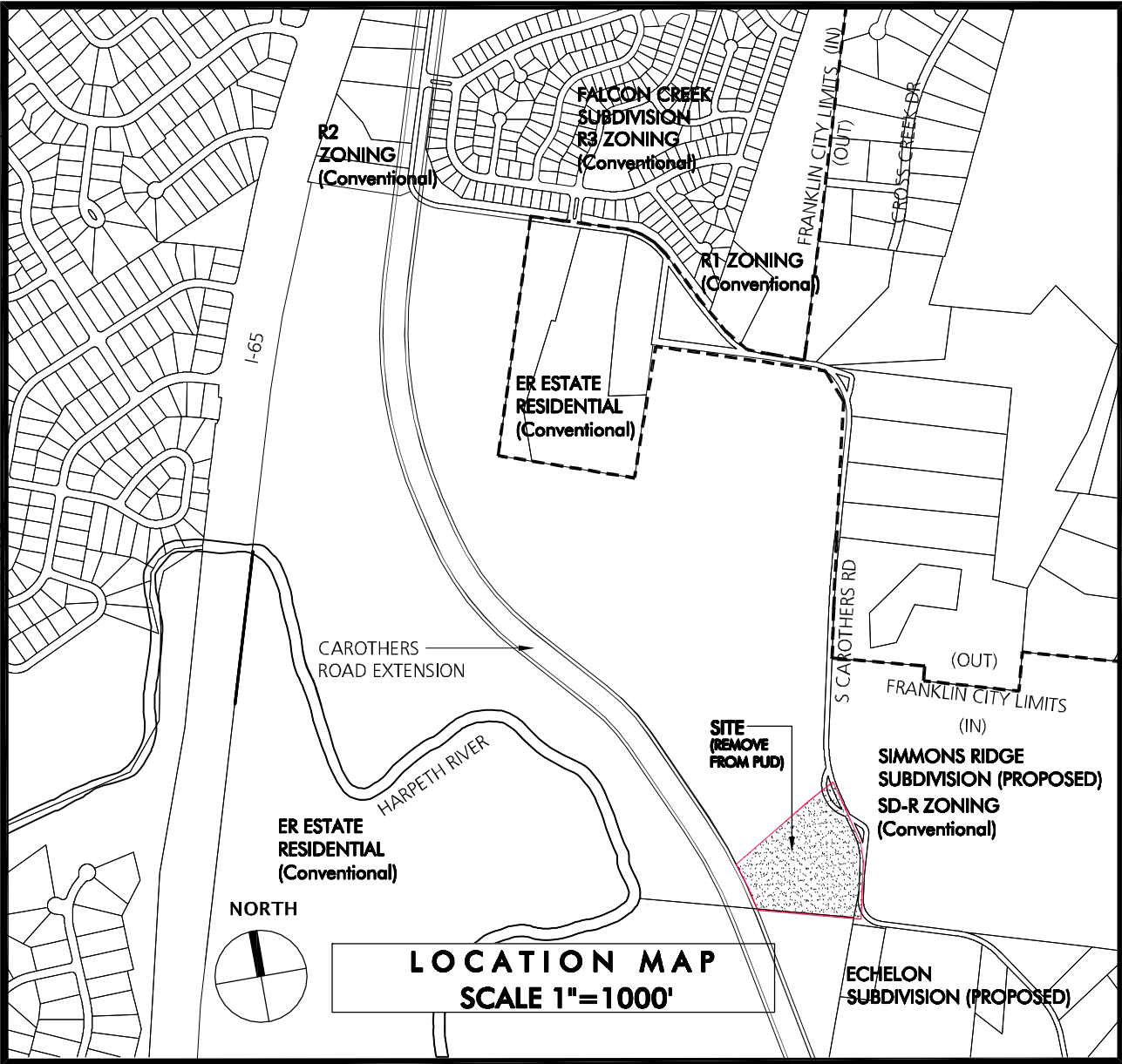
Issue Date:	11 April 2016
ELI Project No:	14-11-1102.4
Drafted By:	RDP
Checked By:	LCW

Sheet Title:

REVISED
BOUNDARY
DESCRIPTION

Sheet No.

C 0.4



SITE DATA	
SITE AREA	+/- 8.68 ACRES
MAP & PARCEL NUMBER	MAP 89, PARCEL 48.01
ADDRESS	SOUTH CAROTHERS RD.
EXISTING ZONING	SD-R 2.82
PROPOSED ZONING	NC
	(NEIGHBORHOOD COMMERCIAL)
CHARACTER AREA	MCEWEN
SPECIAL AREA	6
DEVELOPMENT STANDARD	CONVENTIONAL
EXISTING LAND USE	RESIDENTIAL DISTRICT
PROPOSED LAND USE	NEIGHBORHOOD COMMERCIAL

*NOTE: NO EXISTING BUILDINGS ARE ON SITE

ACREAGE OF SITE	+/- 8.68 ACRES
EXISTING TREE CANOPY (PER THIS SECTION ONLY)	+/- 0.33 ACRES (4% OF SITE)

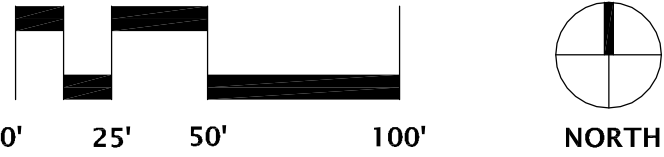
PROPERTY DESCRIPTION

LAND SITUATED IN THE 9TH CIVIL DISTRICT AND THE 14TH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, CURRENTLY KNOWN AS A PORTION OF THE LANDS OWNED BY CRESCENT LOCKWOOD, LLC., OF RECORD IN RECORD BOOK 6121, PAGE 973, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE (R.O.W.C., TN.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON ROD (OLD), HAVING COORDINATES OF N: 566195.25, E: 1726636.69, , BEING THE SOUTHEAST CORNER OF HEREIN DESCRIBED PROPERTY; THENCE, ALONG THE SOUTH PROPERTY LINE OF HEREIN DESCRIBED PROPERTY, N 84°15'00" W, FOR A DISTANCE OF 640.80' TO AN IRON ROD (OLD); THENCE, ALONG WITH REMAINING LANDS OWNED BY AFOREMENTIONED CRESCENT LOCKWOOD, LLC., WITH A CURVE TO THE LEFT, WITH AN ARC LENGTH OF 237.93'; A RADIUS OF 2,929.79'; WITH A CHORD BEARING OF N 24°23'35" W, AND A CHORD LENGTH OF 237.87' TO AN IRON ROD (OLD); THENCE, ALONG WITH REMAINING OF LANDS OWNED BY CRESCENT LOCKWOOD, LLC., N 48°22'44" E, FOR A DISTANCE OF 166.16' TO AN IRON ROD (OLD); THENCE, N 49°03'53" E, FOR A DISTANCE OF 196.32' TO AN IRON ROD (OLD); THENCE, N 47°37'03" E, PASSING AN IRON ROD (OLD) AT 249.50', FOR A TOTAL DISTANCE OF 418.85' TO A POINT IN THE CENTERLINE OF CAROTHERS ROAD; THENCE, ALONG SAID CENTERLINE, WITH A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 55.92', A RADIUS OF 700.00', WITH A CHORD BEARING OF S 23°25'39" E, AND CHORD LENGTH OF 55.88' TO A POINT; THENCE, S 25°42'58" E, FOR A DISTANCE OF 250.14' TO A POINT, THENCE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 195.89', A RADIUS OF 395.49', WITH A CHORD BEARING OF S 11°31'35" E, AND CHORD LENGTH OF 193.90' TO A POINT; THENCE, S 02°39'49" W, FOR A DISTANCE OF 335.92' TO THE POINT OF BEGINNING, CONTAINING 378,160.7 SQ. FT. OR 8.68 ACRES. ACCORDING TO A SURVEY MADE BY FISHER ARNOLD, DATED JUNE, 2009.

DEVELOPER:
KHRIS PASCARELLA
CRESCENT LOCKWOOD, LLC
205 POWELL AVENUE
BRENTWOOD, TN 37027
(615) 312-8242
kpascarella@pearlstreetpartners.com

APPLICANT:
JOHN HAAS
EDGE
210 12TH AVE. SOUTH
SUITE 202
NASHVILLE TN, 37203
(615) 250-8154
jhaas@edgela.com



EDGE
PLANNING LANDSCAPE ARCHITECTURE GRAPHIC DESIGN
210 Twelfth Avenue South
Suite 202
Nashville, Tennessee 37203
P 615-250-8154
F 615-250-8155

CONSULTANTS

SEAL



PROJECT TITLE

NEIGHBORHOOD COMMERCIAL
REZONING
C.O.F. #6122
FRANKLIN, TN

CLIENT

CRESCENT
LOCKWOOD LLC.
FRANKLIN, TN.

PROJECT NO.	6122
Date	04/11/16
Revisions	
05/05/16	COF COMMENTS

Sheet Title

REZONING
SHEET

Sheet Number

R-1.0

Monday June 6th

To: Eric Stuckey, City Administrator & Members of the Board of Mayor and Alderman

Concerning Projects:

COF # 6120 Lockwood Glen Development Plan Revision #1
COF # 6121 Lockwood Glen – King Parcel Rezoning
COF # 6122 Lockwood Glen – Neighborhood Commercial Rezoning

Re: Request to move BOMA 2nd Reading & Public Hearing Date

The applicant respectfully requests to move the date of the City of Franklin's Board of Mayor and Alderman's 2nd Reading/Public Hearing for the projects listed above.

The applicant requests that the Approval schedule be amended as follows:

8/23 BOMA – 2nd Reading & Public Hearing
9/13 BOMA – 3rd & Final Reading

Thank you for your consideration.
Please contact me if you have any questions.



Clint Genoble
Associate
EDGE Planning, Landscape Architecture & Urban Design

RESOLUTION 2016-28

TO BE ENTITLED: “A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR LOCKWOOD GLEN PUD SUBDIVISION, FOR THE PROPERTY LOCATED ALONG CAROTHERS PARKWAY, EAST OF INTERSTATE 65, AND SOUTH OF SOUTH CAROTHERS ROAD.”

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

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

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

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, as amended, is as follows:

Property Description

Land situated in the 9th Civil District and the 14th Civil District of Williamson County, Tennessee, being a portion of the properties conveyed to Lockwood Family LP by Dorris R. Lockwood, of record in Deed book 1777, Page 759, and Deed book 1777, Page 761, and a portion of the property conveyed to Lockwood Construction Company by Anthony B. Jamison, of record in Deed book 656, Page 650, in the Register's Office of Williamson County, Tennessee (R.O.W.C., TN.), and being more particularly described as follows:

Beginning at a concrete Right of Way monument in the easterly margin of Interstate 65, being the northwest corner of the Crescent Lockwood, L.L.C. property of record in Book 6362, Page 691, R.O.W.C.; thence leaving said Interstate 65 margin, S 81°25'13" E, for a distance of 577.00' to an iron rod (old); thence, N 07°13'56" E, for a distance of 31.70' to an iron rod in the southwest margin of Carothers Road; thence, with a curve to the left, with an arc length of 192.68', a radius of 202.54', with a chord bearing of S 55°05'41" E, and a chord length of 185.50' to an iron rod (old); thence, S 82°20'54" E, for a distance of 582.26' to an iron rod (old); thence, leaving said margin, along the west property line of Alligood, Deed Book 1202, Page 845 (R.O.W.C., TN.) S 07°57'01" W, for a distance of 1007.65' to an iron rod (old); thence, S 07°26'55" W, for a distance of 387.69' to an iron rod (old); thence, along the south property lines of above mentioned Alligood, and Davis property of record in Deed Book 435, Page 126 (R.O.W.C., TN.) S 80°41'16" E, for a distance of 824.24' to an iron rod (old); thence, along east property line of said Davis property, N 08°26'26" E, for a distance of 343.04' to an iron rod (old); thence, along east property line of the Strain property of record in Record Book 5632, Page 184 (R.O.W.C., TN.) N 08°01'21" E, for a distance of 462.57' to an iron rod (old) in the center of an old road bed; thence, along said center of old road, S 82°24'09" E, for a distance of 586.85' to an iron rod (old) in the southerly margin of Carothers Road; thence, along said margin for the next seven (7) calls, with a curve to the left, with an arc length of 66.85', with a radius of 432.00', with a chord bearing of S 76°30'31" E, and chord length of 66.78' to an iron rod (old); thence, S 80°56'29" E, for a distance of 304.54' to an iron rod (old); thence, with a curve to the right, with an arc length of 178.08', a radius of 195.00', with a chord bearing of S 54°46'48" E, and chord length of 171.95' to an iron rod (old); thence, S 28°37'07" E, for a distance of 33.26' to an iron rod (old); thence, with a curve to the right, with an arc length of 191.97', a radius of 325.00', with a chord bearing of S 11°41'48" E, and chord length of 189.19'; thence, S 05°13'31" W, for a distance of 132.33'; thence, S 05°50'37" W, passing an iron rod (old) at a distance of 409.91' for a total distance of 586.18' to an iron rod (set); thence, S 05°50'37" W, for a distance of 409.91' to an iron rod (old); thence, S 83°46'25" E, for a distance of 24.60' to a point in the centerline of said Carothers Road; thence, along said centerline for the next six (6) calls, S 06°04'28" W, for a distance of 110.27' to a point; thence, with a curve to the left, with an arc length of 249.92', a radius of 3953.11', a chord bearing of S 04°15'48" W, and chord length of 249.88' to a point; thence, S 02°27'07" W, for a distance of 542.39' to a point; thence, S 01°41'23" W, for a distance of 295.29' to a point; thence, with a curve to the left with an arc length of 278.90', with a radius of 700.00', with a chord bearing of S 09°43'29" E, and chord length of 277.10' to a point; thence, leaving said centerline, S 47°37'03" W, passing an iron rod (old) at 125.09', an iron rod (old) at additional 249.50', for a total distance of 418.85'; thence, S 49°03'53" W, a distance of 196.32' to an iron rod (old); thence, S 48°22'44" W, passing an iron rod (old) at a distance of 93.57', for a total distance of 166.16' to an iron rod (old); thence, with a curve to the right, with an arc length of 237.93', a radius of 2,929.79', with a chord bearing of S 24°23'35" E, and chord length of 237.87' to an iron rod (old); thence, N 84°15'00" W, for a distance of 725.92' to a point in the center of the Harpeth River, passing a witness rod at top of bank at a distance of 665.34'; thence, along said centerline of river for the next twenty-five (25) calls, N 05°38'57" E, a distance of 59.34' to a point; thence, N 40°39'23" W, for a distance of 23.93' to a point; thence, N 17°52'55" W, for a distance of 262.02' to a point; thence, N 20°52'26" W, for a distance of 265.99' to a point; thence, N 24°21'08" W, for a distance of 71.18' to a point; thence, N 39°51'01" W, for a distance of 128.68' to a point; thence, N 57°12'14" W, for a distance of 364.80' to a point; thence, N 43°47'46" W, for a distance of 85.11' to a point; thence, N 52°31'09" W, for a distance of 76.98' to a point; thence, N 78°58'32" W, for a distance of 178.83' to a point; thence, S 86°16'14" W, for a distance of 55.76' to a point; thence, S 56°53'55" W, for a distance of 301.01' to a point; thence, S 51°26'40" W, for a distance of 222.92' to a point; thence, S 44°27'33" W, for a distance of 132.82' to a point; thence, S 68°36'30" W, for a distance of 150.64' to a point; thence, N 57°18'02" W, for a distance of 145.06' to a point; thence, N 21°35'43" W, for a distance of 322.19' to a point; thence, N 16°53'34" W, for a distance of 134.89' to a point; thence, N 20°29'42" W, for a distance of 215.41' to a point; thence, N 14°21'46" W, for a distance of 168.55' to a point; thence, N 07°58'30" W, for a distance of 81.95' to a point; thence, N 13°40'44" W, for a distance of 188.71' to a point; thence, N 16°24'09" W, for a distance of 101.14' to a point; thence, N 23°36'56" W, for a distance of 150.61' to a point; thence, N 57°04'03" W, for a distance of 133.54' to a point; thence, along above mentioned east margin of Interstate 65, N 06°49'36" E, passing a witness rod (old) at a distance of 200.00', for a total distance of 808.40' to an iron rod (old); thence, with a curve to the right, with an arc length of 1418.60', a radius of 11309.16', with a chord bearing of N 10°25'13" E, and chord length of 1417.67' to the **Point of Beginning**. Containing 9,464,484.9 Sq. Ft. or 217.27 Acres. According to a survey made by Fisher Arnold, dated June, 2009.

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

SECTION III: That the overall entitlements, as amended, for the LOCKWOOD GLEN PUD SUBDIVISION are as follows:

Entitlements	Lockwood Glen
Base Zone District	Specific Development Residential- 2.92
Character Area Overlay	MECO-6
Other Zoning Overlays	FWO, FFO
Development Standard	Conventional
Number of Dwelling Units	638
Open Space Requirements	20.53 acres
Original Concept Plan Approval	Ordinance No. 2008-02 Date of approval: 5/27/2008
Revision Number	1

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

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

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

Kristen L. Corn
Assistant City Attorney

PREAPPLICATION CONFERENCE:

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:

NEIGHBORHOOD MEETING:

PLANNING COMMISSION RECOMMENDED APPROVAL:

PUBLIC HEARING AND BOMA APPROVAL:

CONDITIONS OF APPROVAL:

Engineering - PUD Plan Checklist

General Comments

1. H. Stormwater Management Plan

- Applicant shall delineate the existing applicable drainage areas and include in design. The drainage areas must not be altered to increase the offsite stormwater runoff in any particular drainage area.

Engineering - Site Plan Checklist

General Comments

2. D. Site Plan

- Applicant shall show sidewalks that meet the Minimum Width requirement per Section 5.10.13(4) of the Zoning Ordinance:
 - (a) In no instance shall a sidewalk located within a public street right-of-way have a minimum width less than 5 ft. (**Sheet C4.0 shows 4)**
 - (b) Sidewalks running in a perpendicular direction from off-street parking spaces shall have a minimum width of 7 ft.
 - (c) Sidewalks abutting a nonresidential or mixed-use structure shall have a minimum width of 8 ft.
 - (d) Sidewalks designed as multiuse paths shall have a minimum width of 10 ft. The width may be reduced to 8 ft in portions of the path to minimize disturbance to existing vegetation or other environmental constraints.

Parks

General Comments

3. Parkland information

- Parks- Due to a revision to the master plan, 14 new units have been added to site. This addition will be subject to parkland dedication for the new units.

Fees in lieu or land dedication shall be applied to the site.

14units x 1200sf =16,800sf needed to meet ordinance. This could be deducted from the price of the land when the city purchase the Robinson Lake property or shown as accounted for by land dedication on the final plat.

Planning (Landscape)

General Comments

4. Tree Protection

- Applicant shall clearly delineate and label all tree protection areas.

Water/Sewer

[Dev Plan Rev 05.05.16.pdf](#)

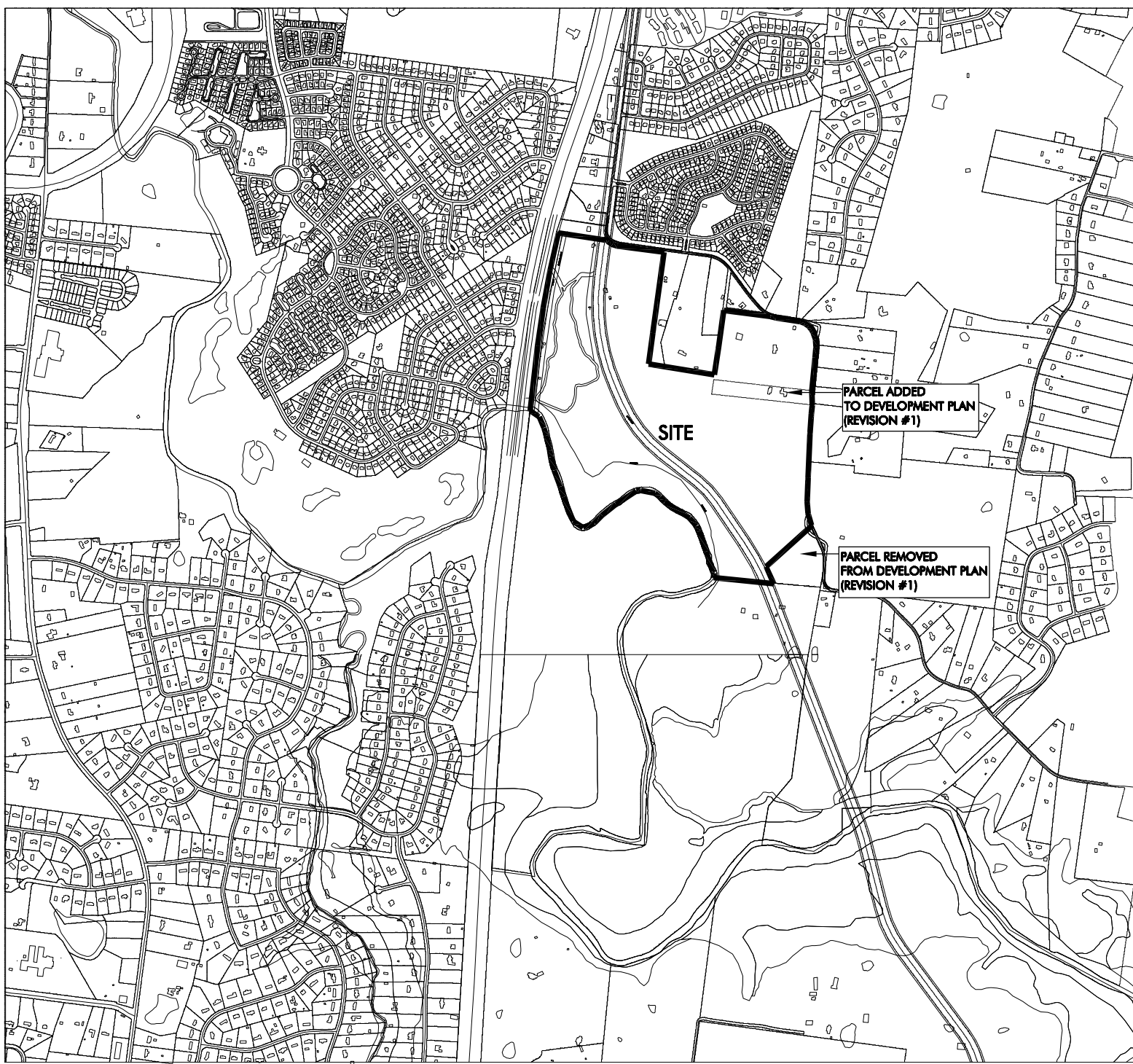
5. Sanitary sewer

- Applicant shall add note to the development plan for sanitary sewer.
 - Where sanitary sewer lines cross proposed lot lines, no structures, patios, a/c equipment, utilities or drive lanes shall be constructed in COF sewer easement. All sewer easements are exclusive sewer easements and shall remain open for maintenance.

DEVELOPMENT PLAN REVISION SUBMITTAL
LOCKWOOD GLEN
PUD SUBDIVISION
DEVELOPMENT PLAN REVISION #1
SD-R (SPECIFIC DEVELOPMENT - RESIDENTIAL)

FRANKLIN, TENNESSEE
CITY OF FRANKLIN PROJECT NO. 6120

APRIL 11, 2016
MAY 05, 2016



SITE LOCATION MAP



SITE DATA:

SUBDIVISION/DEVELOPMENT:	LOCKWOOD GLEN PUD SUBDIVISION
CITY OF FRANKLIN PROJECT NUMBER	6120
TAX MAP & PARCELS ADDRESS	MAP 89 - PARCELS 48.01, 43.01, 43.06 SOUTH CAROTHERS ROAD
CITY	FRANKLIN
COUNTY	WILLIAMSON
STATE	TENNESSEE
CIVIL DISTRICT	14TH
EXISTING ZONING- CHARACTER OVERLAY	SD-R 2.92 - McEWEN CHARACTER AREA 6
OTHER APPLICABLE OVERLAYS	FLOODWAY FRINGE OVERLAY (FFO) FLOODWAY OVERLAY DISTRICT (FWO)
APPLICABLE DEVELOPMENT STANDARDS	CONVENTIONAL
CIVIL DISTRICT:	14
OWNERS REPRESENTATIVE:	CRESCENT LOCKWOOD, LLC.
ADDRESS:	205 POWELL AVENUE BRENTWOOD, TN. 37027
PHONE NO.:	615.312.8242
CONTACT NAME:	KHRIS PASCARELLA
E-MAIL ADDRESS:	kpascarella@PEARLSTREETPARTNERS.COM
APPLICANT:	EDGE PLANNING, LANDSCAPE ARCHITECTURE & URBAN DESIGN
ADDRESS:	210 12TH AVENUE SOUTH, SUITE 202 - NASHVILLE TN 37203
PHONE NO.:	(615) 250-8154
FAX NO.:	(615) 250-8155
CONTACT:	JOHN HAAS - jhaas@edgela.com
CIVIL ENGINEER:	ENERGY LAND AND INFRASTRUCTURE
ADDRESS:	1420 DONELSON PIKE, SUITE A12, NASHVILLE, TN 37217
PHONE NO.:	(615) 360-8440
FAX NO.:	(615) 360-8476
CONTACT:	MICHAEL RAY - michael.ray@ELI-LLC.com

MINERAL RIGHTS FOR THIS PROPERTY ARE HELD BY OWNER OF RECORD.

RESIDENTIAL PHASING (PROJECTED)

DEVELOPMENT	COMMENCEMENT DATE : YEAR	SINGLE FAMILY & TOWNHOME DWELLING UNITS	MULTI-FAMILY DWELLING UNITS	RATE OF DEVELOPMENT	ESTIMATED COMPLETION DATE
SECTION 1	2013	46	0	----	2014
SECTION 2	2014	13	0	----	2014
SECTION 3	2014	38	0	----	2015
SECTION 4	2014	44	0	----	2015
SECTION 5	2015	27	0	----	2015
SECTION 6	2015	26	0	----	2016
SECTION 7	2015	28	0	----	2016
SECTION 8	2015	50	0	----	2016
SECTION 9	2015	21	0	----	2016
SECTION 10	2016	0	239	----	2016

NOTE: THIS DEVELOPMENT PLAN REVISION DOES NOT SEEK TO REVISE ANY CONDITIONS OR PARAMETERS CONTAINED IN THE APPROVED LOCKWOOD GLEN DEVELOPMENT PATTERN BOOK. ALL CONDITIONS AND REGULATIONS SET FORTH SHALL REMAIN.

RESIDENTIAL LAND USE DATA (PER APPROVED CONCEPT PLAN)

DEVELOPMENT	APPROVAL DATE	PR ZONED ACRES	SINGLE FAMILY & TOWNHOME DWELLING UNITS	MULTI-FAMILY DWELLING UNITS	TOTAL DWELLING UNITS	LOT NUMBERS OF BUILDABLE LOTS	LOT NUMBERS OF OPEN SPACE LOTS	PROPOSED FORMAL OPEN SPACE	REMAINING FORMAL OPEN SPACE	PROPOSED INFORMAL OPEN SPACE	REMAINING INFORMAL OPEN SPACE	REMAINING ACRES	REMAINING DWELLINGS
CONCEPT PLAN	SEPT. 2008	*220.90	384	240	624	-	-	6.92 AC	-	88.91 AC	-	*220.90	624
SECTION 1	MAY 2013	**9.80	46	0	46	1-11, 25-38, 63-83	98,99,101,102	0.00	6.92 AC	0.26 AC	88.65 AC	211.10	578
SECTION 2	MAY 2013	3.00	13	0	13	12-24	100	0.00	6.92 AC	0.15 AC	88.5 AC	208.1	565
SECTION 3	MAY 2013	7.20	38	0	38	39-62	103	0.00	6.92 AC	0.21 AC	88.29 AC	206.9	527
SECTION 4	APRIL 2014	6.59	44	0	44	106-149	-----	-----	6.92 AC	-----	88.29 AC	194.31	483
SECTION 5	APRIL 2014	10.56	27	0	27	150-154, 211-219, 222-234	221,235,236, 237	3.19	3.73 AC	1.02 AC	87.27 AC	183.75	456
SECTION 6	APRIL 2014	4.03	26	0	26	184-190, 192-210	237	-----	3.73 AC	0.37AC	86.9 AC	179.72	430
SECTION 7	APRIL 2014	12.62	28	0	28	155-161, 163-183	162, 237,238	2.72	1.01 AC	3.01 AC	83.89 AC	167.1	402
SECTION 8	TBD	12.35	50	0	50	239-276, 299-310	311-312	0.00	1.01 AC	1.76 AC	82.13 AC	154.75	352
SECTION 9	TBD	5.63	21	0	21	289-309	313-315	0.00	1.01 AC	0.64 AC	81.49 AC	149.12	331
SECTION 10	TBD	15.56	0	239	239	-----	-----	1.08	0	1.57 AC	79.92 AC	133.56	92
SECTION 11	TBD	1.88	0	0	0	238	-----	N/A	0	N/A	79.92 AC	133.56	92

* TOTAL SITE AREA FROM SURVEY = 220.90 AC
** INCLUDES 0.78 ACRES CAROTHERS ROAD R.O.W. DEDICATION

LOCKWOOD GLEN - RESIDENTIAL LAND USE DATA - DEVELOPMENT PLAN REVISION #1

DEVELOPMENT	SITE PLAN SUBMITTED	APPROVAL DATE	PREVIOUS PR ZONED ACRES	TOTAL SD-R ZONED ACRES PER PUD REVISION 04/11/16	APPROVED DWELLING UNITS	TOTAL DWELLING UNITS PER PUD REVISION 04/11/16	APPROVED REMAINING ACRES	TOTAL REMAINING SD-R ZONED ACRES PER PUD REVISION 04/11/16	APPROVED REMAINING DWELLINGS	TOTAL REMAINING DWELLING UNITS PER PUD REVISION 04/11/16
CONCEPT PLAN	N/A	SEPT. 2008	*220.90	**** 218.58	624	638 (+14)	*220.90	**** 218.58	624	638 (+14)
SECTION 1	X	MAY 2013	**9.80	**9.80	46	46	211.10	208.78	578	592
SECTION 2	X	MAY 2013	3.00	3.00	13	13	208.1	205.78	565	579
SECTION 3	X	MAY 2013	7.20	7.20	38	38	200.9	198.58	527	541
SECTION 4	X	APRIL 2014	6.59	6.59	44	44	194.31	191.99	483	497
SECTION 5	X	APRIL 2014	10.56	10.56	27	27	183.75	181.43	456	470
SECTION 6	X	APRIL 2014	4.03	4.03	26	26	179.72	177.40	430	444
SECTION 7	X	APRIL 2014	12.62	12.62	28	28	167.1	164.78	402	416
SECTION 8	X	JAN. 2016	12.35	12.35	50	50	154.75	152.43	352	366
SECTION 9	X	TBD	5.63	5.63	21	21	149.12	146.80	331	345
SECTION 10	X	TBD	15.56	15.56	239	239	133.56	131.24	92	106
SECTION 11	X	TBD	1.88	1.88	0	0	***133.56	***131.24	92	106
SECTION 12	-----	-----	27.90	32.93	51	79	105.66	98.31	41	27
SECTION 13	-----	-----	8.36	****1.01	10	2	97.30	97.30	31	25
SECTION 14	-----	-----	3.81	3.81	6	6	93.49	93.49	25	19
SECTION 15	-----	-----	4.41	4.41	16	16	89.08	89.08	9	3

* TOTAL SITE AREA FROM SURVEY = 220.90 AC
** INCLUDES 0.78 ACRES CAROTHERS ROAD R.O.W. DEDICATION

*** SECTION 11 IS THE SITE PLAN SUBMITTAL OF THE AMENITY CENTER - THIS ACREAGE IS INCLUDED IN SECTION 7
**** REVISED ACREAGE PER ACQUISITION OF +/- 5.35 ACRES AND THE REMOVAL OF +/- 7.35 ACRES TO NC ZONING
***** SECTION 13 - +/- 7.35 ACRES REZONED TO NEIGHBORHOOD COMMERCIAL (NC)

INDEX OF SHEETS

SHEET #	TITLE
C-0.0	COVER SHEET
C-0.1	APPROVED CONCEPT PLAN
C-0.3	WORKING CONCEPT PLAN
C-0.4	REVISED BOUNDARY DESCRIPTION
C-1.0	EXISTING CONDITIONS PLAN
C-2.0	DEVELOPMENT PLAN
C-3.0	GRADING & DRAINAGE PLAN
C-4.0	ROW & ACCESS PLAN
C-5.0	UTILITY PLAN
A-1.0	TYPICAL SINGLE-FAMILY ELEVATIONS

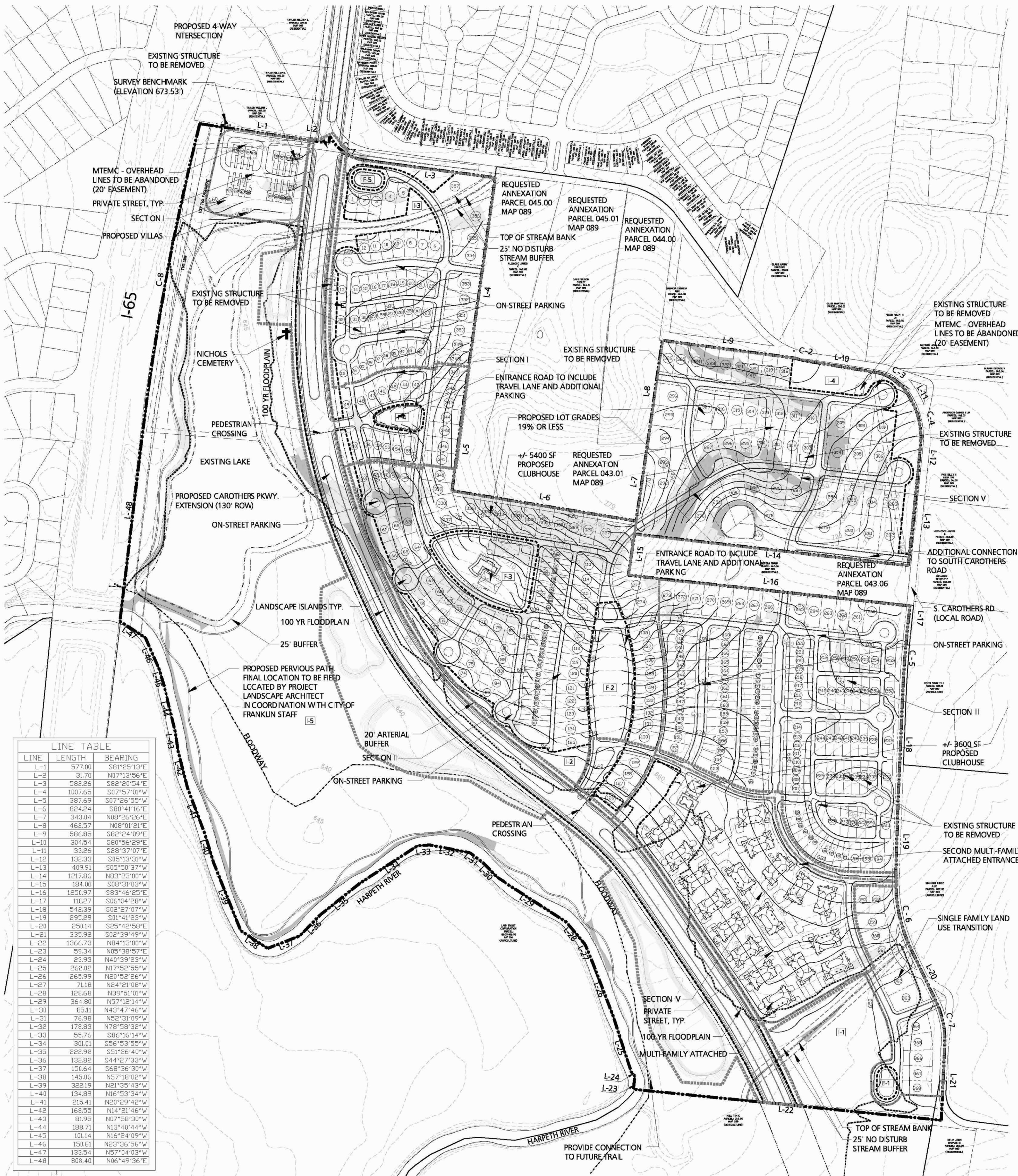


PREPARED FOR:
CRESCENT LOCKWOOD, LLC.
227 W. TRADE STREET, SUITE 1000
CHARLOTTE, NC. 28202
615.312.8242

PREPARED BY:



APPROVED CONCEPT PLAN (09/10/08)



SITE DATA

THIS SITE IS FOUND IN THE CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
MAP 89, PARCELS 43.01, 46, 47 & 48.

GROSS SITE AREA: ±220.90 AC.
EXISTING ZONING: LR-LOW RESIDENTIAL
EXISTING LAND USE: AGRICULTURAL
RESIDENTIAL (P/R)
PROPOSED ZONING: PR - PLANNED RESIDENTIAL (PR 2.82)

TOTAL PROPOSED DWELLING UNITS:
240 MULTI-FAMILY ATTACHED
384 SINGLE FAMILY LOT
(STREET ACCESS 147)
(ALLEY ACCESS 221)
(PRIVATE ACCESS 18)
624 TOTAL UNITS

NET DENSITY: ±220.90 AC
FLOODPLAIN: (1) ±73.61 AC
TVA EASEMENT: (1) ±5.17 AC
PROPOSED R.O.W. DEDICATION: (1) ±14.76 AC SOUTH CAROTHERS PKWY. EXTENSION
OPEN SPACE: (1) ±20.53 AC
±106.83 AC

PROPOSED NET DENSITY: 5.84 NET DUA
PROPOSED GROSS DENSITY: 2.82 DUA

MINIMUM OPEN SPACE REQUIREMENTS

20% OF GROSS SITE AREA REQUIRED FOR OPEN SPACE
TOTAL OPEN SPACE REQUIRED: 20% OF 220.14 AC = 44.028 AC (21.23 AC)
TOTAL OPEN SPACE PROVIDED = 95.83 AC (46% OF SITE GROSS ACREAGE)

DEVELOPABLE ACREAGE - TOTAL SITE - DEDICATED ROW - FLOODPLAIN - ±132.53 AC

FORMAL OPEN SPACE

KEY	CLASS	AREA OF OPEN SPACE	MAXIMUM PAVED AREA
Area F-1	FORMAL	1.25 AC	.06 AC
Area F-2	FORMAL	1.17 AC	.79 AC
Area F-3	FORMAL	2.75 AC	.59 AC
Area F-4	FORMAL	1.50 AC	.13 AC
Area F-5	FORMAL	1.25 AC	.06 AC

FORMAL O/S REQUIRED: 6.63 AC (5% OF DEVELOPABLE SITE AREA)
TOTAL FORMAL O/S PROVIDED: 301.435 SF (6.92 AC) 5%

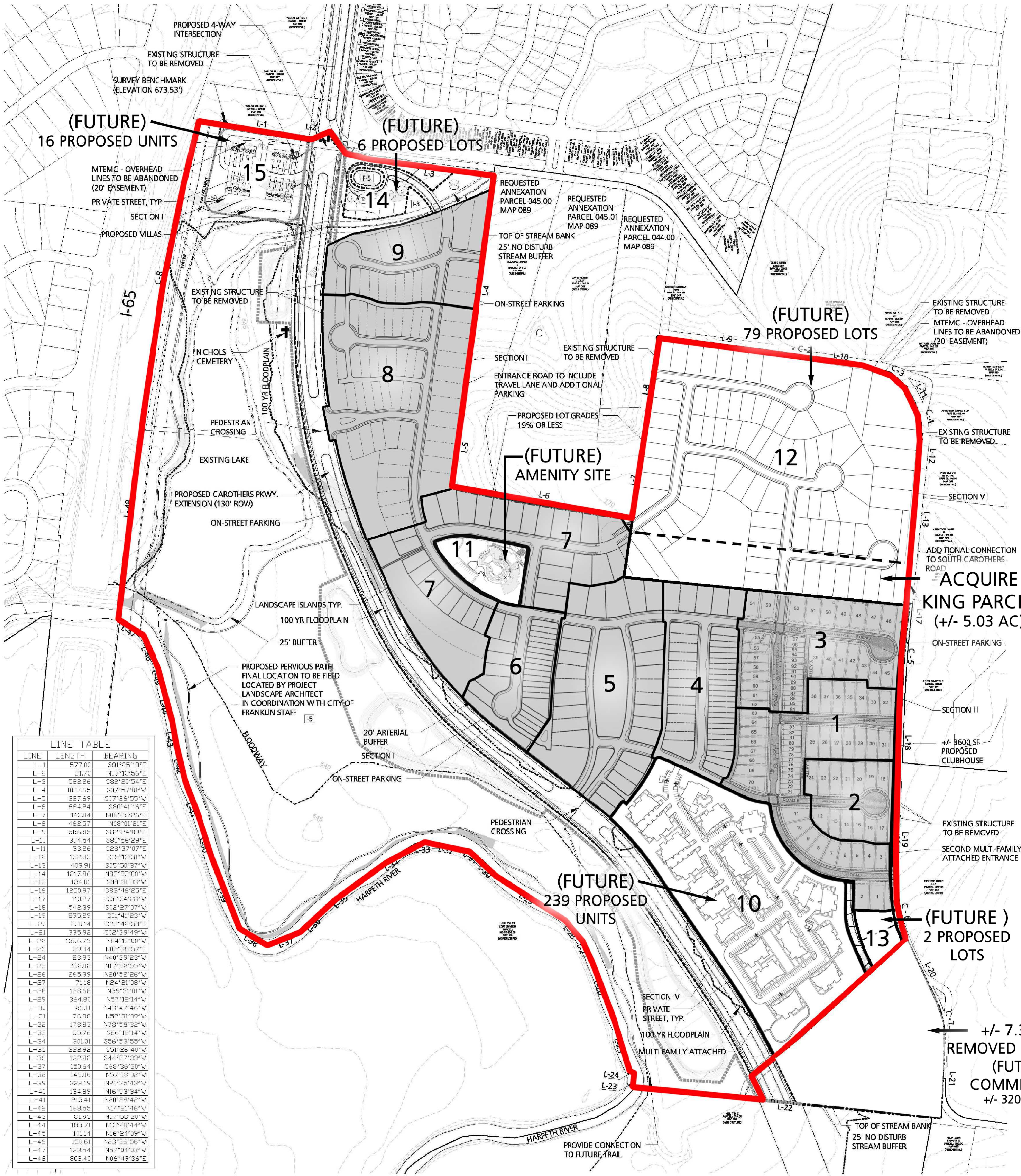
INFORMAL OPEN SPACE

KEY	CLASS	AREA OF OPEN SPACE
Area I-1	INFORMAL	6.54 AC
Area I-2	INFORMAL	2.44 AC
Area I-3	INFORMAL	2.48 AC
Area I-4	INFORMAL	2.20 AC
Area I-5	INFORMAL	75.25 AC

INFORMAL O/S REQUIRED: 13.25 AC
(10% OF DEVELOPABLE SITE AREA)
TOTAL INFORMAL O/S PROVIDED: 3,972,920 SF (91.91 AC) 67%

LOT CALCULATIONS

LOT #	SQ. FT.	ACRES	LOT #	SQ. FT.	ACRES	LOT #	SQ. FT.	ACRES	LOT #	SQ. FT.	ACRES
1	6,742.23	0.15	93	3,344.09	0.07	185	3,118.99	0.07	277	28,389.02	0.65
2	6,240.07	0.14	94	3,903.37	0.08	186	3,655.41	0.08	278	19,280.53	0.44
3	6,181.02	0.14	95	3,717.52	0.08	187	3,877.07	0.08	279	23,451.58	0.53
4	9,807.79	0.22	96	3,118.99	0.07	188	3,338.96	0.07	280	13,492.26	0.30
5	7,373.89	0.16	97	3,118.99	0.07	189	3,427.54	0.07	281	13,494.59	0.30
6	3,383.31	0.14	98	3,120.00	0.07	190	3,858.31	0.08	282	13,637.75	0.31
7	6,418.39	0.14	99	3,118.99	0.07	191	4,057.10	0.09	283	12,598.02	0.28
8	6,655.75	0.15	100	3,118.99	0.07	192	3,118.99	0.07	284	12,599.09	0.28
9	6,741.48	0.15	101	3,120.00	0.07	193	7,662.57	0.17	285	12,599.99	0.28
10	8,000.01	0.13	102	4,350.20	0.09	194	6,840.58	0.15	286	15,236.05	0.34
11	5,999.99	0.13	103	4,350.20	0.09	195	6,759.99	0.15	287	12,885.89	0.29
12	5,286.37	0.12	104	3,120.00	0.07	196	6,760.00	0.15	288	12,973.67	0.29
13	5,109.73	0.11	105	3,118.99	0.07	197	4,155.36	0.09	289	15,338.02	0.35
14	4,848.56	0.11	106	3,118.99	0.07	198	4,140.05	0.09	290	17,327.05	0.39
15	4,713.98	0.10	107	3,120.00	0.07	199	4,144.00	0.09	291	17,684.45	0.41
16	4,713.98	0.10	108	3,640.00	0.08	200	4,878.33	0.11	292	31,087.21	0.71
17	4,713.98	0.10	109	2,735.29	0.06	201	4,905.80	0.11	293	18,606.76	0.42
18	4,707.08	0.10	110	3,120.00	0.07	202	4,140.05	0.09	294	14,550.48	0.33
19	4,646.69	0.10	111	3,120.00	0.07	203	4,140.05	0.09	295	12,911.01	0.29
20	4,631.37	0.10	112	4,350.22	0.09	204	4,140.05	0.09	296	13,668.54	0.31
21	5,548.16	0.12	113	8,460.47	0.19	205	4,140.05	0.09	297	18,896.01	0.43
22	5,102.47	0.11	114	7,572.62	0.17	206	4,140.05	0.09	298	17,141.38	0.39
23	5,282.47	0.12	115	7,580.84	0.17	207	4,830.93	0.11	299	10,154.26	0.23
24	4,872.61	0.11	116	8,437.83	0.19	208	4,485.44	0.10	300	10,603.39	0.24
25	4,662.50	0.10	117	7,610.20	0.17	209	4,469.99	0.10	301	9,100.02	0.20
26	4,666.44	0.10	118	6,719.69	0.15	210	4,469.99	0.10	302	9,099.99	0.20
27	4,792.44	0.11	119	6,734.00	0.15	211	4,469.99	0.10	303	10,186.46	0.23
28	4,792.44	0.11	120	7,227.60	0.16	212	4,469.99	0.10	304	13,686.46	0.31
29	4,792.44	0.11	121	7,582.53	0.17	213	4,469.99	0.10	305	13,719.99	0.31
30	4,840.89	0.11	122	7,980.52	0.18	214	6,136.20	0.14	306	12,182.55	0.27
31	5,013.39	0.11	123	8,538.59	0.19	215	4,998.72	0.11	307	13,719.74	0.31
32	5,171.02	0.12	124	9,221.62	0.21	216	4,470.00	0.10	308	13,720.31	0.31
33	4,392.42	0.10	125	9,201.38	0.21	217	4,470.00	0.10	309	13,686.46	0.31
34	3,416.55	0.07	126	6,612.11	0.15	218	4,469.99	0.10	310	10,186.46	0.23
35	4,617.16	0.10	127	6,601.77	0.15	219	4,470.00	0.10	311	9,100.00	0.20
36	4,728.38	0.10	128	6,794.58	0.15	220	4,469.99	0.10	312	9,100.00	0.20
37	4,363.15	0.10	129	7,436.81	0.17	221	4,815.76	0.11	313	9,158.77	0.21
38	4,449.82	0.10	130	8,142.14	0.18	222	4,906.62	0.11	314	9,698.82	0.22
39	4,449.74	0.10	131	8,233.38	0.18	223	5,117.14	0.11	315	15,345.17	0.35
40	4,338.22	0.09	132	6,480.37	0.14	224	5,048.40	0.11	316	10,991.52	0.25
41	4,445.35	0.10	133	6,720.00	0.15	225	5,138.54	0.11	317	13,669.73	0.31
42	5,611.53	0.12	134	7,118.06	0.16	226	5,224.69	0.11	318	8,660.81	0.19
43	6,469.16	0.14	135	6,469.16	0.14	227	5,128.97	0.11	319	8,735.61	0.20
44	6,009.10	0.13	136	7,156.77	0.16	228	10,075.57	0.23	320	8,810.41	0.20
45	6,076.97	0.13	137	7,004.27	0.16	229	7,689.01	0.17	321	8,885.20	0.20
46	5,912.97	0.13	138	8,303.71	0.19	230	5,528.43	0.12	322	8,959.74	0.20
47	5,459.12	0.12	139	7,507.45	0.17	231	5,521.62	0.12	323	8,940.33	0.20
48	5,958.01	0.13	140	4,912.15	0.11	232	5,516.78	0.12	324	9,077.74	0.20
49	5,921.90	0.13	141	5,655.62	0.12	233	5,534.74	0.12	325	8,932.44	0.20
50	6,763.03	0.15	142	5,084.73	0.11	234	4,866.74	0.11	326	8,962.84	0.20
51	5,244.52	0.12	143	5,680.52	0.13	235	5,026.78	0.11	327	15,313.65	0.35
52	4,963.46	0.11	144	4,731.16	0.10	236	5,795.73	0.13	328	8,775.00	0.20
53	4,961.70	0.11	145	4,967.53	0.11	237	5,778.33	0.13	329	8,774.99	0.20
54	4,938.69	0.11	146	4,884.82	0.11	238	5,684.65	0.13	330	8,775.00	0.20
55	5,407.57	0.12	147	4,747.02	0.10	239	5,482.57	0.12	331	8,775.00	0.20
56	5,995.37	0.13	148	4,806.64	0.11	240	5,541.09	0.12	332	8,774.99	0.20
57	5,842.66	0.13	149	4,869.24	0.11	241	5,526.43	0.12	333	8,775.00	0.20
58	5,005.18	0.11	150	5,375.34	0.12	242	5,531.24	0.12	334	8,773.70	0.20
59	4,555.83	0.10	151	5,548.84	0.12	243	5,526.43	0.12	335	8,907.49	0.21
60	5,505.69	0.13	152	7,194.43	0.16	244	6,641.45	0.15	336	13,499.11	0.30
61	6,034.39	0.13	153	8,177.25	0.18	245	6,904.85	0.15	337	12,418.04	0.28
62	6,796.46	0.15	154	5,968.41	0.13	246	5,526.43	0.12	338	8,960.15	0.22
63	7,557.89	0.17	155	5,637.09	0.12	247	5,531.24	0.12	339	8,744.32	0.20
64	7,427.64	0.17	156	6,883.78	0.15	248	5,531.25	0.12	340	9,096.01	0.20
65	6,995.81	0.16	157	4,974.46	0.11	249	5,531.25	0.12	341	9,099.99	0.20
66	6,414.70	0.14	158	4,940.00	0.11	250	5,466.95	0.12	342	9,100.00	0.20
67	7,783.96	0.17	159	4,939.99	0.11	251	5,461.34	0.12	343	9,100.00	0.20
68	6,798.82	0.15	160	4,940.00	0.11	252	5,644.37	0.12	344	9,099.99	0.20
69	6,798.82	0.15	161	4,939.99	0.11	253	5,878.79	0.13	345	9,026.53	0.20
70	7,552.86	0.17	162	4,939.99	0.11	254	5,663.12	0.13	346	9,099.99	0.20
71	6,400.63	0.14	163	4,938.54	0.11	255	5,558.32	0.12	347	9,099.99	0.20
72	7,545.86	0.17	164	4,939.63	0.11	256	5,410.97	0.12	348	9,099.99	0.20
73	6,519.52	0.14	165	4,939.99	0.11	257	5,563.62	0.12	349	9,099.99	0.20
74	7,683.72	0.17	166	5,067.12	0.11	258	5,716.27	0.13	350	9,100.00	0.20
75	5,370.74	0.12	167	5,349.10	0.12	259	7,289.83	0.16	351	9,099.99	0.20
76	6,187.55	0.14	168	6,037.49	0.13	260	7,267.18	0.16	352	9,099.99	0.20
77	5,462.86	0.12	169	4,356.44	0.10	261	9,093.77	0.20	353	10,487.09	0.24
78	8,579.90	0.19	170	3,388.55	0.07	262	9,099.99	0.20	354	10,064.98	0.23
79	7,805.17	0.17	171	3,447.36	0.07	263	9,099.99	0.20	355	13,430.29	0.30
80	7,073.05	0.16	172	3,174.42	0.07	264	9,099.99	0.20	356	18,542.42	0.42
81	8,885.03	0.13	173	3,118.99	0.07	265	10,158.15	0.23	357	13,793.66	0.31
82	6,567.90	0.15	174	3,650.38	0.08	266	10,182.84	0.23	358	7,940.69	0.18
83	6,794.15	0.15	175	3,640.00	0.08	267	9,099.99	0.20	359	9,495.99	0.22
84	7,608.50	0.17	176	3,115.92	0.07	268	9,099.99	0.20	360	8,522.96	0.20
85	7,434.38	0.17	177	3,118.99	0.07	269	8,888.80	0.20	361	8,903.75	0.20



LINE TABLE		
LINE	LENGTH	BEARING
L-1	577.00	S81°25'13"E
L-2	31.70	N07°13'56"E
L-3	582.26	S82°20'54"E
L-4	100.765	S07°57'01"W
L-5	387.65	S07°26'55"W
L-6	824.24	S80°41'16"E
L-7	343.84	N08°26'26"E
L-8	462.57	N08°01'21"E
L-9	586.85	S82°24'09"E
L-10	304.54	S80°56'29"E
L-11	33.26	S28°37'07"E
L-12	132.33	S05°13'31"W
L-13	409.91	S05°50'31"W
L-14	121.786	N83°25'00"W
L-15	184.00	S08°31'03"W
L-16	1250.97	S83°46'26"E
L-17	110.27	S06°04'28"W
L-18	342.39	S10°27'07"W
L-19	295.29	S01°41'29"W
L-20	250.14	S25°42'58"E
L-21	335.92	S02°39'49"W
L-22	1366.73	N84°15'00"W
L-23	59.34	N05°38'57"E
L-24	23.93	N40°39'23"W
L-25	262.82	N07°15'58"W
L-26	263.99	N20°52'26"W
L-27	71.18	N24°21'08"W
L-28	128.68	N39°51'01"W
L-29	364.80	N57°12'14"W
L-30	85.11	N43°47'46"W
L-31	76.98	N05°10'09"W
L-32	178.83	N78°58'32"W
L-33	55.76	S86°16'14"W
L-34	301.01	S56°53'55"W
L-35	222.92	S51°26'40"W
L-36	132.82	S44°27'33"W
L-37	150.64	S58°36'30"W
L-38	143.86	N57°18'02"W
L-39	322.19	N21°35'43"W
L-40	134.89	N16°53'34"W
L-41	215.41	N20°29'42"W
L-42	168.55	N14°21'46"W
L-43	81.95	N07°58'30"W
L-44	188.71	N13°40'44"W
L-45	101.14	N16°24'09"W
L-46	150.61	N23°36'56"W
L-47	133.54	N57°04'03"W
L-48	808.40	N06°49'36"E

LEGEND

EXISTING CONTOURS

PROPOSED CONTOURS

SLOPES 14-19%

SLOPES +20%

SECTION LINE

OPEN SPACE AREAS

SITE DATA (PER APPROVED CONCEPT PLAN)

THIS SITE IS FOUND IN THE CITY OF FRANKLIN, WILLAMSON COUNTY, TENNESSEE
MAP 89, PARCELS 43.01, 46, 47 & 48.

GROSS SITE AREA:

±220.90 AC.

EXISTING ZONING:

UR-LOW RESIDENTIAL

EXISTING LAND USE:

AGRICULTURAL

PROPOSED LAND USE:

RESIDENTIAL (PR)

PROPOSED ZONING:

PR - PLANNED RESIDENTIAL (PR 2.82)

TOTAL PROPOSED DWELLING UNITS:

240 MULTI-FAMILY ATTACHED
384 SINGLE FAMILY LOT
(STREET ACCESS 147)
(ALLEY ACCESS 221)
(PRIVATE ACCESS 16)
624 TOTAL UNITS

NET DENSITY:

± 220.90 AC

GROSS ACREAGE:

(3) ± 73.61 AC

FLOODPLAIN:

(3) ± 5.17 AC

TVA EASEMENT:

(1) ± 14.76 AC SOUTH CAROTHERS PKWY. EXTENSION

PROPOSED R.O.W. DEDICATION:

(1) ± 20.53 AC

OPEN SPACE:

± 106.83 AC

PROPOSED NET DENSITY:

5.84 NET DU/AC

PROPOSED GROSS DENSITY:

2.82 DU/AC

REVISED SITE DATA	
CURRENT LOCKWOOD GLEN SITE AREA	220.90 AC
PROPOSED COMMERCIAL AREA	- 7.35 AC
LOCKWOOD GLEN RESIDENTIAL AREA	213.55 AC
KING PARCEL ADDITION	+ 5.03 AC
TOTAL LOCKWOOD GLEN RESIDENTIAL AREA	218.58 AC
PROPOSED SITE DENSITY	2.92
TOTAL UNITS PROPOSED	638 UNITS
TOTAL UNITS UNDER REVIEW OR APPROVED THROUGH SITE PLAN	533
TOTAL REMAINING UNITS	105

LOCKWOOD GLEN - RESIDENTIAL LAND USE DATA - DEVELOPMENT PLAN REVISION #1

DEVELOPMENT	SITE PLAN SUBMITTED	APPROVAL DATE	PREVIOUS PR ZONED ACRES	TOTAL SD-R ZONED ACRES PER PUD REVISION 04/11/16	APPROVED DWELLING UNITS	TOTAL DWELLING UNITS PER PUD REVISION 04/11/16	APPROVED REMAINING ACRES	TOTAL REMAINING SD-R ZONED ACRES PER PUD REVISION 04/11/16	APPROVED REMAINING DWELLINGS	TOTAL REMAINING DWELLING UNITS PER PUD REVISION 04/11/16
CONCEPT PLAN	N/A	SEPT. 2008	*220.90	*** 218.58	624	638 (+14)	*220.90	*** 218.58	624	638 (+14)
SECTION 1	X	MAY 2013	**9.80	**9.80	46	46	211.10	208.78	578	592
SECTION 2	X	MAY 2013	3.00	3.00	13	13	208.1	205.78	565	579
SECTION 3	X	MAY 2013	7.20	7.20	38	38	200.9	198.58	527	541
SECTION 4	X	APRIL 2014	6.59	6.59	44	44	194.31	191.99	483	497
SECTION 5	X	APRIL 2014	10.56	10.56	27	27	183.75	181.43	456	470
SECTION 6	X	APRIL 2014	4.03	4.03	26	26	179.72	177.40	430	444
SECTION 7	X	APRIL 2014	12.62	12.62	28	28	167.1	164.78	402	416
SECTION 8	X	JAN. 2016	12.35	12.35	50	50	154.75	152.43	352	366
SECTION 9	X	TBD	5.63	5.63	21	21	149.12	146.80	331	345
SECTION 10	X	TBD	15.56	15.56	239	239	133.56	131.24	92	106
SECTION 11	X	TBD	1.88	1.88	0	0	***133.56	***131.24	92	106
SECTION 12	*****		27.90	32.93	51	79	105.66	98.31	41	27
SECTION 13	*****		8.36	*****1.01	10	2	97.30	97.30	31	25
SECTION 14	*****		3.81	3.81	6	6	93.49	93.49	25	19
SECTION 15	*****		4.41	4.41	16	16	89.08	89.08	9	3

* TOTAL SITE AREA FROM SURVEY = 220.90 AC
** INCLUDES 0.78 ACRES CAROTHERS ROAD R.O.W. DEDICATION
*** SECTION 11 IS THE SITE PLAN SUBMITTAL OF THE AMENITY CENTER - THIS ACREAGE IS INCLUDED IN SECTION 7
**** REVISED ACREAGE PER ACQUISITION OF +/- 5.35 ACRES AND THE REMOVAL OF +/- 7.35 ACRES TO NC ZONING
***** SECTION 13 - +/- 7.35 ACRES REZONED TO NEIGHBORHOOD COMMERCIAL (NC)

SEE SHEET C-0.4 "REVISED PUD BOUNDARY" FOR REVISED DEVELOPMENT PROPERTY, BOUNDARY CALLS, AND LEGAL DESCRIPTION

LEGEND

SECTIONS WITH SITE PLAN APPROVAL

REVISED LOCKWOOD GLEN PUD AREA

SURVEY PROVIDED BY:

WILLIAM M. KEEL
FISHER & ARNOLD, INC.
1420 DONELSON PIKE, SUITE A12
NASHVILLE, TN 37217
mkeel@fisherandarnold.com
(615) 383-6300

APPLICANT:

JOHN HAAS
EDGE PLANNING, LANDSCAPE
ARCHITECTURE & GRAPHIC DESIGN
210 12TH AVENUE SOUTH, SUITE 202
NASHVILLE, TN 37203
jhaas@edgepl.com
(615) 250-8154

DEVELOPER:

KHRS PASCARELLA
SOUTH CAROTHERS PARTNERS, LLC
205 POWELL PLACE
BRENTWOOD, TN 37027
kpascarell@southcarotherspartners.com
(615) 312-8242

EDGE

210 Twelfth Avenue South
Suite 202
Nashville, Tennessee 37203
P 615-250-8154 F 615-250-8155

ENERGY LAND & INFRASTRUCTURE

1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE: 615-383-6300 • WWW.ELLAC.COM
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • ENVIRONMENTAL

CONSULTANTS

SEAL

PROJECT TITLE

LOCKWOOD GLEN PUD SUBDIVISION
DEVELOPMENT PLAN REVISION #1

CLIENT

CRESCENT
LOCKWOOD LLC.
FRANKLIN, TN.

C.O.F. #6120
FRANKLIN, TN

PROJECT NO. 6120

Date 04/11/16

Revisions

05/05/16 COF COMMENTS

Sheet Title

WORKING
CONCEPT PLAN

Sheet Number

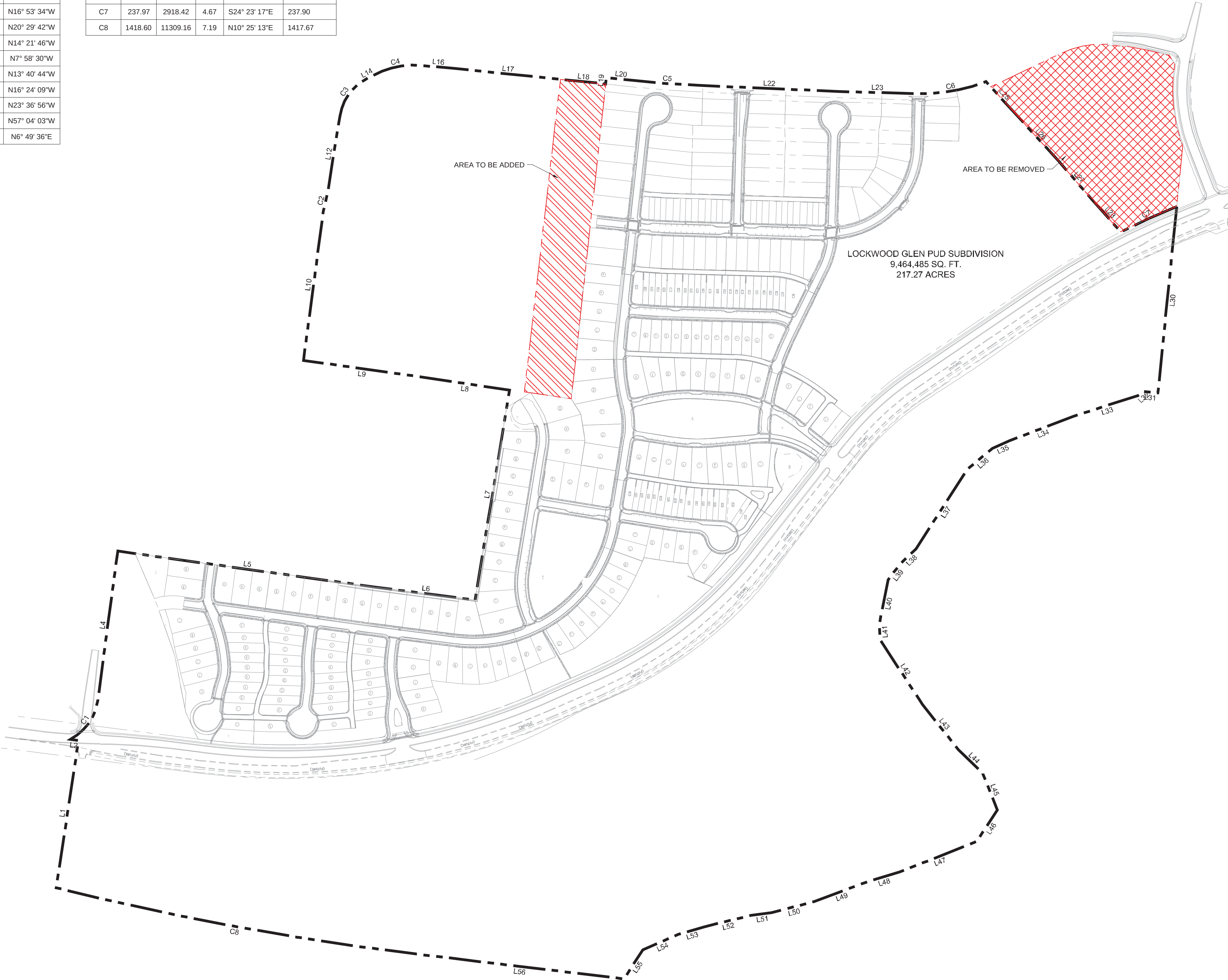
C 0.2

Parcel Line Table		
Line #	Length	Direction
L1	577.00	S81° 25' 13"E
L2	31.70	N7° 13' 56"E
L4	582.26	S82° 20' 54"E
L5	1007.65	S7° 57' 01"W
L6	387.69	S7° 26' 55"W
L7	824.24	S80° 41' 16"E
L8	343.04	N8° 26' 26"E
L9	462.57	N8° 01' 21"E
L10	586.85	S82° 24' 09"E
L12	304.54	S80° 56' 29"E
L14	33.26	S28° 37' 07"E
L16	132.33	S5° 13' 31"W
L17	409.91	S5° 50' 37"W
L18	176.27	S5° 50' 37"W
L19	24.60	S83° 46' 25"E
L20	110.27	S6° 04' 28"W
L22	542.39	S2° 27' 07"W

Parcel Line Table		
Line #	Length	Direction
L23	295.29	S1° 41' 23"W
L25	169.35	S47° 37' 03"W
L26	249.50	S47° 37' 03"W
L27	196.32	S49° 03' 53"W
L28	166.16	S48° 22' 44"W
L30	725.93	N84° 15' 00"W
L31	59.34	N5° 38' 57"E
L32	23.93	N40° 39' 23"W
L33	262.02	N17° 52' 55"W
L34	265.99	N20° 52' 26"W
L35	71.18	N24° 21' 08"W
L36	128.68	N39° 51' 01"W
L37	364.80	N57° 12' 14"W
L38	85.11	N43° 47' 46"W
L39	76.98	N52° 31' 09"W
L40	178.83	N78° 58' 32"W
L41	55.76	S86° 16' 14"W

Parcel Line Table		
Line #	Length	Direction
L42	301.01	S56° 53' 55"W
L43	222.92	S51° 26' 40"W
L44	132.82	S44° 27' 33"W
L45	150.64	S68° 36' 30"W
L46	145.06	N57° 18' 02"W
L47	322.19	N21° 35' 43"W
L48	134.89	N16° 53' 34"W
L49	215.41	N20° 29' 42"W
L50	168.55	N14° 21' 46"W
L51	81.95	N7° 58' 30"W
L52	188.71	N13° 40' 44"W
L53	101.14	N16° 24' 09"W
L54	150.61	N23° 36' 56"W
L55	133.54	N57° 04' 03"W
L56	808.40	N6° 49' 36"E

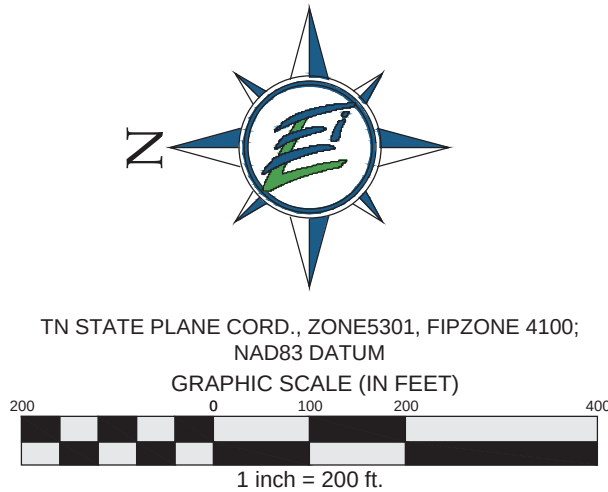
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	192.68	202.54	54.51	S55° 05' 41"E	185.50
C2	66.85	432.00	8.87	S76° 30' 31"E	66.78
C3	178.08	195.00	52.32	S54° 46' 48"E	171.95
C4	191.97	325.00	33.84	S11° 41' 48"E	189.19
C5	249.92	3953.11	3.62	S4° 15' 48"W	249.88
C6	278.91	700.00	22.83	S9° 43' 29"E	277.06
C7	237.97	2918.42	4.67	S24° 23' 17"E	237.90
C8	1418.60	11309.16	7.19	N10° 25' 13"E	1417.67



Property Description

Land situated in the 9th Civil District and the 14th Civil District of Williamson County, Tennessee, being a portion of the properties conveyed to Lockwood Family LP by Doris R. Lockwood, of record in Deed Book 1777, Page 729, and Deed Book 1777, Page 751, and a portion of the property conveyed to Lockwood Construction Company by Anthony B. Jamison, of record in Deed Book 656, Page 650, in the Register's Office of Williamson County, Tennessee (R.O.W.C., TN.), and being more particularly described as follows:

Beginning at a concrete Right of Way monument in the easterly margin of Interstate 65, being the northeast corner of the Crescent Lockwood, LLC, property of record in Book 6362, Page 691, R.O.W.C., thence leaving said Interstate 65 margin, S 81°25'13" E, for a distance of 577.00' to an iron rod (old), thence, N 07°13'56" E, for a distance of 31.70' to an iron rod in the southwest margin of Cuthers Road; thence, with a curve to the left, with an arc length of 192.68', a radius of 202.54', with a chord bearing of S 55°05'41" E, and a chord length of 185.50' to an iron rod (old), thence, S 82°20'54" E, for a distance of 582.26' to an iron rod (old), thence, leaving said margin, along the west property line of Alligood, Deed Book 1262, Page 845 (R.O.W.C., TN.) S 07°57'01" W, for a distance of 1007.65' to an iron rod (old), thence, S 07°26'55" W, for a distance of 387.69' to an iron rod (old), thence, along the south property lines of above mentioned Alligood, and Davis property of record in Deed Book 435, Page 126 (R.O.W.C., TN.) S 80°41'16" E, for a distance of 824.24' to an iron rod (old), thence, along east property line of said Davis property, N 08°26'26" E, for a distance of 343.04' to an iron rod (old), thence, along east property line of the Strawn property of record in Deed Book 452, Page 184 (R.O.W.C., TN.) N 08°01'21" E, for a distance of 462.57' to an iron rod (old) in the center of an old road bed, thence, along said center of old road, S 82°24'09" E, for a distance of 586.85' to an iron rod (old) on the southerly margin of Cuthers Road, thence, along said margin for the next seven (7) calls, with a curve to the left, with an arc length of 66.85', with a radius of 432.00', with a chord bearing of S 76°30'31" E, and chord length of 66.78' to an iron rod (old), thence, S 80°56'29" E, for a distance of 304.54' to an iron rod (old), thence, with a curve to the right, with an arc length of 178.08', a radius of 195.00', with a chord bearing of S 54°46'48" E, and chord length of 171.95' to an iron rod (old), thence, S 20°37'07" E, for a distance of 33.26' to an iron rod (old), thence, with a curve to the right, with an arc length of 191.97', a radius of 325.00', with a chord bearing of S 11°41'48" E, and chord length of 189.19', thence, S 03°13'31" W, for a distance of 132.33', thence, S 05°50'37" W, passing an iron rod (old) at a distance of 409.91' for a total distance of 266.18' to an iron rod (old), thence, S 05°50'37" W, for a distance of 409.91' to an iron rod (old), thence, S 33°46'25" E, for a distance of 24.60' to a point in the centerline of said Cuthers Road; thence, along said centerline for the next six (6) calls, S 06°04'28" W, for a distance of 110.27' to a point, thence, with a curve to the left, with an arc length of 249.92', a radius of 3953.11', a chord bearing of S 04°15'48" W, and chord length of 249.88' to a point, thence, S 02°27'07" W, for a distance of 542.39' to a point, thence, S 01°41'23" W, for a distance of 295.29' to a point, thence, with a curve to the left with an arc length of 278.90', with a radius of 700.00', with a chord bearing of S 09°43'29" E, and chord length of 277.06' to a point, thence, leaving said centerline, S 47°57'03" W, passing an iron rod (old) at 125.09', an iron rod (old), at additional 249.50', for a total distance of 418.85', thence, S 49°03'53" W, for a distance of 196.32' to an iron rod (old), thence, S 46°22'44" W, passing an iron rod (old) at a distance of 93.57', for a total distance of 166.16' to an iron rod (old), thence, with a curve to the right, with an arc length of 237.93', a radius of 2,918.42', with a chord bearing of S 24°23'17" E, and chord length of 237.97' to an iron rod (old), thence, N 84°19'01" W, for a distance of 725.93' to a point in the center of the Harpeth River, passing a witness rod at top of bank at a distance of 665.34', thence, along said centerline of river for the next twenty-five (25) calls, N 05°38'57" E, a distance of 39.34' to a point, thence, N 40°39'23" W, for a distance of 23.93' to a point, thence, N 17°52'55" W, for a distance of 262.02' to a point, thence, N 20°52'26" W, for a distance of 265.99' to a point, thence, N 24°21'08" W, for a distance of 71.18' to a point, thence, N 39°51'01" W, for a distance of 128.68' to a point, thence, N 57°12'14" W, for a distance of 364.80' to a point, thence, N 43°47'46" W, for a distance of 85.11' to a point, thence, N 52°31'09" W, for a point, thence, N 78°58'32" W, for a distance of 178.83' to a point, thence, S 86°16'14" W, for a distance of 55.76' to a point, thence, S 56°53'55" W, for a distance of 301.01' to a point, thence, S 51°26'40" W, for a distance of 222.92' to a point, thence, S 44°27'33" W, for a distance of 132.82' to a point, thence, S 68°36'30" W, for a distance of 150.64' to a point, thence, N 57°18'02" W, for a distance of 145.06' to a point, thence, N 21°35'43" W, for a distance of 322.19' to a point, thence, N 16°53'34" W, for a distance of 134.89' to a point, thence, N 20°29'42" W, for a distance of 215.41' to a point, thence, N 14°21'46" W, for a distance of 168.55' to a point, thence, N 07°58'30" W, for a distance of 61.95' to a point, thence, N 15°40'44" W, for a distance of 188.71' to a point, thence, N 16°24'09" W, for a distance of 101.14' to a point, thence, N 22°36'56" W, for a distance of 150.61' to a point, thence, N 57°04'03" W, for a distance of 133.54' to a point, thence, along above mentioned east margin of Interstate 65, N 06°49'36" E, passing a witness rod (old) at a distance of 200.00', for a total distance of 308.40' to an iron rod (old), thence, with a curve to the right, with an arc length of 1418.60', a radius of 11309.16', with a chord bearing of N 10°25'13" E, and chord length of 1417.67' to the **Point of Beginning**. Containing 9,464,484.9 Sq. Ft. or 217.27 Acres. According to a survey made by Fisher Arnold, dated June, 2009.

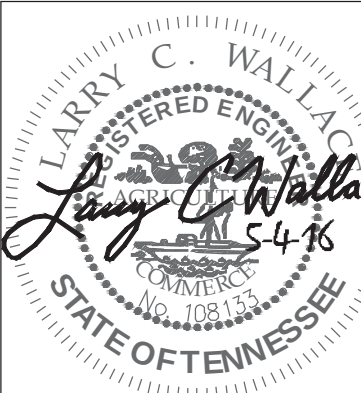


EDGE
PLANNING, LANDSCAPE ARCHITECTURE, URBAN DESIGN
210 Twelfth Avenue South
Suite 202
Nashville, Tennessee 37203
P 615-250-8154
F 615-250-8155

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

LOCKWOOD GLEN PUD SUBDIVISION
DEVELOPMENT PLAN
REVISION #1
CITY OF FRANKLIN PROJECT NO. 6120
FRANKLIN, TENNESSEE

Rev.	Date	Per City of Franklin Comments	Revision Description
1	5/4/16		



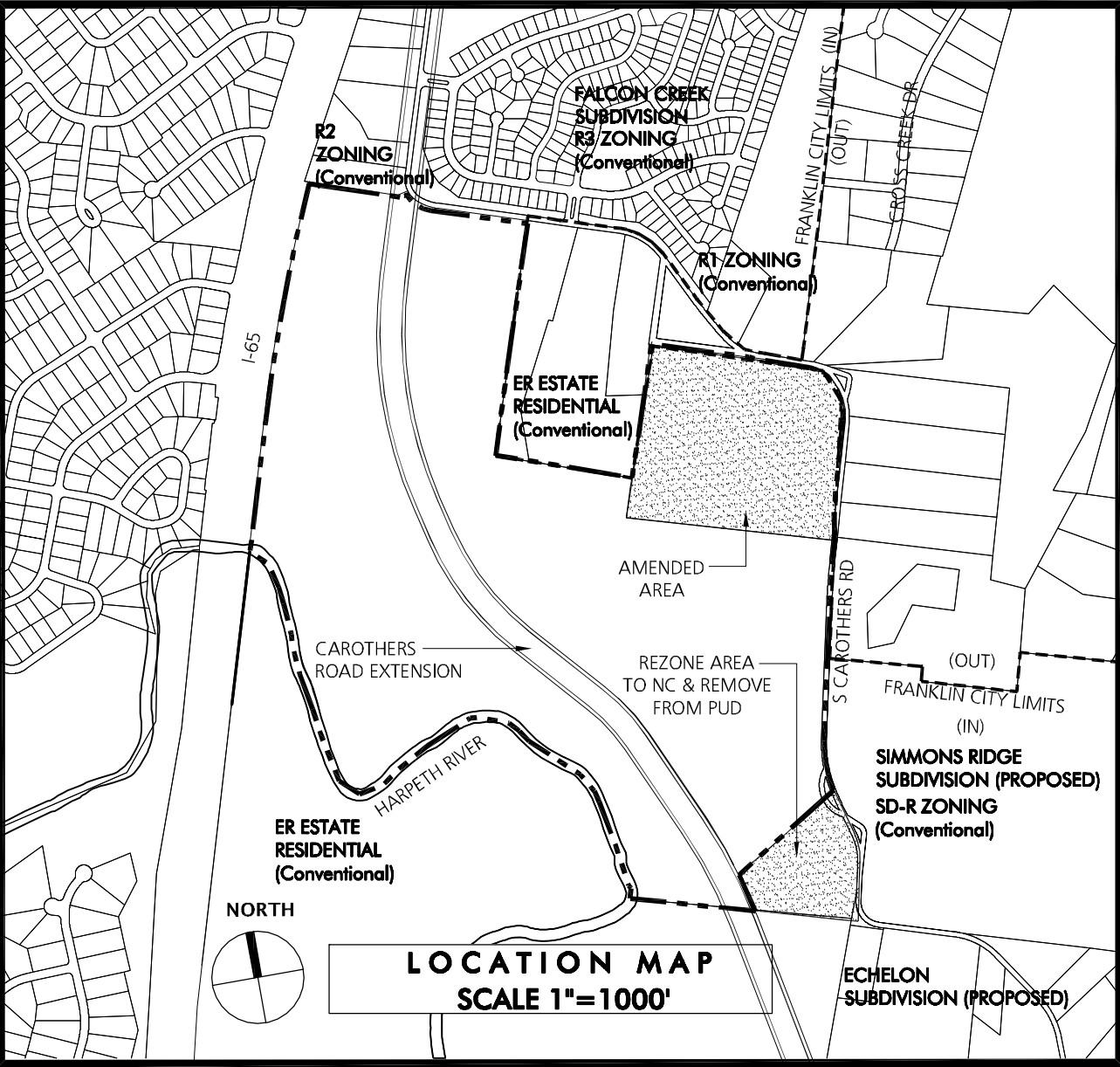
Issue Date:	11 April 2016
ELI Project No:	14-11-1102.4
Drafted By:	RDW
Checked By:	LCW

Sheet Title:

**REVISED
BOUNDARY
DESCRIPTION**

Sheet No.
C 0.4

Lot #	Sq. Ft.	Acres
1	9326.35	0.21
2	9304.81	0.21
3	9313.83	0.21
4	9322.85	0.21
5	9331.87	0.21
6	9340.89	0.21
7	10118.94	0.23
8	9124.33	0.21
9	9045.00	0.21
10	9045.00	0.21
11	9045.00	0.21
12	9045.00	0.21
13	9045.00	0.21
14	9061.19	0.21
15	7006.03	0.16
16	6500.00	0.15
17	6500.00	0.15
18	6500.00	0.15
19	6984.08	0.16
20	7864.03	0.18
21	7864.03	0.18
22	6838.17	0.16
23	13390.81	0.31
24	15775.25	0.36
25	15625.90	0.36
26	7172.24	0.16
27	6500.00	0.15
28	6500.00	0.15
29	7405.32	0.17
30	9269.13	0.21
31	7834.27	0.18
32	9222.76	0.21
33	9351.33	0.21
34	11874.61	0.27
35	9287.89	0.21
36	8465.74	0.19
37	16946.98	0.39
38	12683.90	0.29
39	12186.46	0.28
40	17831.47	0.41
41	9032.68	0.21
42	6500.01	0.15
43	7112.24	0.16
44	10043.59	0.23
45	9380.02	0.22
46	9380.02	0.22
47	9380.02	0.22
48	11000.61	0.25
49	20344.80	0.47
50	16200.41	0.37
51	16200.70	0.37
52	18539.90	0.43
53	21676.84	0.50
54	40282.15	0.92
55	23433.76	0.54
56	10351.30	0.24
57	9414.12	0.22
58	9384.13	0.22
59	9375.90	0.22
60	9349.71	0.21
61	9385.57	0.22
62	10008.99	0.23
63	9393.01	0.22
64	9380.00	0.22
65	9380.00	0.22
66	9380.00	0.22
67	9380.00	0.22
68	13188.46	0.30
69	11273.19	0.26
70	10486.01	0.24
71	13124.37	0.30
72	10745.25	0.25
73	9380.54	0.22
74	14322.65	0.33
75	12303.29	0.28
76	10863.66	0.25
77	9380.00	0.22
78	9392.43	0.22
79	14661.55	0.34

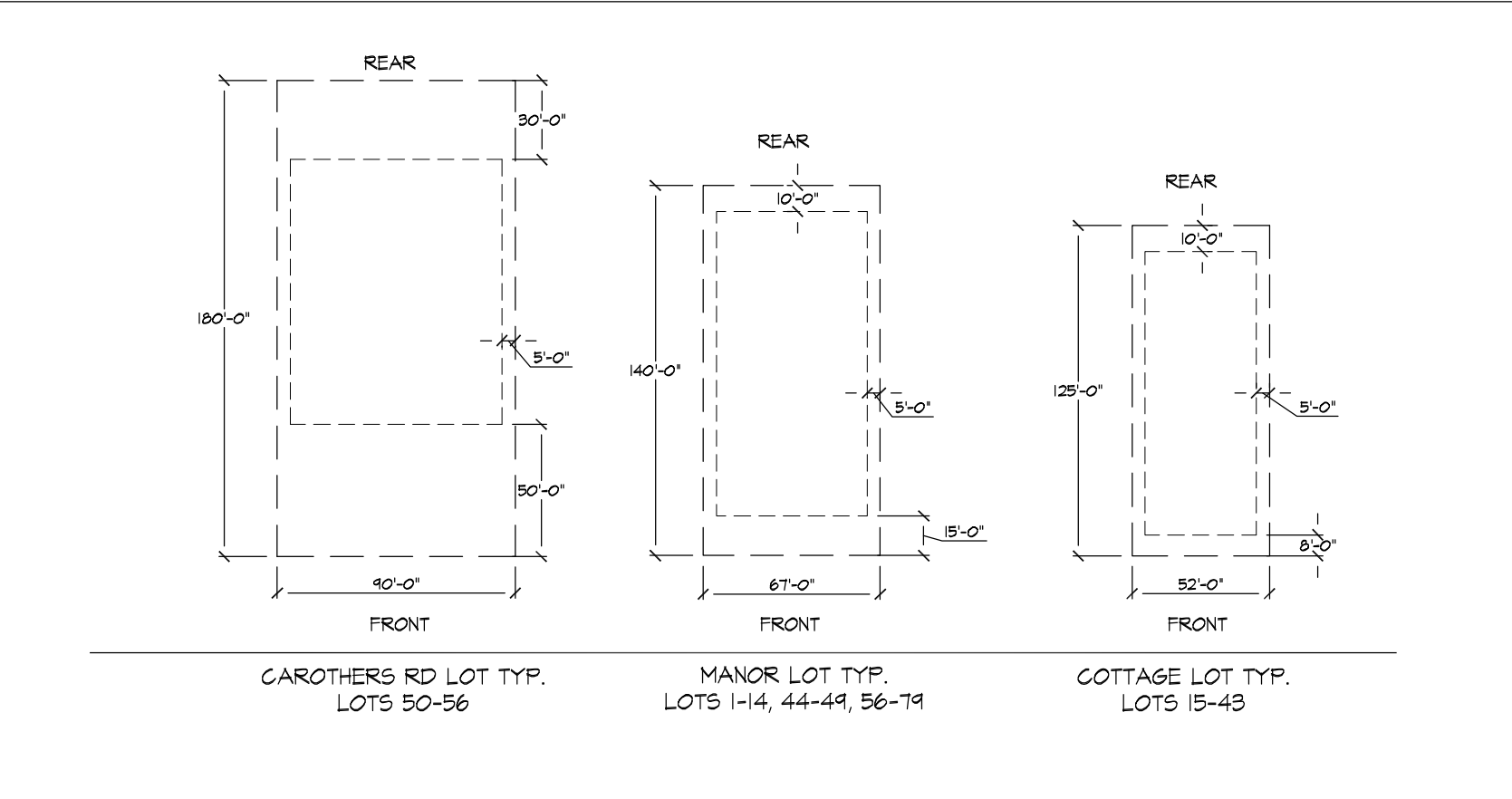


SUBDIVISION/DEVELOPMENT	LOCKWOOD GLEN PUD SUBDIVISION - REVISION #1
EXISTING ZONING/ CHARACTER AREA OVERLAY	SD-R - McEWEN AREA 6
OTHER APPLICABLE OVERLAYS	FLOODWAY FRINGE OVERLAY (FFO) FLOODWAY OVERLAY DISTRICT (FWO)
DEVELOPMENT STANDARD	CONVENTIONAL
(MINERAL RIGHTS FOR THIS PROPERTY ARE HELD BY OWNER OF RECORD.)	
ACREAGE OF SITE (PER THIS SECTION ONLY)	+/- 32.93 ACRES
*EXISTING TREE CANOPY (PER THIS SECTION ONLY)	+/- 9.48 ACRES (29% OF SITE)
*NOTE: THIS SECTION IS NOT SUBJECT TO TREE CANOPY REQUIREMENTS	
TOTAL UNITS SHOWN (THIS SECTION ONLY)	79

TYPICAL ARCHITECTURAL STANDARDS:
PROPOSED HEIGHT OF BUILDINGS: 1-3 STORIES
PROPOSED SQUARE FOOTAGE OF BUILDINGS: +/- 1,100 - +/- 4,500 SF.
(SEE SHEET A-1.00 FOR ARCHITECTURAL ELEVATIONS)

GENERAL LIGHTING STANDARDS
THIS SECTION WILL IMPLEMENT THE APPROVED LIGHTING FIXTURES
AS CURRENTLY FOUND THROUGHOUT THE DEVELOPMENT.

SPECIMEN TREES
SEE EXISTING CONDITIONS PLAN (C-1.0) FOR SPECIMEN TREE CHART

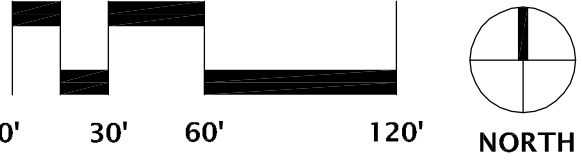


ENGINEERING PROVIDED BY:
MICHAEL RAY
ENERGY LAND &
INFRASTRUCTURE, LLC
1420 DONELSON PKE, STE A-12
NASHVILLE, TN 37217
(615) 360-8440
michael.ray@eli-llc.com

APPLICANT:
JOHN HAAS
EDGE
210 12TH AVE. SOUTH
SUITE 202
NASHVILLE, TN 37203
(615) 250-8154
jhaas@edgela.com

DEVELOPER:
KHRS PASCARELLA
CRESCENT LOCKWOOD, LLC
205 POWELL AVENUE
BRENTWOOD, TN 37027
(615) 312-8242
kpascarella@pearlstreetpartners.com

- NOTES:
1. DEVELOPER TO RETAIN ALL MINERAL RIGHTS.
 2. STRUCTURES CURRENTLY EXIST ON SITE - SEE PLAN
 3. THERE ARE NO HISTORIC STRUCTURES WITHIN 500' OF THE SITE



EDGE

210 Twelfth Avenue South
Suite 202
Nashville, Tennessee 37203
P 615-250-8154 F 615-250-8155

ENERGY LAND & INFRASTRUCTURE

1420 DONELSON PKE, SUITE A-12 • NASHVILLE, TN 37217
OFFICE: 615-360-8440 • WWW.ELI-LLC.COM
ENGINEERING • SURVEYING • INFRASTRUCTURE • ENVIRONMENTAL

CONSULTANTS

SEAL

PROJECT TITLE

LOCKWOOD GLEN PUD SUBDIVISION
DEVELOPMENT PLAN REVISION #1

C.O.F. #6120
FRANKLIN, TN

CLIENT

CRESCENT
LOCKWOOD LLC.
FRANKLIN, TN.

PROJECT NO. 6120
Date 04/11/16
Revisions
05/05/16 COF COMMENTS

Sheet Title

DEVELOPMENT
PLAN

Sheet Number

C 2.0

Grading & Drainage General Notes

1. Grading Permit is required for any project disturbing more than 10,000 sf, adding more than 5,000 sf of impervious surface or for any site grading requiring stockpiling of material.
2. The Developer shall provide the necessary labor and supervision required to support field testing by the independent testing firm and inspections by City officials at no cost to the City. Test reports of field testing if applicable shall be submitted directly to the Street Department. Defects disclosed by tests shall be rectified.
3. An authorized representative of the City shall make a final inspection of the project after completion to determine acceptability of the work and for release of performance bonds if required. Before this final inspection can be made, the Engineer responsible for the project shall certify in writing to the City Engineer that the work has been completed in accordance with approved plans and specifications.
4. Drainage facilities including, but not limited to, culverts, detention basins and ditches, as well as the roadway sub-grade, base stone and binder & surface coarse shall be inspected, tested and given approval at each stage of installation prior to proceeding to the next stage of construction. Final construction inspection for approval and acceptance of streets and drainage systems will not be granted until all work has been completed in accordance with the approved plans.
5. Locating and coordination for the relocation of existing utilities is the responsibility of the contractor. Tennessee's One-Call and the City of Franklin utility location service shall be utilized in addition to coordination with local utility owners. The contractor shall at all times protect existing utilities and will be responsible for costs due to damage caused to any utility lines.

POST-DEV STORMWATER NARRATIVE

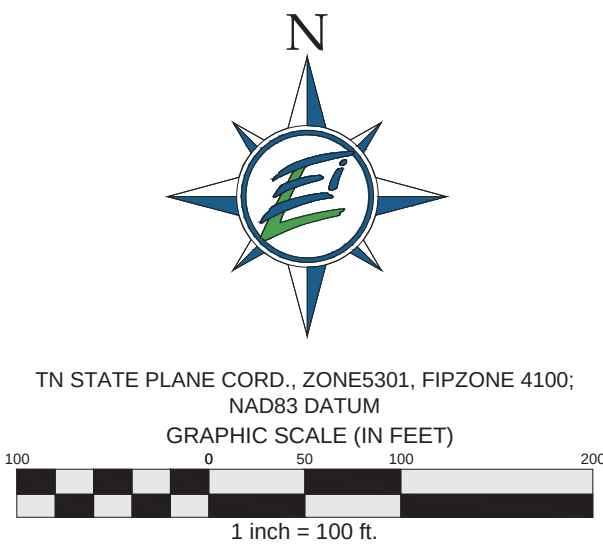
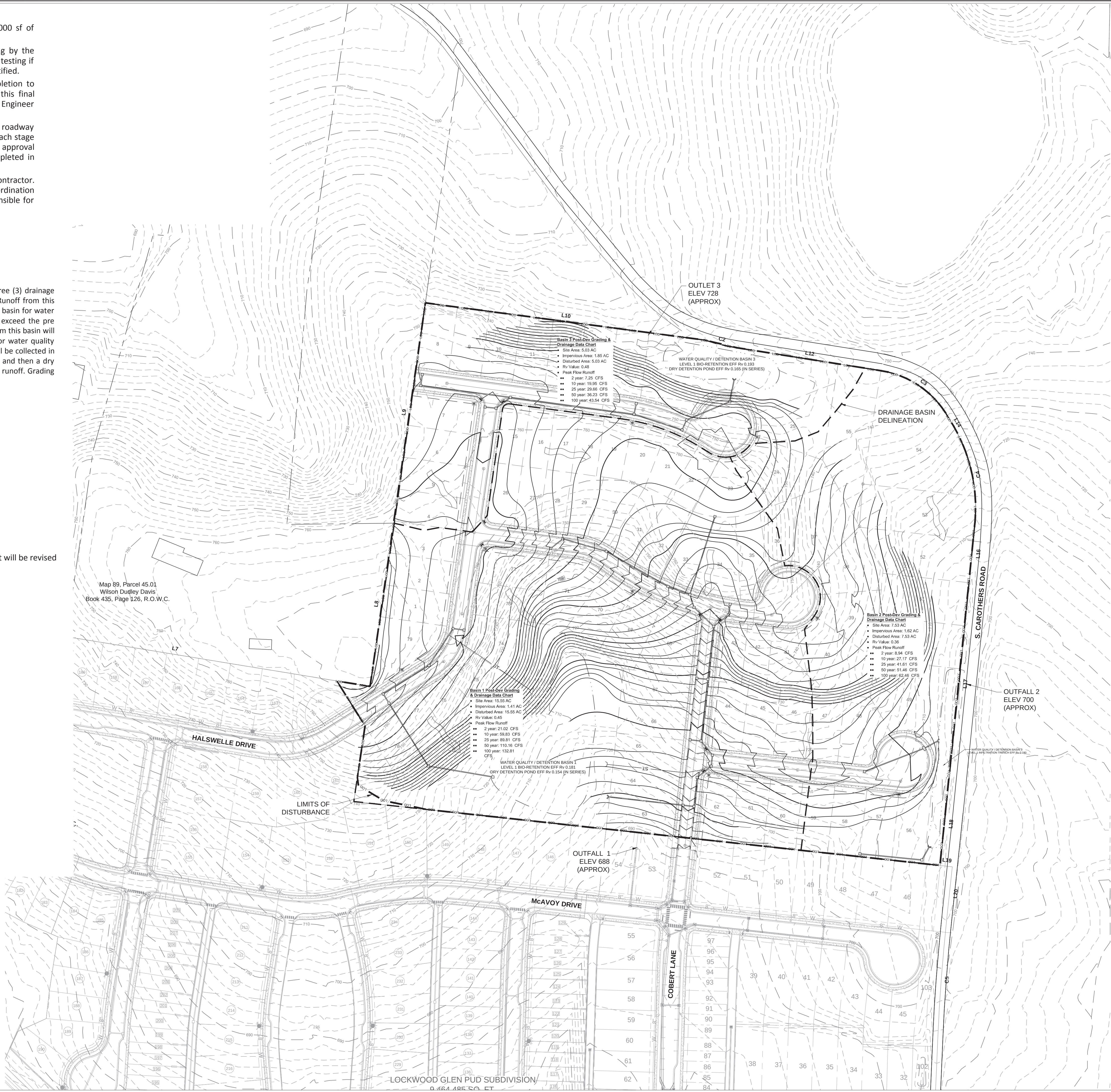
Section 12 of the Lockwood Glen PUD Subdivision is approximately 28 acres. The site has been divided into three (3) drainage basins. Basin 1 drains southwardly to an existing 24" pipe constructed as part of Section 3 of Lockwood Glen. Runoff from this basin will be collected in grass swales and a subsurface drainage network and conveyed to a level 1 bio-retention basin for water quality treatment. Basin 2 drains toward the east to an existing elliptical CMP under Carothers Road. Runoff from this basin will be collected in grass swales and a subsurface drainage network and conveyed to a level 1 infiltration trench for water quality treatment. Basin 3 drains to the roadside ditch along the south side of Carothers Road. Runoff from this basin will be collected in grass swales and a subsurface drainage network and conveyed to a level 1 bio-retetnion basin for water quality and then a dry detention pond to ensure tat the pose development runoff leaving the site does not exceed the pre development runoff. Grading & Drainage Data Charts have been prepared and are shown for each basin.

POST-DEV STORMWATER IMPACTS

The post development runoff rate leaving this site will not exceed the pre-development runoff rate.

Hydrologic Determination / Delineation

Hydrologic determinations and delineations will be completed prior to site plan submittal. The layout will be revised and appropriate buffers will be added as necessary.



EDGE

PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
210 Twelfth Avenue South
Suite 202
Nashville, Tennessee 37203
P 615-250-8154
F 615-250-8155

ENERGY LAND & INFRASTRUCTURE

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

ELI

© 2004 ENERGY LAND & INFRASTRUCTURE, LLC. ALL RIGHTS RESERVED

LOCKWOOD GLEN PUD SUBDIVISION

DEVELOPMENT PLAN

REVISION #1

CITY OF FRANKLIN PROJECT NO. 6120

FRANKLIN, TENNESSEE

Rev.	Date	Per City of Franklin Comments	Revision Description
1	5/4/16		

Issue Date:	11 April 2016
ELI Project No:	14-11-1102.4
Drafted By:	RDP
Checked By:	LCW

Sheet Title:
**OVERALL
GRADING
&
DRAINAGE
PLAN**

Sheet No.
C 3.0

Grading & Drainage General Notes

1. Grading Permit is required for any project disturbing more than 10,000 sf, adding more than 5,000 sf of impervious surface or for any site grading requiring stockpiling of material.
2. The Developer shall provide the necessary labor and supervision required to support field testing by the independent testing firm and inspections by City officials at no cost to the City. Test reports of field testing if applicable shall be submitted directly to the Street Department. Defects disclosed by tests shall be rectified.
3. An authorized representative of the City shall make a final inspection of the project after completion to determine acceptability of the work and for release of performance bonds if required. Before this final inspection can be made, the Engineer responsible for the project shall certify in writing to the City Engineer that the work has been completed in accordance with approved plans and specifications.
4. Drainage facilities including, but not limited to, culverts, detention basins and ditches, as well as the roadway sub-grade, base stone and binder & surface coarse shall be inspected, tested and given approval at each stage of installation prior to proceeding to the next stage of construction. Final construction inspection for approval and acceptance of streets and drainage systems will not be granted until all work has been completed in accordance with the approved plans.
5. Locating and coordination for the relocation of existing utilities is the responsibility of the contractor. Tennessee's One-Call and the City of Franklin utility location service shall be utilized in addition to coordination with local utility owners. The contractor shall at all times protect existing utilities and will be responsible for costs due to damage caused to any utility lines.

Lockwood Glen Section 12 R.O.W. & Access Data Chart

Daily Trip Generation: N/A

Peak Hour Trip Generation: N/A

Traffic Impact Study Required: no

Circulation Plan Required: no

Design Parameters

Franklin Transportation Street Technical Standards Edition: 2014

Design Vehicle: Passenger Cars, Single-Unit Trucks (SU-30) and Conventional School Busses using one lane ;

Combination trucks (WB-50) using full with

Design Speed / Posted Speed: 20 mph

Stopping Sight Distance: 115 ft

Intersection/Driveway Sight Distance: 125

Horizontal Alignment

Min. Centerline Radius: 70 ft

Min. Tangent Between Curves/Intersections: 0

Min. Centerline Arc Length:

Vertical Alignment

Min. / Max. Centerline Grade: 1% Min. / 10% Max.

Max. Approach Centerline Grade: 5% Max.

Crest / Sag Curve K-Value: 7 / 17

Access Management

Min. Distance Between Intersection: 200'

Min. Distance Between high volume/alleys & Intersections: 150 ft

Min. Distance Between driveway & Intersections: 50 ft

Driveway Width (two-way): 10-20

Driveway Approach Street Configuration: Radius Return

Roadway Network Narrative

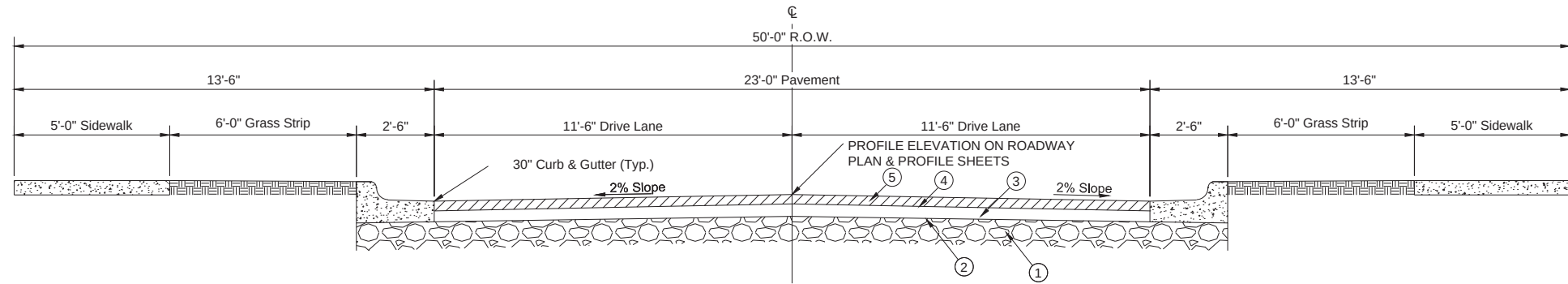
Residents will enter and leave the site via the existing road network in Lockwood Glen to on of the two connections to Carothers Road or one of the two connections to Carothers Parkway.

Roadway Impact Statement

The traffic generated by this section would be consistent with the typical traffic generated by 79* single family detached residential homes.

Refuse Collection & Service Areas

Rollaway bins will be utilized for refuse collection



50' TYPICAL CROSS SECTION

N.T.S.

- ① 8" MINERAL AGGREGATE BASE (TYPE "A", GRADING "D")
- ② PRIME COAT (8-12 LBS/SQ YD)
- ③ 3" BITUMINOUS BINDER (GRADING "B" MODIFIED)
- ④ TACK COAT 0.02 GAL/SQ YD
- ⑤ 1 1/2" A.C. WEARING SURFACE (GRADING "E")



Map 89, Parcel 45.01
Wilson Dudley Davis
Book 435, Page 126, R.O.W.C.

25' R.O.W. DEDICATION
FROM E OF S. CAROTHERS
ROAD



TN STATE PLANE CORD., ZONES301, FIPZONE 4100;

NAD83 DATUM

GRAPHIC SCALE (IN FEET)

1 inch = 100 ft.

EDGE

PLANNING, LANDSCAPE ARCHITECTURE, URBAN DESIGN
210 Twelfth Avenue South
Suite 202
Nashville, Tennessee 37203
P. 615-250-8154
F. 615-250-8155

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

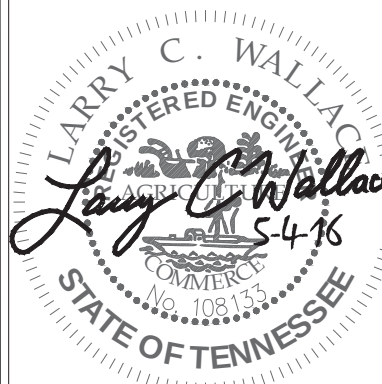


LOCKWOOD GLEN PUD SUBDIVISION

DEVELOPMENT PLAN
REVISION #1

CITY OF FRANKLIN PROJECT NO. 6120
FRANKLIN, TENNESSEE

Rev.	Date	Per City of Franklin Comments	Revision Description
1	5/4/16		



Issue Date: 11 April 2016
ELI Project No: 14-11-1102.4
Drafted By: RDP
Checked By: LCW

Sheet Title:

OVERALL
ROW &
ACCESS
PLAN

Sheet No.

C 4.0

Water & Sewer General Notes

1. All persons who undertake the construction of water, sewer and/or reclaimed water lines located in, or affecting services provided by the City of Franklin shall comply with the requirements and regulations set forth in the "General Requirements & Technical Specifications, Water Management Department, City of Franklin, Tennessee" latest edition, along with any amendments, additions, or alteration that may thereafter be adopted by the board of mayor and aldermen by resolution.
2. Contractor shall obtain Water & Sewer Infrastructure Installation Permit prior to scheduling required Pre-Construction Site Meeting. Contractor shall complete the Pre- Construction Site Meeting prior to commencing with construction.
3. Contractor shall obtain and keep all of the following items on the jobsite at all times during construction:
 - a. Approved, Stamped and Signed Water and/or Sewer Plans
 - b. Water & Sewer Infrastructure Installation Permit, with all steps completed and signed by appropriate City employees.
 - c. Copy of approved availability request response letter.
 - d. A copy of all approved Cut Sheets.
4. Acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure shall become the responsibility of the City of Franklin, TN following approval from the City of Franklin Inspectors and acceptance by the Franklin Municipal Planning Commission. The Acceptance date shall be based on the day maintenance sureties are established by the Franklin Municipal Planning Commission.
5. Prior to the acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure the contractor shall be required to submit as-built drawings to the Planning and Sustainability Department.
6. All off-site work within the public right-of-way shall require an approved traffic control plan which complies with the MUTCD. No off-site excavation may be undertaken in any street, road, alley or right-of-way of any utility or temporary construction easement of the City of Franklin by any entity unless 72-hour notice has been given to the City of Franklin Traffic Operations Center. The contractor shall have an approved traffic control plan onsite during construction.
7. Any damages caused to existing utilities during construction shall, at his own expense, be replaced or repaired to original condition and quality, as approved by the owner and representative of the appropriate utility company, by the Contractor.

Water & Sewer Data Chart

Development Type: Single Family Residential
Unit Flow in GPD: 350 GPD
Number of Units: 79 (Single Family Residences)
Flow in GPD: 27,650 GPD

Utility Network Narrative

Existing utilities in the previous sections of Lockwood Glen will be extended to serve Section 12.

Utility Impact Statement

The anticipated demand for water and sewer is 27,650 GPD based on a 350 GPD unit flow and 79 single family homes. There are no reclaimed water lines in the vicinity.

Utility Providers

Electric

MTEMC
Gary Osburn
(615) 595-4677

Natural Gas

Atmos
(615) 771-8300

Sewer

City of Franklin Water & Sewer

Water

Milcrofton Utility District
Mike Jones
(615) 794-5947 ext 24



TN STATE PLANE CORD., ZONE5301, FIPZONE 4100;
NAD83 DATUM
GRAPHIC SCALE (IN FEET)
1 inch = 100 ft.

EDGE

PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN
210 Twelfth Avenue South
Suite 202
Nashville, Tennessee 37203
P 615-250-8154
F 615-250-8155

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL
© 2024 ENERGY LAND & INFRASTRUCTURE, LLC. ALL RIGHTS RESERVED

LOCKWOOD GLEN PUD SUBDIVISION
DEVELOPMENT PLAN
REVISION #1
CITY OF FRANKLIN PROJECT NO. 6120
FRANKLIN, TENNESSEE

Rev.	Date	Per City of Franklin Comments	Revision Description
1	5/4/16		



Issue Date: 11 April 2016
ELI Project No: 14-11-1102.4
Drafted By: RDP
Checked By: LCW

Sheet Title:

OVERALL
UTILITY
PLAN

Sheet No.

C 5.0

CONSULTANTS



PROJECT TITLE

LOCKWOOD GLEN PUD SUBDIVISION
DEVELOPMENT PLAN REVISION #1
C.O.F. #6120
FRANKLIN, TN

CLIENT

CRESCENT
LOCKWOOD LLC.
FRANKLIN, TN.

PROJECT NO. 6120
Date 04/11/16
Revisions
05/05/16 COF COMMENTS

Sheet Title

ARCHITECTURAL
ELEVATIONS

Sheet Number

A 1.00



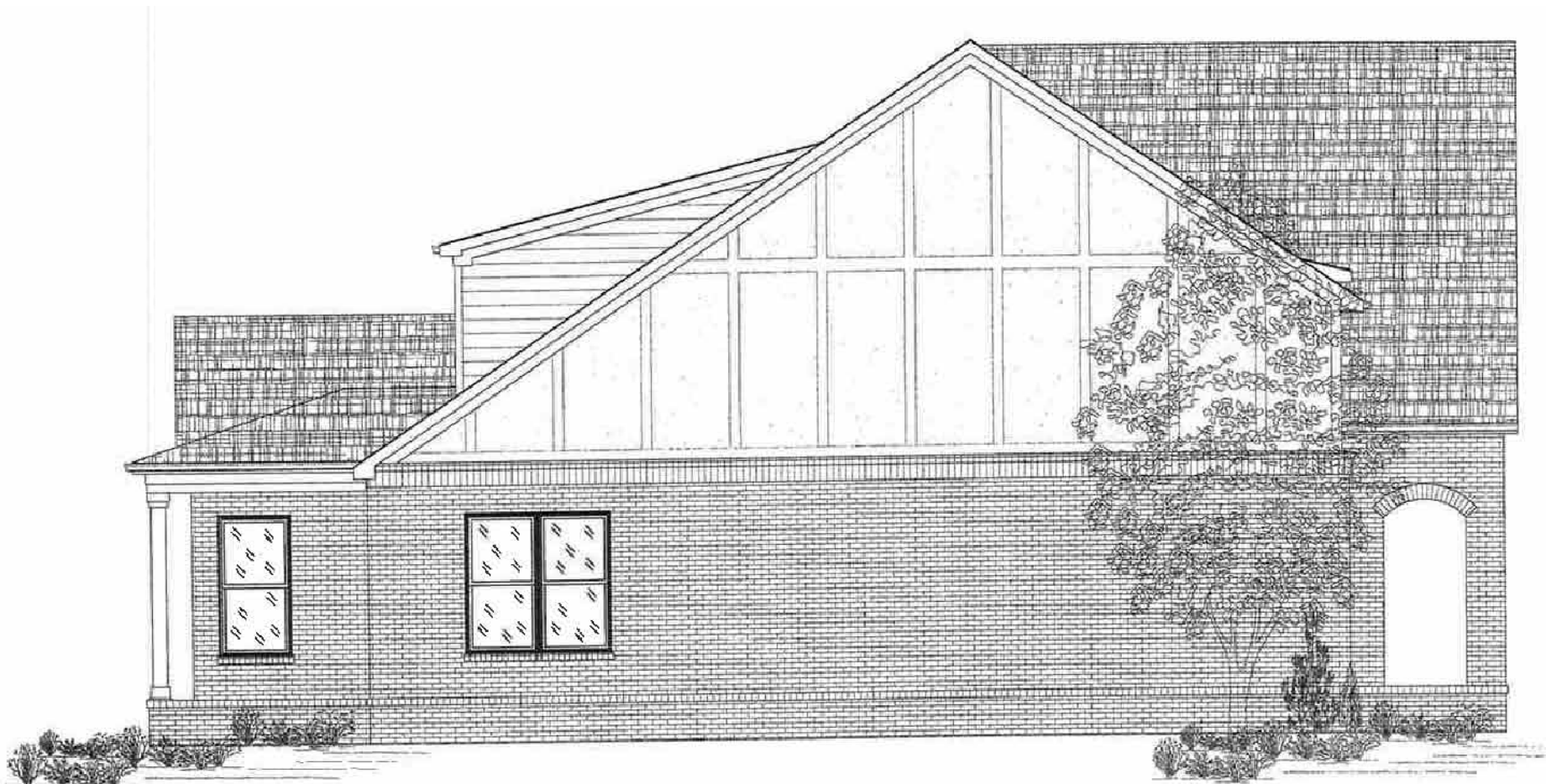
1 TYPICAL MANOR HOME ELEVATION
NTS



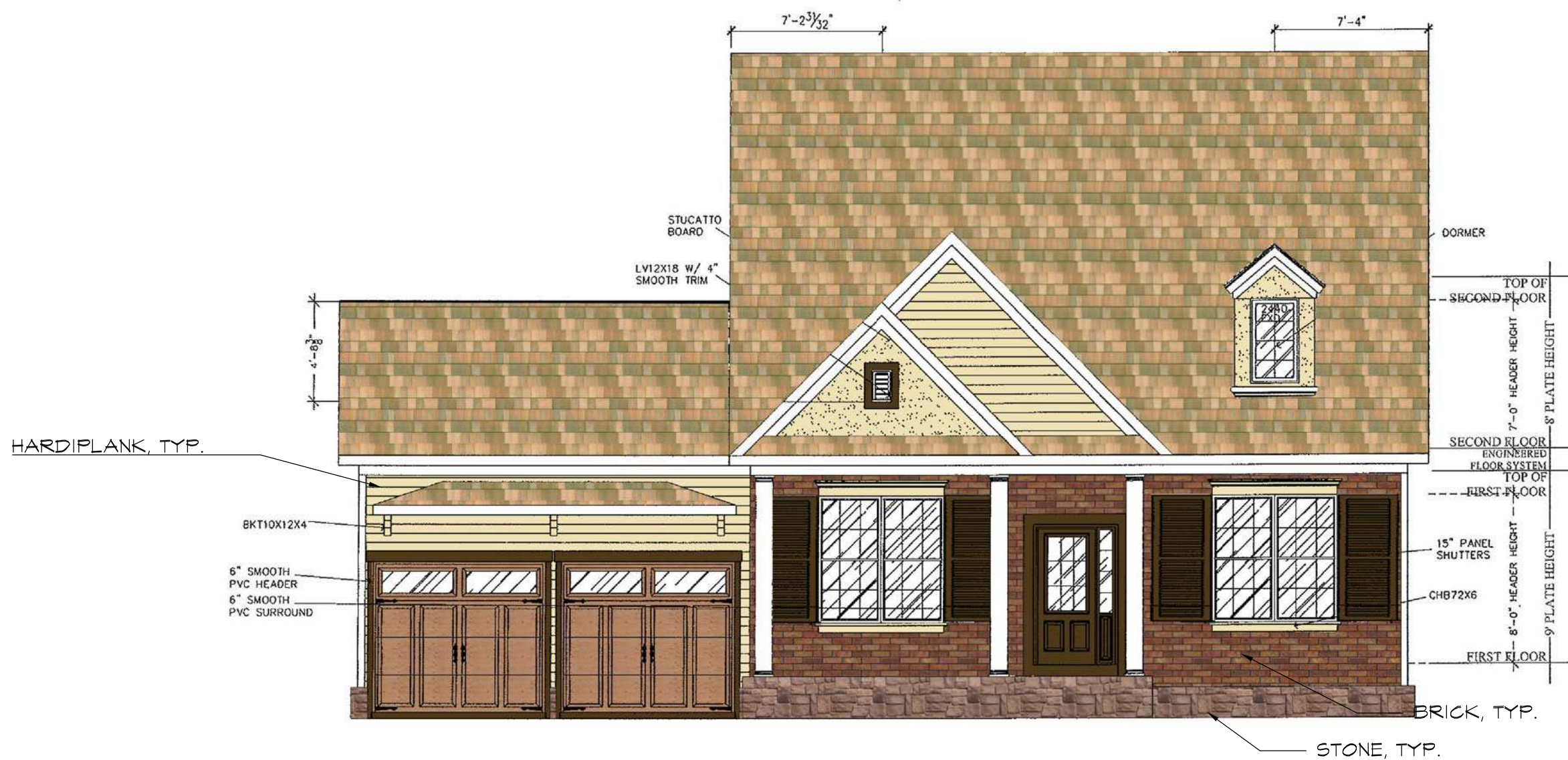
RIGHT SIDE ELEVATION, TYP.
(WITH SIDE FACING R.O.W.)



LEFT SIDE ELEVATION, TYP.



TYPICAL COTTAGE HOME STREET FACING ELEVATION



2 TYPICAL COTTAGE HOME ELEVATION
NTS

ARCHITECTURAL INTENT:
THE HOMES IN LOCKWOOD GLEN WILL BE OF AN EARLY 20TH CENTURY SOUTHERN VERNACULAR.

TYPICAL ARCHITECTURE NOTES:
1. THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION / CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE BUILDING AND NEIGHBORHOOD SERVICES DIRECTOR OR THE PLANNING COMMISSION.

2. THESE ELEVATIONS ARE A SAMPLING OF THE PROPOSED HOME ELEVATIONS. THE APPLICANT ANTICIPATES MULTIPLE VARIATIONS OF MATERIALS OF EACH ELEVATION PROVIDED. MATERIALS AND COLORS ARE SUBJECT TO FINAL APPROVAL BY THE CITY OF FRANKLIN.

3. FINISHED FLOOR ELEVATION (FFE) SHALL BE A MINIMUM 18" ABOVE FINISH GRADE PER CITY OF FRANKLIN REQUIREMENTS.

4. PER THE CITY OF FRANKLIN ARCHITECTURAL DESIGN STANDARDS, PRIMARY FACADE MATERIALS SHALL NOT CHANGE AT OUTSIDE CORNERS AND SHALL CONTINUE ALONG ANY SIDE FACADE VISIBLE FROM A STREET RIGHT-OF-WAY, HOWEVER, MATERIALS MAY CHANGE WHERE SIDE OR REAR WINGS MEET THE MAIN BODY OF THE DWELLING.

5. FRONT LOAD GARAGE DOORS SHALL ADHERE TO STANDARDS SET FORTH IN SECTION 5.3.5(2) OF THE FRANKLIN ZONING ORDINANCE.

6. GARAGES ON CORNER LOTS WITH SIDES VISIBLE FROM A STREET RIGHT-OF-WAY SHALL INCLUDE ARCHITECTURAL DETAILS AND WINDOWS THAT MIMIC THE FEATURES OF THE LIVING PORTION OF THE BUILDING THEY SERVE.

7. ALL ARCHITECTURAL STYLES CAN BE BUILT AS FRONT LOAD, SIDE LOAD OR REAR LOAD BUILDING ELEVATIONS.

8. WHERE CORNER LOTS EXIST, NO STREET FACING FACADE SHALL HAVE A BLANK WALL.

9. FRONT LOADED GARAGES SHALL BE SET BACK A MINIMUM OF 10' FROM THE FRONT FACADE OF THE HOME.

10. ALL EXPOSED FOUNDATION WALLS SHALL BE CLAD IN MASONRY MATERIAL.

TYPICAL ARCHITECTURAL STANDARDS:

PROPOSED HEIGHT OF BUILDINGS: 1-3 STORIES

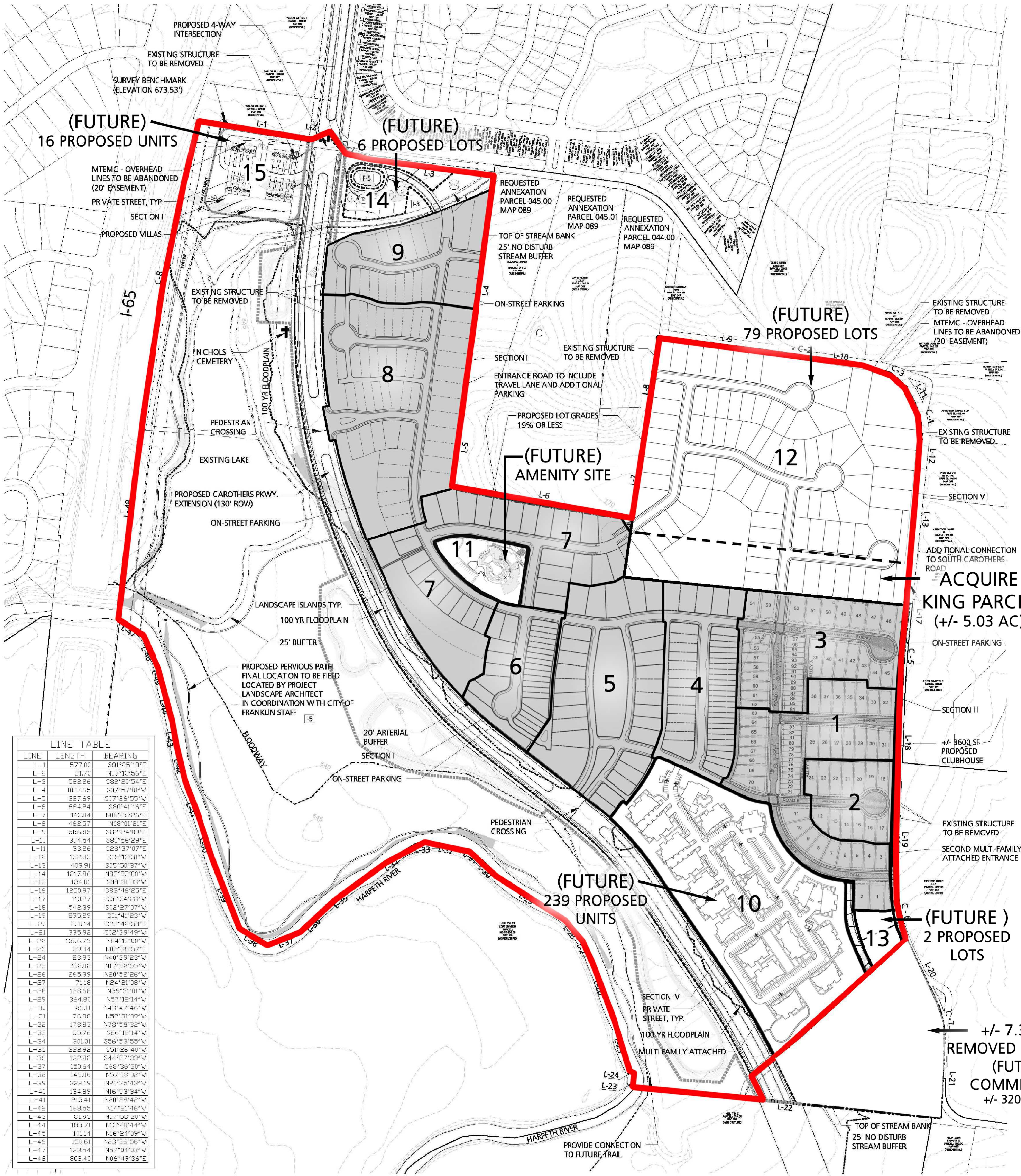
PROPOSED SQUARE FOOTAGE OF BUILDINGS: +/- 1,100 - +/- 4,500 SF.

EXTERIOR MATERIALS:

1. BRICK VENEER
2. STONE VENEER
3. SIDING VENEER
4. HARDIPLANK

****NOTE:**

I John D. Haas Jr., licensed Tennessee Landscape Architect #574 certify that the architectural elevations as depicted on sheet A 1.00 in the Lockwood Glen PUD subdivisions accurately reflect design intent. I am qualified to commit that the elevations have been designed to meet the requirements of the City of Franklin architectural design standards. The elevations depicted were not developed by me or anyone members of our firm and were provided by the builders who will be providing construction documents as required at the building permit stage.



LINE TABLE		
LINE	LENGTH	BEARING
L-1	577.00	S81°25'13"E
L-2	31.70	N07°13'56"E
L-3	582.26	S82°20'54"E
L-4	100.765	S07°57'01"W
L-5	387.65	S07°26'55"W
L-6	824.24	S80°41'16"E
L-7	343.84	N08°26'26"E
L-8	462.57	N08°01'21"E
L-9	586.85	S82°24'09"E
L-10	304.54	S80°56'29"E
L-11	33.26	S28°37'07"E
L-12	132.33	S05°13'31"W
L-13	409.91	S05°50'31"W
L-14	121.786	N83°25'00"W
L-15	184.00	S08°31'03"W
L-16	1250.97	S83°46'26"E
L-17	110.27	S06°04'28"W
L-18	342.39	S10°27'07"W
L-19	295.29	S01°41'29"W
L-20	250.14	S25°42'58"E
L-21	335.92	S02°39'49"W
L-22	1366.73	N84°15'00"W
L-23	59.34	N05°38'57"E
L-24	23.93	N40°39'23"W
L-25	262.82	N07°15'58"W
L-26	263.99	N20°52'26"W
L-27	71.18	N24°21'08"W
L-28	128.68	N39°51'01"W
L-29	364.80	N57°12'14"W
L-30	85.11	N43°47'46"W
L-31	76.98	N05°10'09"W
L-32	178.83	N78°58'32"W
L-33	55.76	S86°16'14"W
L-34	301.01	S56°53'55"W
L-35	222.92	S51°26'40"W
L-36	132.82	S44°27'33"W
L-37	150.64	S68°36'30"W
L-38	143.86	N57°18'02"W
L-39	322.19	N21°35'43"W
L-40	134.89	N16°53'34"W
L-41	215.41	N20°29'42"W
L-42	168.55	N14°21'46"W
L-43	81.95	N07°58'30"W
L-44	188.71	N13°40'44"W
L-45	101.14	N16°24'09"W
L-46	150.61	N23°36'56"W
L-47	133.54	N57°04'03"W
L-48	808.40	N06°49'36"E

LEGEND

EXISTING CONTOURS

PROPOSED CONTOURS

SLOPES 14-19%

SLOPES +20%

SECTION LINE

OPEN SPACE AREAS

SITE DATA (PER APPROVED CONCEPT PLAN)

THIS SITE IS FOUND IN THE CITY OF FRANKLIN, WILLAMSON COUNTY, TENNESSEE
MAP 89, PARCELS 43.01, 46, 47 & 48.

GROSS SITE AREA:

±220.90 AC.

EXISTING ZONING:

UR-LOW RESIDENTIAL

EXISTING LAND USE:

AGRICULTURAL

PROPOSED LAND USE:

RESIDENTIAL (PR)

PROPOSED ZONING:

PR - PLANNED RESIDENTIAL (PR 2.82)

TOTAL PROPOSED DWELLING UNITS:

240 MULTI-FAMILY ATTACHED
384 SINGLE FAMILY LOT
(STREET ACCESS 147)
(ALLEY ACCESS 221)
(PRIVATE ACCESS 16)
624 TOTAL UNITS

NET DENSITY:

± 220.90 AC

GROSS ACREAGE

(3) ± 73.61 AC

FLOODPLAIN

(3) ± 5.17 AC

TVA EASEMENT

(1) ± 14.76 AC SOUTH CAROTHERS PKWY. EXTENSION

PROPOSED R.O.W. DEDICATION

(1) ± 20.53 AC

OPEN SPACE:

± 106.83 AC

PROPOSED NET DENSITY:

5.84 NET DU/AC

PROPOSED GROSS DENSITY:

2.82 DU/AC

REVISED SITE DATA	
CURRENT LOCKWOOD GLEN SITE AREA	220.90 AC
PROPOSED COMMERCIAL AREA	- 7.35 AC
LOCKWOOD GLEN RESIDENTIAL AREA	213.55 AC
KING PARCEL ADDITION	+ 5.03 AC
TOTAL LOCKWOOD GLEN RESIDENTIAL AREA	218.58 AC
PROPOSED SITE DENSITY	2.92
TOTAL UNITS PROPOSED	638 UNITS
TOTAL UNITS UNDER REVIEW OR APPROVED THROUGH SITE PLAN	533
TOTAL REMAINING UNITS	105

LOCKWOOD GLEN - RESIDENTIAL LAND USE DATA - DEVELOPMENT PLAN REVISION #1

DEVELOPMENT	SITE PLAN SUBMITTED	APPROVAL DATE	PREVIOUS PR ZONED ACRES	TOTAL SD-R ZONED ACRES PER PUD REVISION 04/11/16	APPROVED DWELLING UNITS	TOTAL DWELLING UNITS PER PUD REVISION 04/11/16	APPROVED REMAINING ACRES	TOTAL REMAINING SD-R ZONED ACRES PER PUD REVISION 04/11/16	APPROVED REMAINING DWELLINGS	TOTAL REMAINING DWELLING UNITS PER PUD REVISION 04/11/16
CONCEPT PLAN	N/A	SEPT. 2008	*220.90	**** 218.58	624	638 (+14)	*220.90	**** 218.58	624	638 (+14)
SECTION 1	X	MAY 2013	**9.80	**9.80	46	46	211.10	208.78	578	592
SECTION 2	X	MAY 2013	3.00	3.00	13	13	208.1	205.78	565	579
SECTION 3	X	MAY 2013	7.20	7.20	38	38	200.9	198.58	527	541
SECTION 4	X	APRIL 2014	6.59	6.59	44	44	194.31	191.99	483	497
SECTION 5	X	APRIL 2014	10.56	10.56	27	27	183.75	181.43	456	470
SECTION 6	X	APRIL 2014	4.03	4.03	26	26	179.72	177.40	430	444
SECTION 7	X	APRIL 2014	12.62	12.62	28	28	167.1	164.78	402	416
SECTION 8	X	JAN. 2016	12.35	12.35	50	50	154.75	152.43	352	366
SECTION 9	X	TBD	5.63	5.63	21	21	149.12	146.80	331	345
SECTION 10	X	TBD	15.56	15.56	239	239	133.56	131.24	92	106
SECTION 11	X	TBD	1.88	1.88	0	0	***133.56	***131.24	92	106
SECTION 12	*****		27.90	32.93	51	79	105.66	98.31	41	27
SECTION 13	*****		8.36	*****1.01	10	2	97.30	97.30	31	25
SECTION 14	*****		3.81	3.81	6	6	93.49	93.49	25	19
SECTION 15	*****		4.41	4.41	16	16	89.08	89.08	9	3

* TOTAL SITE AREA FROM SURVEY = 220.90 AC
** INCLUDES 0.78 ACRES CAROTHERS ROAD R.O.W. DEDICATION
*** SECTION 11 IS THE SITE PLAN SUBMITTAL OF THE AMENITY CENTER - THIS ACREAGE IS INCLUDED IN SECTION 7
**** REVISED ACREAGE PER ACQUISITION OF +/- 5.35 ACRES AND THE REMOVAL OF +/- 7.35 ACRES TO NC ZONING
***** SECTION 13 - +/- 7.35 ACRES REZONED TO NEIGHBORHOOD COMMERCIAL (NC)

SEE SHEET C-0.4 "REVISED PUD BOUNDARY" FOR REVISED DEVELOPMENT PROPERTY, BOUNDARY CALLS, AND LEGAL DESCRIPTION

EDGE

210 Twelfth Avenue South
Suite 202
Nashville, Tennessee 37203
P 615-250-8154 F 615-250-8155

ENERGY LAND & INFRASTRUCTURE

1400 DONELSON PIKE, SUITE 400 • NASHVILLE, TN 37203
OFFICE: 615-383-6300 • WWW.ELLAC.COM
CONSULTANTS • SUBSISTERS • INFRASTRUCTURE • DEVELOPMENTAL

CONSULTANTS

SEAL

PROJECT TITLE

LOCKWOOD GLEN PUD SUBDIVISION
DEVELOPMENT PLAN REVISION #1

C.O.F. #6120
FRANKLIN, TN

CLIENT

CRESCENT
LOCKWOOD LLC.
FRANKLIN, TN.

PROJECT NO. 6120

Date 04/11/16

Revisions

05/05/16 COF COMMENTS

Sheet Title

WORKING
CONCEPT PLAN

Sheet Number

C 0.2

CONSULTANTS



PROJECT TITLE
**LOCKWOOD GLEN PUD SUBDIVISION
DEVELOPMENT PLAN REVISION #1
C.O.F. #6120
FRANKLIN, TN**

CLIENT
**CRESCENT
LOCKWOOD LLC.
FRANKLIN, TN.**

PROJECT NO. 6120
Date 04/11/16
Revisions
05/05/16 COF COMMENTS

Sheet Title

**ARCHITECTURAL
ELEVATIONS**

Sheet Number

A 1.00



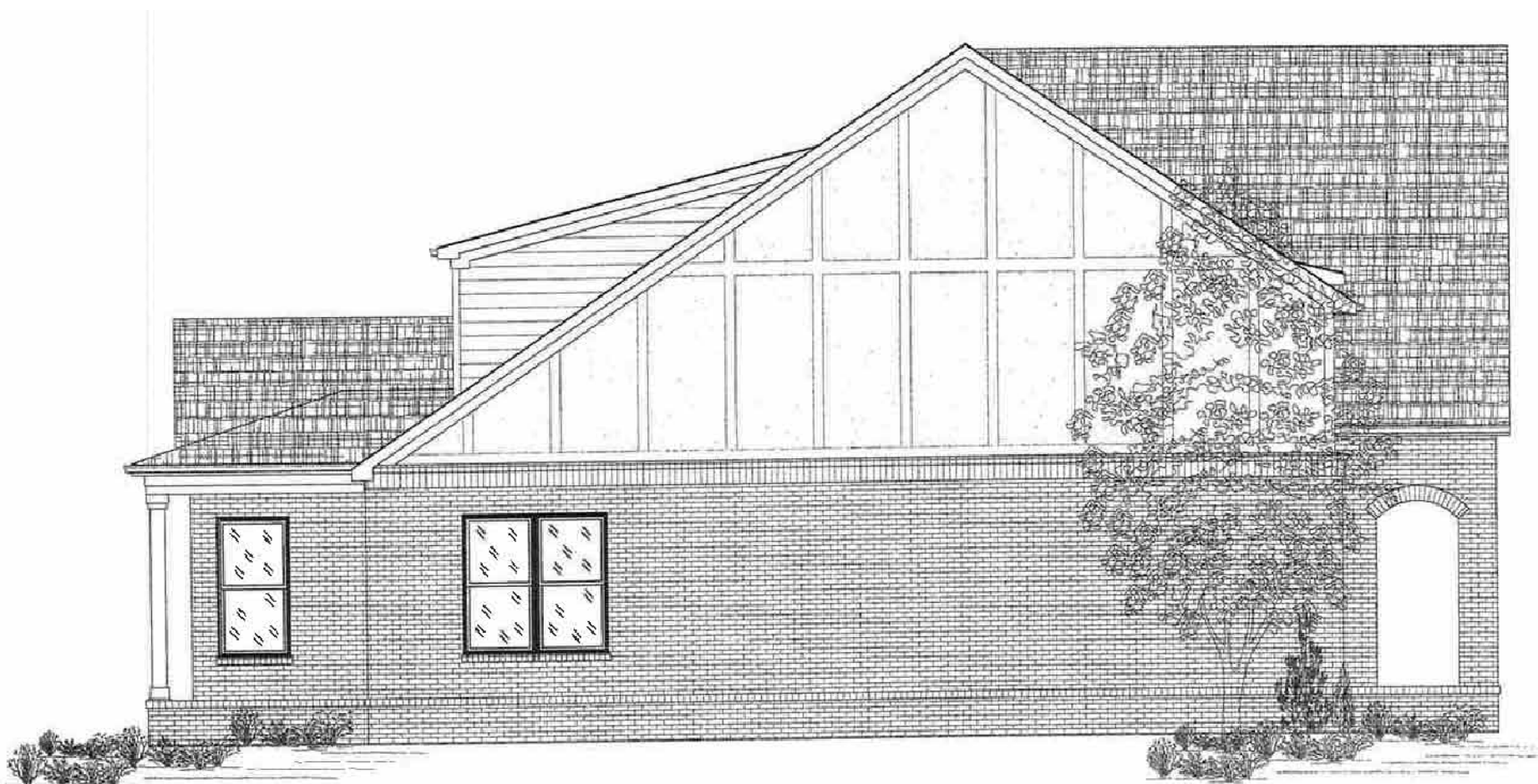
1 TYPICAL MANOR HOME ELEVATION
NTS



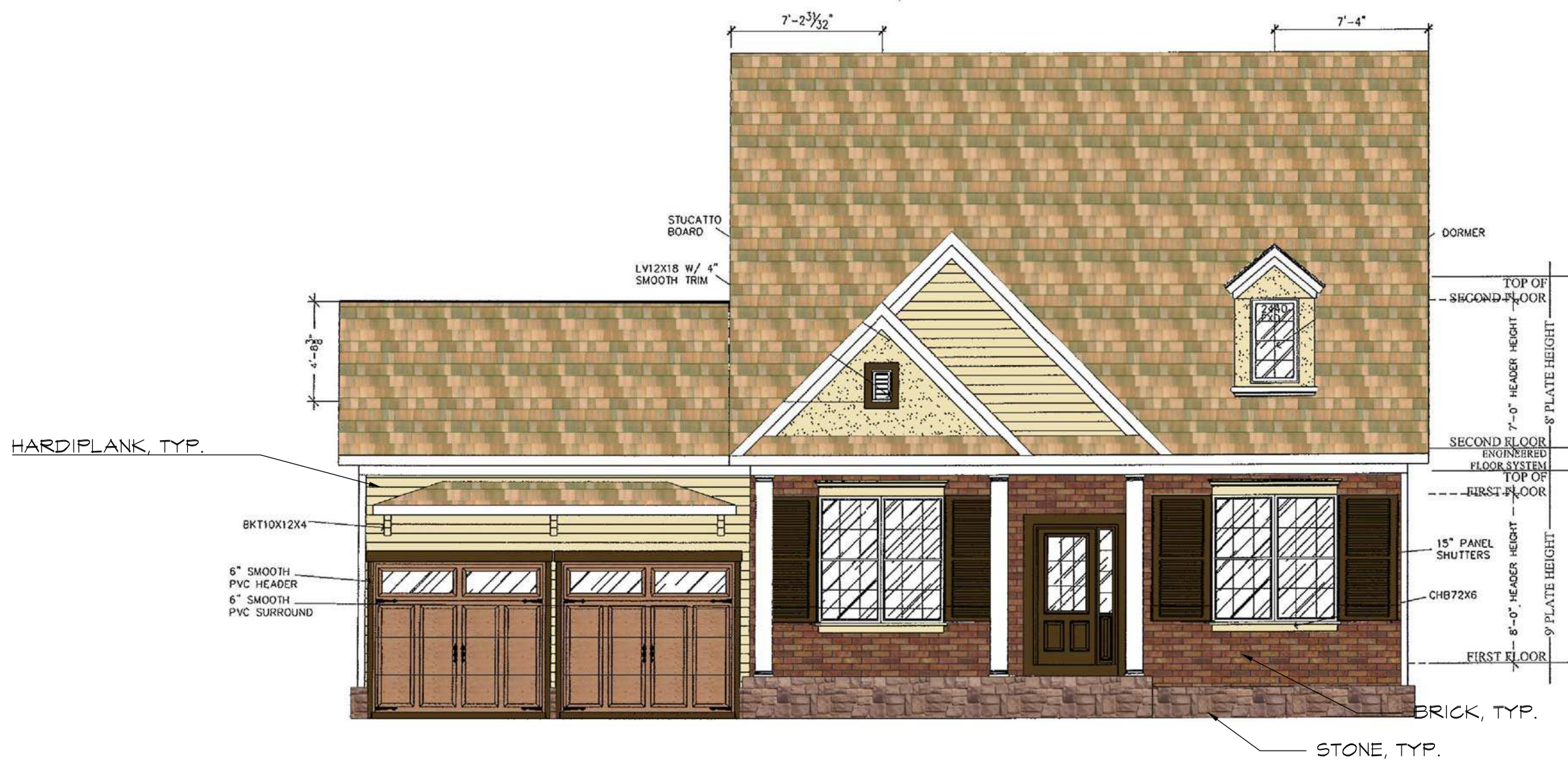
**RIGHT SIDE ELEVATION, TYP.
(WITH SIDE FACING R.O.W.)**



LEFT SIDE ELEVATION, TYP.



TYPICAL COTTAGE HOME STREET FACING ELEVATION



2 TYPICAL COTTAGE HOME ELEVATION
NTS

ARCHITECTURAL INTENT:
THE HOMES IN LOCKWOOD GLEN WILL BE OF AN EARLY 20TH CENTURY SOUTHERN VERNACULAR.

- TYPICAL ARCHITECTURE NOTES:**
1. THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION / CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE BUILDING AND NEIGHBORHOOD SERVICES DIRECTOR OR THE PLANNING COMMISSION.
 2. THESE ELEVATIONS ARE A SAMPLING OF THE PROPOSED HOME ELEVATIONS. THE APPLICANT ANTICIPATES MULTIPLE VARIATIONS OF MATERIALS OF EACH ELEVATION PROVIDED. MATERIALS AND COLORS ARE SUBJECT TO FINAL APPROVAL BY THE CITY OF FRANKLIN.
 3. FINISHED FLOOR ELEVATION (FFE) SHALL BE A MINIMUM 18" ABOVE FINISH GRADE PER CITY OF FRANKLIN REQUIREMENTS.
 4. PER THE CITY OF FRANKLIN ARCHITECTURAL DESIGN STANDARDS, PRIMARY FACADE MATERIALS SHALL NOT CHANGE AT OUTSIDE CORNERS AND SHALL CONTINUE ALONG ANY SIDE FACADE VISIBLE FROM A STREET RIGHT-OF-WAY, HOWEVER, MATERIALS MAY CHANGE WHERE SIDE OR REAR WINGS MEET THE MAIN BODY OF THE DWELLING.
 5. FRONT LOAD GARAGE DOORS SHALL ADHERE TO STANDARDS SET FORTH IN SECTION 5.3.5(2) OF THE FRANKLIN ZONING ORDINANCE.
 6. GARAGES ON CORNER LOTS WITH SIDES VISIBLE FROM A STREET RIGHT-OF-WAY SHALL INCLUDE ARCHITECTURAL DETAILS AND WINDOWS THAT MIMIC THE FEATURES OF THE LIVING PORTION OF THE BUILDING THEY SERVE.
 7. ALL ARCHITECTURAL STYLES CAN BE BUILT AS FRONT LOAD, SIDE LOAD OR REAR LOAD BUILDING ELEVATIONS.
 8. WHERE CORNER LOTS EXIST, NO STREET FACING FACADE SHALL HAVE A BLANK WALL.
 9. FRONT LOADED GARAGES SHALL BE SET BACK A MINIMUM OF 10' FROM THE FRONT FACADE OF THE HOME.
 10. ALL EXPOSED FOUNDATION WALLS SHALL BE CLAD IN MASONRY MATERIAL.

TYPICAL ARCHITECTURAL STANDARDS:

PROPOSED HEIGHT OF BUILDINGS: 1-3 STORIES

PROPOSED SQUARE FOOTAGE OF BUILDINGS: +/- 1,100 - +/- 4,500 SF.

- EXTERIOR MATERIALS:**
1. BRICK VENEER
 2. STONE VENEER
 3. SIDING VENEER
 4. HARDIPLANK

****NOTE:**

I John D. Haas Jr., licensed Tennessee Landscape Architect #574 certify that the architectural elevations as depicted on sheet A 1.00 in the Lockwood Glen PUD subdivisions accurately reflect design intent. I am qualified to commit that the elevations have been designed to meet the requirements of the City of Franklin architectural design standards. The elevations depicted were not developed by me or anyone members of our firm and were provided by the builders who will be providing construction documents as required at the building permit stage.

Monday June 6th

To: Eric Stuckey, City Administrator & Members of the Board of Mayor and Alderman

Concerning Projects:

COF # 6120 Lockwood Glen Development Plan Revision #1
COF # 6121 Lockwood Glen – King Parcel Rezoning
COF # 6122 Lockwood Glen – Neighborhood Commercial Rezoning

Re: Request to move BOMA 2nd Reading & Public Hearing Date

The applicant respectfully requests to move the date of the City of Franklin's Board of Mayor and Alderman's 2nd Reading/Public Hearing for the projects listed above.

The applicant requests that the Approval schedule be amended as follows:

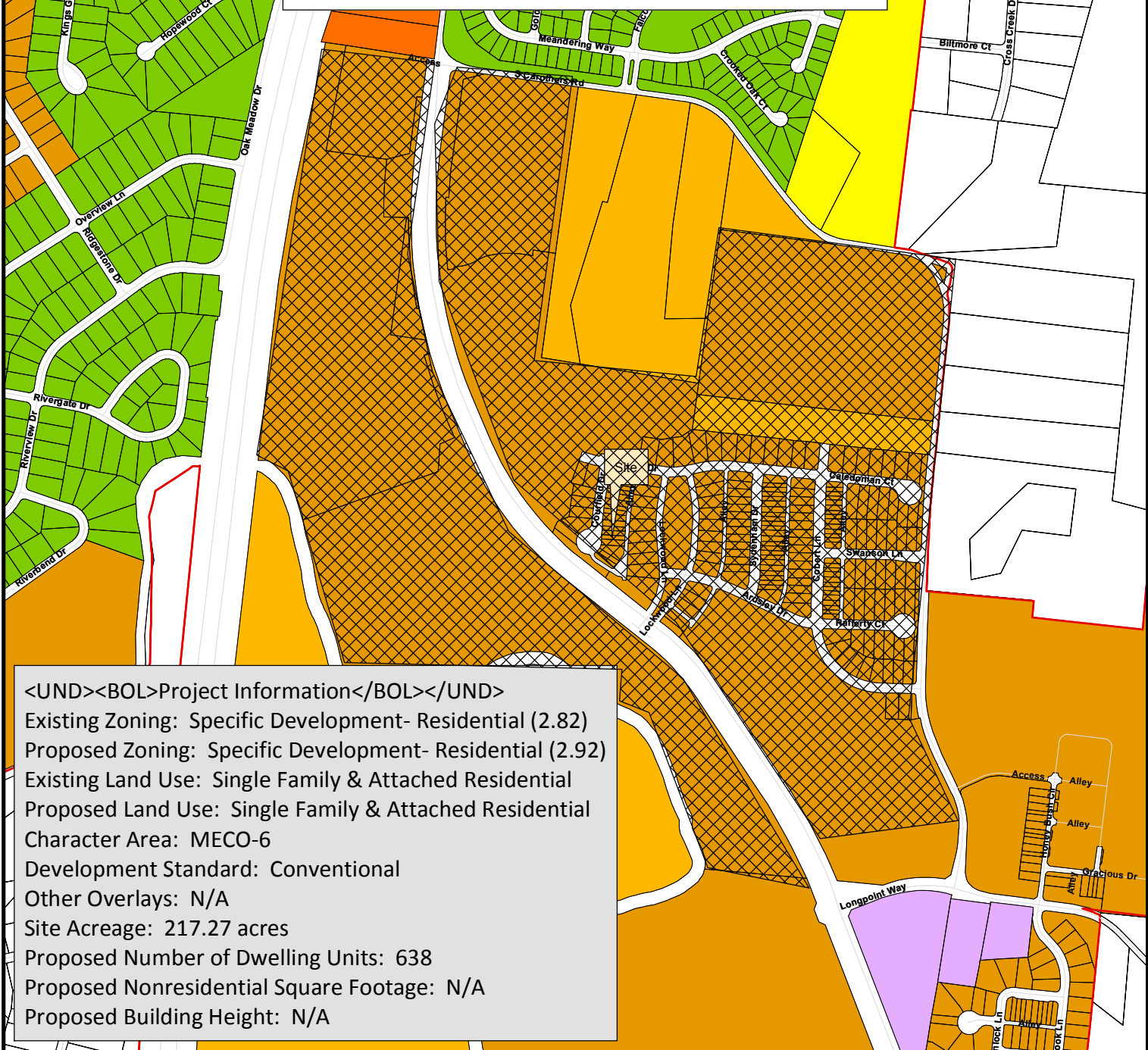
8/23 BOMA – 2nd Reading & Public Hearing
9/13 BOMA – 3rd & Final Reading

Thank you for your consideration.
Please contact me if you have any questions.



Clint Genoble
Associate
EDGE Planning, Landscape Architecture & Urban Design

LOCKWOOD GLEN PUD SUBDIVISION, DEVELOPMENT PLAN
 RESOLUTION 2016-28
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 5/26/16



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

Existing Zoning: Specific Development- Residential (2.82)
 Proposed Zoning: Specific Development- Residential (2.92)
 Existing Land Use: Single Family & Attached Residential
 Proposed Land Use: Single Family & Attached Residential
 Character Area: MECO-6
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 217.27 acres
 Proposed Number of Dwelling Units: 638
 Proposed Nonresidential Square Footage: N/A
 Proposed Building Height: N/A

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



0 250 500 1,000
 Feet

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

The Village Core

Permitted Uses

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

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

Lobby Apartment Building: Units enter off stair lobby with two to four units per floor.

Corridor Apartment Building: Units enter off double-loaded corridor, with six or more units per floor.

Double Decker: Two unit buildings with one unit located directly above the other.

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

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

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

Town Center Shops: A building providing for the sale of convenience goods, general merchandise, personal services, and eating establishments, for the day-to-day needs of the immediate neighborhoods as well as the needs of residents in the region. Residential units or offices can be located above a building.

Main Street Shops: A building providing for the sale of personal services (dry cleaning, barber shop, shoe repair) and convenience goods (food, drugs and sundries). Main street shops are not anchored by a supermarket but by other type of personal/convenience retail such as a mini-market and eating establishments. Residential units or offices can be located above.

Theater: A building providing for a multi-screen movie complex.

Hotel: A building to accommodate guest lodging, as either a bed and breakfast establishment, a boutique hotel, or as a hotel.

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

Commercial Services: In addition to the uses specified above, buildings that serve general commercial services shall be permissible, following the conditional approval of the Franklin Municipal Planning Commission, and may include, but are not limited to, commercial kennels, convenience stores, personal services, restaurants, restaurants with drive-in/drive-through, retail and commercial uses, service commercial uses, theaters, veterinary facilities (indoor and neighborhood), automotive fuel sales, automotive service facilities, automotive was facilities, funeral homes, recreational facilities (public and neighborhood), and telecommunication towers and antennas. Proposed locations are preliminary in location and subject to change.

Civic and Institutional Uses: Location of civic and institutional uses are conditional by approval of the Franklin Municipal Planning Commission (e.g. church, daycare, post office, community center, fire station, library and clubhouse, and others). In addition, these uses may include, but are not limited to, charitable, fraternal, or social organizations, educational facilities, essential services, passive parks and open space, public buildings or uses, active park facilities, assisted living facilities, clinics, nursing/convalescent , rehabilitation centers, and places of public assembly. Proposed locations are preliminary in location and subject to change.

Standards:

Building Placement –

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

Building Elements –

1. Stoops, boxed windows, and bay windows may encroach into the setbacks

- two feet.
2. An upper story may encroach up to 7 ft. into the setbacks.
3. Upper stories may overlap the sidewalk in the case of arcade per Thoroughfare Street Standards (p. 29-p.35) and the Architectural Guidelines Appendix (p. A27).
4. Balconies, arcades, and awnings may encroach 7 feet.

Building Height –

1. The maximum overall building height exclusive of attic, parapet and architectural elements shall be measured in number of stories. Refer to the Building Height Matrix located in the Architectural Guidelines Appendix (p. A30).
2. The heights of building elements shall be measured from sidewalk grade taken anywhere along the principal frontage line.
3. A portion of the building with lot coverage no greater that 900 sq. ft. may exceed the height limit.
4. Street walls shall be between +4.5 ft. and 7 ft. max. in height.

Parking Placement –

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

Parking Requirements (based on building use) –

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

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

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

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

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

Theater: Refer to Minimum Parking Requirement Matrix (p. A30).

The Village Center

Permitted Uses

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

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

Lobby Apartment Building: Units enter off stair lobby with two to four units per floor.

Corridor Apartment Building: Units enter off double-loaded corridor, with six or more units per floor.

Double Decker: Two unit buildings with one unit located directly above the other.

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

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

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

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

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

Group Homes: A facility that provides for the care and supervision, on a temporary or permanent basis, of groups of more than six, but not more than 20, persons not defined as a family, who are handicapped, aged, disabled, or need foster care (includes home health hospice).

Hotel: A building to accommodate guest lodging, as either a bed and breakfast establishment, a boutique hotel, or as a hotel.

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

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

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

Commercial Services: In addition to the uses specified above, buildings that serve general commercial services shall be permissible, following the conditional approval of the Franklin Municipal Planning Commission, and may include, but are not limited to, commercial kennels, convenience stores, personal services, restaurants, restaurants with drive-in/drive-through, retail and commercial uses, service commercial uses, theaters, veterinary facilities (indoor and neighborhood), automotive fuel sales, automotive service facilities, automotive was facilities, funeral homes, recreational facilities (public and neighborhood), and telecommunication towers and antennas. Proposed locations are preliminary in location and subject to change.

Civic and Institutional Uses: Location of civic and institutional uses is conditional by approval of the Franklin Municipal Planning Commission (e.g. church, daycare, post office, community center, fire station, library and clubhouse, and others). In addition, these uses may include, but are not limited to, charitable, fraternal, or social organizations, educational facilities, essential services, passive parks and open space, public buildings or uses, active park facilities, assisted living facilities, clinics, nursing/convalescent , rehabilitation centers, and places of public assembly. Proposed locations are preliminary in location and subject to change.

Standards:

Building Placement –

1. Lot lines enfronting thoroughfares or open spaces are designated frontage lines and subject to special code requirements. At corner lots, one of the two frontage lines shall be designated the primary one.
2. Buildings shall have facades generally along frontage lines.
3. The facades and elevations of a building shall be a minimum distance from the frontage and lot lines per the proposed thoroughfare standards section.
4. Primary facades generally shall be set parallel to straight frontage lines, and parallel to the cord if broken or curved. Elevations may deviate from the

- trajectory of the lot lines.
5. Lot coverage for all buildings shall be a maximum of 80%. Lot coverage for all outbuilding shall not exceed 675 sq. ft. Arcades and open porches do not count towards lot coverage.
6. Arcades may be built overlapping the sidewalk per the thoroughfare street standards.

Building Elements –

1. Stoops, upper story heated area, bay windows and balconies may encroach into the setbacks as shown in the proposed thoroughfare sections.
2. An upper story may encroach up to 1.5 ft. into the setbacks.

Building Height –

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

Parking Placement –

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

Building Use –

Residential: The number of dwellings is limited by the requirement of 1.5 assigned parking spaces for each dwelling, a ratio which may be reduced according to the shared parking standard.

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

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

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

Civic: Civic uses are conditional by approval of the Franklin Municipal Planning Commission (e.g. church, fire station, library).

Refer to Minimum Parking Requirements Matrix (p A30).

The Village Edge

Permitted Uses

Detached House: A freestanding building, with or without an ancillary building that may be a detached outbuilding or an attached backbuilding to the rear. The outbuildings can be used as garages, garages with apartments on the second story or ancillary rental units. Detached houses are typically for sale, usually fee simple, occasionally condominium/cooperative ownership, infrequently rental.

The building occupies the center of the lot with setbacks on all sides. It is the least urban of residential types; the front yard sets it back from the frontage, while the open sided yard weakens the spatial definition of the fronting space. The front yard is intended to be semipublic and visually continuous with the yards of adjacent buildings, with the exception of an occasional low height picket fence. The rear yard can be secured for privacy by fences and outbuildings.

Cottage House: A single family dwelling, smaller than a house, on a separate lot or sharing a lot with other cottages as a court. Usually served by alleys, with on street parking to the front facade of the dwelling.

Sideyard House: A single family dwelling which occupies one side of the lot, with the primary yard to the other side and a shallow front setback. Usually served by alleys, with on street parking to the front facade of the dwelling.

Townhome: Buildings with two or more units, located side by side, with or without an ancillary building, either as a detached outbuilding or an attached backbuilding to the rear. The outbuildings can be used as garages, ancillary rental units, or garages with apartments on the second story. Units may be for rent or for sale, either fee simple or condominium/cooperative ownership.

The Townhome is a rear yard residential building type with common walls on the side lot lines, the facades reading continuously. Townhomes are the highest density type in the Village Edge able to provide private yards. The building façade steadily defines the edge of the public space while the rear elevation may be articulated for functional purposes. Usually served by alleys, with on street parking in front of the dwelling.

Group Homes: A facility that provides for the care and supervision, on a temporary or permanent basis, of groups of more than six, but not more than 20, persons not defined as a family, who are handicapped, aged, disabled, or need foster care (includes home health hospice).

Civic and Institutional Uses: Location of civic and institutional uses are conditional by approval of the Franklin Municipal Planning Commission (e.g.: church, daycare, post office, community center, fire station, library and clubhouse, and others). In addition, these uses may include, but are not limited to, charitable, fraternal, or social organizations, educational facilities, essential services, passive parks and open space, public buildings or uses, active park facilities, assisted living facilities, and places of public assembly. Proposed locations are preliminary in location and subject to change.

Commercial Services: Location of commercial services is conditional by approval of the Franklin Municipal Planning Commission, and may include, but is not limited to, bed and breakfast establishments, recreational facilities (public and neighborhood). Proposed locations are preliminary in location and subject to change.

Standards:

Building Placement –

1. Lot lines enfronting thoroughfares or open spaces are designated frontage lines and subject to special code requirements. At corner lots, one of the two frontage lines shall be designated the primary one.
2. The facades and elevations of a building shall be a minimum distance as noted in the following lot diagrams.
3. Facades generally shall be set parallel to straight frontage lines, and parallel to the cord if broken or curved. Elevations may deviate from the trajectory of the lot lines.
4. Facades shall extend a minimum of 40% of the length of the frontage line.
5. Outbuilding shall not exceed 675 sq. ft.
6. The side setbacks shall be 0 ft. in case of townhouses sideyard houses.

Building Elements –

1. Each building requires at least a porch, stoop, porch or balcony located on the principal frontage façade. Porches, stoops, bay windows and balconies may encroach into the setbacks as shown in the diagram.
2. An upper story may encroach up to 1.5 ft. into the setbacks.
3. Porches on facades shall be a minimum of 6 ft. in depth.

Building Height –

1. The heights of building elements shall be measured from sidewalk grade taken anywhere along the principal frontage line.
2. The height of a porch floor shall be at +1.5 ft. min.
3. A portion of the building with lot coverage no greater that 240 sq. ft. may exceed the height limit.
4. Fences and garden walls at frontage lines shall be between +2.5 and +4.5 ft. in height.
5. Fences and garden walls at and behind the front façade line shall be at +7 ft. max.
6. Refer to the Building Height Matrix for maximum dimensions.

Parking Placement –

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

Building Use –

Residential: The number of dwellings is limited by the requirement of 1.5 assigned parking spaces for each dwelling, a ratio which may be reduced

according to the shared parking standard.

Granny Flat: The number of bedrooms available for granny flat is limited by the requirement of one assigned parking space for each bedroom, in addition to the parking requirement for each dwelling.

Refer to Minimum Parking Requirements Matrix (p. A30).

The Village Core

Permitted Uses

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

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

Lobby Apartment Building: Units enter off stair lobby with two to four units per floor.

Corridor Apartment Building: Units enter off double-loaded corridor, with six or more units per floor.

Double Decker: Two unit buildings with one unit located directly above the other.

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

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

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

Town Center Shops: A building providing for the sale of convenience goods, general merchandise, personal services, and eating establishments, for the day-to-day needs of the immediate neighborhoods as well as the needs of residents in the region. Residential units or offices can be located above a building.

Main Street Shops: A building providing for the sale of personal services (dry cleaning, barber shop, shoe repair) and convenience goods (food, drugs and sundries). Main street shops are not anchored by a supermarket but by other type of personal/convenience retail such as a mini-market and eating establishments. Residential units or offices can be located above.

Theater: A building providing for a multi-screen movie complex.

Hotel: A building to accommodate guest lodging, as either a bed and breakfast establishment, a boutique hotel, or as a hotel.

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

Commercial Services: In addition to the uses specified above, buildings that serve general commercial services shall be permissible, following the conditional approval of the Franklin Municipal Planning Commission, and may include, but are not limited to, commercial kennels, convenience stores, personal services, restaurants, restaurants with drive-in/drive-through, retail and commercial uses, service commercial uses, theaters, veterinary facilities (indoor and neighborhood), automotive fuel sales, automotive service facilities, automotive was facilities, funeral homes, recreational facilities (public and neighborhood), and telecommunication towers and antennas. Proposed locations are preliminary in location and subject to change.

Civic and Institutional Uses: Location of civic uses is conditional by approval of the Franklin Municipal Planning Commission (e.g. church, daycare, post office, community center, fire station, library and clubhouse, and others), while institutional uses are conditional by approval of the Franklin Board of Mayor and Alderman. In addition, these uses may include, but are not limited to, charitable, fraternal, or social organizations, educational facilities, essential services, passive parks and open space, public buildings or uses, active park facilities, assisted living facilities, clinics, nursing/convalescent , rehabilitation centers, and places of public assembly. Proposed locations are preliminary in location and subject to change.

Standards:

Building Placement –

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

Building Elements –

1. Stoops, boxed windows, and bay windows may encroach into the setbacks two feet.
2. An upper story may encroach up to 7 ft. into the setbacks.
3. Upper stories may overlap the sidewalk in the case of arcade per Thoroughfare Street Standards (p. 29-p.35) and the Architectural Guidelines Appendix (p. A27).
4. Balconies, arcades, and awnings may encroach 7 feet.

Building Height –

1. The maximum overall building height exclusive of attic, parapet and architectural elements shall be measured in number of stories. Refer to the Building Height Matrix located in the Architectural Guidelines Appendix (p. A30).
2. The heights of building elements shall be measured from sidewalk grade taken anywhere along the principal frontage line.
3. A portion of the building with lot coverage no greater that 900 sq. ft. may exceed the height limit.
4. Street walls shall be between +4.5 ft. and 7 ft. max. in height.

Parking Placement –

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

Parking Requirements (based on building use) –

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

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

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

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

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

Theater: Refer to Minimum Parking Requirement Matrix (p. A30).

The Village Center

Permitted Uses

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

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

Lobby Apartment Building: Units enter off stair lobby with two to four units per floor.

Corridor Apartment Building: Units enter off double-loaded corridor, with six or more units per floor.

Double Decker: Two unit buildings with one unit located directly above the other.

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

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

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

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

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

Group Homes: A facility that provides for the care and supervision, on a temporary or permanent basis, of groups of more than six, but not more than 20, persons not defined as a family, who are handicapped, aged, disabled, or need foster care (includes home health hospice).

Hotel: A building to accommodate guest lodging.

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

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

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

Commercial Services: In addition to the uses specified above, buildings that serve general commercial services shall be permissible, following the conditional approval of the Franklin Municipal Planning Commission, and may include, but are not limited to, commercial kennels, convenience stores, personal services, restaurants, restaurants with drive-in/drive-through, retail and commercial uses, service commercial uses, theaters, veterinary facilities (indoor and neighborhood), automotive fuel sales, automotive service facilities, automotive was facilities, funeral homes, recreational facilities (public and neighborhood), and telecommunication towers and antennas. Proposed locations are preliminary in location and subject to change.

Civic and Institutional Uses: Location of civic uses is conditional by approval of the Franklin Municipal Planning Commission (e.g. church, daycare, post office, community center, fire station, library and clubhouse, and others), while institutional uses are conditional by approval of the Franklin Board of Mayor and Alderman. In addition, these uses may include, but are not limited to, charitable, fraternal, or social organizations, educational facilities, essential services, passive parks and open space, public buildings or uses, active park facilities, assisted living facilities, clinics, nursing/convalescent , rehabilitation centers, and places of public assembly. Proposed locations are preliminary in location and subject to change.

Standards:

Building Placement –

1. Lot lines enfronting thoroughfares or open spaces are designated frontage lines and subject to special code requirements. At corner lots, one of the two frontage lines shall be designated the primary one.
2. Buildings shall have facades generally along frontage lines.
3. The facades and elevations of a building shall be a minimum distance from the frontage and lot lines per the proposed thoroughfare standards section.
4. Primary facades generally shall be set parallel to straight frontage lines, and parallel to the cord if broken or curved. Elevations may deviate from the

- trajectory of the lot lines.
5. Lot coverage for all buildings shall be a maximum of 80%. Lot coverage for all outbuilding shall not exceed 675 sq. ft. Arcades and open porches do not count towards lot coverage.
 6. Arcades may be built overlapping the sidewalk per the thoroughfare street standards.

Building Elements –

1. Stoops, upper story heated area, bay windows and balconies may encroach into the setbacks as shown in the proposed thoroughfare sections.
2. An upper story may encroach up to 1.5 ft. into the setbacks.

Building Height –

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

Parking Placement –

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

Building Use –

Residential: The number of dwellings is limited by the requirement of 1.5 assigned parking spaces for each dwelling, a ratio which may be reduced according to the shared parking standard.

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

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

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

Civic: Civic uses are conditional by approval of the Franklin Municipal Planning Commission (e.g. church, fire station, library).

Refer to Minimum Parking Requirements Matrix (p A30).

The Village Edge

Permitted Uses

Detached House: A freestanding building, with or without an ancillary building that may be a detached outbuilding or an attached backbuilding to the rear. The outbuildings can be used as garages, garages with apartments on the second story or ancillary rental units. Detached houses are typically for sale, usually fee simple, occasionally condominium/cooperative ownership, infrequently rental.

The building occupies the center of the lot with setbacks on all sides. It is the least urban of residential types; the front yard sets it back from the frontage, while the open sided yard weakens the spatial definition of the fronting space. The front yard is intended to be semipublic and visually continuous with the yards of adjacent buildings, with the exception of an occasional low height picket fence. The rear yard can be secured for privacy by fences and outbuildings.

Cottage House: A single family dwelling, smaller than a house, on a separate lot or sharing a lot with other cottages as a court. Usually served by alleys, with on street parking to the front facade of the dwelling.

Sideyard House: A single family dwelling which occupies one side of the lot, with the primary yard to the other side and a shallow front setback. Usually served by alleys, with on street parking to the front facade of the dwelling.

Townhome: Buildings with two or more units, located side by side, with or without an ancillary building, either as a detached outbuilding or an attached backbuilding to the rear. The outbuildings can be used as garages, ancillary rental units, or garages with apartments on the second story. Units may be for rent or for sale, either fee simple or condominium/cooperative ownership.

The Townhome is a rear yard residential building type with common walls on the side lot lines, the facades reading continuously. Townhomes are the highest density type in the Village Edge able to provide private yards. The building façade steadily defines the edge of the public space while the rear elevation may be articulated for functional purposes. Usually served by alleys, with on street parking in front of the dwelling.

Group Homes: A facility that provides for the care and supervision, on a temporary or permanent basis, of groups of more than six, but not more than 20, persons not defined as a family, who are handicapped, aged, disabled, or need foster care (includes home health hospice).

Civic and Institutional Uses: Location of civic uses is conditional by approval of the Franklin Municipal Planning Commission (e.g.: church, daycare, post office, community center, fire station, library and clubhouse, and others), while institutional uses are conditional by approval of the Franklin Board of Mayor and Alderman. In addition, these uses may include, but are not limited to, charitable, fraternal, or social organizations, educational facilities, essential services, passive parks and open space, public buildings or uses, active park facilities, assisted living facilities, and places of public assembly. Proposed locations are

preliminary in location and subject to change.

Commercial Services: Location of commercial services is conditional by approval of the Franklin Municipal Planning Commission, and may include, but is not limited to, bed and breakfast establishments, recreational facilities (public and neighborhood). Proposed locations are preliminary in location and subject to change.

Standards:

Building Placement –

1. Lot lines enfronting thoroughfares or open spaces are designated frontage lines and subject to special code requirements. At corner lots, one of the two frontage lines shall be designated the primary one.
2. The facades and elevations of a building shall be a minimum distance as noted in the following lot diagrams.
3. Facades generally shall be set parallel to straight frontage lines, and parallel to the cord if broken or curved. Elevations may deviate from the trajectory of the lot lines.
4. Facades shall extend a minimum of 40% of the length of the frontage line.
5. Outbuilding shall not exceed 675 sq. ft.
6. The side setbacks shall be 0 ft. in case of townhouses sideyard houses.

Building Elements –

1. Each building requires at least a porch, stoop, porch or balcony located on the principal frontage façade. Porches, stoops, bay windows and balconies may encroach into the setbacks as shown in the diagram.
2. An upper story may encroach up to 1.5 ft. into the setbacks.
3. Porches on facades shall be a minimum of 6 ft. in depth.

Building Height –

1. The heights of building elements shall be measured from sidewalk grade taken anywhere along the principal frontage line.
2. The height of a porch floor shall be at +1.5 ft. min.
3. A portion of the building with lot coverage no greater that 240 sq. ft. may exceed the height limit.
4. Fences and garden walls at frontage lines shall be between +2.5 and +4.5 ft. in height.
5. Fences and garden walls at and behind the front façade line shall be at +7 ft. max.
6. Refer to the Building Height Matrix for maximum dimensions.

Parking Placement –

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

Building Use –

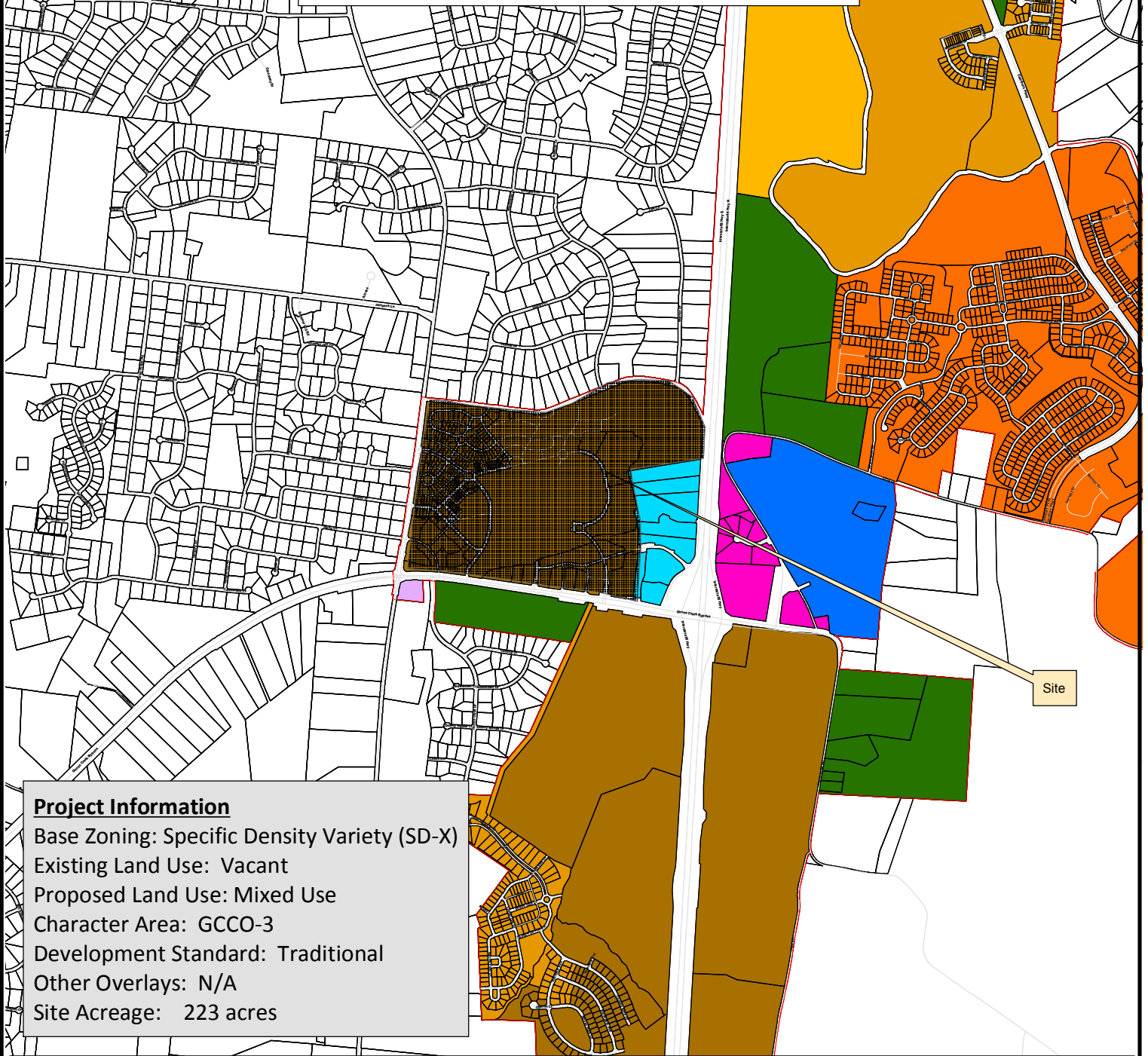
Residential: The number of dwellings is limited by the requirement of 1.5

assigned parking spaces for each dwelling, a ratio which may be reduced according to the shared parking standard.

Granny Flat: The number of bedrooms available for granny flat is limited by the requirement of one assigned parking space for each bedroom, in addition to the parking requirement for each dwelling.

Refer to Minimum Parking Requirements Matrix (p. A30).

BERRY FARMS PUD SUBDIVISION, RESOLUTION 2016-25
FRANKLIN MUNICIPAL PLANNING COMMISSION
3/24/2016



Project Information

Base Zoning: Specific Density Variety (SD-X)
Existing Land Use: Vacant
Proposed Land Use: Mixed Use
Character Area: GCCO-3
Development Standard: Traditional
Other Overlays: N/A
Site Acreage: 223 acres

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



0 1,250 2,500 5,000
Feet

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

CONDITIONS OF APPROVAL:

Planning

General Comments

1. FMPC

- Applicant shall revise wording on approval of institutional uses. Only the Board of Mayor and Alderman can approve these uses.

RESOLUTION 2016-25

TO BE ENTITLED: “A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR BERRY FARMS TOWN CENTER PUD SUBDIVISION, FOR THE PROPERTY LOCATED EAST OF LEWISBURG PIKE AND NORTH OF GOOSE CREEK BYPASS”

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

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

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

WHEREAS, the purpose of this revision is to update the Berry Farms Town Center Pattern Book to clarify the permitted uses.

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

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

Map-Parcel	Acres
106-32.02 (part)	81.0
Total	81.0

Commencing at the east right-of-way line of Lewisburg Pike and the south right-of-way line of Old Peytonsville Road, which is also the northwest corner of parcel 32.02, all parcels being referenced to Tennessee State Board of Equalization Map 106, as may be revised, unless otherwise noted, which is also the point of beginning.

Thence with the following calls: south 1,702 feet along the east right-of-way line of Lewisburg Pike, which is also the west line of parcel 32.02, thence south 82 degrees east 242 feet, thence along a curve to the northeast having a delta of 2 degrees, a radius of 24,275 feet and a length of 813 feet, thence along

a curve to the northeast having a delta of 18 degrees, a radius of 203 feet and a length of 65 feet, thence north 77 degrees east 566 feet, thence along a curve to the northeast having a delta of 180 degrees, a radius of 125 feet and a length of 393 feet, thence north 77 degrees east 490 feet, thence along a curve to the southeast having a delta of 179 degrees, a radius of 90 feet and a length of 281 feet, thence along a curve to the east having a delta of 15 degrees, a radius of 560 feet and a length of 145 feet, thence along a curve to the northeast having a delta of 43 degrees, a radius of 258 feet and a length of 192 feet, thence along a curve to the northwest having a delta of 41 degrees, a radius of 195 feet and a length of 140 feet, thence along a curve to the northwest having a delta of 43 degrees, a radius of 19 feet and a length of 14 feet, thence north 60 degrees west 62 feet, thence along a curve to the northeast having a delta of 17 degrees, a radius of 341 feet and a length of 100 feet, thence south 64 degrees east 46 feet, south 57 degrees east 29 feet, north 84 degrees east 45 feet, thence along a curve to the east having a delta of 2 degrees, a radius of 2,118 feet and a length of 76 feet, thence along a curve to the east having a delta of 26 degrees, a radius of 279 feet and a length of 126 feet, thence north 23 degrees east 17 feet, thence along a curve to the northeast having a delta of 10 degrees, a radius of 133 feet and a length of 23 feet, thence along a curve to the southeast having a delta of 18 degrees, a radius of 1,044 feet and a length of 326 feet, thence along a curve to the southeast having a delta of 17 degrees, a radius of 306 feet and a length of 93 feet, thence along a curve to the southeast having a delta of 17 degrees, a radius of 252 feet and a length of 77 feet, thence south 23 degrees east 369 feet to a point in the south line of parcel 32.02, which is also the north line of parcel 172, thence north 82 degrees east 336 feet along the south line of parcel 32.02, thence north 20 degrees east 314 feet, north 23 degrees east 516 feet, and north 22 degrees west 476 feet to a point in the north line of parcel 32.02, which is also the south right-of-way line of Old Peytonsville Road, thence generally west 768 feet along the south right-of-way line of Old Peytonsville Road, which is also the north line of parcel 32.02, thence south 68 degrees west 1,156 feet and north 84 degrees west 1,739 feet along the south right-of-way line of Old Peytonsville Road, which is also north line of parcel 32.02, to a point in the east right-of-way line of Lewisburg Pike, which is also northwest corner of parcel 32.02, which is also the point of beginning, and containing 81.0 acres more or less.

Map-Parcel	Acres
106-32.02 (part)	132.10
Total	132.10

Commencing at the north right-of-way line of Goose Creek Bypass, and the east right-of-way line of Lewisburg Pike, which is also the southwest corner of parcel 32.02, all parcels being referenced to Tennessee State Board of Equalization Map 106, as may be revised, unless otherwise noted, which is also the point of beginning.

Thence with the following calls: north 8 degrees east 735 feet along the east right-of-way line of Lewisburg Pike, which is also the west line of parcel 32.02, thence south 82 degrees east 242 feet, thence along a curve to the northeast having a delta of 2 degrees, a radius of 24,275 feet and a length of 813 feet, thence along a curve to the northeast having a delta of 18 degrees, a radius of 203 feet and a length of 65 feet, thence north 77 degrees east 566

feet, thence along a curve to the northeast having a delta of 180 degrees, a radius of 125 feet and a length of 393 feet, thence north 77 degrees east 490 feet, thence along a curve to the southeast having a delta of 179 degrees, a radius of 90 feet and a length of 281 feet, thence along a curve to the east having a delta of 15 degrees, a radius of 560 feet and a length of 145 feet, thence along a curve to the northeast having a delta of 43 degrees, a radius of 258 feet and a length of 192 feet, thence along a curve to the northwest having a delta of 41 degrees, a radius of 195 feet and a length of 140 feet, thence along a curve to the northwest having a delta of 43 degrees, a radius of 19 feet and a length of 14 feet, thence north 60 degrees west 62 feet, thence along a curve to the northeast having a delta of 17 degrees, a radius of 341 feet and a length of 100 feet, thence south 64 degrees east 46 feet, south 57 degrees east 29 feet, north 84 degrees east 45 feet, thence along a curve to the east having a delta of 2 degrees, a radius of 2,118 feet and a length of 76 feet, thence along a curve to the east having a delta of 26 degrees, a radius of 279 feet and a length of 126 feet, thence north 23 degrees east 17 feet, thence along a curve to the northeast having a delta of 10 degrees, a radius of 133 feet and a length of 23 feet, thence along a curve to the southeast having a delta of 18 degrees, a radius of 1,044 feet and a length of 326 feet, thence along a curve to the southeast having a delta of 17 degrees, a radius of 306 feet and a length of 93 feet, thence along a curve to the southeast having a delta of 17 degrees, a radius of 252 feet and a length of 77 feet, thence south 23 degrees east 369 feet to a point in the south line of parcel 32.02, which is also the north line of parcel 172, thence south 82 degrees west 122 feet along the north line of parcel 172, to the northwest corner of parcel 172, thence south 14 degrees east 556 feet, south 15 degrees east 254 feet, south 12 degrees west 67 feet, and south 7 degrees west 1,049 feet along the east line of parcel 32.02, to the southeast corner of parcel 32.02, which is also a point in the north right-of-way line of Goose Creek Bypass, thence west 2,517 feet along the north right-of-way line of Goose Creek Bypass, which is also the south line of parcel 32.02, to the east right-of-way line of Lewisburg Pike, which is also the southwest corner of parcel 32.02, which is also the point of beginning, and containing 132.1 acres more or less.

Map-Parcel	Acres
106-32.02 (part)	9.90
Total	9.90

Commencing at the north right-of-way line of Goose Creek Bypass, and the west right-of-way line of Old Peytonsville Road, thence generally north 2,285 feet along the west right-of-way line of Old Peytonsville Road, to the northeast corner of parcel 172, which is also a southeast corner of parcel 32.02, all parcels being referenced to Tennessee State Board of Equalization Map 106, as may be revised, unless otherwise noted, which is also the point of beginning.

Thence south 82 degrees west 598 feet, thence north 20 degrees east 314 feet, north 23 degrees east 516 feet, and north 22 degrees west 476 feet to a point in the north line of parcel 32.02, which is also the south right-of-way line of Old Peytonsville Road, thence generally southeast and south 1,357 feet along the south and west right-of-way line of Old Peytonsville Road, which is also the north and east line of parcel 32.02, to a southeast corner of parcel 32.02, which is also the point of beginning, and containing 9.9 acres more or less.

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

SECTION III. That the overall entitlements, as approved, for the Berry Farms Town Center PUD Subdivision are as follows:

Entitlements	Berry Farms Town Center
Base Zone District	Specific Development Variety (SD-X)
Character Area Overlay	GCCO-3 and GCCO-4c
Other Zoning Overlays	FFO
Development Standard	Traditional
Number of Dwelling Units	646 Total (143 Detached/503 Attached)
Number of Nonresidential Square Footage	1,134,625 (585,038 Retail/Commercial and 549,587 Office/Commercial)
Original Concept Plan Approval	Ordinance No. 2005-17 Date of approval: 5/10/2005

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

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

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

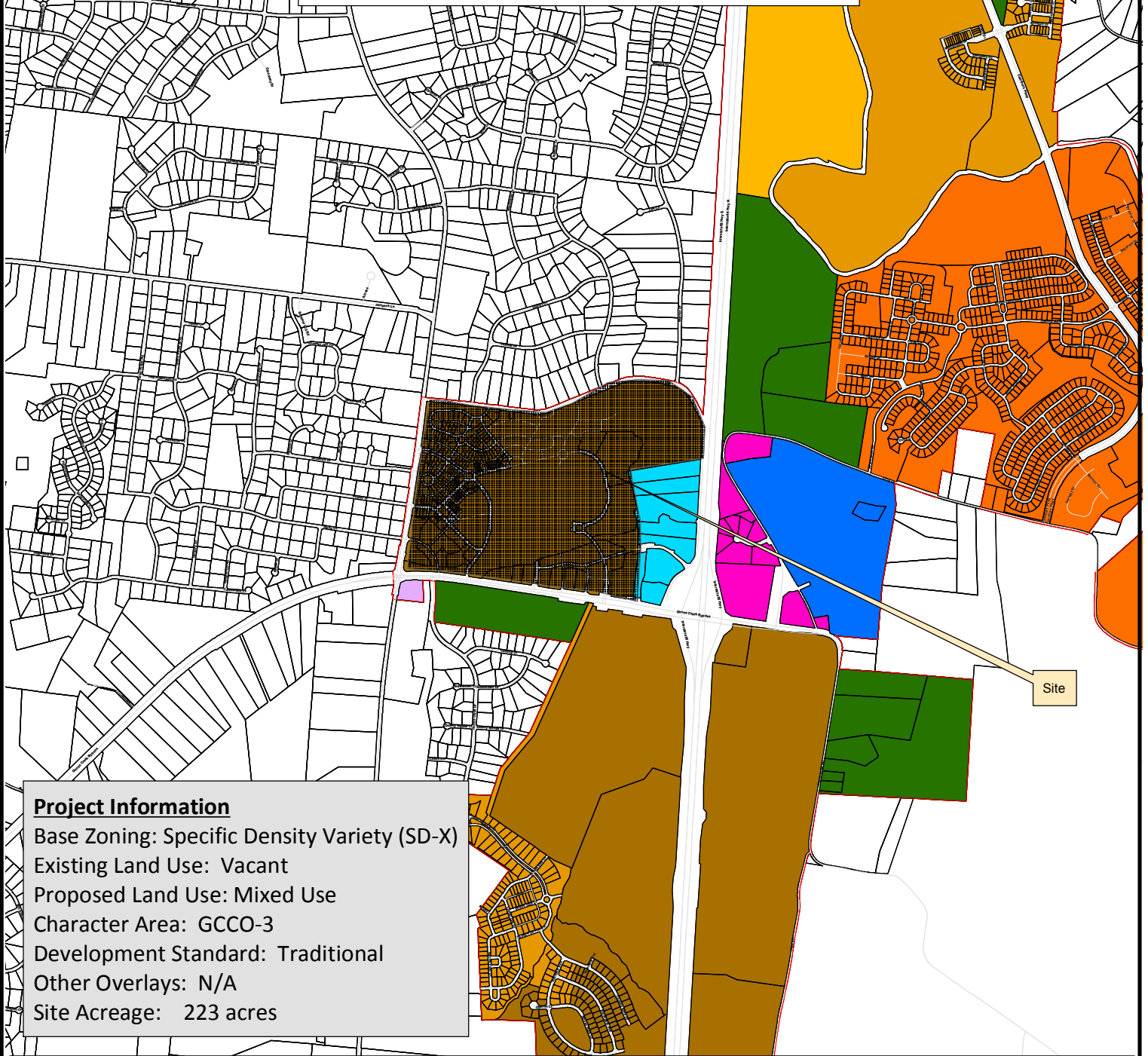
Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____

BERRY FARMS PUD SUBDIVISION, RESOLUTION 2016-25
FRANKLIN MUNICIPAL PLANNING COMMISSION
3/24/2016



Project Information

Base Zoning: Specific Density Variety (SD-X)
Existing Land Use: Vacant
Proposed Land Use: Mixed Use
Character Area: GCCO-3
Development Standard: Traditional
Other Overlays: N/A
Site Acreage: 223 acres

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



0 1,250 2,500 5,000
Feet

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

The Village Core

Permitted Uses

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

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

Lobby Apartment Building: Units enter off stair lobby with two to four units per floor.

Corridor Apartment Building: Units enter off double-loaded corridor, with six or more units per floor.

Double Decker: Two unit buildings with one unit located directly above the other.

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

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

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

Town Center Shops: A building providing for the sale of convenience goods, general merchandise, personal services, and eating establishments, for the day-to-day needs of the immediate neighborhoods as well as the needs of residents in the region. Residential units or offices can be located above a building.

Main Street Shops: A building providing for the sale of personal services (dry cleaning, barber shop, shoe repair) and convenience goods (food, drugs and sundries). Main street shops are not anchored by a supermarket but by other type of personal/convenience retail such as a mini-market and eating establishments. Residential units or offices can be located above.

Theater: A building providing for a multi-screen movie complex.

Hotel: A building to accommodate guest lodging, as either a bed and breakfast establishment, a boutique hotel, or as a hotel.

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

Commercial Services: In addition to the uses specified above, buildings that serve general commercial services shall be permissible, following the conditional approval of the Franklin Municipal Planning Commission, and may include, but are not limited to, commercial kennels, convenience stores, personal services, restaurants, restaurants with drive-in/drive-through, retail and commercial uses, service commercial uses, theaters, veterinary facilities (indoor and neighborhood), automotive fuel sales, automotive service facilities, automotive was facilities, funeral homes, recreational facilities (public and neighborhood), and telecommunication towers and antennas. Proposed locations are preliminary in location and subject to change.

Civic and Institutional Uses: Location of civic uses is conditional by approval of the Franklin Municipal Planning Commission (e.g. church, daycare, post office, community center, fire station, library and clubhouse, and others), while institutional uses are conditional by approval of the Franklin Board of Mayor and Alderman. In addition, these uses may include, but are not limited to, charitable, fraternal, or social organizations, educational facilities, essential services, passive parks and open space, public buildings or uses, active park facilities, assisted living facilities, clinics, nursing/convalescent , rehabilitation centers, and places of public assembly. Proposed locations are preliminary in location and subject to change.

Standards:

Building Placement –

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

Building Elements –

1. Stoops, boxed windows, and bay windows may encroach into the setbacks two feet.
2. An upper story may encroach up to 7 ft. into the setbacks.
3. Upper stories may overlap the sidewalk in the case of arcade per Thoroughfare Street Standards (p. 29-p.35) and the Architectural Guidelines Appendix (p. A27).
4. Balconies, arcades, and awnings may encroach 7 feet.

Building Height –

1. The maximum overall building height exclusive of attic, parapet and architectural elements shall be measured in number of stories. Refer to the Building Height Matrix located in the Architectural Guidelines Appendix (p. A30).
2. The heights of building elements shall be measured from sidewalk grade taken anywhere along the principal frontage line.
3. A portion of the building with lot coverage no greater that 900 sq. ft. may exceed the height limit.
4. Street walls shall be between +4.5 ft. and 7 ft. max. in height.

Parking Placement –

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

Parking Requirements (based on building use) –

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

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

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

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

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

Theater: Refer to Minimum Parking Requirement Matrix (p. A30).

The Village Center

Permitted Uses

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

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

Lobby Apartment Building: Units enter off stair lobby with two to four units per floor.

Corridor Apartment Building: Units enter off double-loaded corridor, with six or more units per floor.

Double Decker: Two unit buildings with one unit located directly above the other.

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

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

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

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

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

Group Homes: A facility that provides for the care and supervision, on a temporary or permanent basis, of groups of more than six, but not more than 20, persons not defined as a family, who are handicapped, aged, disabled, or need foster care (includes home health hospice).

Hotel: A building to accommodate guest lodging.

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

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

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

Commercial Services: In addition to the uses specified above, buildings that serve general commercial services shall be permissible, following the conditional approval of the Franklin Municipal Planning Commission, and may include, but are not limited to, commercial kennels, convenience stores, personal services, restaurants, restaurants with drive-in/drive-through, retail and commercial uses, service commercial uses, theaters, veterinary facilities (indoor and neighborhood), automotive fuel sales, automotive service facilities, automotive was facilities, funeral homes, recreational facilities (public and neighborhood), and telecommunication towers and antennas. Proposed locations are preliminary in location and subject to change.

Civic and Institutional Uses: Location of civic uses is conditional by approval of the Franklin Municipal Planning Commission (e.g. church, daycare, post office, community center, fire station, library and clubhouse, and others), while institutional uses are conditional by approval of the Franklin Board of Mayor and Alderman. In addition, these uses may include, but are not limited to, charitable, fraternal, or social organizations, educational facilities, essential services, passive parks and open space, public buildings or uses, active park facilities, assisted living facilities, clinics, nursing/convalescent , rehabilitation centers, and places of public assembly. Proposed locations are preliminary in location and subject to change.

Standards:

Building Placement –

1. Lot lines enfronting thoroughfares or open spaces are designated frontage lines and subject to special code requirements. At corner lots, one of the two frontage lines shall be designated the primary one.
2. Buildings shall have facades generally along frontage lines.
3. The facades and elevations of a building shall be a minimum distance from the frontage and lot lines per the proposed thoroughfare standards section.
4. Primary facades generally shall be set parallel to straight frontage lines, and parallel to the cord if broken or curved. Elevations may deviate from the

- trajectory of the lot lines.
5. Lot coverage for all buildings shall be a maximum of 80%. Lot coverage for all outbuilding shall not exceed 675 sq. ft. Arcades and open porches do not count towards lot coverage.
 6. Arcades may be built overlapping the sidewalk per the thoroughfare street standards.

Building Elements –

1. Stoops, upper story heated area, bay windows and balconies may encroach into the setbacks as shown in the proposed thoroughfare sections.
2. An upper story may encroach up to 1.5 ft. into the setbacks.

Building Height –

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

Parking Placement –

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

Building Use –

Residential: The number of dwellings is limited by the requirement of 1.5 assigned parking spaces for each dwelling, a ratio which may be reduced according to the shared parking standard.

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

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

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

Civic: Civic uses are conditional by approval of the Franklin Municipal Planning Commission (e.g. church, fire station, library).

Refer to Minimum Parking Requirements Matrix (p A30).

The Village Edge

Permitted Uses

Detached House: A freestanding building, with or without an ancillary building that may be a detached outbuilding or an attached backbuilding to the rear. The outbuildings can be used as garages, garages with apartments on the second story or ancillary rental units. Detached houses are typically for sale, usually fee simple, occasionally condominium/cooperative ownership, infrequently rental.

The building occupies the center of the lot with setbacks on all sides. It is the least urban of residential types; the front yard sets it back from the frontage, while the open sided yard weakens the spatial definition of the fronting space. The front yard is intended to be semipublic and visually continuous with the yards of adjacent buildings, with the exception of an occasional low height picket fence. The rear yard can be secured for privacy by fences and outbuildings.

Cottage House: A single family dwelling, smaller than a house, on a separate lot or sharing a lot with other cottages as a court. Usually served by alleys, with on street parking to the front facade of the dwelling.

Sideyard House: A single family dwelling which occupies one side of the lot, with the primary yard to the other side and a shallow front setback. Usually served by alleys, with on street parking to the front facade of the dwelling.

Townhome: Buildings with two or more units, located side by side, with or without an ancillary building, either as a detached outbuilding or an attached backbuilding to the rear. The outbuildings can be used as garages, ancillary rental units, or garages with apartments on the second story. Units may be for rent or for sale, either fee simple or condominium/cooperative ownership.

The Townhome is a rear yard residential building type with common walls on the side lot lines, the facades reading continuously. Townhomes are the highest density type in the Village Edge able to provide private yards. The building façade steadily defines the edge of the public space while the rear elevation may be articulated for functional purposes. Usually served by alleys, with on street parking in front of the dwelling.

Group Homes: A facility that provides for the care and supervision, on a temporary or permanent basis, of groups of more than six, but not more than 20, persons not defined as a family, who are handicapped, aged, disabled, or need foster care (includes home health hospice).

Civic and Institutional Uses: Location of civic uses is conditional by approval of the Franklin Municipal Planning Commission (e.g.: church, daycare, post office, community center, fire station, library and clubhouse, and others), while institutional uses are conditional by approval of the Franklin Board of Mayor and Alderman. In addition, these uses may include, but are not limited to, charitable, fraternal, or social organizations, educational facilities, essential services, passive parks and open space, public buildings or uses, active park facilities, assisted living facilities, and places of public assembly. Proposed locations are

preliminary in location and subject to change.

Commercial Services: Location of commercial services is conditional by approval of the Franklin Municipal Planning Commission, and may include, but is not limited to, bed and breakfast establishments, recreational facilities (public and neighborhood). Proposed locations are preliminary in location and subject to change.

Standards:

Building Placement –

1. Lot lines enfronting thoroughfares or open spaces are designated frontage lines and subject to special code requirements. At corner lots, one of the two frontage lines shall be designated the primary one.
2. The facades and elevations of a building shall be a minimum distance as noted in the following lot diagrams.
3. Facades generally shall be set parallel to straight frontage lines, and parallel to the cord if broken or curved. Elevations may deviate from the trajectory of the lot lines.
4. Facades shall extend a minimum of 40% of the length of the frontage line.
5. Outbuilding shall not exceed 675 sq. ft.
6. The side setbacks shall be 0 ft. in case of townhouses sideyard houses.

Building Elements –

1. Each building requires at least a porch, stoop, porch or balcony located on the principal frontage façade. Porches, stoops, bay windows and balconies may encroach into the setbacks as shown in the diagram.
2. An upper story may encroach up to 1.5 ft. into the setbacks.
3. Porches on facades shall be a minimum of 6 ft. in depth.

Building Height –

1. The heights of building elements shall be measured from sidewalk grade taken anywhere along the principal frontage line.
2. The height of a porch floor shall be at +1.5 ft. min.
3. A portion of the building with lot coverage no greater that 240 sq. ft. may exceed the height limit.
4. Fences and garden walls at frontage lines shall be between +2.5 and +4.5 ft. in height.
5. Fences and garden walls at and behind the front façade line shall be at +7 ft. max.
6. Refer to the Building Height Matrix for maximum dimensions.

Parking Placement –

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

Building Use –

Residential: The number of dwellings is limited by the requirement of 1.5

assigned parking spaces for each dwelling, a ratio which may be reduced according to the shared parking standard.

Granny Flat: The number of bedrooms available for granny flat is limited by the requirement of one assigned parking space for each bedroom, in addition to the parking requirement for each dwelling.

Refer to Minimum Parking Requirements Matrix (p. A30).

CONDITIONS OF APPROVAL:

Performance Agreement and Surety

General Comments

1. Engineering Sureties

- Any unposted sureties associated with this development from site plan COF no: 5832 (Amelia Park PUD Subdivision, site plan, section 4, revision 1) shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

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

Planning

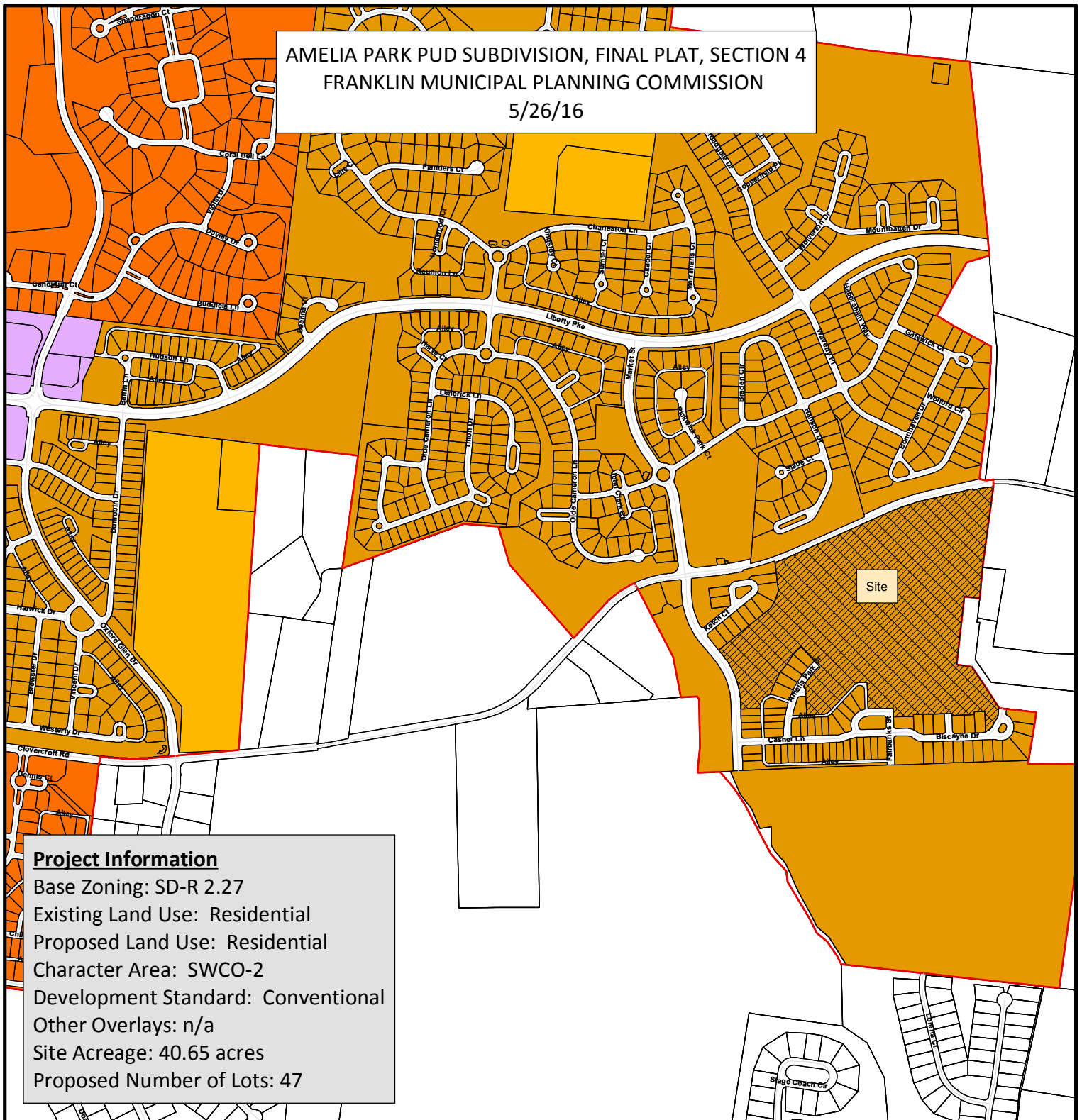
General Comments

2. One-Stop Procedure

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

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

AMELIA PARK PUD SUBDIVISION, FINAL PLAT, SECTION 4
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/26/16



Parcels selection 2

PARCEL_TYP

Section 4

- AG Agricultural District
- ER Estate Residential
- R-1 Residential District
- R-2 Residential District
- R-3 Residential District
- R-6 Historic Core Residential District
- RM-10 Attached 10 Residential District
- RM-15 Attached 15 Residential District

- RM-20 Attached 20 Residential District
- SD-R Specific Development-Residential
- SD-X Specific Development-Variety
- OR Office Residential District
- GO General Office District
- CC Central Commercial District
- NC Neighborhood Commercial District
- GC General Commercial District
- LI Light Industrial District
- HI Heavy Industrial District
- CI Civic and Institutional District



0 600 1,200 2,400 Feet

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

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO DEDICATE RIGHT OF WAY AND CREATE 47 LOTS (45 BUILDABLE LOTS & 2 OPEN SPACE LOTS) AND IS A RESUBDIVISION OF LOT 161.

2. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES LOT 161 OF AMELIA PARK PUD SUBDIVISION, SECTION 3 AS RECORDED IN PLAT BOOK P62 PAGE 80 REGISTER'S OFFICE OF WILLIAMSON COUNTY (ROWC)

3. EXISTING BASE ZONING: SD-R (RESIDENTIAL VARIETY)
CHARACTER AREA OVERLAY: SWCO-2 (SEWARD HALL)
DEVELOPMENT AREA STANDARD: CONVENTIONAL

4. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47187C0220F, DATED SEPTEMBER 29, 2006.

5. THIS PROPERTY CAN BE FOUND ON WILLIAMSON COUNTY TAX MAP 80 AND IS KNOWN AS PARCELS 31 AND 31.01.

6. OWNER/ SUBDIVIDER: PULTE GROUP INC
ADDRESS: 370 MALLORY STATION RD, SUITE 500
FRANKLIN, TENNESSEE 37067
PHONE NO.: 615-794-1901
P.O.C.: TODD DOUPONA

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

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

9. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF M.T.E.M.C.

10. NO DOCUMENTATION HAS BEEN FOUND PERTAINING TO MINERAL RIGHTS TO THE PROPERTY.

11. ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.

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

13. ALL STREAMSIDE BUFFERS SHALL BE PLACED IN OPEN SPACE LOTS TO BE MAINTAINED BY THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION.

14. ANY SIDE ELEVATION VISIBLE FROM A STREET SHALL HAVE THE SAME DEGREE OF ARCHITECTURAL DETAILING AS THE FRONT FACADE.

15. GARAGES SHALL MEET CITY OF FRANKLIN STANDARDS.

16. THERE SHALL BE A MINIMUM OF 10' BETWEEN BUILDINGS ON ADJACENT LOTS.

17. FEES-IN-LIEU OF PARKLAND DEDICATION:
150 LOTS (AMELIA PARK) - 92 LOTS (REUNION PUD) = 58 LOTS
(35 LOTS X 1,200 SQFT) + (23 LOTS X 600 SQFT) =
42,000 SQFT + 13,800 SQFT =
55,800 SQFT FOR FEES-IN-LIEU OF PARKLAND DEDICATION

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

19. GARAGES SHALL EITHER BE BUILT TO THE REAR SETBACK FROM THE ALLEY OR SHALL BE A MINIMUM OF TWENTY FEET FROM THE EDGE OF THE ALLEY PAVEMENT.

20. LOTS SHALL CONFORM TO ALL THE REQUIREMENTS OF THE FRANKLIN ZONING ORDINANCE.

LEGEND

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

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that: (1) the water systems designated in "Amelia Park, PUD Subdivision, Section 4" Subdivision have been installed in accordance with Milcrofton Utility District specifications, or (2) a performance agreement and surety in the amount of \$_____ for the water system has been posted with Milcrofton Utility District to assure completion of such systems.

Supt., Milcrofton Utility District

Date

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that: (1) the sewer systems designated in "Amelia Park, PUD Subdivision, Section 4" Subdivision have been installed in accordance with City specifications, or (2) a performance agreement and surety in the amount of \$_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director of Water Management Department
City of Franklin, TN

Date

CERTIFICATE OF ELECTRIC POWER

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

Middle Tennessee Electric Membership Corporation

Date

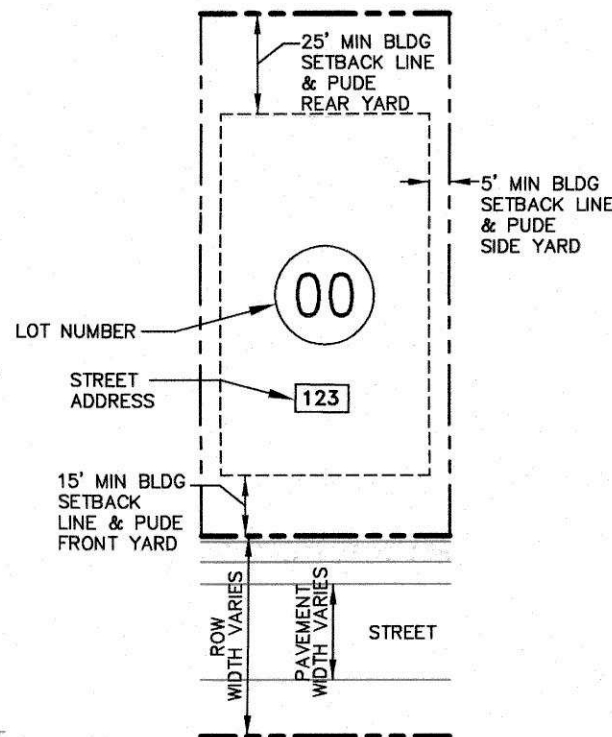
21. MILCROFTON UTILITY DISTRICT (MILCROFTON) HAS UNRESTRICTED ACCESS TO ITS WATER LINES AND WATER SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE WATER LINE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A MILCROFTON EASEMENT, MILCROFTON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

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

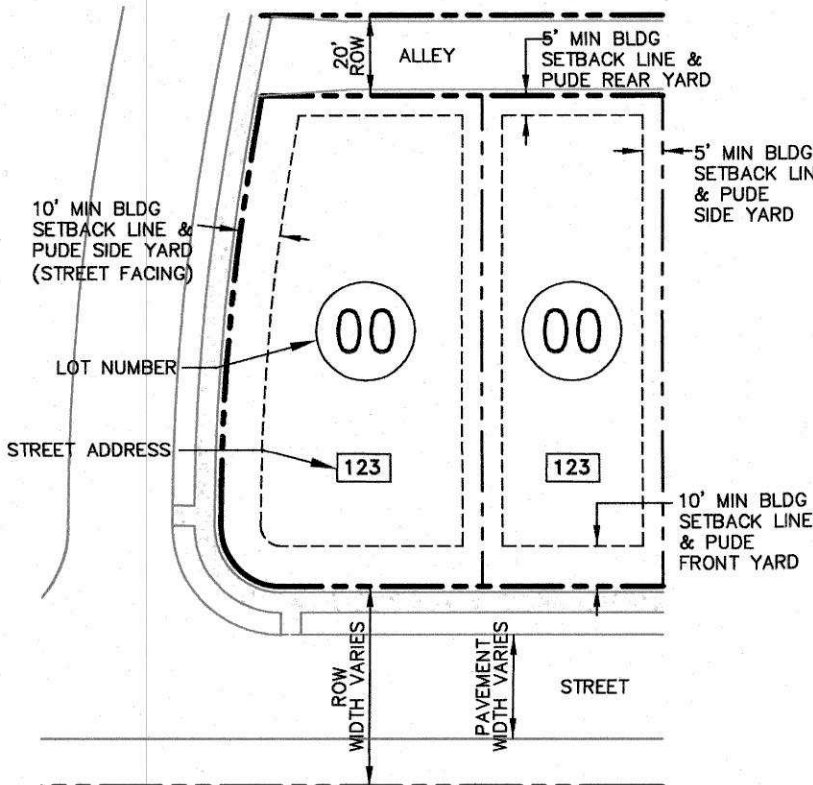
23. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY PAVEMENT, LANDSCAPING, FENCES, STRUCTURES OR OTHER ENCROACHMENTS WITHIN PUBLIC DRAINAGE EASEMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN PUBLIC DRAINAGE EASEMENTS. NO OBSTRUCTIONS OR ENCROACHMENTS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

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

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



TYPICAL STREET LOADED LOT
NOT TO SCALE



TYPICAL ALLEY LOADED LOT
NOT TO SCALE

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 2016, and this plat has been approved for recording in the Registers Office of Williamson County.

Secretary
Franklin Municipal Planning Commission

Date

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING

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

Williamson County Emergency Management Agency

Date

City of Franklin

Date

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I hereby certify that:
(1) the streets, drainage, and sidewalks designated in "Amelia Park, PUD Subdivision, Section 4" Subdivision have been installed in accordance with City specifications, or
(2) a performance agreement and surety in the amount of \$_____ for streets, \$_____ for drainage, and \$_____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department
City of Franklin, Tennessee

Date

CERTIFICATE OF SURVEY

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

Robert M. Searson, Tenn. License No. 1666

Date

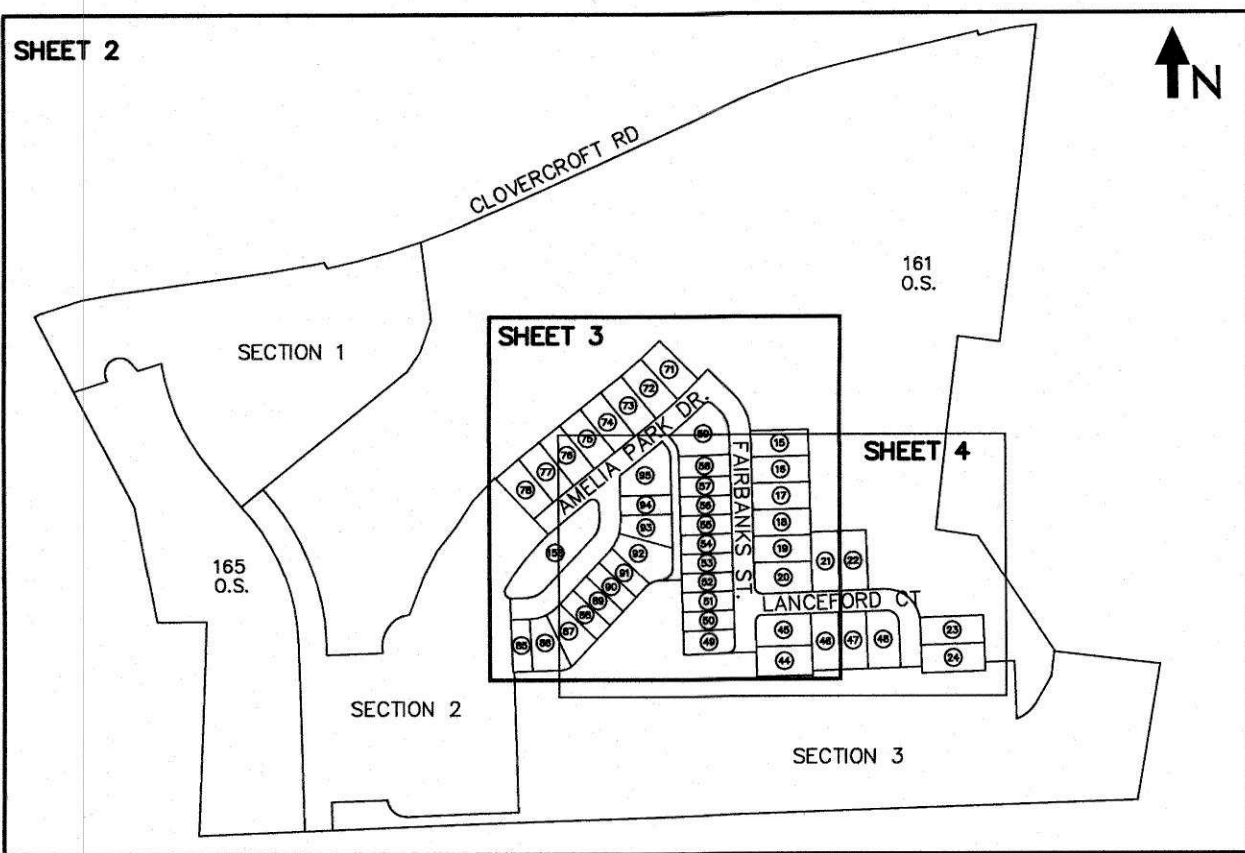
CERTIFICATE OF OWNERSHIP

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 6028, Page 944, R.O.W.C., Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Book _____, Page _____, R.O.W.C.

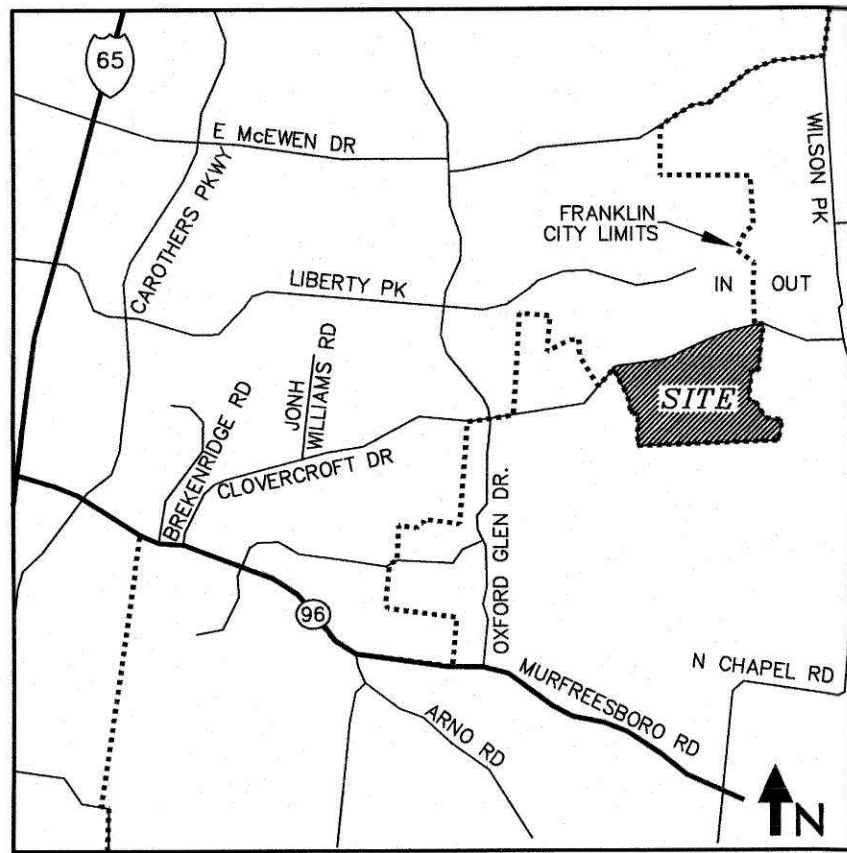
Pulte Group Inc.

Date

SHEET 2

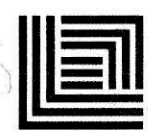


SHEET INDEX
NOT TO SCALE



VICINITY MAP
SCALE: 1" = 3000'

LOT	AREA		MIN. SETBACKS		TREE REQUIREMENTS	
	SQFT	ACRES	LEFT	RIGHT	FRONT	BACK
15	8,370	0.19	5'	5'	15'	25'
16	8,370	0.19	5'	5'	15'	25'
17	8,370	0.19	5'	5'	15'	25'
18	8,370	0.19	5'	5'	15'	25'
19	8,370	0.19	5'	5'	15'	25'
20	9,785	0.22	5'	15'	15' (FAIRBANKS)	25'
21	9,223	0.21	5'	5'	15'	25'
22	9,100	0.21	5'	5'	15'	25'
23	9,650	0.22	5'	5'	15'	25'
24	9,647	0.22	5'	5'	15'	25'
44	9,158	0.21	5'	5'	15'	25'
45	9,651	0.22	15'	5'	15' (FAIRBANKS)	25'
46	8,750	0.20	5'	5'	15'	25'
47	8,750	0.20	5'	5'	15'	25'
48	10,173	0.23	15'	5'	15'	25'
49	6,552	0.15	10'	5'	10' (FAIRBANKS)	5'
50	5,400	0.12	5'	5'	10'	5'
51	5,400	0.12	5'	5'	10'	5'
52	5,400	0.12	5'	5'	10'	5'
53	5,400	0.12	5'	5'	10'	5'
54	5,400	0.12	5'	5'	10'	5'
55	5,400	0.12	5'	5'	10'	5'
56	5,400	0.12	5'	5'	10'	5'
57	5,400	0.12	5'	5'	10'	5'
58	6,000	0.14	5'	5'	10'	5'
59	12,480	0.29	5'	10'	10' (FAIRBANKS)	5'
71	8,352	0.19	5'	5'	15'	25'
72	8,352	0.19	5'	5'	15'	25'
73	8,144	0.19	5'	5'	15'	25'
74	8,060	0.19	5'	5'	15'	25'
75	8,060	0.19	5'	5'	15'	25'
76	8,060	0.19	5'	5'	15'	25'
77	8,060	0.19	5'	5'	15'	25'
78	8,557	0.20	5'	5'	15'	25'
85	5,546	0.13	5'	5'	10'	5'
86	5,508	0.13	5'	5'	10'	5'
87	7,879	0.18	5'	5'	10'	5'
88	5,400	0.12	5'	5'	10'	5'
89	5,400	0.12	5'	5'	10'	5'
90	5,400	0.12	5'	5'	10'	5'
91	5,408	0.12	5'	5'	10'	5'
92	10,218	0.23	5'	5'	10'	5'
93	7,424	0.17	5'	5'	10'	5'
94	5,400	0.12	5'	5'	10'	5'
95	10,855	0.25	10'	5'	10' (GRIFFIN)	5'
158 OS	21,148	0.49	—	—	—	—
161 OS	1,290,679	29.63	—	—	—	—
TOTAL O.S.	1,311,827	30.12	—	—	—	—
ROW	111,852	2.57	—	—	—	—
TOTAL	1,770,731	40.65	—	—	—	—



Littlejohn

An S&ME Company

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

AMELIA PARK PUD SUBDIVISION

SECTION 4

FINAL PLAT

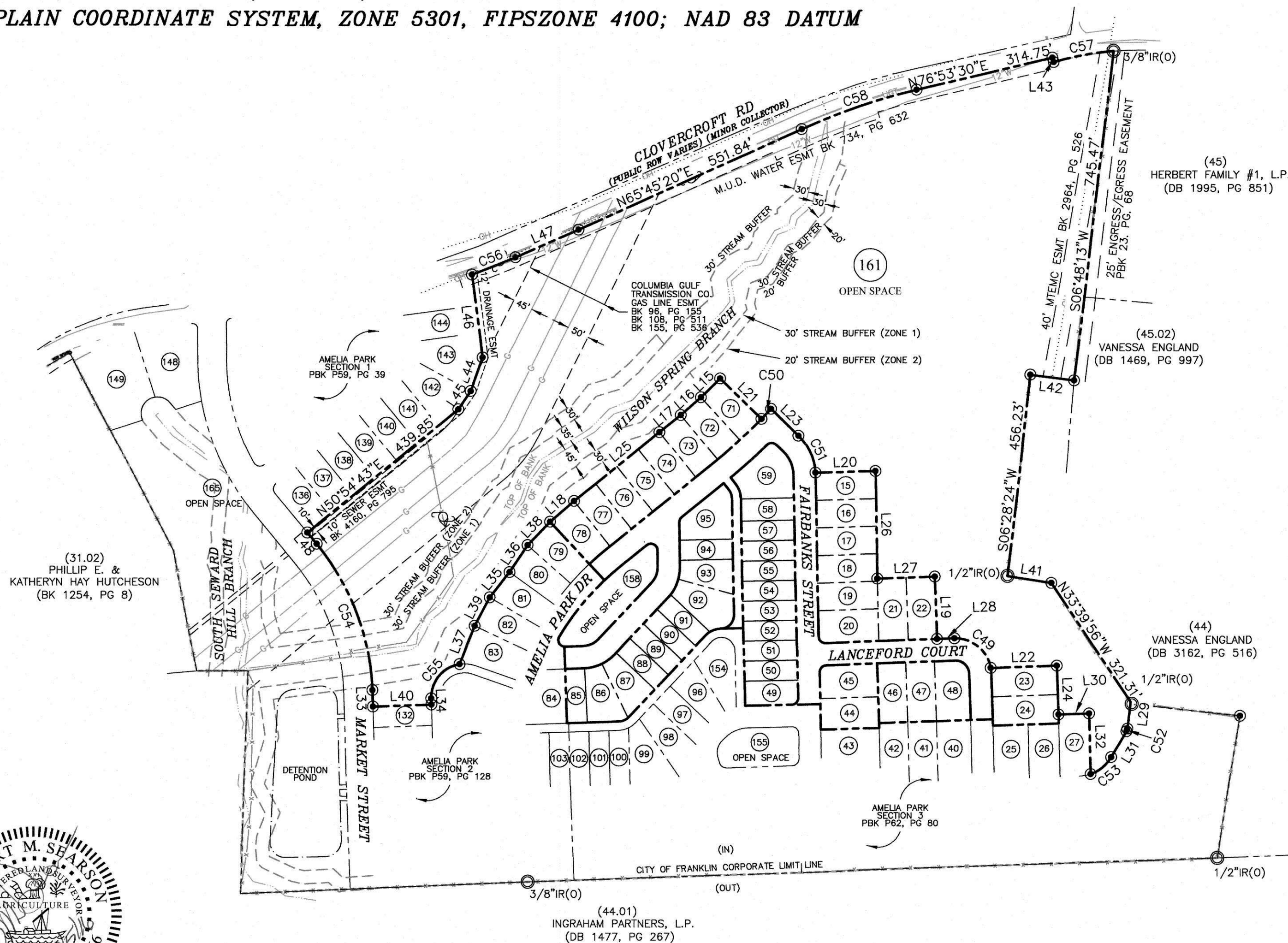
C.O.F. NO. 6118

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

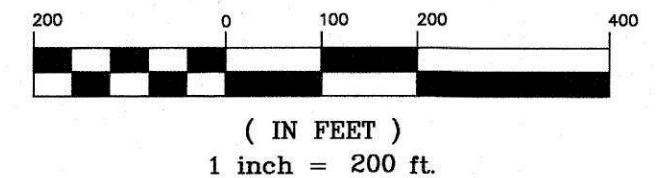
TOTAL ACRES: 40.65 TOTAL LOTS: 47
ACRES NEW PUBLIC STREETS: ±2.57 DISTRICT: 14TH
LFT NEW PUBLIC STREETS: ±2,510 CLOSURE ERROR: 1:10000

DATE: 04/11/2016
REV: 05/05/2016

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



GRAPHIC SCALE



AREA	LOT	SQ. FT.	ACRES
	15	8,370	0.19
	16	8,370	0.19
	17	8,370	0.19
	18	8,370	0.19
	19	8,370	0.19
	20	9,785	0.22
	21	9,223	0.21
	22	9,100	0.21
	23	9,650	0.22
	24	9,647	0.22
	44	9,158	0.21
	45	9,651	0.22
	46	8,750	0.20
	47	8,750	0.20
	48	10,173	0.23
	49	6,552	0.15
	50	5,400	0.12
	51	5,400	0.12
	52	5,400	0.12
	53	5,400	0.12
	54	5,400	0.12
	55	5,400	0.12
	56	5,400	0.12
	57	5,400	0.12
	58	6,000	0.14
	59	12,480	0.29
	71	8,352	0.19
	72	8,352	0.19
	73	8,144	0.19
	74	8,060	0.19
	75	8,060	0.19
	76	8,060	0.19
	77	8,060	0.19
	78	8,557	0.20
	85	5,546	0.13
	86	8,508	0.20
	87	7,879	0.18
	88	5,400	0.12
	89	5,400	0.12
	90	5,400	0.12
	91	5,408	0.12
	92	10,218	0.23
	93	7,424	0.17
	94	5,400	0.12
	95	10,855	0.25
	158	21,148	0.49
	161	1,290,679	29.63
ROW	111,852	2.57	
Total	1,770,731	40.65	



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	125.66'	80.00'	90°00'00"	80.00'	N46°57'42"W	113.14'
C2	47.12'	30.00'	90°00'00"	30.00'	N46°57'42"W	42.43'
C3	33.37'	15.00'	127°28'51"	30.40'	N64°58'52"W	26.90'
C4	53.17'	650.00'	4°41'13"	26.60'	S48°56'06"W	53.16'
C5	186.28'	1280.00'	8°20'18"	93.31'	N47°06'34"E	186.12'
C6	23.16'	15.00'	88°28'37"	14.61'	N89°59'20"W	20.93'
C7	110.76'	1330.00'	4°46'18"	55.41'	N48°09'30"E	110.73'
C8	97.10'	125.00'	44°30'35"	51.15'	N23°29'44"W	94.68'
C9	23.37'	15.00'	89°16'45"	14.81'	S43°23'56"W	21.08'
C10	58.26'	75.00'	44°30'35"	30.69'	N23°29'44"W	56.81'
C11	23.56'	15.00'	90°00'00"	15.00'	N43°45'33"E	21.21'
C12	35.98'	55.00'	37°28'51"	18.66'	N19°58'52"W	35.34'
C13	22.90'	35.00'	37°28'51"	11.87'	N19°58'52"W	22.49'
C14	77.91'	100.00'	44°38'22"	41.05'	N21°04'44"E	75.96'
C15	13.75'	15.00'	52°31'09"	7.40'	S25°01'08"W	13.27'
C16	23.75'	15.00'	90°43'15"	15.19'	S46°36'04"E	21.35'
C17	38.96'	50.00'	44°38'22"	20.53'	N65°43'07"E	37.98'
C18	77.91'	100.00'	44°38'22"	41.05'	N65°43'07"E	75.96'
C19	38.96'	50.00'	44°38'22"	20.53'	N21°04'44"E	37.98'
C20	5.82'	125.00'	2°40'05"	2.91'	S87°25'31"W	5.82'
C21	27.27'	35.00'	44°38'22"	14.37'	N65°43'07"E	26.58'
C22	32.18'	15.00'	122°54'32"	27.57'	S30°30'26"E	26.35'
C23	212.91'	600.00'	20°19'53"	107.59'	S41°06'46"W	211.79'
C24	39.58'	50.00'	45°21'36"	20.90'	S66°04'45"W	38.56'
C25	47.12'	30.00'	90°00'00"	30.00'	N43°45'33"E	42.43'
C26	114.87'	80.00'	82°16'10"	69.87'	N50°49'37"W	105.25'
C27	10.79'	80.00'	7°43'50"	5.41'	N05°49'37"W	10.79'
C28	31.34'	1280.00'	1°24'10"	15.67'	N43°38'30"E	31.34'
C29	67.55'	1280.00'	3°01'25"	33.78'	N45°51'17"E	67.54'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C30	67.55'	1280.00'	3°01'25"	33.78'	N48°52'42"E	67.54'
C31	19.85'	1280.00'	0°53'18"	9.92'	N50°50'04"E	19.85'
C32	28.94'	100.00'	16°34'46"	14.57'	N07°02'56"E	28.84'
C33	39.27'	100.00'	22°29'54"	19.89'	N26°35'16"E	39.02'
C34	9.71'	100.00'	5°33'43"	4.86'	N40°37'04"E	9.70'
C35	35.90'	100.00'	20°34'10"	18.15'	N53°41'00"E	35.71'
C36	40.32'	100.00'	23°05'59"	20.44'	N75°31'05"E	40.04'
C37	1.69'	100.00'	0°58'14"	0.85'	N87°33'11"E	1.69'
C38	3.70'	35.00'	6°03'07"	1.85'	N46°25'29"E	3.70'
C39	23.57'	35.00'	38°35'16"	12.25'	N68°44'40"E	23.13'
C40	29.63'	15.00'	11°31'40"	22.74'	S25°38'30"E	25.04'
C41	49.08'	600.00'	4°41'13"	24.55'	S48°56'06"W	49.07'
C42	12.84'	50.00'	14°43'06"	6.46'	S50°45'30"W	12.81'
C43	26.74'	50.00'	30°38'30"	13.70'	S73°26'18"W	26.42'
C45	2.55'	15.00'	9°43'52"	1.28'	S87°05'46"E	2.54'
C46	163.83'	600.00'	15°38'40"	82.43'	S38°46'10"W	163.32'
C47	93.54'	125.00'	42°52'38"	49.08'	N24°18'42"W	91.38'
C48	3.56'	125.00'	1°37'57"	1.78'	N02°03'25"W	3.56'
C49	114.87'	80.00'	82°16'10"	69.87'	N50°49'37"W	105.25'
C50	31.34'	1280.00'	1°24'10"	15.67'	N43°38'30"E	31.34'
C51	93.54'	125.00'	42°52'38"	49.08'	N24°18'42"W	91.38'
C52	6.19'	15.00'	23°39'44"	3.14'	N18°27'35"E	6.15'
C53	60.87'	86.00'	40°33'15"	31.77'	N50°34'05"E	59.61'
C54	358.79'	542.50'	37°53'36"	186.23'	N20°54'30"W	352.29'
C55	109.51'	75.00'	83°39'38"	67.13'	S39°52'07"W	100.04'
C56	105.70'	1643.00'	3°41'09"	52.87'	N68°21'35"E	105.68'
C57	137.98'	717.27'	11°01'19"	69.20'	S79°44'25"W	137.77'
C58	273.67'	1407.39'	11°08'29"	137.27'	S71°19'34"W	273.24'

LINE	BEARING	DISTANCE
L1	N45°51'17"E	60.68'
L2	N48°52'42"E	60.68'
L3	N51°09'00"E	61.61'
L4	N49°11'07"E	71.40'
L5	N38°43'17"W	17.24'
L6	N38°43'17"W	17.13'
L7	N45°45'01"W	21.87'
L8	S51°16'43"W	74.06'
L9	S45°45'01"E	0.00'
L10	S01°14'27"E	37.47'
L11	N88°02'18"E	40.20'
L12	N88°02'18"E	42.73'
L13	N88°45'33"E	50.00'
L14	S01°57'42"E	20.00'
L15	N45°51'17"E	60.68'
L16	N48°52'42"E	60.68'
L17	N51°09'00"E	61.61'
L18	N49°11'07"E	71.40'
L19	S01°57'42"E	140.00'
L20	S88°45'33"W	135.05'
L21	S45°39'25"E	130.00'
L22	S88°02'18"W	149.15'
L23	N45°45'01"W	86.73'
L24	S01°57'42"E	110.00'

LINE	BEARING	DISTANCE
L25	S51°16'43"W	248.00'
L26	S01°14'27"E	241.99'
L27	S88°02'18"W	130.00'
L28	S88°02'18"W	39.04'
L29	N06°37'43"E	60.55'
L30	S88°02'18"W	69.21'
L31	N30°17'27"E	67.39'
L32	S01°57'42"E	136.16'
L33	N01°57'42"W	37.05'
L34	S01°57'42"E	13.97'
L35	N38°09'46"E	72.70'
L36	S33°38'43"W	72.70'
L37	S21°48'22"W	92.80'
L38	N43°55'11"E	72.72'
L39	N27°53'18"E	72.72'
L40	N88°02'18"E	132.00'
L41	S81°06'25"E	99.94'
L42	N82°33'32"W	99.45'
L43	S15°47'15"E	10.00'
L44	N19°27'38"E	80.40'
L45	S34°08'49"W	49.56'
L46	S07°36'34"E	188.25'
L47	N66°31'00"E	156.41'
L48	N39°51'18"W	32.91'

Littlejohn
An S&ME Company

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

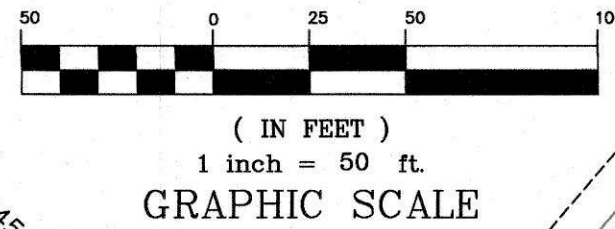
AMELIA PARK
PUD SUBDIVISION
SECTION 4
FINAL PLAT
C.O.F. NO. 6118

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 40.65 TOTAL LOTS: 47
ACRES NEW PUBLIC STREETS: ±2.57 DISTRICT: 14TH
LFT NEW PUBLIC STREETS: ±2,510 CLOSURE ERROR: 1:10000

DATE: 04/11/2016
REV: 05/05/2016

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



A SIGN SHALL BE PLACED HERE STATING "STREET TO BE EXTENDED BY AUTHORITY OF THE CITY OF FRANKLIN"

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	125.66'	80.00'	90°00'00"	80.00'	N46°57'42"W	113.14'
C2	47.12'	30.00'	90°00'00"	30.00'	N46°57'42"W	42.43'
C3	33.37'	15.00'	127°28'51"	30.40'	N64°58'52"W	26.90'
C4	53.17'	650.00'	4°41'13"	26.60'	S48°56'06"W	53.16'
C5	186.28'	1280.00'	8°20'18"	93.31'	N47°06'34"E	186.12'
C6	23.16'	15.00'	88°28'37"	14.61'	N89°59'20"W	20.93'
C7	110.76'	1330.00'	4°46'18"	55.41'	N48°09'30"E	110.73'
C8	97.10'	125.00'	44°30'35"	51.15'	N23°29'44"W	94.68'
C9	23.37'	15.00'	89°16'45"	14.81'	S43°23'56"W	21.08'
C10	58.26'	75.00'	44°30'35"	30.69'	N23°29'44"W	56.81'
C11	23.56'	15.00'	90°00'00"	15.00'	N43°45'33"E	21.21'
C12	35.98'	55.00'	37°28'51"	18.66'	N19°58'52"W	35.34'
C13	22.90'	35.00'	37°28'51"	11.87'	N19°58'52"W	22.49'
C14	77.91'	100.00'	44°38'22"	41.05'	N21°04'44"E	75.96'
C15	13.75'	15.00'	52°31'09"	7.40'	S25°01'08"W	13.27'
C16	23.75'	15.00'	90°43'15"	15.19'	S46°36'04"E	21.35'
C17	38.96'	50.00'	44°38'22"	20.53'	N65°43'07"E	37.98'
C18	77.91'	100.00'	44°38'22"	41.05'	N65°43'07"E	75.96'
C19	38.96'	50.00'	44°38'22"	20.53'	N21°04'44"E	37.98'
C20	5.82'	125.00'	2°40'05"	2.91'	S87°25'31"W	5.82'
C21	27.27'	35.00'	44°38'22"	14.37'	N65°43'07"E	26.58'
C22	32.18'	15.00'	122°54'32"	27.57'	S30°30'26"E	26.35'
C23	212.91'	600.00'	20°19'53"	107.59'	S41°06'46"W	211.79'
C24	39.58'	50.00'	45°21'36"	20.90'	S66°04'45"W	38.56'
C25	47.12'	30.00'	90°00'00"	30.00'	N43°45'33"E	42.43'
C26	114.87'	80.00'	82°16'10"	69.87'	N50°49'37"W	105.25'
C27	10.79'	80.00'	7°43'50"	5.41'	N05°49'37"W	10.79'
C28	31.34'	1280.00'	1°24'10"	15.67'	N43°38'30"E	31.34'
C29	67.55'	1280.00'	3°01'25"	33.78'	N45°51'17"E	67.54'
C30	67.55'	1280.00'	3°01'25"	33.78'	N48°52'42"E	67.54'
C31	19.85'	1280.00'	0°53'18"	9.92'	N50°50'04"E	19.85'
C32	28.94'	100.00'	16°34'46"	14.57'	N07°02'56"E	28.84'
C33	39.27'	100.00'	22°29'54"	19.89'	N26°35'16"E	39.02'
C34	9.71'	100.00'	5°33'43"	4.86'	N40°37'04"E	9.70'
C35	35.90'	100.00'	20°34'10"	18.15'	N53°41'00"E	35.71'
C36	40.32'	100.00'	23°05'59"	20.44'	N75°31'05"E	40.04'
C37	1.69'	100.00'	0°58'14"	0.85'	N87°33'11"E	1.69'
C38	3.70'	35.00'	6°03'07"	1.85'	N46°25'29"E	3.70'
C39	23.57'	35.00'	38°35'16"	12.25'	N68°44'40"E	23.13'
C40	29.63'	15.00'	11°31'40"	22.74'	S25°38'30"E	25.04'
C41	49.08'	600.00'	4°41'13"	24.55'	S48°56'06"W	49.07'
C42	12.84'	50.00'	14°43'06"	6.46'	S50°45'30"W	12.81'
C43	26.74'	50.00'	30°38'30"	13.70'	S73°28'18"W	26.42'
C44	2.55'	15.00'	9°43'52"	1.28'	S87°05'46"E	2.54'
C45	163.83'	600.00'	15°38'40"	82.43'	S38°46'10"W	163.32'
C46	93.54'	125.00'	42°52'38"	49.08'	N24°18'42"W	91.38'
C47	3.56'	125.00'	1°37'57"	1.78'	N02°03'25"W	3.56'
C48	114.87'	80.00'	82°16'10"	69.87'	N50°49'37"W	105.25'
C49	31.34'	1280.00'	1°24'10"	15.67'	N43°38'30"E	31.34'
C50	93.54'	125.00'	42°52'38"	49.08'	N24°18'42"W	91.38'
C51	6.19'	15.00'	23°39'44"	3.14'	N18°27'35"E	6.15'
C52	60.87'	86.00'	40°33'15"	31.77'	N50°34'05"E	59.61'
C53	358.79'	542.50'	37°53'36"	186.23'	N20°54'30"W	352.29'
C54	109.51'	75.00'	83°39'38"	67.13'	S39°52'07"W	100.04'
C55	105.70'	1643.00'	3°41'09"	52.87'	N68°21'35"E	105.68'
C56	137.98'	717.27'	11°01'19"	69.20'	S79°44'25"W	137.77'
C57	273.67'	1407.39'	11°08'29"	137.27'	S71°19'34"W	273.24'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N45°51'17"E	60.68'
L2	N48°52'42"E	60.68'
L3	N51°09'00"E	61.61'
L4	N49°11'07"E	71.40'
L5	N38°43'17"W	17.24'
L6	N38°43'17"W	17.13'
L7	N45°45'01"E	21.87'
L8	S51°16'43"W	74.06'
L9	S45°45'01"E	0.00'
L10	S01°14'27"E	37.47'
L11	N88°02'18"E	40.20'
L12	N88°02'18"E	42.73'
L13	N88°45'33"E	50.00'
L14	S01°57'42"E	20.00'
L15	N45°51'17"E	60.68'
L16	N48°52'42"E	60.68'
L17	N51°09'00"E	61.61'
L18	N49°11'07"E	71.40'
L19	S01°57'42"E	140.00'
L20	S88°45'33"W	135.05'
L21	S45°39'25"E	130.00'
L22	S88°02'18"W	149.15'
L23	N45°45'01"E	86.73'
L24	S01°57'42"E	110.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L25	S51°16'43"W	248.00'
L26	S01°14'27"E	241.99'
L27	S88°02'18"W	130.00'
L28	S88°02'18"W	39.04'
L29	N06°37'43"E	60.55'
L30	S88°02'18"W	69.21'
L31	N301°7'27"E	67.39'
L32	S01°57'42"E	136.16'
L33	N01°57'42"W	37.05'
L34	S01°57'42"E	13.97'
L35	N38°09'46"E	72.70'
L36	S33°38'43"W	72.70'
L37	S21°48'22"W	92.80'
L38	N43°55'11"E	72.72'
L39	N27°53'18"E	72.72'
L40	N88°02'18"E	132.00'
L41	S81°06'25"E	99.94'
L42	N82°33'32"W	99.45'
L43	S15°47'15"E	10.00'
L44	N19°27'38"E	80.40'
L45	S34°08'49"W	49.56'
L46	S07°36'34"E	188.25'
L47	N66°31'00"E	156.41'
L48	N39°51'18"W	32.91'

Littlejohn
An S&ME Company
1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.leajohn.com

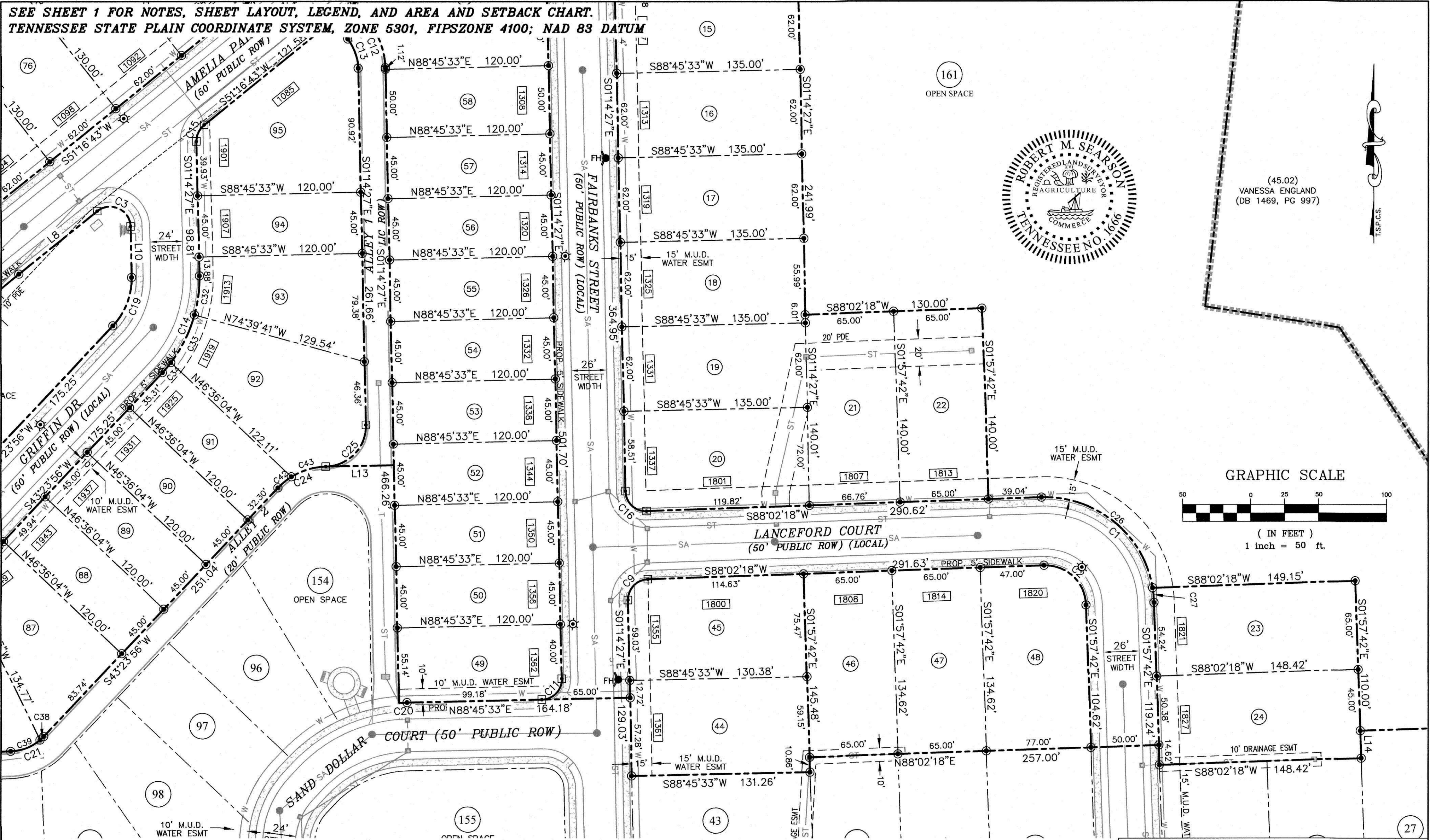
AMELIA PARK
PUD SUBDIVISION
SECTION 4
FINAL PLAT
C.O.F. NO. 6118

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

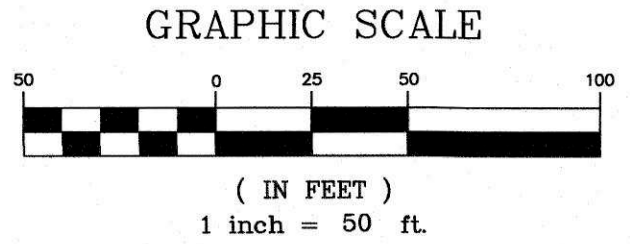
TOTAL ACRES: 40.65 TOTAL LOTS: 47
ACRES NEW PUBLIC STREETS: ±2.57 DISTRICT: 14TH
LFT NEW PUBLIC STREETS: ±2.510 CLOSURE ERROR: 1:10000

DATE: 04/11/2016
REV: 05/05/2016

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



(45.02)
 VANESSA ENGLAND
 (DB 1469, PG 997)



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	125.66'	80.00'	90°00'00"	80.00'	N46°57'42"W	113.14'
C2	47.12'	30.00'	90°00'00"	30.00'	N46°57'42"W	42.43'
C3	33.37'	15.00'	127°28'51"	30.40'	N64°58'52"W	26.90'
C4	53.17'	650.00'	4°41'13"	26.60'	S48°56'06"W	53.16'
C5	186.28'	1280.00'	8°20'18"	93.31'	N47°06'34"E	186.12'
C6	23.16'	15.00'	88°28'37"	14.61'	N89°59'20"W	20.93'
C7	110.76'	1330.00'	4°46'18"	55.41'	N48°09'30"E	110.73'
C8	97.10'	125.00'	44°30'35"	51.15'	N23°29'44"W	94.68'
C9	23.37'	15.00'	89°16'45"	14.81'	S43°23'56"W	21.08'
C10	58.26'	75.00'	44°30'35"	30.69'	N23°29'44"W	56.81'
C11	23.56'	15.00'	90°00'00"	15.00'	N43°45'33"E	21.21'
C12	35.98'	55.00'	37°28'51"	18.66'	N19°58'52"W	35.34'
C13	22.90'	35.00'	37°28'51"	11.87'	N19°58'52"W	22.49'
C14	77.91'	100.00'	44°38'22"	41.05'	N21°04'44"E	75.96'
C15	13.75'	15.00'	52°31'09"	7.40'	S25°01'08"W	13.27'
C16	23.75'	15.00'	90°43'15"	15.19'	S46°36'04"E	21.35'
C17	38.96'	50.00'	44°38'22"	20.53'	N65°43'07"E	37.98'
C18	77.91'	100.00'	44°38'22"	41.05'	N65°43'07"E	75.96'
C19	38.96'	50.00'	44°38'22"	20.53'	N21°04'44"E	37.98'
C20	5.82'	125.00'	2°40'05"	2.91'	S87°25'31"W	5.82'
C21	27.27'	35.00'	44°38'22"	14.37'	N65°43'07"E	26.58'
C22	32.18'	15.00'	122°54'32"	27.57'	S30°30'26"E	26.35'
C23	212.91'	600.00'	20°19'53"	107.59'	S41°06'46"W	211.79'
C24	39.58'	50.00'	45°21'36"	20.90'	S76°04'45"W	38.56'
C25	47.12'	30.00'	90°00'00"	30.00'	N43°45'33"E	42.43'
C26	114.87'	80.00'	82°16'10"	69.87'	N50°49'37"W	105.25'
C27	10.79'	80.00'	7°43'50"	5.41'	N05°49'37"W	10.79'
C28	31.34'	1280.00'	1°24'10"	15.67'	N43°38'30"E	31.34'
C29	67.55'	1280.00'	3°01'25"	33.78'	N45°51'17"E	67.54'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C30	67.55'	1280.00'	3°01'25"	33.78'	N48°52'42"E	67.54'
C31	19.85'	1280.00'	0°53'18"	9.92'	N50°50'04"E	19.85'
C32	28.94'	100.00'	16°34'46"	14.57'	N07°02'56"E	28.84'
C33	39.27'	100.00'	22°29'54"	19.89'	N26°35'16"E	39.02'
C34	9.71'	100.00'	5°33'43"	4.86'	N40°37'04"E	9.70'
C35	35.90'	100.00'	20°34'10"	18.15'	N53°41'00"E	35.71'
C36	40.32'	100.00'	23°05'59"	20.44'	N75°31'05"E	40.04'
C37	1.69'	100.00'	0°58'14"	0.85'	N87°33'11"E	1.69'
C38	3.70'	35.00'	6°03'07"	1.85'	N46°25'29"E	3.70'
C39	23.57'	35.00'	38°35'16"	12.25'	N68°44'40"E	23.13'
C40	29.63'	15.00'	113°10'40"	22.74'	S25°38'30"E	25.04'
C41	49.08'	600.00'	4°41'13"	24.55'	S48°56'06"W	49.07'
C42	12.84'	50.00'	14°43'06"	6.46'	S50°45'30"W	12.81'
C43	26.74'	50.00'	30°38'30"	13.70'	S73°26'18"W	26.42'
C44	2.55'	15.00'	9°43'52"	1.28'	S87°05'46"E	2.54'
C45	163.83'	600.00'	15°38'40"	82.43'	S38°46'10"W	163.32'
C46	93.54'	125.00'	42°52'38"	49.08'	N24°18'42"E	91.38'
C47	3.56'	125.00'	1°37'57"	1.78'	N02°03'25"W	3.56'
C48	114.87'	80.00'	82°16'10"	69.87'	N50°49'37"W	105.25'
C49	31.34'	1280.00'	1°24'10"	15.67'	N43°38'30"E	31.34'
C50	93.54'	125.00'	42°52'38"	49.08'	N24°18'42"E	91.38'
C51	6.19'	15.00'	23°39'44"	3.14'	N18°27'35"E	6.15'
C52	60.87'	86.00'	40°33'15"	31.77'	N50°34'05"E	59.61'
C53	358.79'	542.50'	37°53'36"	186.23'	N20°54'30"W	352.29'
C54	109.51'	75.00'	83°39'38"	67.13'	S39°52'07"W	100.04'
C55	105.70'	1643.00'	3°41'09"	52.87'	N68°21'35"E	105.68'
C56	137.98'	717.27'	11°01'19"	69.20'	S79°44'25"W	137.77'
C57	273.67'	1407.39'	11°08'29"	137.27'	S71°19'34"W	273.24'

LINE	BEARING	DISTANCE
L1	N45°51'17"E	60.68'
L2	N48°52'42"E	60.68'
L3	N51°09'00"E	61.61'
L4	N49°11'07"E	71.40'
L5	N38°43'17"W	17.24'
L6	N38°43'17"W	17.13'
L7	N45°45'01"W	21.87'
L8	S51°16'43"W	74.06'
L9	S45°45'01"E	0.00'
L10	S01°14'27"E	37.47'
L11	N88°02'18"E	40.20'
L12	N88°02'18"E	42.73'
L13	N88°45'33"E	50.00'
L14	S01°57'42"E	20.00'
L15	N45°51'17"E	60.68'
L16	N48°52'42"E	60.68'
L17	N51°09'00"E	61.61'
L18	N49°11'07"E	71.40'
L19	S01°57'42"E	140.00'
L20	S88°45'33"W	135.05'
L21	S45°39'25"E	130.00'
L22	S88°02'18"W	149.15'
L23	N45°45'01"W	86.73'
L24	S01°57'42"E	110.00'

LINE	BEARING	DISTANCE
L25	S51°16'43"W	248.00'
L26	S01°14'27"E	241.99'
L27	S88°02'18"W	130.00'
L28	S88°02'18"W	39.04'
L29	N06°37'43"E	60.55'
L30	S88°02'18"W	69.21'
L31	N30°17'27"E	67.39'
L32	S01°57'42"E	136.16'
L33	N01°57'42"W	37.05'
L34	S01°57'42"E	13.97'
L35	N38°09'46"E	72.70'
L36	S33°38'43"W	72.70'
L37	S21°48'22"W	92.80'
L38	N43°55'11"E	72.72'
L39	N27°53'18"E	72.72'
L40	N88°02'18"E	132.00'
L41	S81°06'25"E	99.94'
L42	N82°33'32"W	99.94'
L43	S15°47'15"E	10.00'
L44	N19°27'38"E	80.40'
L45	S34°08'49"W	49.56'
L46	S07°36'34"E	188.25'
L47	N66°31'00"E	156.41'
L48	N39°51'18"W	32.91'

Littlejohn

An S&ME Company

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

AMELIA PARK

PUD SUBDIVISION

SECTION 4

FINAL PLAT

C.O.F. NO. 6118

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 40.65 TOTAL LOTS: 47

ACRES NEW PUBLIC STREETS: ±2.57 DISTRICT: 14TH

LFT NEW PUBLIC STREETS: ±2.510 CLOSURE ERROR: 1:10000

DATE: 04/11/2016

REV: 05/05/2016

LEA PROJECT #20130368 SHEET 4 OF 4

L:\Projects\2013\20130368\dwg\20130368-SHEET 4.dwg - April 28, 2016 - 9:49am zavis

CONDITIONS OF APPROVAL:**Engineering - Final Plat Checklist****General Comments****1. C. Final Plat**

- Applicant shall show the street classification of all public streets (local, major collector, etc) on the plat. Applicant shall revise the functional classification of South Carothers Parkway to Major Arterial.

Performance Agreement and Surety**General Comments****2. Landscape**

- Landscape surety was posted 6.23.15 with Site plans for Sections 1,2,3.

- Acknowledged**

3. Engineering Sureties

- Sureties for the following to be determined at resubmittal by applicant using the **most current** Surety Calculation Tool available on the [Engineering Development Services webpage](#):

I. City Water:

II. City Sewer:

III. Public Streets:

IV. Private Streets:

V. Traffic Signals:

VI. Public Sidewalks:

VII. Stormwater Drainage:

VIII. Green Infrastructure:

IX. ITS Elements:

Applicant shall provide the completed **excel file** with quantities at resubmittal. The **excel file** allows staff to adjust sureties as needed.

Note: 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.

- The surety calculation excel file is included with this submittal.**

•

Applicant shall post sureties in the following amounts:

I. City Water:	
II. City Sewer:	\$ 868,000
III. City Streets:	\$ 643,000
IV. Private Streets:	
V. Traffic Signals:	
VI. Public Sidewalks:	\$ 560,000
VII. Stormwater Drainage:	\$ 229,000
VIII. Green Infrastructure:	\$ 201,000
IX. ITS Elements:	

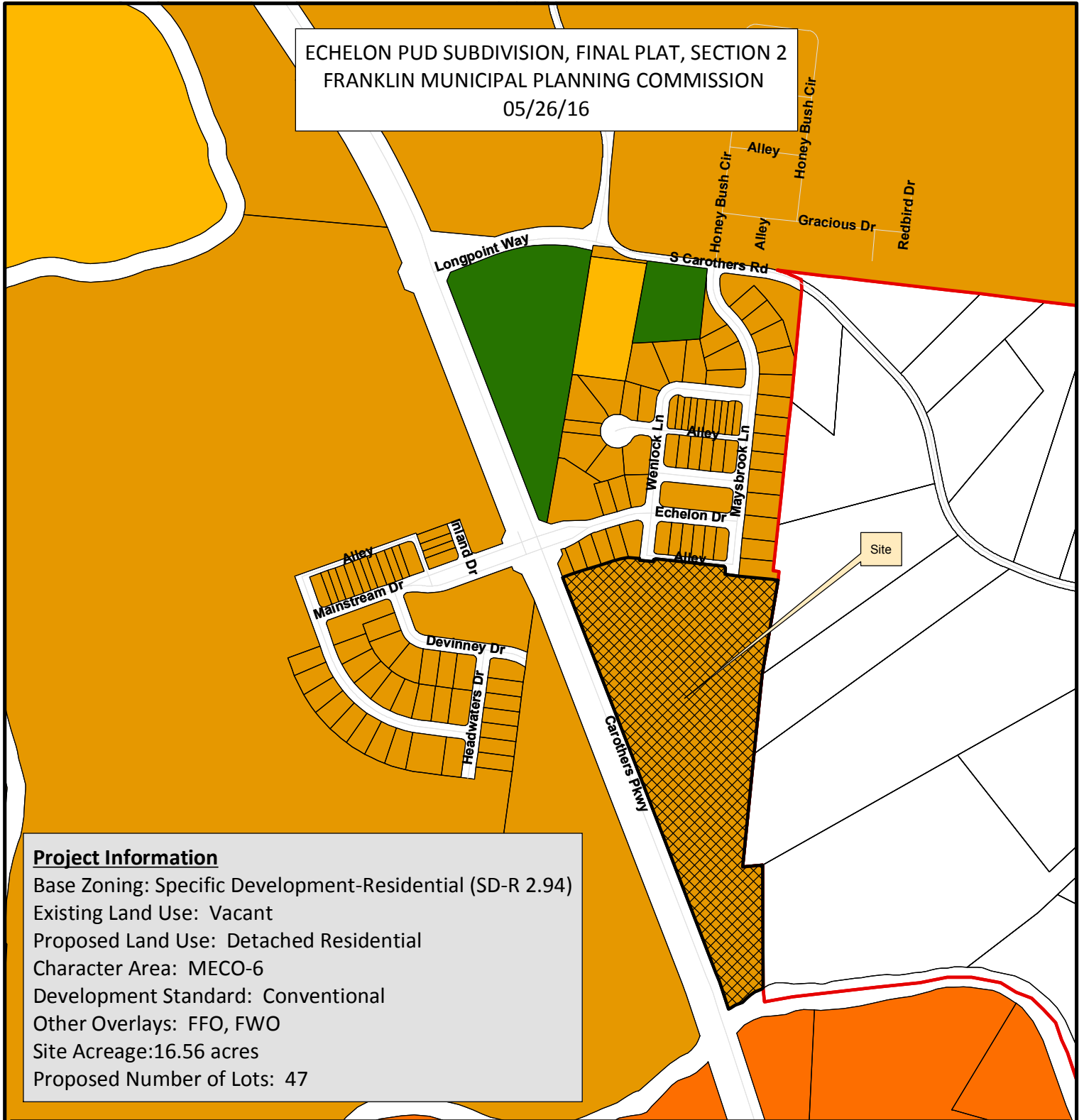
Planning**Echelon PUD Subdivision, final plat, section 2 - submittal 001.pdf****4. Final Plat**

- Identify city limits
- **City limits have been identified on the Vicinity Maps**
- Applicant shall adjust the City limits label to be closer to the Site marker.

5. Closure error

- Define the closure error.
- **The boundary survey for this property was prepared by Gresham, Smith and Partners, and does not list a closure error.**
- The applicant shall define a closure error.

ECHELON PUD SUBDIVISION, FINAL PLAT, SECTION 2
FRANKLIN MUNICIPAL PLANNING COMMISSION
05/26/16



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: FFO, FWO
Site Acreage: 16.56 acres
Proposed Number of Lots: 47

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



0 330 660 1,320 Feet

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

Notes

- The purpose of this plat is to create 47 single family residential lots.
- 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.
- 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.
- Parcel ID's shown thus (000) pertain to property map 089.
- All property corners not designated otherwise shall be marked with 1/2" iron rods x 18" long with plastic caps.
- Bearings based on Tennessee Grid, NAD 83.
- Within new development and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, such as cable television, electrical (excluding transformers), gas, sewer, telephone and water lines shall be placed underground.
- All street light locations and quantities are approximate. Final positioning and quantity shall be at direction of MTEMC.
- All open space area to be public utility and drainage easements (PUDEs).
- 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.
- 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.
- Lots shall conform to all the requirements of the Franklin Zoning Ordinance.
- There shall be a minimum of 10' between buildings.
- Any and all mineral rights for the subject property shall transfer to the owner.
- Residential fire sprinklers systems shall be provided if 1,500 gpm / 20 psi is not available.
- 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 be dedicated at the time of the Final Plat for Section 4, approximately 2018.
- 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.
- 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.
- 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.

Site Data

Project Name:	Echelon Subdivision - Section 2
COF Project #	6119
Subdivision	Echelon
Lot numbers:	Lots 1-12, 48-58 & 80-103
Address:	South Carothers Road
City:	Franklin
County:	Williamson
State:	Tennessee
Civil District:	14th
Existing zoning and charter area overlay:	SD-R (Specific Development-Residential) - MECO-6
Other applicable overlays:	FFO, FWO
Applicable development standard:	Conventional
Acreage of site:	16.56
Approved Density:	SD-R 2.94
Minimum required setback lines:	Manor Lots (Lots 1-12)
Yard fronting on any street:	15 Feet
Side yard:	5 Feet
Rear yard:	10 Feet
Minimum required setback lines:	Garden Lots (48-58)
Yard fronting on any street:	8 Feet
Side yard:	5 Feet
Rear yard:	10 Feet
Minimum required setback lines:	Townhome Lots (80-103)
Yard fronting on any street:	8 Feet
Side yard:	5 Feet
Rear yard:	4 Feet (4 Feet for attached units)
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.	

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.



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 1 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 _____ Date _____
City of Franklin, Tennessee

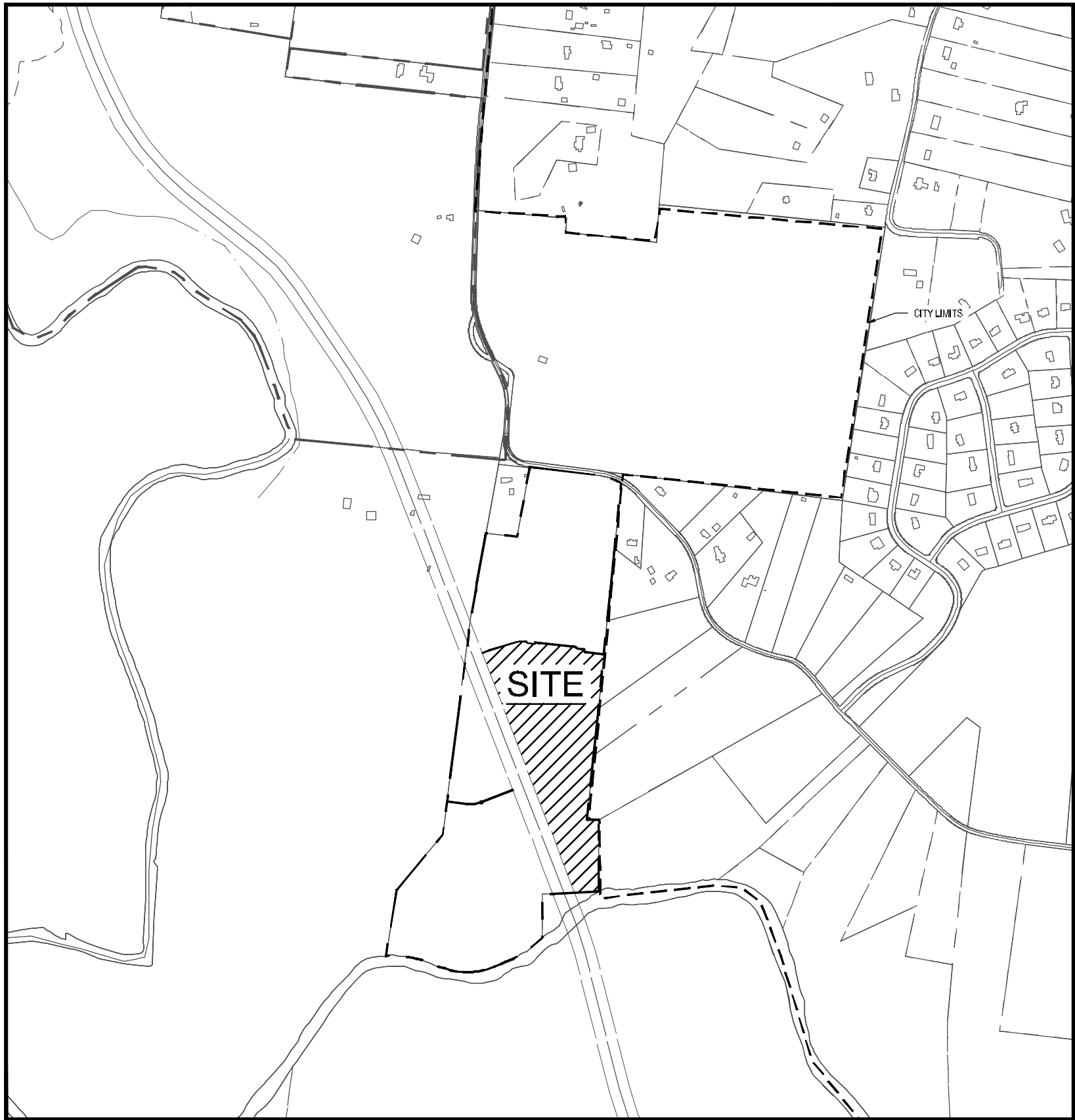
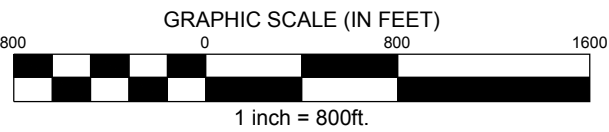
Legend

- 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

Total area: 721,189 S.F. or 16.56 Acres

Road Data:

Acreage in new ROW	2.96 Acres
Linear footage of new roads	2,359 Feet
Linear footage of alleys	331 Feet



Certificate Of Approval of Water

I hereby certify that:

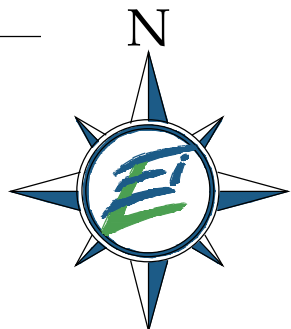
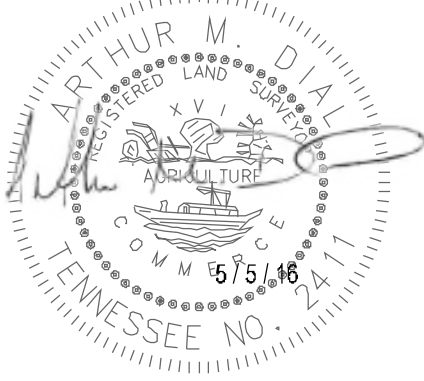
- (1) The water system designated in Echelon Subdivision - Section 1 has been installed in accordance with City specifications, or
- (2) A performance agreement and surety in the amount of \$ _____ for the water system has been posted with the Milcrofton Utility District to assure completion of such improvements.

General Manager, Milcrofton Utility District _____ Date _____

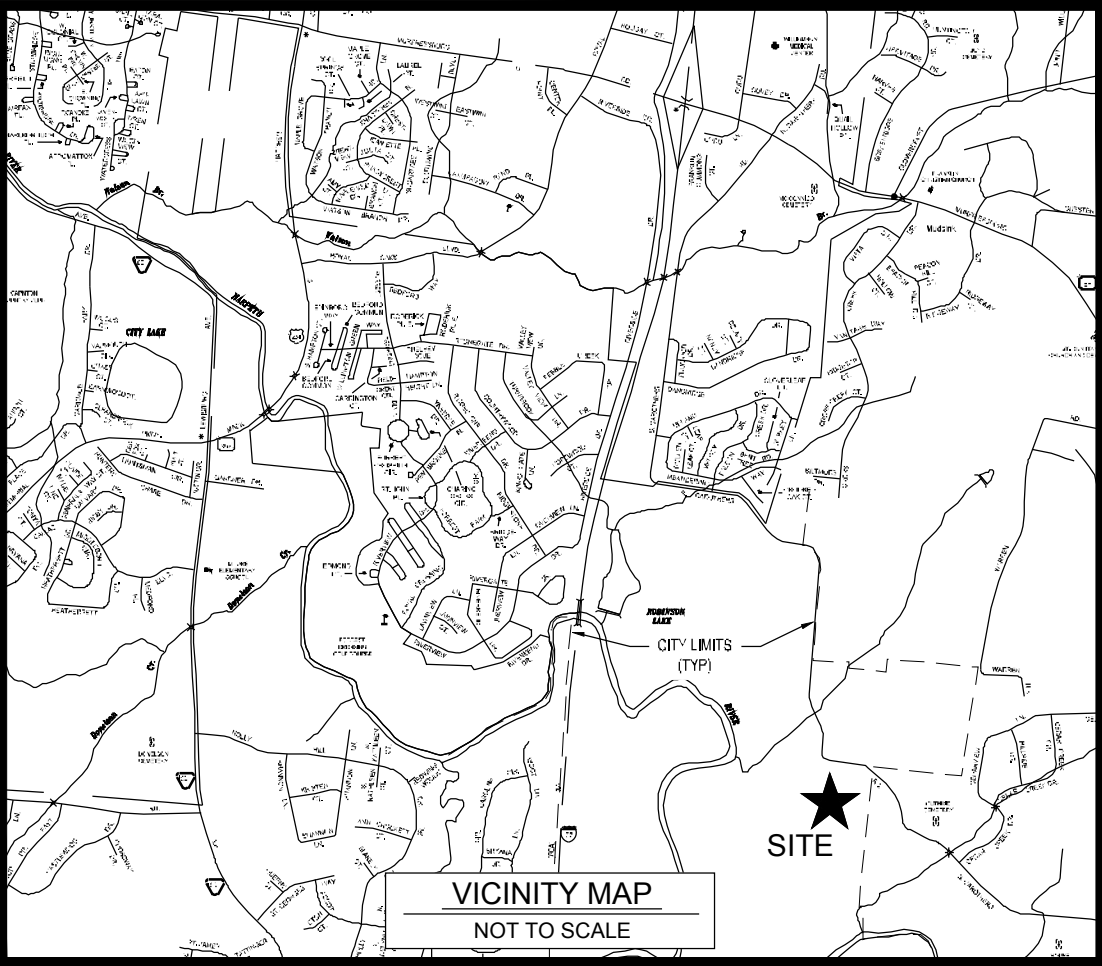
Certificate Of Survey

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.

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



TN STATE PLANE
ZONE 5301, FIPZONE 4100
NAD 83 DATUM



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 Sewer Systems

I hereby certify that:

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

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

ECHELON PUD SUBDIVISION
SECTION 2
SHEET 1 OF 3

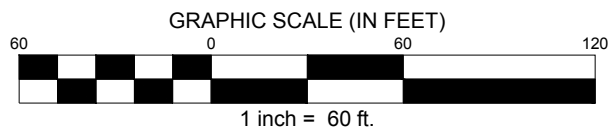
14th CIVIL DISTRICT
TAX MAP 406, PART OF PARCEL 181.40
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #6119
DATE: 5 MAY 2016



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



TN STATE PLANE
ZONE 5301, FIPSZONE 4100
NAD 83 DATUM



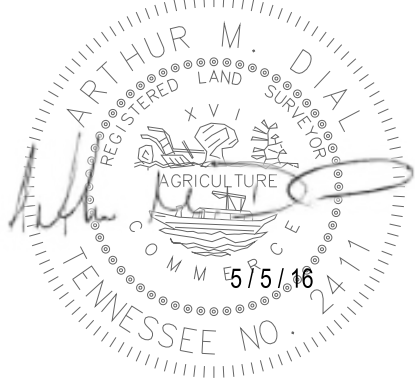
Legend

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

Lot Table			
Lot #	Area (Sq. Ft./Acres)	Cal.	# Trees
1	8,252/0.19	2"	3
2	9,483/0.22	2"	3
3	10,045/0.23	2"	6
4	11,426/0.26	2"	6
5	11,895/0.27	2"	6
6	11,045/0.25	2"	6
7	11,567/0.27	2"	6
8	10,157/0.23	2"	6
9	9,032/0.21	2"	3
10	8,995/0.21	2"	3
11	10,264/0.24	2"	6
12	13,097/0.30	2"	6
48	6,497/0.15	2"	3
49	6,442/0.15	2"	3
50	10,704/0.25	2"	6
51	6,534/0.15	2"	3
52	7,878/0.18	2"	3
53	6,240/0.14	2"	3
54	6,240/0.14	2"	3
55	6,240/0.14	2"	3
56	7,703/0.18	2"	3
57	6,739/0.15	2"	3
58	8,606/0.20	2"	3
80	3,510/0.08	2"	3

Lot Table			
Lot #	Area (Sq. Ft./Acres)	Cal.	# Trees
81	2,880/0.07	2"	3
82	2,880/0.07	2"	3
83	3,510/0.08	2"	3
84	3,270/0.08	2"	3
85	2,880/0.07	2"	3
86	2,880/0.07	2"	3
87	3,786/0.09	2"	3
88	3,632/0.08	2"	3
89	2,880/0.07	2"	3
90	2,880/0.07	2"	3
91	3,630/0.08	2"	3
92	3,630/0.08	2"	3
93	2,880/0.07	2"	3
94	2,937/0.07	2"	3
95	4,873/0.11	2"	3
96	3,652/0.08	2"	3
97	2,880/0.07	2"	3
98	2,880/0.07	2"	3
99	3,630/0.08	2"	3
100	3,630/0.08	2"	3
101	2,880/0.07	2"	3
102	2,880/0.07	2"	3
103	5,002/0.11	2"	3

Open Space Table		
Lot #	Square Feet	Acres
O/S 5B	6253	0.14
O/S 5C	6499	0.15
O/S 5D	6410	0.15
O/S 6	86458	1.98
O/S 7	204614	4.70

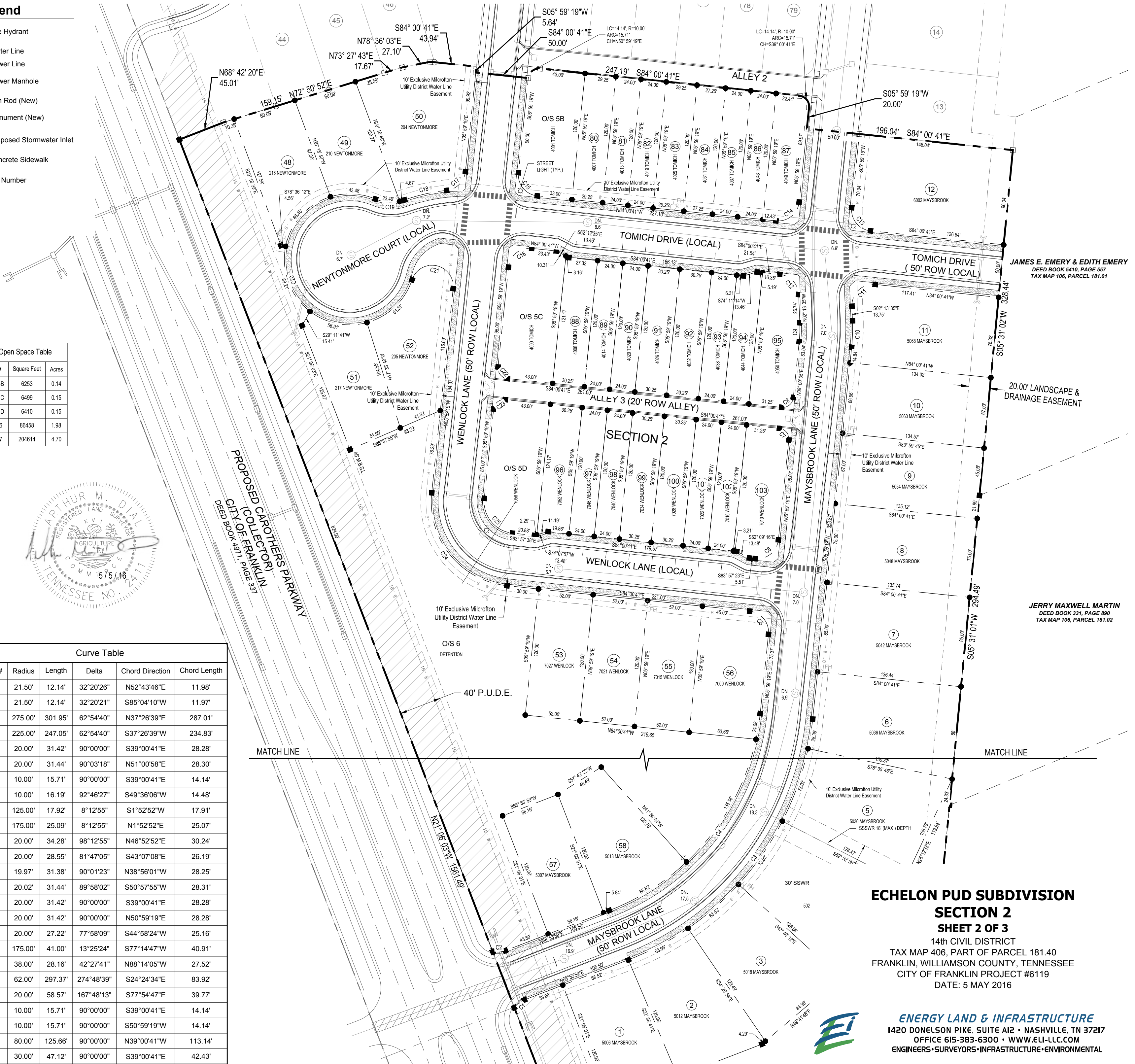


Utility Disclaimer

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.



Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	21.50'	12.14'	32°20'26"	N52°43'46"E	11.98'
C2	21.50'	12.14'	32°20'21"	S85°04'10"W	11.97'
C3	275.00'	301.95'	62°54'40"	N37°26'39"E	287.01'
C4	225.00'	247.05'	62°54'40"	S37°26'39"W	234.83'
C5	20.00'	31.42'	90°00'00"	S39°00'41"E	28.28'
C6	20.00'	31.44'	90°03'18"	N51°00'58"E	28.30'
C7	10.00'	15.71'	90°00'00"	S39°00'41"E	14.14'
C8	10.00'	16.19'	92°46'27"	S49°36'06"W	14.48'
C9	125.00'	17.92'	8°12'55"	S1°52'52"W	17.91'
C10	175.00'	25.09'	8°12'55"	N1°52'52"E	25.07'
C11	20.00'	34.28'	98°12'55"	N46°52'52"E	30.24'
C12	20.00'	28.55'	81°47'05"	S43°07'08"E	26.19'
C13	19.97'	31.38'	90°01'23"	N38°56'01"W	28.25'
C14	20.02'	31.44'	89°58'02"	S50°57'55"W	28.31'
C15	20.00'	31.42'	90°00'00"	S39°00'41"E	28.28'
C16	20.00'	31.42'	90°00'00"	N50°59'19"E	28.28'
C17	20.00'	27.22'	77°58'09"	S44°58'24"W	25.16'
C18	175.00'	41.00'	13°25'24"	S77°14'47"W	40.91'
C19	38.00'	28.16'	42°27'41"	N88°14'05"W	27.52'
C20	62.00'	297.37'	274°48'39"	S24°24'34"E	83.92'
C21	20.00'	58.57'	167°48'13"	S77°54'47"E	39.77'
C22	10.00'	15.71'	90°00'00"	S39°00'41"E	14.14'
C23	10.00'	15.71'	90°00'00"	S50°59'19"W	14.14'
C24	80.00'	125.66'	90°00'00"	N39°00'41"W	113.14'
C25	30.00'	47.12'	90°00'00"	S39°00'41"E	42.43'



ECHELON PUD SUBDIVISION SECTION 2 SHEET 2 OF 3

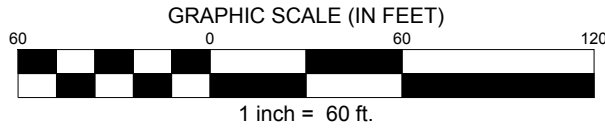
14th CIVIL DISTRICT
TAX MAP 406, PART OF PARCEL 181.40
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #6119
DATE: 5 MAY 2016

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

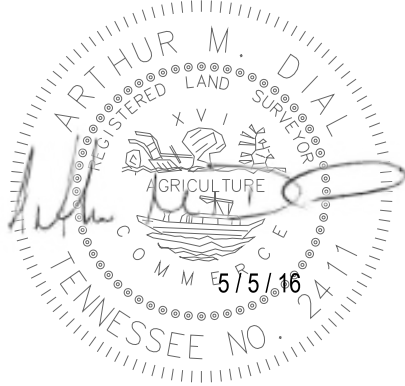




TN STATE PLANE
ZONE 5301, FIPZONE 4100
NAD 83 DATUM



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



Lot Table			
Lot #	Area (Sq. Ft./Acres)	Cal.	# Trees
1	8,252/0.19	2"	3
2	9,483/0.22	2"	3
3	10,045/0.23	2"	6
4	11,426/0.26	2"	6
5	11,895/0.27	2"	6
6	11,045/0.25	2"	6
7	11,567/0.27	2"	6
8	10,157/0.23	2"	6
9	9,032/0.21	2"	3
10	8,995/0.21	2"	3
11	10,264/0.24	2"	6
12	13,097/0.30	2"	6
48	6,497/0.15	2"	3
49	6,442/0.15	2"	3
50	10,704/0.25	2"	6
51	6,534/0.15	2"	3
52	7,878/0.18	2"	3
53	6,240/0.14	2"	3
54	6,240/0.14	2"	3
55	6,240/0.14	2"	3
56	7,703/0.18	2"	3
57	6,739/0.15	2"	3
58	8,606/0.20	2"	3
80	3,510/0.08	2"	3

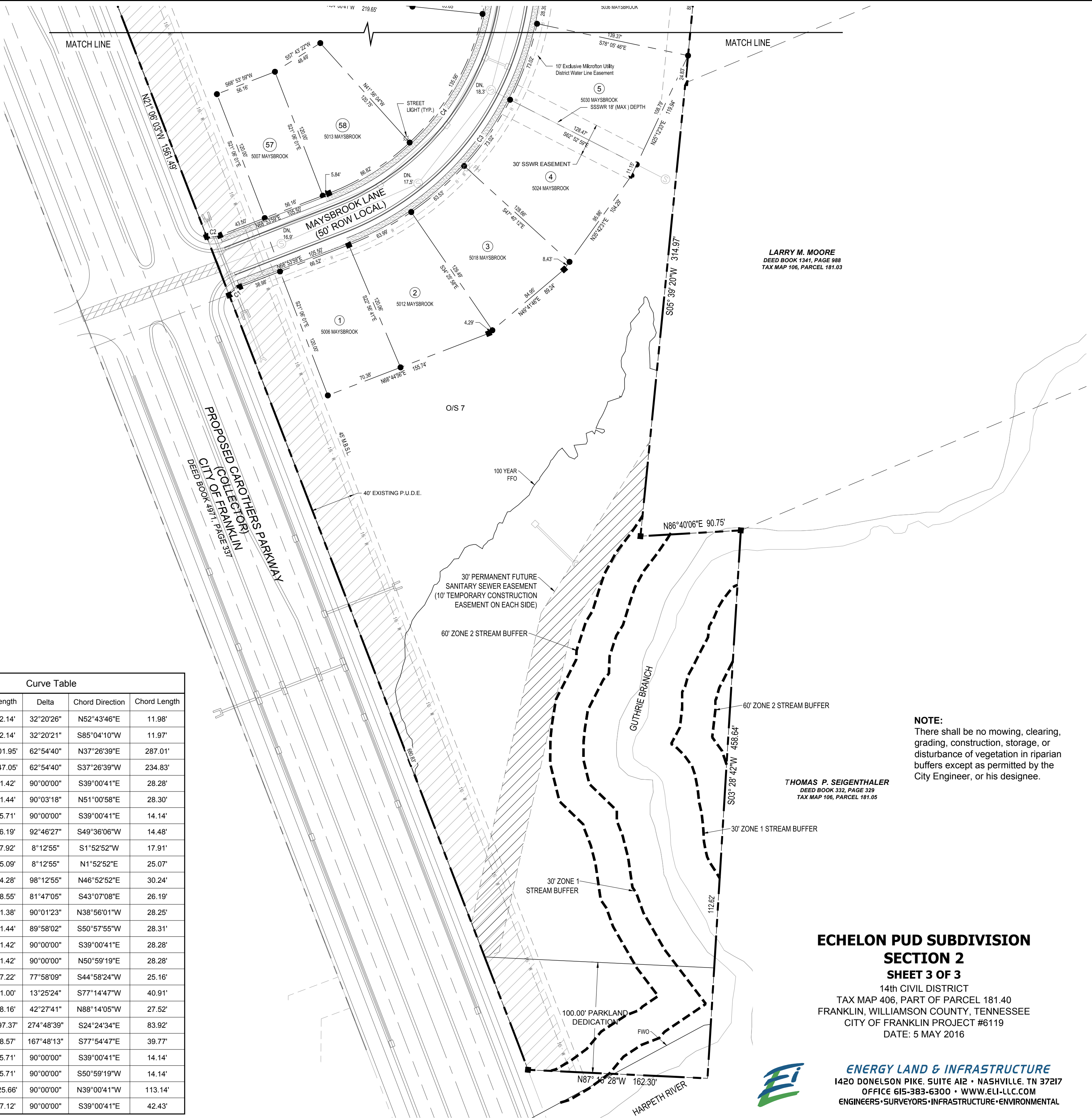
Lot Table			
Lot #	Area (Sq. Ft./Acres)	Cal.	# Trees
81	2,880/0.07	2"	3
82	2,880/0.07	2"	3
83	3,510/0.08	2"	3
84	3,270/0.08	2"	3
85	2,880/0.07	2"	3
86	2,880/0.07	2"	3
87	3,786/0.09	2"	3
88	3,632/0.08	2"	3
89	2,880/0.07	2"	3
90	2,880/0.07	2"	3
91	3,630/0.08	2"	3
92	3,630/0.08	2"	3
93	2,880/0.07	2"	3
94	2,937/0.07	2"	3
95	4,873/0.11	2"	3
96	3,652/0.08	2"	3
97	2,880/0.07	2"	3
98	2,880/0.07	2"	3
99	3,630/0.08	2"	3
100	3,630/0.08	2"	3
101	2,880/0.07	2"	3
102	2,880/0.07	2"	3
103	5,002/0.11	2"	3

Open Space Table		
Lot #	Square Feet	Acres
O/S 5B	6253	0.14
O/S 5C	6499	0.15
O/S 5D	6410	0.15
O/S 6	86458	1.98
O/S 7	204614	4.70

Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	21.50'	12.14'	32°20'26"	N52°43'46"E	11.98'
C2	21.50'	12.14'	32°20'21"	S85°04'10"W	11.97'
C3	275.00'	301.95'	62°54'40"	N37°26'39"E	287.01'
C4	225.00'	247.05'	62°54'40"	S37°26'39"W	234.83'
C5	20.00'	31.42'	90°00'00"	S39°00'41"E	28.28'
C6	20.00'	31.44'	90°03'18"	N51°00'58"E	28.30'
C7	10.00'	15.71'	90°00'00"	S39°00'41"E	14.14'
C8	10.00'	16.19'	92°46'27"	S49°36'06"W	14.48'
C9	125.00'	17.92'	8°12'55"	S1°52'52"W	17.91'
C10	175.00'	25.09'	8°12'55"	N1°52'52"E	25.07'
C11	20.00'	34.28'	98°12'55"	N46°52'52"E	30.24'
C12	20.00'	28.55'	81°47'05"	S43°07'08"E	26.19'
C13	19.97'	31.38'	90°01'23"	N38°56'01"W	28.25'
C14	20.02'	31.44'	89°58'02"	S50°57'55"W	28.31'
C15	20.00'	31.42'	90°00'00"	S39°00'41"E	28.28'
C16	20.00'	31.42'	90°00'00"	N50°59'19"E	28.28'
C17	20.00'	27.22'	77°58'09"	S44°58'24"W	25.16'
C18	175.00'	41.00'	13°25'24"	S77°14'47"W	40.91'
C19	38.00'	28.16'	42°27'41"	N88°14'05"W	27.52'
C20	62.00'	297.37'	274°48'39"	S24°24'34"E	83.92'
C21	20.00'	58.57'	167°48'13"	S77°54'47"E	39.77'
C22	10.00'	15.71'	90°00'00"	S39°00'41"E	14.14'
C23	10.00'	15.71'	90°00'00"	S50°59'19"W	14.14'
C24	80.00'	125.66'	90°00'00"	N39°00'41"W	113.14'
C25	30.00'	47.12'	90°00'00"	S39°00'41"E	42.43'

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.



LARRY M. MOORE
DEED BOOK 1341, PAGE 988
TAX MAP 106, PARCEL 181.03

THOMAS P. SEIGENTHALER
DEED BOOK 332, PAGE 329
TAX MAP 106, PARCEL 181.05

NOTE:
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.

ECHELON PUD SUBDIVISION SECTION 2 SHEET 3 OF 3

14th CIVIL DISTRICT
TAX MAP 406, PART OF PARCEL 181.40
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #6119
DATE: 5 MAY 2016



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

CONDITIONS OF APPROVAL:

Performance Agreement and Surety

General Comments

1. Engineering Sureties

- No sureties are associated with this Final Plat.

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

Planning

General Comments

2. Plat

- Applicant shall:
Remove note: Page 2 of 3 from the final plat. There is only one page
Change plat title to: Poe Subdivision, Revision 1
Add Void/Vacate note with previous book/page of original plat

POE SUBDIVISION, FINAL PLAT, REVISION 1
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/26/2016

Access

W Main St

10th Ave

11th Ave N

Site

Roberts St

Access

Brilliantine Cir

11th Ave S

Park St

Acton St

W Fowlkes St

Project Information

Base Zoning: Residential 3 (R-3)
Existing Land Use: Vacant
Proposed Land Use: Detached Residential
Character Area: CFCO-3
Development Standard: Traditional
Other Overlays: None
Site Acreage: .45 acres
Number of Lots: 2

Poe Subdivision

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



0 125 250 500 Feet

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

GENERAL NOTES:

- 1) THE PURPOSE OF THIS PLAT IS TO CHANGE SETBACKS TO ALIGN WITH CURRENT ZONING ORDINANCES.
- 2) EXISTING ZONING: R3 RESIDENTIAL DISTRICT
3. MINIMUM REQUIRED SETBACK LINES:
- YARD FRONTING ANY STREET: 15 FEET
- SIDE YARD: 5 FEET*
- REAR YARD: 5 FEET*
- Character Overlay: Central Franklin
- Special Area Classification: CFC03
- Applicable Development Standard: Traditional
- * 10' Minimum Distance Between Buildings

4. SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS MAP 786 GROUP H PARCELS 005.02 & 005.03 FOR WILLIAMSON COUNTY, TENNESSEE.
5. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.

Zach McKinney - Capstone Homes, LLC
315 Astor Way
FRANKLIN, TENNESSEE 37064
(615) 390-3524
zach@capstonetn.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. 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 1-800-351-1111.
9. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.

10. 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 AS MAY EXIST.

11. NO PORTION OF THIS PROPERTY LIES IN A FLOOD ZONE AS SHOWN ON FEMA COMMUNITY PANEL NUMBER 47187C 0192 F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.

12. 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.

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

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

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

16. THE OWNER/SUBDIVIDER, THE ROBERT POE ESTATE, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.

17. 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.

18. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN THE 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.

19. 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.

* - Center Line as Measured Between Sidewalks.

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify:

- (1) The water systems designated in "Poe Subdivision - Revision to Lots 3 & 4" 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 10 Pg 65, 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.

Debra Edwards, Executor

Date

Shearer Spears, Executor

Date

CERTIFICATE OF ACCURACY

I (we) hereby certify that the subdivision plot as shown is correct and that all of the monuments shown hereon have been placed as indicated. The subdivision plot correctly represents as survey made under my supervision on the 11th day of April, 2016. Error of closure is equal to, or greater than, 1:10,000.

Land Surveyor

5/5/16
Date

Tennessee R.L.S. No. 2122

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify:

- (1) The sewer systems designated in "Poe Subdivision - Revision to Lots 3 & 4" have been installed in accordance with city specifications, or
- (2) A performance bond in the amount of \$_____ for the 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

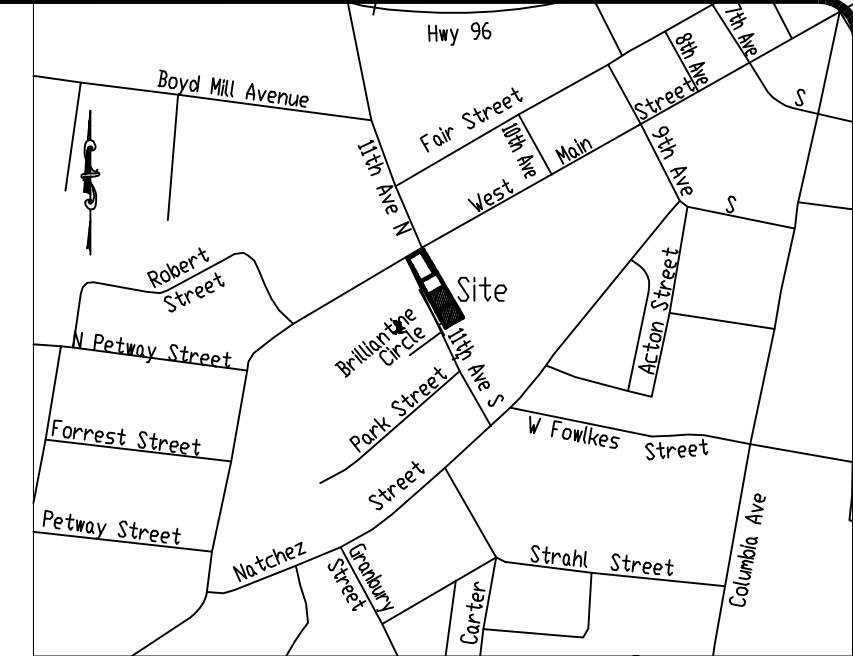
CERTIFICATE OF APPROVAL FOR STREETS & DRAINAGE

I hereby certify that:

- (1) The streets and drainage designated in the "Poe Subdivision - Revision to Lots 3 & 4", 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



CONDITIONS OF APPROVAL:

Parks

General Comments

1. Parkland information

- Parks- These measurements/square footages are not correct.

The first 35units are 1200sf each

The remaining 45units are at 600sf each

35units x 1200sf=42,000sf

45units x 600sf=27,000sf

42,000sf + 27,000sf=69,000sf needed to meet ordinance.

So if 41,207sf is provided as AAPE then a deficiency of 27,793sf or .638acres is needed.

At this point then fees in lieu of 27,793sf will be needed to meet ordinance and shall be due at the final plat stage.

This information can be found in 5.5.4 of the ordinance.

Performance Agreement and Surety

General Comments

2. Engineering Sureties

- There are no changes to sureties reflected in this plat revision. Any remaining unposted sureties associated with this development from the original final plat, COF no: 5898 (Riverbluff PUD Subdivision, final plat, section 1), shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

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

Planning

General Comments

3. One-Stop Procedure

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

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

Planning (Landscape)

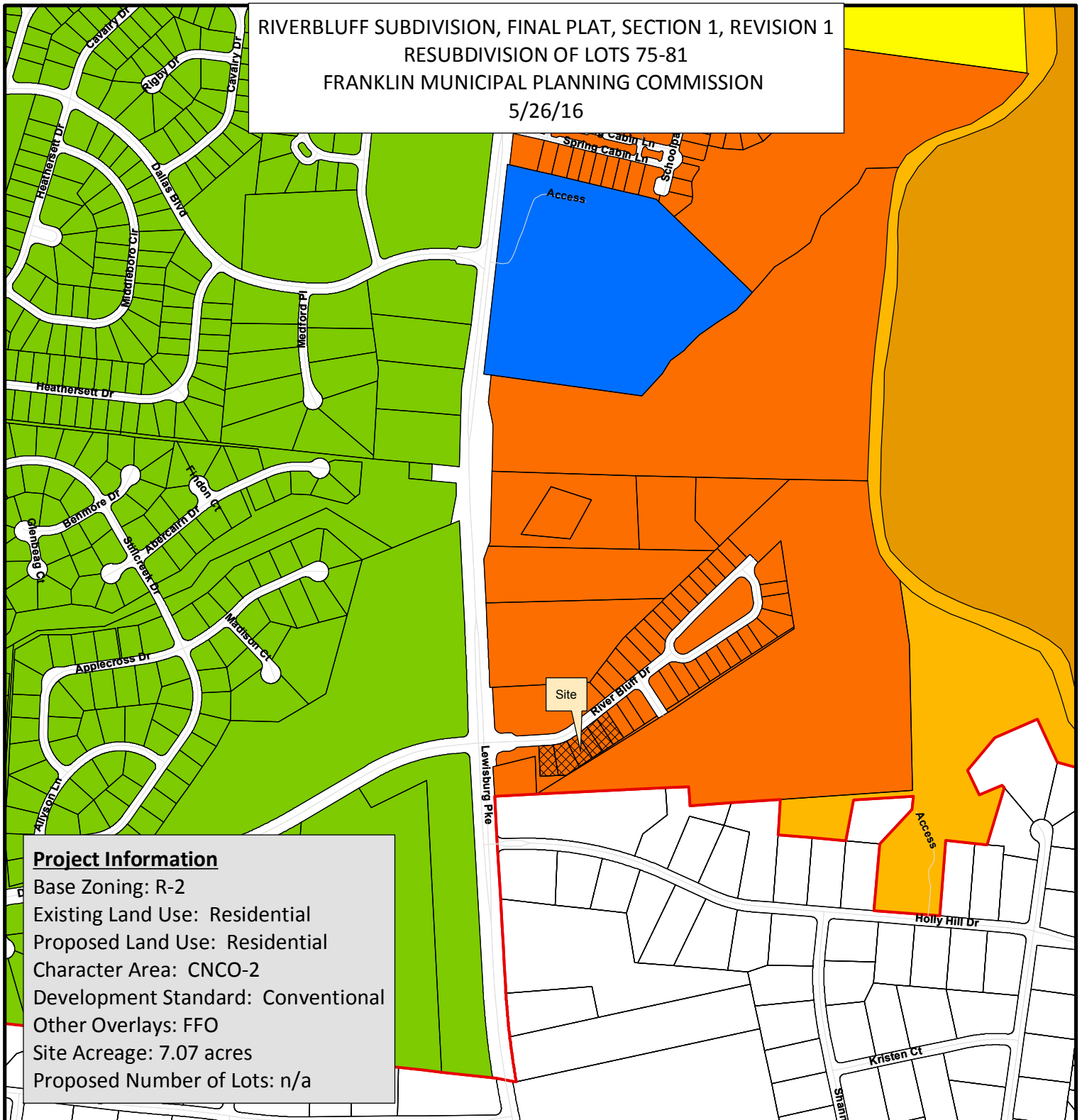
General Comments

4. Detached Residential Tree Lot Chart

- The detached residential tree lot chart should include each lot number and the amount of trees required for that lot. An example:

Lot 80 9,800sf 2 trees, 3" caliper

RIVERBLUFF SUBDIVISION, FINAL PLAT, SECTION 1, REVISION 1
RESUBDIVISION OF LOTS 75-81
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/26/16



Project Information

Base Zoning: R-2
Existing Land Use: Residential
Proposed Land Use: Residential
Character Area: CNCO-2
Development Standard: Conventional
Other Overlays: FFO
Site Acreage: 7.07 acres
Proposed Number of Lots: n/a

Parcels selection

PARCEL_TYP

▨ Lots 75-81

AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Historic Core Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District

RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District



0 400 800 1,600 Feet

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

GENERAL NOTES:

- 1) THE PURPOSE OF THIS PLAT REVISION IS TO ADJUST THE LOT LINES BETWEEN LOTS 75-79 OF RECORDED PLAT OF RIVERBLUFF PUD SUBDIVISION SECTION 1.
- 2) EXISTING ZONING: R-2 (RESIDENTIAL)
CNC0-2 CHARACTER OVERLAY
CONVENTIONAL DEVELOPMENT STANDARD
3. MINIMUM REQUIRED SETBACK LINES:
(SEE LOT STANDARDS CHART)

4. SUBJECT PROPERTIES ARE CURRENTLY IDENTIFIED AS PARCELS 7.00-11.00 ON WILLIAMSON COUNTY TAX MAP NO. 89-P-D.
5. STREET ADDRESS ARE SHOWN THIS [XXX]
6. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.

7. OWNER/SUBDIVIDER: RIVERBLUFF INVESTMENTS, LLC
ADDRESS: 103 FOREST CROSSING BOULEVARD-SUITE 204
FRANKLIN, TN, 37076

CONTACT: BERKELEY NANCE
TELEPHONE: (615) 405-4257
EMAIL: BERKELEY@CENTURY21INVESTMENTPARTNERS.COM

8. SURVEYOR: JAMES TERRY & ASSOCIATES
ADDRESS: 211 DONELSON PIKE - SUITE 6
NASHVILLE, TENNESSEE, 37214

CONTACT: GREG TERRY
TELEPHONE: (615) 883-2918
EMAIL: GREG.JT@COMCAST.NET

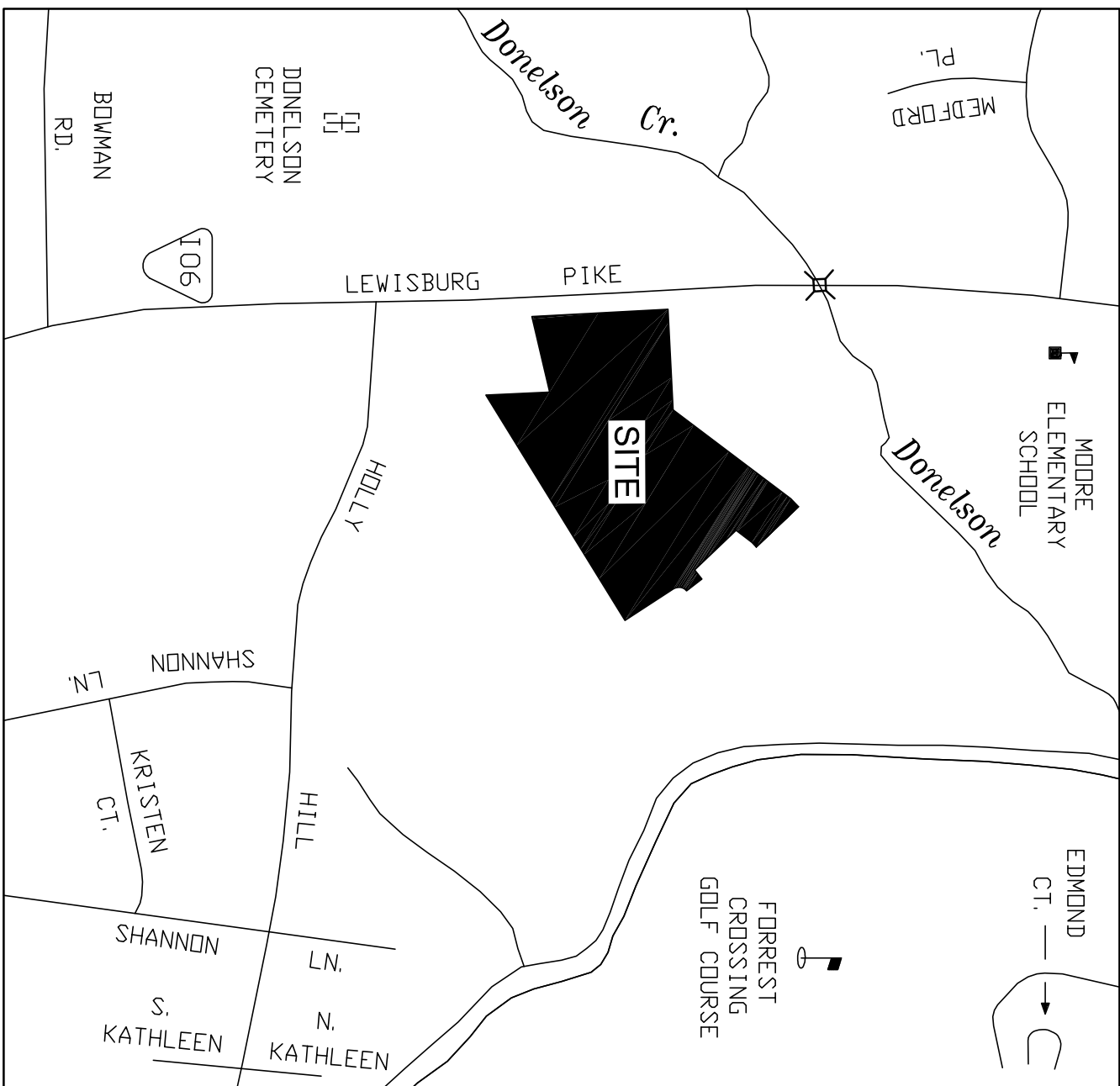
9. o IRON ROD (FOUND)
10. • IRON ROD (SET)
11. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
12. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPEARANCES AT THE SITE. PUBLIC UTILITIES ARE SHOWN FROM RECORD PLATS AND FIELD SURVEY. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES SHOWN COMPARE ALL SUCH UTILITIES WITHIN 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 1-800-351-1111.
13. NO PORTION OF THIS PROPERTY IS WITHIN AN AREA OF FLOOD INUNDATION AS EVIDENCED ON F.E.M.A. COMMUNITY PANEL NUMBER 47187C 0213 F., WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.
14. 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.
15. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEAC.
16. THE MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
17. ANY UNUSED SANITARY SEWER SERVICE SHALL BE CUT AND CAPPED AT THE MAN.
18. NO MINERAL RIGHTS FOUND BY THIS SURVEYOR. ANY MINERAL RIGHTS FOUND TO BE RETAINED BY OWNER.
- OWNER/SUBDIVIDER: RIVERBLUFF INVESTMENTS, LLC
ADDRESS: 103 FOREST CROSSING BOULEVARD-SUITE 204
FRANKLIN, TN, 37076
- CONTACT: BERKELEY NANCE
TELEPHONE: (615) 405-4257
EMAIL: BERKELEY@CENTURY21INVESTMENTPARTNERS.COM
19. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
20. ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS.
21. 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, DRAINAGE, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN OR ON THE CITY OF FRANKLIN WATER SYSTEMS, THE SURVEYOR 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 OF 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, CONCRETE OR OTHER STRUCTURES INSTALLED OR PLACED WITHIN THE CITY OF FRANKLIN WATER SYSTEMS. THE SURVEYOR HAS NOT PHYSICALLY LOCATED 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

o IRD	Iron Rod (Found)	■	Catch Basin
• IRN	Iron Rod (Set)	—W—	Water Line
■	Concrete Monument	☆	Metal Light Pole
(Set)	Sanitary Manhole	—STM—	Storm Line
⊙	Sanitary Manhole	—S—	Sanitary Sewer Line
⦿	Fire Hydrant	—RW—	Reclaimed Water Line

Required area per unit : 1200 Square Feet
Total Units : 80
Total required area : 96,000 Square Feet or 2.2 Ac.
Total Provided : 41,207 Square Feet or 0.95 Ac.
(80' All Access Easement along Harpeth River)
Deficiency : 1.25 Ac.

PARKLAND



LOCATION MAP
(Not to Scale)

SURVEYOR

JAMES TERRY & ASSOCIATES
CONTACT : GREG TERRY
211 DONELSON PIKE - SUITE 6
NASHVILLE, TN, 37214
PHONE: (615) 883-2918
EMAIL : greg.jt@comcast.net

OWNER

RIVERBLUFF INVESTMENTS, LLC
103 FORREST CROSSING BLVD. # 204
FRANKLIN, TN 37064

FINAL PLAT

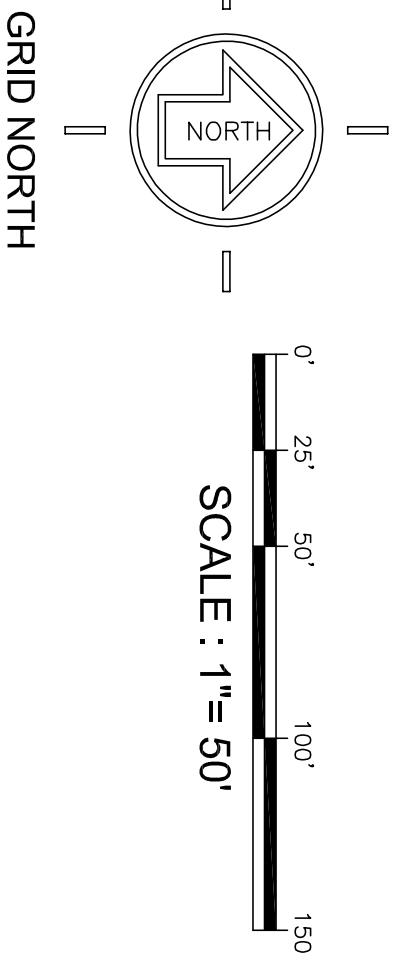
Riverbluff PUD Subdivision

Section 1, Revision 1

Revision to Lots 75-81

Being Parcels 7.00-13.00 on Tax Map 89-P-D

Lewisburg Pike
Franklin, Williamson County, Tennessee



CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING	CHORD
C7	137.92	225.00	35°07'20"	71.21	N69°27'28"E		135.78
C8	14.20	19.00	42°50'00"	7.45	S65°36'07"W		13.88
C9	30.65	41.00	42°50'00"	16.08	N65°36'07"E		29.94
C10	47.12	30.00	90°00'00"	30.00	S42°01'08"W		42.43

LOT TABLE

Lot No.	Square Feet	Acres
75	9067	0.21
76	7148	0.16
77	6884	0.16
78	7995	0.18
79	9275	0.21
80	9853	0.22

OPEN SPACE TABLE

Lot No.	Square Feet	Acres
81	19,485	0.45

SITE DATA FOR RIVERBLUFF
PUD SUBDIVISION SECTION 1

Total Area:	7.07 AC.
Residential Lots:	12 Lots
Area in Lots	2.26 AC.
Area & Length of R.O.W.:	1.15 Ac./965 Feet
Open Space:	3.66 AC.
Development Standard	Conventional
Base Zoning District:	Residential (R-2)
Character Area Overlay	CNC0-2
Front/Street Setbacks:	15 Feet
Side Yard Setback:	5 Feet
Rear Setback:	5 Feet

DETACHED RESIDENTIAL LOT TREE CHART

The following aggregate caliper inches of canopy trees are required for each detached residential lot (A lot tree chart shall be provided on the residential landscape plans showing how the required ACI shall be met for each individual residential lot. (See example below)

Lot Size	ACI Canopy Trees Required
Less than 5,000 Square Feet	One three-inch (3") caliper tree
5,001 – 10,000 Square Feet	Two three-inch (3") caliper trees
10,001 – 12,500 Square Feet	Three three-inch (3") caliper trees
12,501 – 20,000 Square Feet	Four three-inch (3") caliper trees
20,001 Square Feet and larger	One three-inch (3") caliper tree per each additional 10,000 square feet of acreage over 20,000 square feet.

CITY OF FRANKLIN PROJECT # 6065

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED 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 CIRCUMSTANCES SHALL 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) HEREBY CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS BOOK * PAGE *, R.O.W.C.

* OWNERS - RIVERBLUFF INVESTMENTS, LLC

* BOOK 6350, PAGE 922, R.O.W.C., TN.

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN IS A TRUE AND CORRECT PLAT OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THE SUBDIVISION PLAT CORRECTLY REPRESENTS AS SURVEY MADE UNDER MY SUPERVISION ON THE 1st DAY OF JULY 2016.

James Terry
DATE: 7/1/2016
LAND SURVEYOR
TENNESSEE REG. NO. 12287

CERTIFICATE OF APPROVAL OF
SEWER SYSTEMS

I HEREBY CERTIFY:
(1) THE SEWER SYSTEMS DESIGNATED IN "RIVERBLUFF PUD SUBDIVISION, SECTION 1" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS. OR
(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE WATER SYSTEM AND \$_____ FOR THE OFF-SITE WATER SYSTEM HAS BEEN POSTED WITH THE WILCOXON UTILITY DISTRICT OF ASSURE COMPLETION OF SUCH SYSTEMS.

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.

DIRECTOR, SEWER DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

SECRETARY
FRANKLIN MUNICIPAL PLANNING COMMISSION

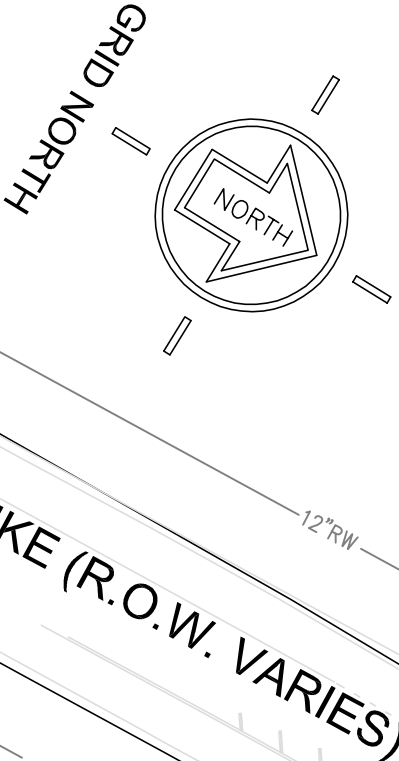
DATE

DATE

CERTIFICATE OF APPROVAL OF
STREETS, DRAINAGE AND SIDEWALKS

- I HEREBY CERTIFY THAT:
- (1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN RIVERBLUFF PUD SUBDIVISION, SECTION 1* HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
- (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR STREETS, \$_____ FOR DRAINAGE, AND \$_____ FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR, STREETS DEPARTMENT _____ DATE _____
CITY OF FRANKLIN, TENNESSEE



FINAL PLAT
Riverbluff PUD Subdivision
Section 1, Revision 1
Revision to Lots 75-81

0' 25' 50' 100' 150'
SCALE : 1"= 50'

Being Parcels 7.00-13.00 on Tax Map 89-P-D

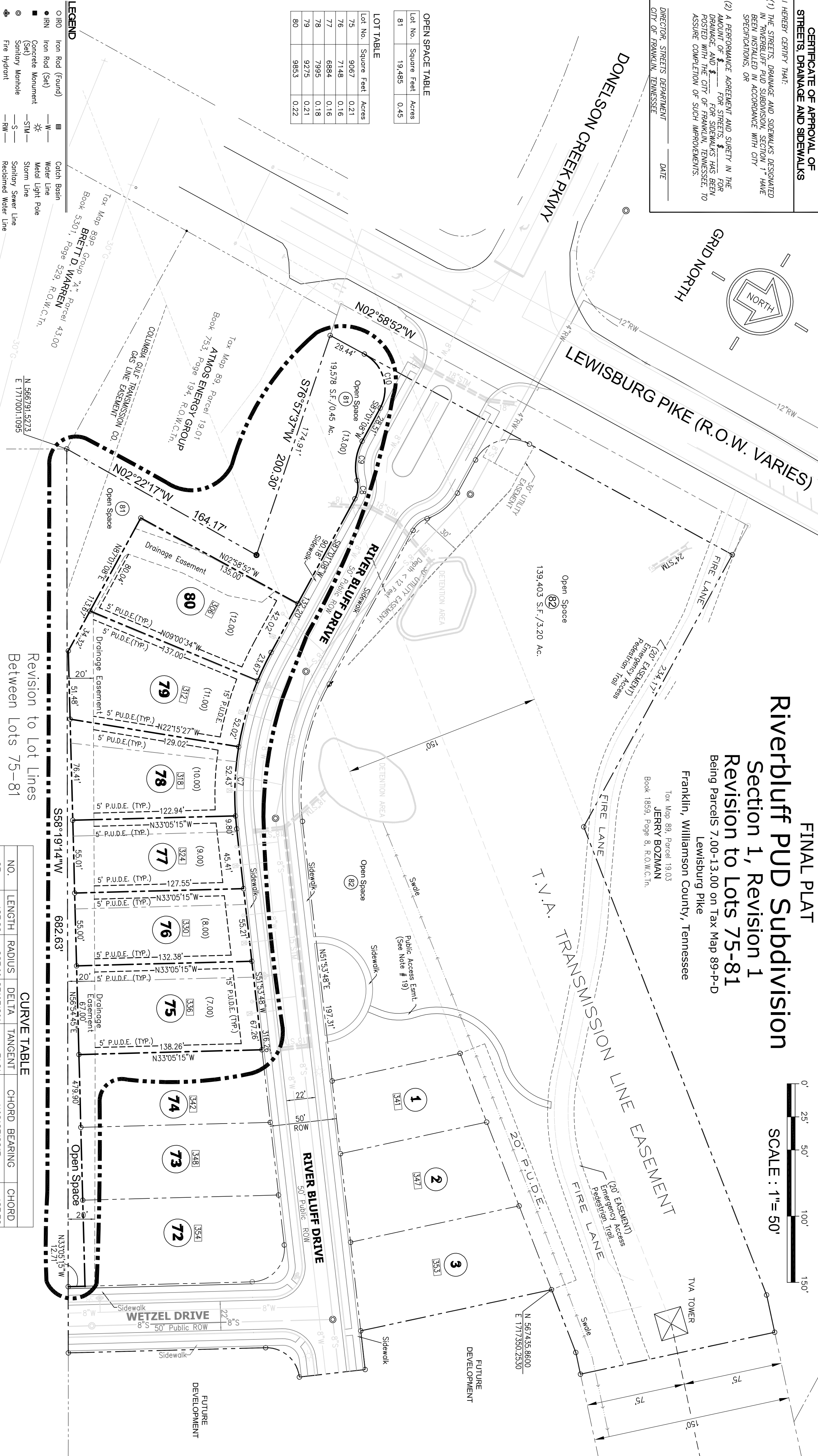
Lewisburg Pike
Franklin, Williamson County, Tennessee
Tax Map 89, Parcel 19.03
JERRY BOZMAN
Book 1839, Page 8, R.O.W.C.M.

OPEN SPACE TABLE

Lot No.	Square Feet	Acres
81	19,485	0.45

LOT TABLE

Lot No.	Square Feet	Acres
75	9067	0.21
76	7148	0.16
77	6884	0.16
78	7995	0.18
79	9275	0.21
80	9853	0.22



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 _____ DATE _____
MANAGEMENT AGENCY

CITY OF FRANKLIN _____ DATE _____

SURVEYOR

JAMES TERRY & ASSOCIATES
CONTACT : GREG TERRY
211 DONELSON PIKE - SUITE 6
NASHVILLE, TN. 37214
PHONE: (615) 883-2918
EMAIL : gregjta@comcast.net

OWNER

RIVERBLUFF INVESTMENTS, LLC
103 FORREST CROSSING BLVD. # 204
FRANKLIN, TN 37064

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE), THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED 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) HEREBY CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C.

* OWNERS - RIVERBLUFF INVESTMENTS, LLC _____ DATE _____

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN IS A CORRECT AND TRUE PLAT OF THE MOVEMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THE SUBDIVISION PLAT CORRECTLY REPRESENTS AS SURVEY MADE UNDER MY SUPERVISION ON THE 1ST DAY OF JULY, 2016.

James A. Terry
JAMES TERRY & ASSOCIATES
Tennessee Real Estate License No. 22887
DATE _____

CERTIFICATE OF APPROVAL OF
SEWER SYSTEMS

I HEREBY CERTIFY:
(1) THE SEWER SYSTEMS DESIGNATED IN RIVERBLUFF PUD SUBDIVISION, SECTION 1* HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE WATER SYSTEM AND \$_____ FOR FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR SEWER DEPARTMENT
CITY OF FRANKLIN, TENNESSEE _____ DATE _____

CERTIFICATE OF APPROVAL
FOR RECORDING

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

SECRETARY
FRANKLIN MUNICIPAL PLANNING COMMISSION _____ DATE _____

CITY OF FRANKLIN PROJECT # 6055
FINAL SUBDIVISION PLAT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Revision to Lot Lines
Between Lots 75-81

NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING	CHORD
C7	137.92	225.00	35°07'20"	71.21	N69°27'28"E	135.78	
C8	14.20	19.00	42°50'00"	7.45	S65°36'07"W	13.88	
C9	30.65	41.00	42°50'00"	16.08	N65°36'07"E	29.94	
C10	47.12	30.00	90°00'00"	30.00	S42°01'08"W	42.43	

TOTAL ACRES: 1.60± TOTAL LOTS: 7
ACRES NEW STREETS: 0.00 FEET NEW STREETS: 0.00
CIVIL DISTRICT: 10TH CLOSURE ERROR: 1:10,000+
MILES OF NEW ROAD: 0.00 DATE: FEBRUARY 23, 2016
PREPARED BY: JAMES TERRY & ASSOCIATES
211 DONELSON PIKE - SUITE 6
NASHVILLE, TENNESSEE 37214
PHONE: (615) 490-6920

CONDITIONS OF APPROVAL:

Performance Agreement and Surety

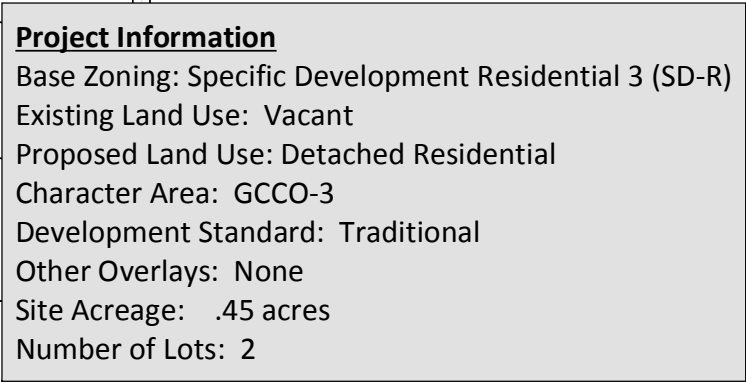
General Comments

1. Engineering Sureties

- Any unposted sureties associated with this development from site plan 2513, if there are any, shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

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

STREAM VALLEY PUD SUBDIVISION, FINAL PLAT, SECTION 9, REVISION 1
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/26/2016



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



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

Notes

1. The purpose of this plat is to revise the lot lines for lots 295 & 296.
2. This entire property is located within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) on Fema Firm Community Panel No. 47187C0355 F, September 29, 2006.
3. The lots shall be served by public water from HB&TS Utility District and sewer from the City of Franklin. Individual water and/or sanitary sewer service lines are required for each parcel.
4. Parcel ID's shown thus (000) pertain to property map 117.
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 Grid, NAD 83.
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 drainage easement.
10. Homeowner's association will maintain all open space, landscape and detention/retention areas, and all sidewalks and pathways located outside public rights-of-way. All roadways shall be public streets constructed to the City of Franklin specifications in public rights-of-way.
11. Any HB&TS Utility District 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. Unless otherwise designated on the recorded plat, a 10' wide public easement shall exist along all common building lot lines (5' on each side of common lot line) the common building lot line being the center line of said easement. The owner or master developer reserves the right to enter upon all lots to establish or re-establish drainage swales within said easements for the purpose of controlling and directing storm water to collection facilities.
13. Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
14. Residential fire sprinklers systems shall be provided if 1,500 gpm / 20 psi is not available.
15. Current owner has no knowledge of any entity having mineral rights to the subject property. This surveyor has not been provided a current title report. Current owner claims all mineral rights.
16. 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.

Single Family Residential Tree Chart

Lot	Area (Sq. Ft./Acres)	Cal.	# Trees
269	9,000/0.21	2"	3
270	9,000/0.21	2"	3
271	9,585/0.22	2"	3
272	10,743/0.25	2"	6
273	12,138/0.28	2"	6
274	12,638/0.29	2"	6
281	13,170/0.30	2"	6
282	12,933/0.30	2"	6
283	12,933/0.30	2"	6
284	12,933/0.30	2"	6
285	12,933/0.30	2"	6
286	12,933/0.30	2"	6
287	12,933/0.30	2"	6
288	12,933/0.30	2"	6
289	12,933/0.30	2"	6
290	12,933/0.30	2"	6
291	12,933/0.30	2"	6
292	13,206/0.30	2"	6
293	11,654/0.27	2"	6
294	13,124/0.30	2"	6
295	20,223/0.46	2"	6
296	20,473/0.47	2"	6
297	16,368/0.38	2"	6
298	12,520/0.29	2"	6
424	226,535/5.20 (O.S.)	-	-
428	359,224/8.25 (O.S.)	-	-

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.



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

Total area: 999,742 S.F. or 22.95 Acres

Road Data:

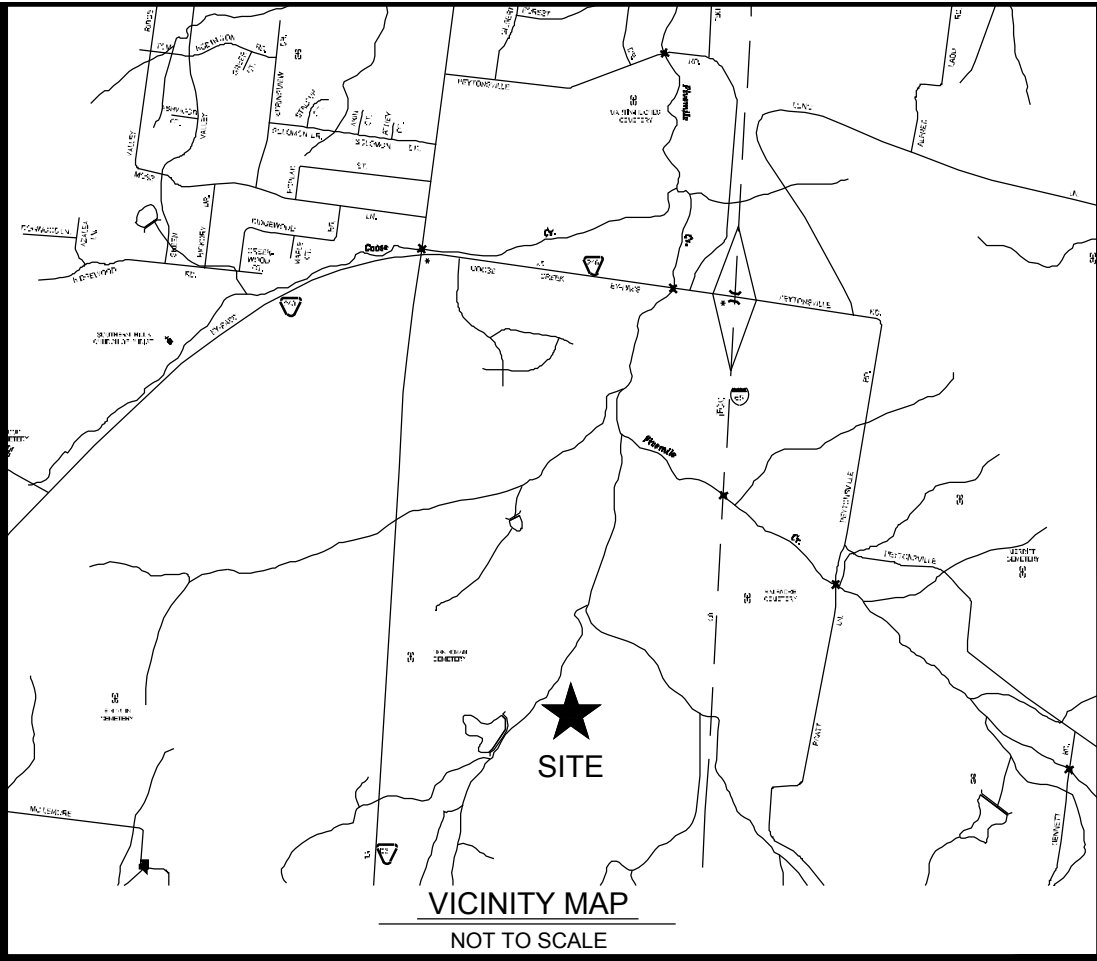
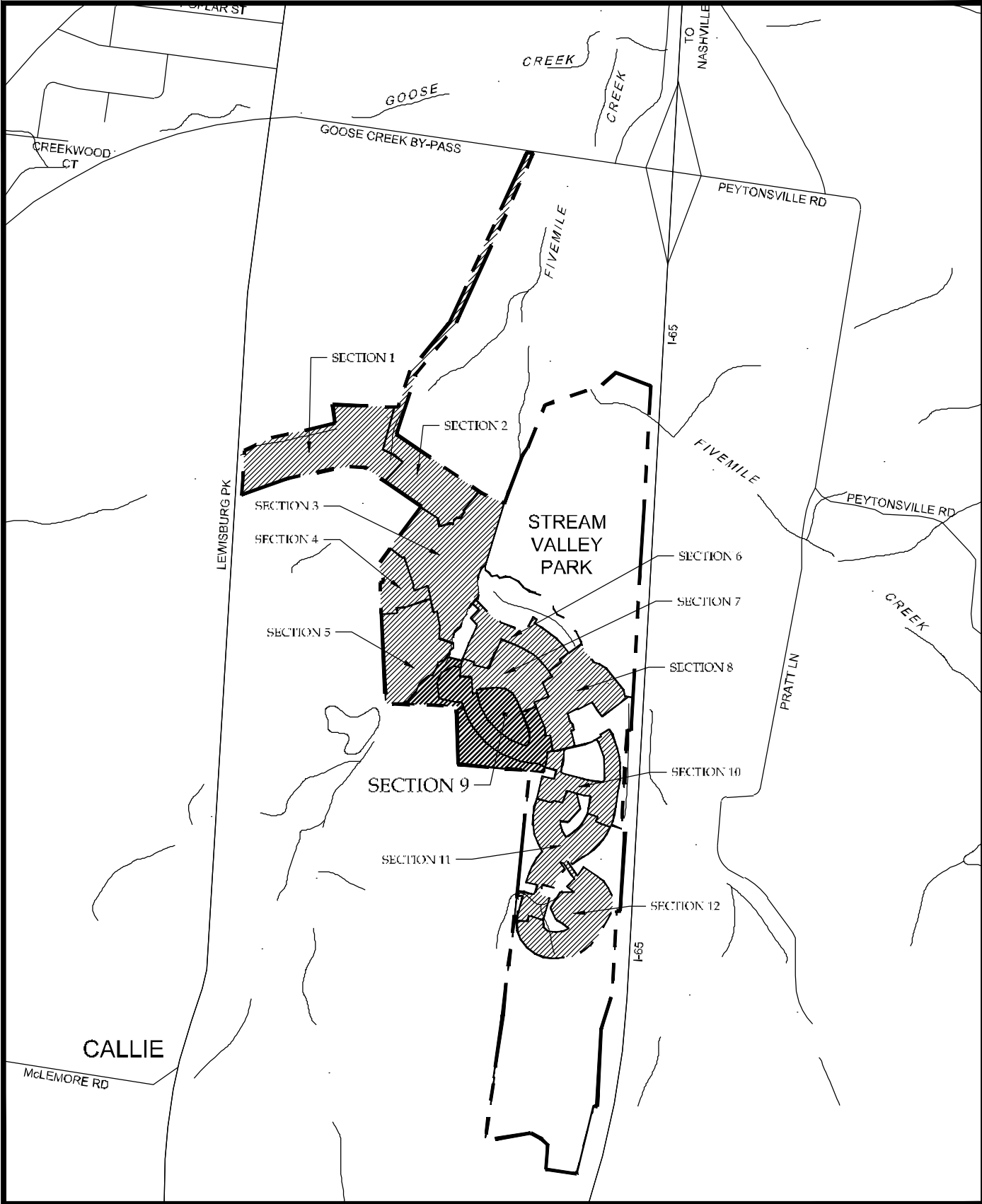
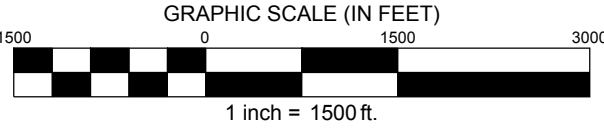
Acreage in new roads	2.31 Acres
Linear footage of new roads	1,872 Feet

Open Space Area:

Formal Open Space	5.20 Acres
Informal Open Space	8.25 Acres
Total Open Space	13.45 Acres



TN STATE PLANE
ZONE 5301, FIPSZONE 4100
NAD 83 DATUM



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

Owner _____ Date _____

Owner _____ Date _____

Owner Information

Tyler Ring
Stream Valley Franklin, LLC
P.O. Box 314
Franklin, Tennessee 37065-0314
Phone: 615-305-1033
tylerlring@comcast.net

Jay Hosay
NVR, Inc. (Ryan Homes)
93 Seaboard Lane, Suite 201
Brentwood, Tennessee 37027
jhosay@nvrinc.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 Sewer Systems

I hereby certify that:

- (1) The sewer system designated in Stream Valley Subdivision - Section 9 has been installed in accordance with City specifications, or
- (2) A performance agreement and surety in the amount of \$ _____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

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

STREAM VALLEY PUD
SUBDIVISION - SECTION 9

SHEET 1 OF 4
REVISION 1

10th CIVIL DISTRICT
TAX MAP 117, PART OF PARCEL 19.00
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT # 6113
DATE: 4-11-2016
REVISED: 5-4-2016

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

© 2014 ENERGY LAND & INFRASTRUCTURE LLC. ALL RIGHTS RESERVED

Certificate Of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:

- (1) the streets, drainage, and sidewalks designated in Stream Valley Subdivision - Section 9 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 _____ Date _____
City of Franklin, Tennessee

Certificate Of Approval of Water

I hereby certify that:

- (1) The water system designated in Stream Valley Subdivision - Section 9 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 HB & TS Utility District to assure completion of such improvements.

HB & TS - Franklin, Tennessee _____ Date _____

Certificate Of Approval for Recording

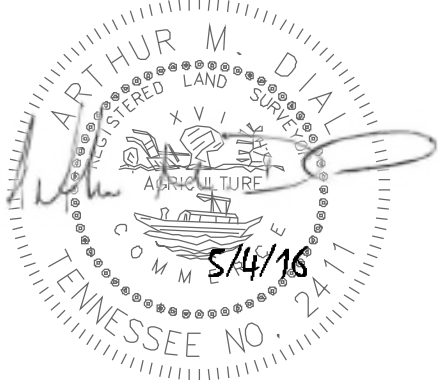
Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the ____ day of _____, 20 __, and this plat has been approved for recording in the Register's Office of Williamson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

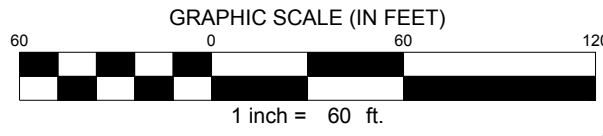
Secretary, Franklin Municipal Planning Commission _____ Date _____

Certificate Of Survey

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

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





TN STATE PLANE
ZONE 5301, FIPSZONE 4100
NAD 83 DATUM

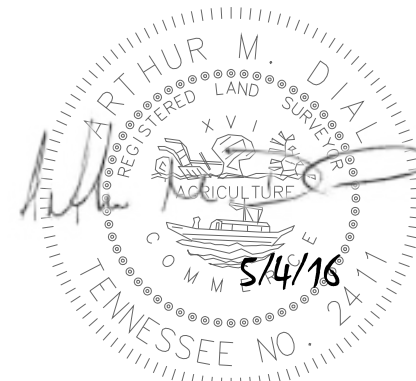
Existing
Stream Valley Subdivision
Section 5
Plat Book 58, Page 130, R.O.W.C., Tn

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

Map 117, Parcel 17.01
Steven P. Westbrook
Deed Book 6318, Page 201, R.O.W.C., Tn

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.



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

STREAM VALLEY PUD SUBDIVISION - SECTION 9

SHEET 2 OF 4

REVISION 1

10th CIVIL DISTRICT
TAX MAP 117, PART OF PARCEL 19.00
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT # 6113

DATE: 4-11-2016

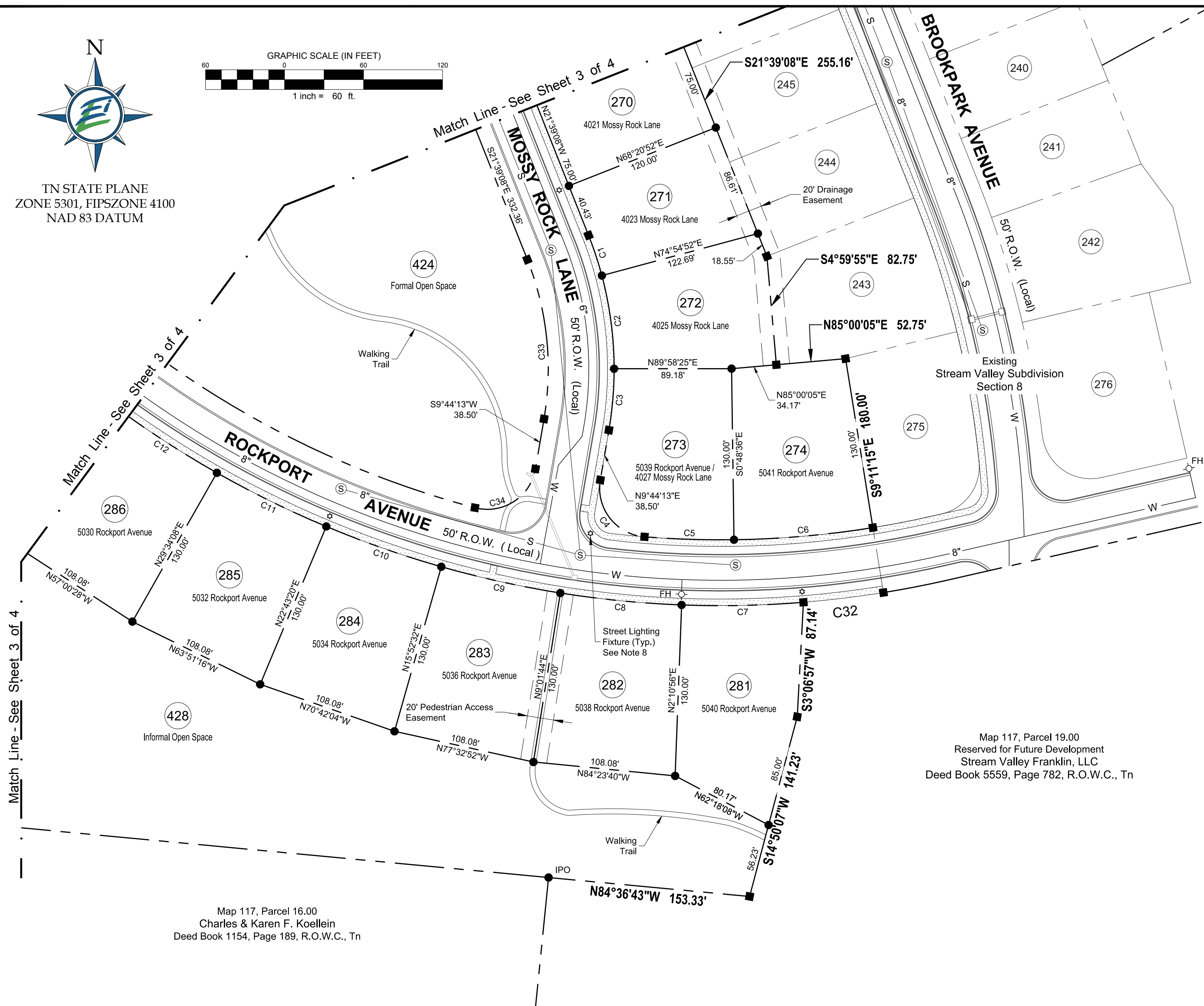
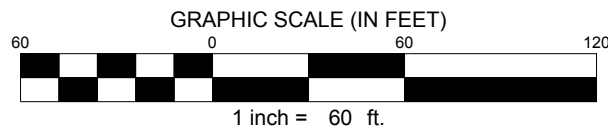
REVISED: 5-4-2016



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



TN STATE PLANE
ZONE 5301, FIPZONE 4100
NAD 83 DATUM



Map 117, Parcel 19.00
Reserved for Future Development
Stream Valley Franklin, LLC
Deed Book 5559, Page 782, R.O.W.C., Tn

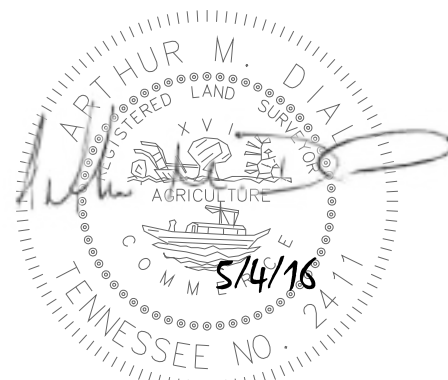
Map 117, Parcel 16.00
Charles & Karen F. Koellein
Deed Book 1154, Page 189, R.O.W.C., Tn

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.

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



STREAM VALLEY PUD SUBDIVISION - SECTION 9

SHEET 4 OF 4

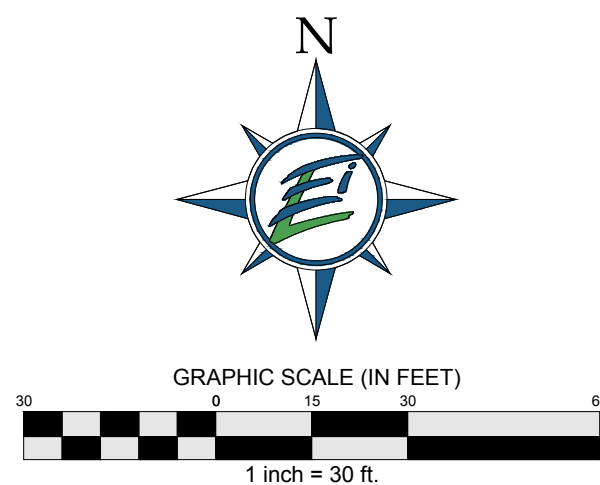
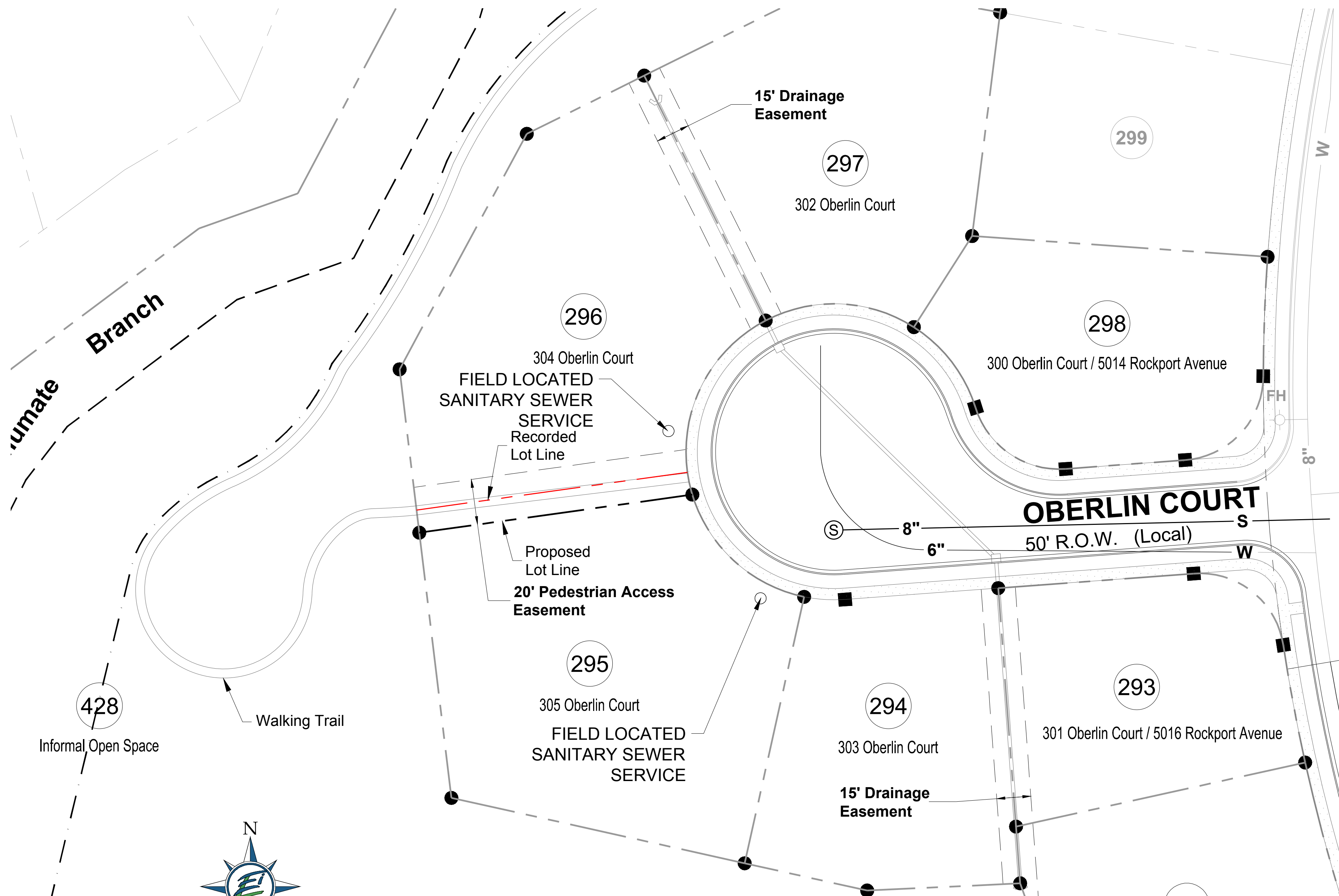
REVISION 1

10th CIVIL DISTRICT
TAX MAP 117, PART OF PARCEL 19.00
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT # 6113
DATE: 4-11-2016
REVISED: 5-4-2016



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

Filename: W:\16-11-1105 Stream Valley Section 9 Final Plat Revision 1\CAD\Production Drawings\Plat\Stream Valley-Section 9 - Final Plat Revision 1 Service Exhibit.dwg
Layout Name: Layout-1
Plotted: Thursday, May 05, 2016 - 11:40 am
By: clayw



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

**STREAM VALLEY PUD
SUBDIVISION - SECTION 9**
REVISION 1
SEWER SERVICE LATERAL EXHIBIT
10th CIVIL DISTRICT
TAX MAP 117, PART OF PARCEL 19.00
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT # 6113
DATE: 5-4-2016

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

© 2014 ENERGY LAND & INFRASTRUCTURE LLC. ALL RIGHTS RESERVED

CONDITIONS OF APPROVAL:

Engineering - Final Plat Checklist

General Comments

1. C. Final Plat

- The previous comment, "Note #16 appears twice on the plat. Applicant shall revise numbering of the notes accordingly." was not addressed properly.

Both of the notes numbered #16 were correct since each referred to a separate plat book and page number that was being voided and vacated (two previously-recorded plats are being affected). It was just the numbering that needed revising, as #16 was used twice. Please add the deleted note back to the plat as Note #25.

Performance Agreement and Surety

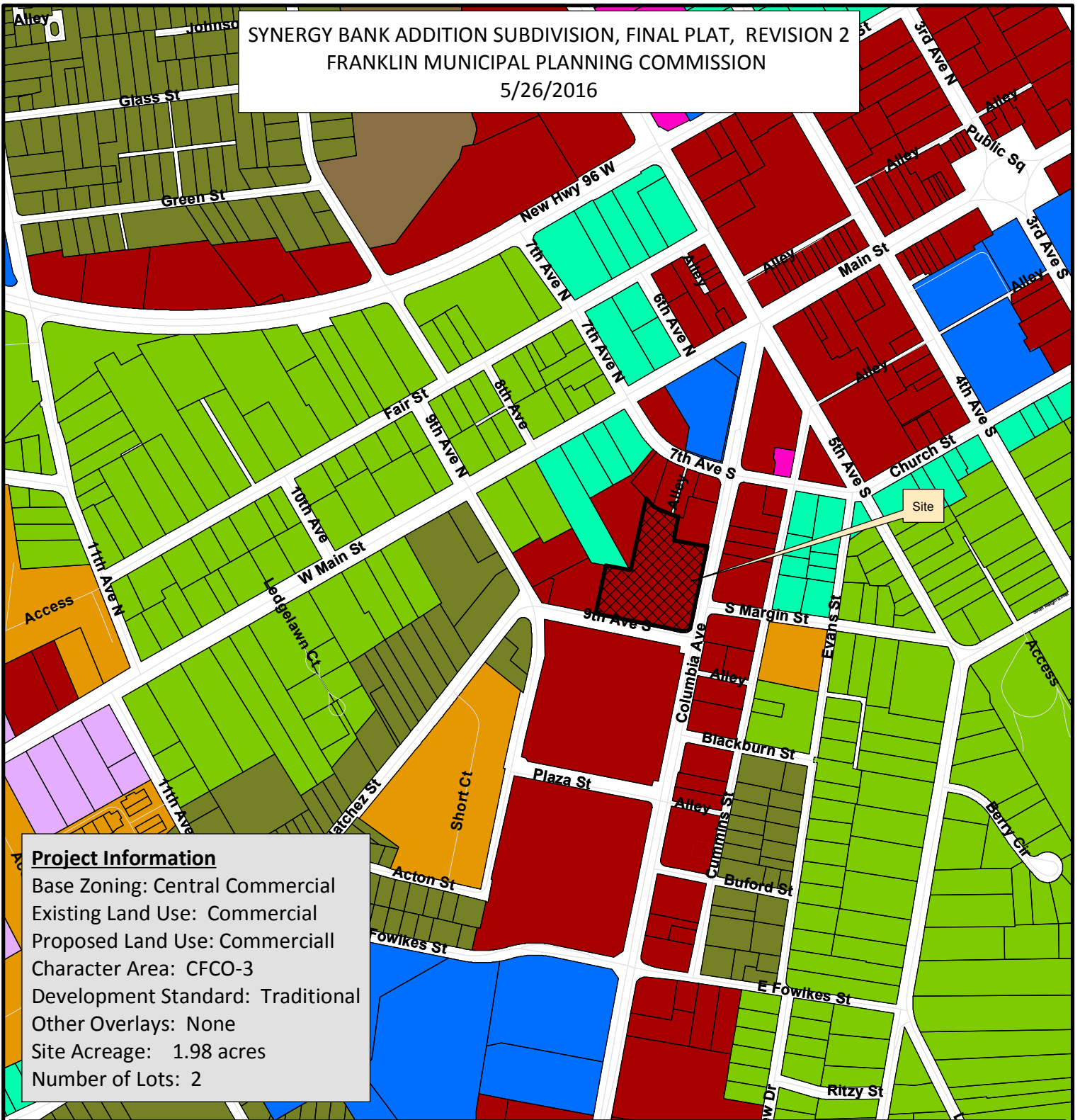
General Comments

2. Engineering Sureties

- No sureties are associated with this Final Plat.

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

SYNERGY BANK ADDITION SUBDIVISION, FINAL PLAT, REVISION 2
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/26/2016



Project Information

Base Zoning: Central Commercial
Existing Land Use: Commercial
Proposed Land Use: Commercial
Character Area: CFCO-3
Development Standard: Traditional
Other Overlays: None
Site Acreage: 1.98 acres
Number of Lots: 2

Synergy Bank

Synergy Bank

AG Agricultural District

ER Estate Residential

R-1 Residential District

R-2 Residential District

R-3 Residential District

R-6 Historic Core Residential District

RM-10 Attached 10 Residential District

RM-15 Attached 15 Residential District

RM-20 Attached 20 Residential District

SD-R Specific Development-Residential

SD-X Specific Development-Variety

OR Office Residential District

GO General Office District

CC Central Commercial District

NC Neighborhood Commercial District

GC General Commercial District

LI Light Industrial District

HI Heavy Industrial District

CI Civic and Institutional District



0 250 500 1,000
Feet

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

GENERAL NOTES:

1) THE PURPOSE OF THIS PLAT IS TO RECONFIGURE THE JOINT USER ACCESS EASEMENTS, ABANDON A DRAINAGE EASEMENT ONTO THE PLAT.

2) EXISTING ZONING BASE: CC - OVERLAY: C40

CRCO-7 (CENTRAL FRANKLIN/ TRADITIONAL

3. MINIMUM REQUIRED SETBACK LINES: 0-20 FEET (LOCAL STREET)

4. SUBJECT PROPERTIES ARE CURRENTLY IDENTIFIED AS PARCELS 3.01 AND 10.00 ON WILLIAMSON COUNTY TAX MAP NO. 78-C, GROUP 7.

5. STREET ADDRESS ARE SHOWN THUS [744]

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

7. OWNER/SUBOWNER: 320 MAIN STREET, SUITE 230 FRANKLIN, TENNESSEE 37064

CONTACT: HENRY BROCKMAN (615) 794-7980

EMAIL: HANBROCKMAN@GMAIL.COM

OWNER/SUBOWNER: ROBERT B. & ANN R. BASDEN

ADDRESS: 173 7TH AVENUE SOUTH FRANKLIN, TENNESSEE 37064

CONTACT: ROBERT BASDEN

TELEPHONE: (615) 490-6920

EMAIL: JAMES TERRY & ASSOCIATES

ADDRESS: 211 DONELSON PIKE, SUITE 6 NASHVILLE, TENNESSEE 37214

CONTACT: GREG TERRY

TELEPHONE: (615) 490-6920

EMAIL: GREG.T@COMCAST.NET

9. O IRON ROD (FOUND)

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

11. GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPEARANCES AT THE SITE. PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THIS SURETOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURETOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. TENNESSEE ONE CALL 1-800-351-1111.

12. THIS PROPERTY IS NOT WITHIN AN AREA OF FLOOD INUNDATION AS EVIDENCED ON FEMA SEVERANCE 25, 2006

13. ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND

14. ALL STREETS UNDER LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND RECORDING OF THIS PLAT VOTES, VACATES AND SUPERSEDES THE RECORDING OF SENERGY BANK ADDITION, REVISION 1 SUBDIVISION AS OF RECORD IN PLAT BOOK 60, PAGE 5, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

15. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY A PERMIT FROM THE WILLIAMSON COUNTY HEALTH DEPARTMENT.

16. NO MINERAL RIGHTS FOUND BY THIS SURETOR. ANY MINERAL RIGHTS FOUND TO BE RETAINED BY OWNER.

OWNER: COLUMBIA AVENUE PARTNERS

ADDRESS: 320 MAIN STREET, SUITE 230 FRANKLIN, TENNESSEE 37064

CONTACT: HENRY BROCKMAN

TELEPHONE: (615) 794-7980

EMAIL: HANBROCKMAN@GMAIL.COM

17. THAT AN ALTERNATE PARKING PLAN HAS BEEN APPROVED FOR THIS DEVELOPMENT ANY FUTURE USES OF THE PROPERTY WILL BE COVERED BY THE LIMITED AMOUNT OF ON-SITE PARKING.

18. THE ENTIRE STRUCTURE OR BUILDING OF SENERGY BANK WILL BE ADDRESSED AS 722 COLUMBIA AVENUE.

19. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPZONE 4100; NAD 83 DATUM.

20. LOTS SHALL CONFORM TO ALL THE REQUIREMENTS OF THE

21. THE MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS) OR HOA.

22. MAINTENANCE OF THE FIRE AND STORM SEWER LINES

23. 1. THE CITY OF FRANKLIN'S RESPONSIBILITY FOR THE FIRE LINE SHALL END AT THE FACE OF CURB. THE PROPERTY OWNER IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE FIRE WATER LINE FROM THE FACE OF CURB TO THE BUILDING.

24. THE PROPERTY OWNER SHALL ASSUME ALL RESPONSIBILITY FOR THE OPERATION, MAINTENANCE AND LIABILITY FOR THE 36" STORM SEWER CROSSING THE PROPERTY.

DEED REFERENCE

BEING THE SAME PROPERTIES CONVEYED TO COLUMBIA AVENUE PARTNERS AS OF RECORD IN BOOK 4667 PAGE 446, BOOK 4982, PARCELS 3.01 AND 10.00 ON WILLIAMSON COUNTY TAX MAP NO. 78-C, GROUP 7.

OFFICE FOR WILLIAMSON COUNTY, TENNESSEE AND THE SAME

PROPERTY CONVEYED TO MCKELLO, INC. AS OF RECORD IN DEED BOOK 2746, PAGE 60, SMD REGISTER'S OFFICE.

BEATY/JONES SUBDIVISION

Parcel 7.00, Tax Map 78-C-J

CHM PROPERTIES, LLC

Parcel 4.51, Page 553, R.O.W.C., Tennessee

BEATY/JONES SUBDIVISION

Parcel 14.00, Tax Map 78-C-J

LOT 2

Parcel 14.00, Tax Map 78-C-J

BEATY/JONES SUBDIVISION

Parcel 14.00, Tax Map 78-C-J

BEATY/JONES SUBDIVISION

Parcel 14.00, Tax Map 78-C-J

BEATY/JONES SUBDIVISION

Parcel 14.00, Tax Map 78-C-J

BEATY/JONES SUBDIVISION

Parcel 14.00, Tax Map 78-C-J

BEATY/JONES SUBDIVISION

Parcel 14.00, Tax Map 78-C-J

BEATY/JONES SUBDIVISION

Parcel 14.00, Tax Map 78-C-J

BEATY/JONES SUBDIVISION

Parcel 14.00, Tax Map 78-C-J

BEATY/JONES SUBDIVISION

Parcel 14.00, Tax Map 78-C-J

BEATY/JONES SUBDIVISION

Parcel 14.00, Tax Map 78-C-J

BEATY/JONES SUBDIVISION

Parcel 14.00, Tax Map 78-C-J

BEATY/JONES SUBDIVISION

Parcel 14.00, Tax Map 78-C-J

BEATY/JONES SUBDIVISION

Parcel 14.00, Tax Map 78-C-J

BEATY/JONES SUBDIVISION

Parcel 14.00, Tax Map 78-C-J

BEATY/JONES SUBDIVISION

Parcel 14.00, Tax Map 78-C-J

BEATY/JONES SUBDIVISION

Parcel 14.00, Tax Map 78-C-J

BEATY/JONES SUBDIVISION

Parcel 14.00, Tax Map 78-C-J

BEATY/JONES SUBDIVISION

Parcel 14.00, Tax Map 78-C-J

BEATY/JONES SUBDIVISION

Parcel 14.00, Tax Map 78-C-J

GENERAL NOTES:

1) THE PURPOSE OF THIS PLAT IS TO RECONFIGURE THE JOINT USER ACCESS EASEMENTS, ABANDON A DRAINAGE EASEMENT ONTO THE PLAT.

2) EXISTING ZONING BASE: CC - OVERLAY: C40

CRCO-7 (CENTRAL FRANKLIN/ TRADITIONAL

3. MINIMUM REQUIRED SETBACK LINES: 0-20 FEET (LOCAL STREET)

4. SUBJECT PROPERTIES ARE CURRENTLY IDENTIFIED AS PARCELS 3.01 AND 10.00 ON WILLIAMSON COUNTY TAX MAP NO. 78-C, GROUP 7.

5. STREET ADDRESS ARE SHOWN THUS [744]

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

7. OWNER/SUBOWNER: 320 MAIN STREET, SUITE 230 FRANKLIN, TENNESSEE 37064

CONTACT: HENRY BROCKMAN (615) 794-7980

EMAIL: HANBROCKMAN@GMAIL.COM

OWNER/SUBOWNER: ROBERT B. & ANN R. BASDEN

ADDRESS: 173 7TH AVENUE SOUTH FRANKLIN, TENNESSEE 37064

CONTACT: ROBERT BASDEN

TELEPHONE: (615) 490-6920

EMAIL: JAMES TERRY & ASSOCIATES

ADDRESS: 211 DONELSON PIKE, SUITE 6 NASHVILLE, TENNESSEE 37214

CONTACT: GREG TERRY

TELEPHONE: (615) 490-6920

EMAIL: GREG.T@COMCAST.NET

9. O IRON ROD (FOUND)

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

11. GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPEARANCES AT THE SITE. PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THIS SURETOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURETOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. TENNESSEE ONE CALL 1-800-351-1111.

12. THIS PROPERTY IS NOT WITHIN AN AREA OF FLOOD INUNDATION AS EVIDENCED ON FEMA SEVERANCE 25, 2006

13. ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND

14. ALL STREETS UNDER LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND RECORDING OF THIS PLAT VOTES, VACATES AND SUPERSEDES THE RECORDING OF SENERGY BANK ADDITION, REVISION 1 SUBDIVISION AS OF RECORD IN PLAT BOOK 60, PAGE 5, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

15. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY A PERMIT FROM THE WILLIAMSON COUNTY HEALTH DEPARTMENT.

16. NO MINERAL RIGHTS FOUND BY THIS SURETOR. ANY MINERAL RIGHTS FOUND TO BE RETAINED BY OWNER.

OWNER: COLUMBIA AVENUE PARTNERS

ADDRESS: 320 MAIN STREET, SUITE 230 FRANKLIN, TENNESSEE 37064

CONTACT: HENRY BROCKMAN

TELEPHONE: (615) 794-7980

EMAIL: HANBROCKMAN@GMAIL.COM

17. THAT AN ALTERNATE PARKING PLAN HAS BEEN APPROVED FOR THIS DEVELOPMENT ANY FUTURE USES OF THE PROPERTY WILL BE COVERED BY THE LIMITED AMOUNT OF ON-SITE PARKING.

18. THE ENTIRE STRUCTURE OR BUILDING OF SENERGY BANK WILL BE ADDRESSED AS 722 COLUMBIA AVENUE.

19. BEARINGS SHOWN HEREON ARE REFERENCED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPZONE 4100; NAD 83 DATUM.

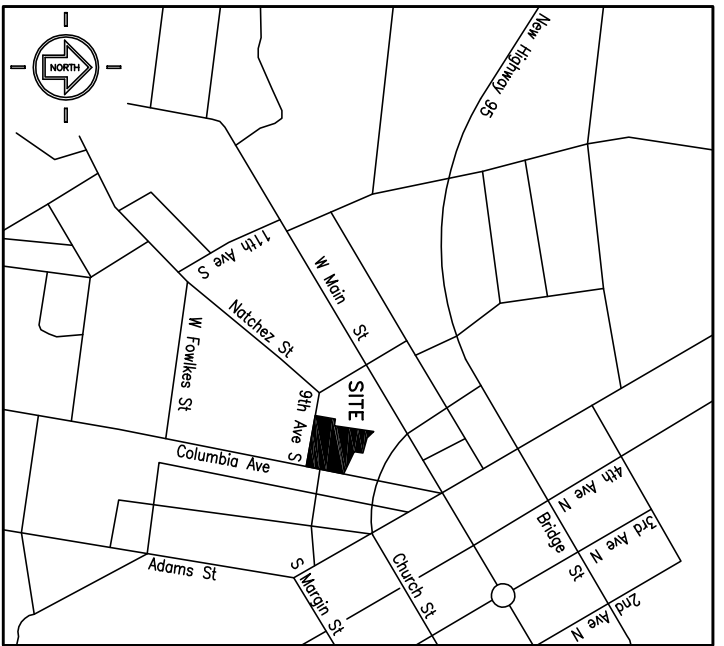
20. LOTS SHALL CONFORM TO ALL THE REQUIREMENTS OF THE

21. THE MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS) OR HOA.

22. MAINTENANCE OF THE FIRE AND STORM SEWER LINES

23. 1. THE CITY OF FRANKLIN'S RESPONSIBILITY FOR THE FIRE LINE SHALL END AT THE FACE OF CURB. THE PROPERTY OWNER IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE FIRE WATER LINE FROM THE FACE OF CURB TO THE BUILDING.

24. THE PROPERTY OWNER SHALL ASSUME ALL RESPONSIBILITY FOR THE OPERATION, MAINTENANCE AND LIABILITY FOR THE 36" STORM SEWER CROSSING THE PROPERTY.



CERTIFICATE OF APPROVAL FOR ELECTRIC SERVICE

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 plot approval checklist, tree planting guidelines and other regulations contained on the MTEMC website of 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 Requirements.

Middle Tennessee Electric Membership Corporation Date

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I HEREBY CERTIFY THAT:

(1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN THIS PLAT, SENERGY BANK ADDITION, REVISION 2, SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR STREETS, \$_____ FOR DRAINAGE, AND \$_____ FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR, STREETS DEPARTMENT DATE

CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY DATE

CITY OF FRANKLIN DATE

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I (AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED 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 TO LOT(S) AS SHOWN AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, REASSIGNED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESERVED 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) - ROBERT B. BASDEN DATE

* OWNER(S) - R. ANN BASDEN DATE

BOOK 1018, PAGE 864, R.O.W.C., TN

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I (AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED 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 TO LOT(S) AS SHOWN AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, REASSIGNED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESERVED 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) - COLUMBIA AVENUE PARTNERS, LLC DATE

HENRY BROCKMAN (MANAGING PARTNER)

BOOK 4667, PAGE 446/BOOK 4982, PAGE 220 AND BOOK 5787, PAGE 49, R.O.W.C., TN

Parcel 6.00, Tax Map 78-C-J

HARMON JONES, III

Book 5605, Page 915, R.O.W.C., Tennessee

LOT 1

BEATY/JONES SUBDIVISION

Parcel 14.00, Tax Map 78-C-J

CHM PROPERTIES, LLC

Parcel 4.51, Page 553, R.O.W.C., Tennessee

BEATY/JONES SUBDIVISION

Parcel 14.00, Tax Map 78-C-J

LOT 2

BEATY/JONES SUBDIVISION

Parcel 14.00, Tax Map 78-C-J

BEATY/JONES SUBDIVISION

Parcel 14.00, Tax Map 78-C-J

BEATY/JONES SUBDIVISION

Parcel 14.00, Tax Map 78-C-J

BEATY/JONES SUBDIVISION

Parcel 14.00, Tax Map 78-C-J

BEATY/JONES SUBDIVISION

Parcel 14.00, Tax Map 78-C-J

BEATY/JONES SUBDIVISION

Parcel 14.00, Tax Map 78-C-J

BEATY/JONES SUBDIVISION

Parcel 14.00, Tax Map 78-C-J

BEATY/JONES SUBDIVISION

Parcel 14.00, Tax Map 78-C-J

BEATY/JONES SUBDIVISION

Parcel 14.00, Tax Map 78-C-J

BEATY/JONES SUBDIVISION

Parcel 14.00, Tax Map 78-C-J

BEATY/JONES SUBDIVISION

Parcel 14.00, Tax Map 78-C-J

BEATY/JONES SUBDIVISION

Parcel 14.00, Tax Map 78-C-J

BEATY/JONES SUBDIVISION

Parcel 14.00, Tax Map 78-C-J

BEATY/JONES SUBDIVISION

Parcel 14.00, Tax Map 78-C-J

BEATY/JONES SUBDIVISION

Parcel 14.00, Tax Map 78-C-J

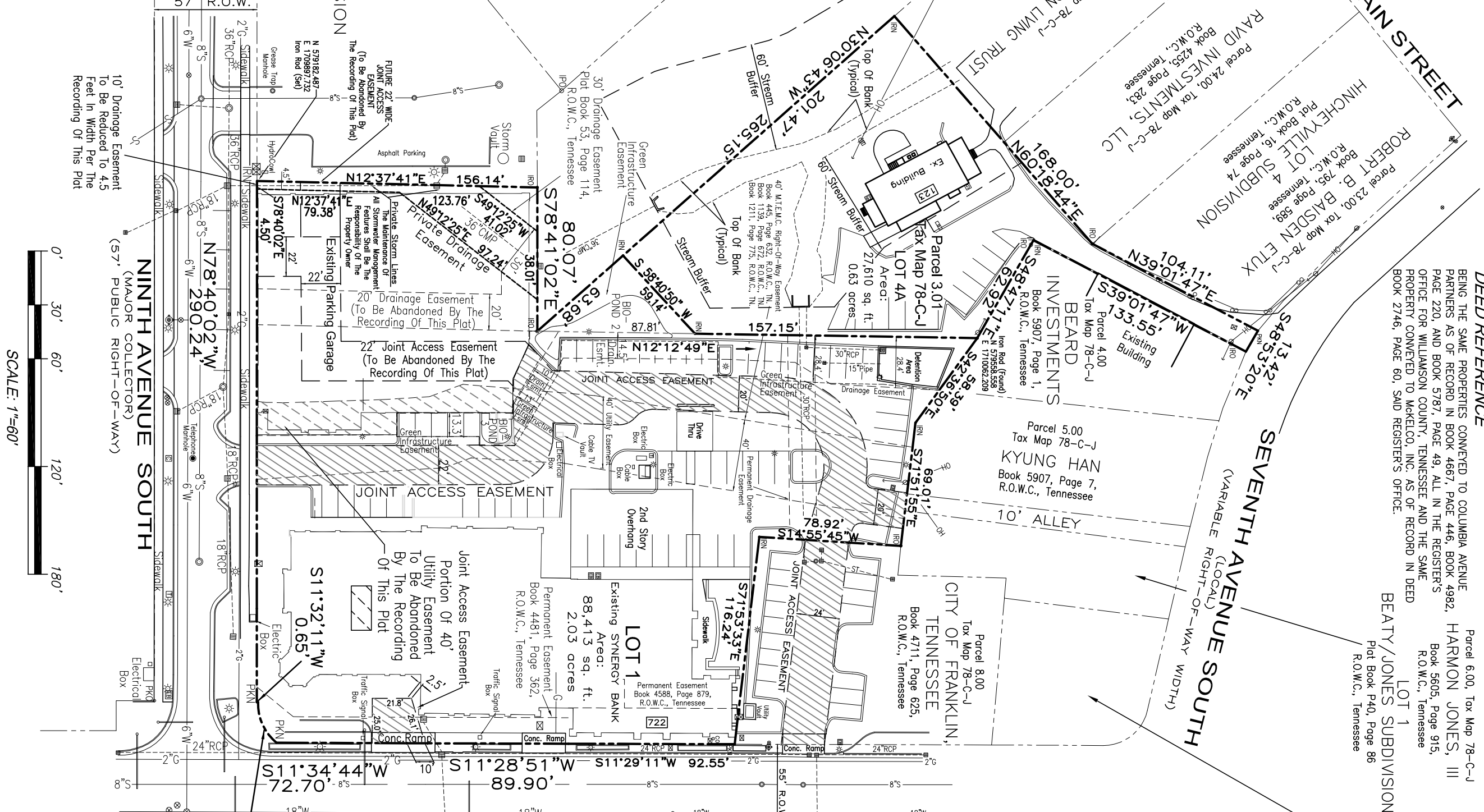
BEATY/JONES SUBDIVISION

Parcel 14.00, Tax Map 78-C-J

BEATY/JONES SUBDIVISION

Parcel 14.00, Tax Map 78-C-J

BEATY/JONES SUBDIVISION



CONDITIONS OF APPROVAL:

Engineering - Site Plan Checklist

General Comments

1. J. Stormwater Management Plan

- Since all BMPs are designed with underdrains, and no reduction of required detention volume is being sought to account for anticipated infiltration, standard boring results or excavation that indicates absence of groundwater or bedrock within 2' of the bottom elevation of the BMP may be substituted for infiltration testing. **These results shall be submitted to the City's Engineering Dept. prior to final Post-PC Approval of the Site Plan.**

2. V. Site Permits

- The Stormwater/Grading permit application has been uploaded to the document manager. Please have the application completed and submit with ORIGINAL, signed and notarized Agreement and Fees (listed on permit) to Engineering.

for information only

Performance Agreement and Surety

General Comments

3. County projects are exempt from surety requirement

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

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

Planning (Landscape)

General Comments

4. Parking Area Landscape

- Trees planted in the parking lot islands on the North side of the parking lot will not effect the sight distance. It is strongly suggested that the addition of trees be added to the perimeter of the parking lot if trees cannot be added to the interior landscape medians.

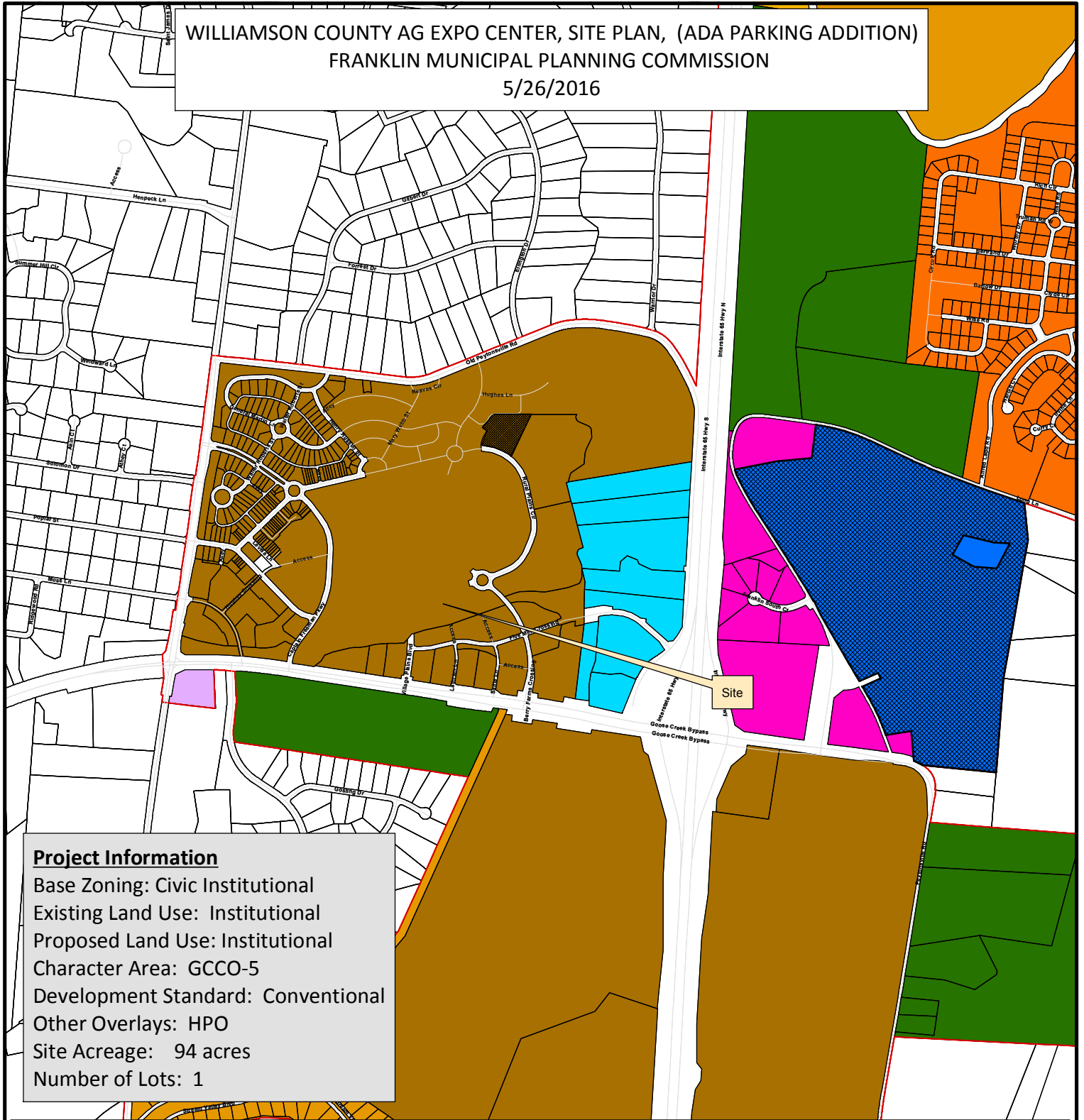
Stormwater

General Comments

5. Bioretention

- 5-10% of bioretention vegetation shall be composed of native milkweed species

WILLIAMSON COUNTY AG EXPO CENTER, SITE PLAN, (ADA PARKING ADDITION)
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/26/2016



Project Information

Base Zoning: Civic Institutional
Existing Land Use: Institutional
Proposed Land Use: Institutional
Character Area: GCCO-5
Development Standard: Conventional
Other Overlays: HPO
Site Acreage: 94 acres
Number of Lots: 1

Ag Expo Center

Ag Expo Center

AG Agricultural District

ER Estate Residential

R-1 Residential District

R-2 Residential District

R-3 Residential District

R-6 Historic Core Residential District

RM-10 Attached 10 Residential District

RM-15 Attached 15 Residential District

RM-20 Attached 20 Residential District

SD-R Specific Development-Residential

SD-X Specific Development-Variety

OR Office Residential District

GO General Office District

CC Central Commercial District

NC Neighborhood Commercial District

GC General Commercial District

LI Light Industrial District

HI Heavy Industrial District

CI Civic and Institutional District



0 625 1,250 2,500
Feet

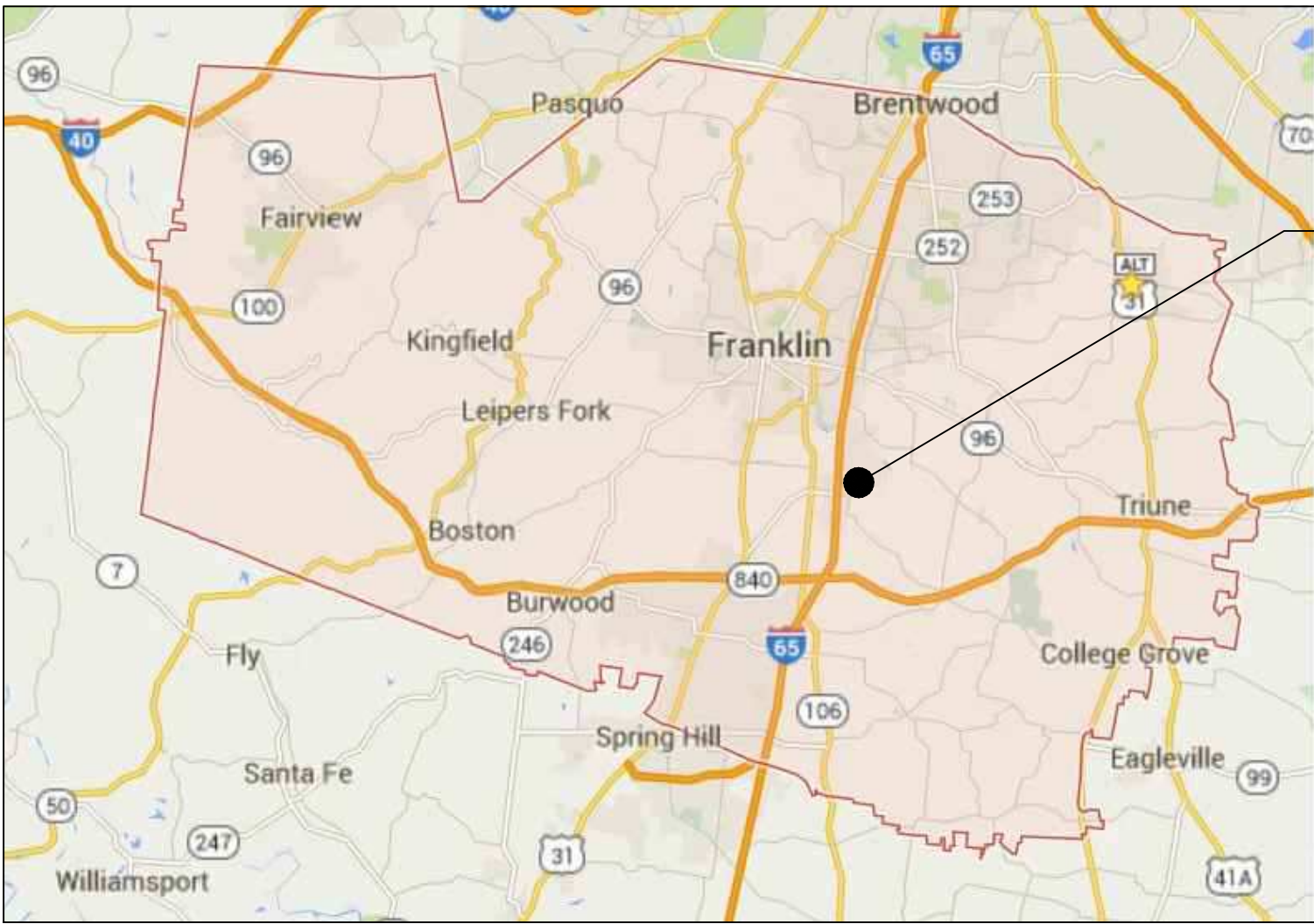
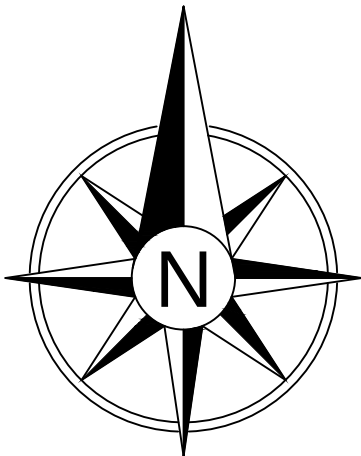
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2016. All rights reserved.

WILLIAMSON COUNTY
AGRICULTURAL EXPOSITION PARK
COUNTY MAYOR: ROGERS ANDERSON

Ag Expo PARK DIRECTOR: KENNY WALLACE

PROPOSED ADA PARKING ADDITION

TAX MAP: 117, PARCEL: 27
OWNER: WILLIAMSON COUNTY GOVERNMENT



PROJECT LOCATION

VICINITY MAP



PROJECT LOCATION:
Ag EXPO PARK-ADA
PARKING ADDITION

LOCATION MAP

PROJECT ADDRESS:
AgEXPO PARK
4215 LONG LANE
FRANKLIN, TENNESSEE 37064

INDEX OF SHEETS

NO.	SHEET NAME
C0.00	COVER SHEET
C0.01	GENERAL NOTES
C0.10	EXISTING CONDITIONS
C1.00	OVERALL SITE PLAN
C1.01	SITE PLAN
C2.00	GRADING & DRAINAGE
C3.00	EPSC - PRE CONDITIONS
C3.10	EPSC - POST CONDITIONS
C3.20	EPSC - NOTES & DETAILS
C4.00	FIRE TRUCK ACCESS
C5.01	DETAILS
C5.02	DETAILS
L1.00	LANDSCAPE PLAN
L1.01	LANDSCAPE DETAILS

REVISIONS			
NO.	DATE	BY	DESCRIPTION
2	05/03/16	CRC	COF COMMENTS

COLLIER

ENGINEERING CO., INC.

CONSULTING • DESIGN • CONSTRUCTION

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

ADA PARKING LOT ADDITION
AGRICULTURE EXPOSITION PARK
TAX MAP:117, PARCEL: 27.00
WILLIAMSON COUNTY, TENNESSEE

4/11/16

STATE OF TENNESSEE

DATE: 03/16/2016
DESIGNED BY: CRC
SUPERVISED BY: MJP
CHECKED BY: CAC

COVER SHEET

SHEET NO: C0.00

DEVELOPMENT NOTES

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

EXISTING UTILITIES

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

LAYOUT NOTES

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

ADA REQUIREMENTS

1. ALL CONSTRUCTION ACTIVITIES SHALL BE COMPLETED IN FULL COMPLIANCE WITH AMERICAN WITH DISABILITIES ACT (ADA) AND ARCHITECTURAL AND TRANSPORTATION BARRIERS COMPLIANCE BOARD, FEDERAL REGISTER 36 CFR PARTS 1190 AND 119. ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES; ARCHITECTURAL BARRIERS ACT (ABA) ACCESSIBILITY GUIDELINES; PROPOSED RULE, PUBLISHED IN THE FEDERAL REGISTER ON July 23, 2004, AS HAS BEEN ADOPTED BY THE CITY OF FRANKLIN.
2. COUNTY TO COORDINATE ALL INSPECTIONS AS REQUIRED BY THE STATE OF TENNESSEE ADA COMPLIANCE OFFICE.
3. AT ALL INTERSECTION OF TRAILS, SIDEWALKS, PLAZAS AND OTHER INSTANCES WHERE 90 DEGREE TURN CAN TAKE PLACE THE MAX SLOPE IN ALL DIRECTIONS IS 2 PERCENT

CLEARING/GRUBBING

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

GENERAL NOTES

- THE COUNTY IS TO CHECK AND VERIFY ALL MEASUREMENTS, LEVELS, ETC. BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK, AND IS TO BE RESPONSIBLE FOR THE SAME.
2. THE COUNTY WILL BE HELD RESPONSIBLE FOR THE DAMAGE OR LOSS OF ANY REFERENCE POINTS AND HUBS DURING THE CONSTRUCTION OF HIS WORK, AND SHALL BEAR THE COST OF REPLACING SAME.
3. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, ETC. WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION. THE COUNTY SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY.
4. THE COUNTY SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL LEGAL FEES. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO BUILDING SIDEWALKS, STREETS, BLASTING, PUBLIC INFRASTRUCTURE, STORMWATER REGULATIONS, ETC.
5. THE COUNTY ACKNOWLEDGES & AGREES THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SITE IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER. THE COUNTY WILL COEXIST WITH THE OWNER'S REPRESENTATIVE FROM LIABILITY AT THE SITE THROUGHOUT THE CONSTRUCTION PROCESS.
6. THE COUNTY SHALL FURNISH, INSTALL AND MAINTAIN ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK AND THE PUBLIC, INCLUDING BARRICADES, WARNING SIGNS, LIGHTS, ETC.
7. THE COUNTY SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, WHETHER CAUSED BY HIMSELF, HIS SUBCONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
8. ALL PAY ITEMS HAVE BEEN EXPLICITLY SET FORTH AS SUCH IN THE PROPOSAL, ALL ITEMS OF COST ARE TO BE INCLUDED IN ONE OF THESE PAY ITEMS.
9. ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, PRECIOUS METALS, COINS, PAPER CURRENCY, ARTIFACTS AND ANTIQUITIES.
10. THE COUNTY SHALL VERIFY EXISTING CONDITIONS TO ENSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE DRAWINGS, THE COUNTY SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREA INVOLVING DIFFERENCES. NOTIFICATION SHALL BE IN THE FORM OF A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND NOTES RELATING TO THE AREA.
11. COUNTY IS TO VERIFY ALL BASE INFORMATION AS NECESSARY AND TO ADVISE THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO ANY LAYOUT WORK.
12. MAINTAIN THE SITE IN A NEAT AND ORDERLY CONDITION AT ALL TIMES. DAILY, AND MORE OFTEN IF NECESSARY, INSPECT & AND PICK UP ALL SCRAP, DEBRIS, & WASTE MATERIAL.
13. PROVIDE PROTECTION TO ALL FINISHED WORK. MAINTAIN SURFACES CLEAN, UNMARRED, AND SUITABLY PROTECTED UNTIL ACCEPTANCE BY OWNER.

GRADING NOTES

- TOPSOIL SHALL BE STORED ON SITE IN LOCATIONS APPROVED BY THE OWNER'S REPRESENTATIVE. DRAINAGE SHALL ROUTE AROUND THESE TOPSOIL STOCKPILES FOR THE DURATION OF THE GRADING OPERATIONS. EROSION CONTROL MEASURES SHALL BE UTILIZED TO PREVENT LOSS OF TOPSOIL MATERIAL.
3. FILL AREA SHALL BE PROOF-ROLLED WITH RUBBER-TIRED EQUIPMENT WITH A MINIMUM WEIGHT OF FIFTEEN TONS PRIOR TO BEGINNING FILL OPERATION. AREAS WHICH ARE SOFT OR UNSTABLE SHALL BE UNDERCUT UNTIL STABLE SOILS ARE FOUND. RE-COMPACTION OF THESE SOILS TO 98 PERCENT MAXIMUM DRY DENSITY (AS PER ASTM D698 STANDARD PROCTOR) WILL BE ALLOWED UNDER THE DIRECTION OF A QUALIFIED SOILS ENGINEER.
4. CUT AREA SHALL BE PROOF-ROLLED AFTER FINAL SUBGRADE IS ACHIEVED IN THE SAME MANNER AS FILL AREAS. SOFT UNSTABLE SOILS SHALL BE SCARIFIED TO A DEPTH OF 12" AND RE-COMPACTED TO 98 PERCENT MAXIMUM DRY DENSITY AS PER ASTM D698 (STANDARD PROCTOR).
5. THE FOLLOWING SOIL COMPACTION RATES WILL BE REQUIRED:
 - A. 95 PERCENT MAXIMUM DRY DENSITY FOR OPEN AREAS AND GENERAL EMBANKMENTS.
 - B. 98 PERCENT MAXIMUM DRY DENSITY UNDER ROADS, PARKING AREAS, SIDEWALKS, BUILDINGS, SLABS, AND FOUNDATIONS.
6. ALL FILL AREAS SHALL BE RAISED IN LIFTS NOT EXCEEDING 6 INCHES.
7. ALL GRADING SHALL BE COMPLETED TO THE LEVEL INDICATED BY THE SCOPE OF WORK LISTED IN THE BID DOCUMENTS.
8. ALL AREAS SHALL BE GRADED TO PROVIDE PROPER DRAINAGE AND PREVENT STANDING WATER.
9. ELEVATIONS SHOWN ON THE PLANS ARE THE FINISH GRADE ELEVATIONS.
10. GRADING SHALL BE SEQUENCED SO THAT BASE STONE IS PLACED WITHIN 5 CALENDAR DAYS OF ACHIEVING OPTIMUM SUBGRADE COMPACTION.
11. ALL BACKFILL BEHIND WALLS SHALL BE INSTALLED PER WALL MANUFACTURER'S INSTALLATION SPECIFICATIONS OR AS NOTED ON PLANS, WHICHEVER IS MORE RESTRICTIVE.

DEMOLITION NOTES

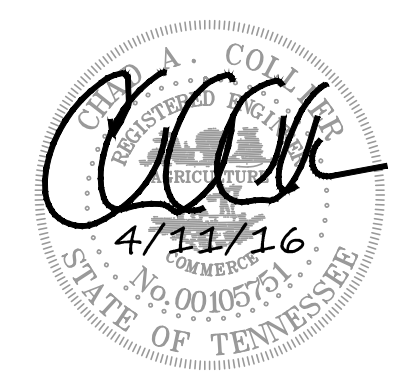
1. REMOVE EXISTING PAVED AREAS INCLUDING DRIVEWAYS, SIDEWALKS, PARKING AREAS, SERVICE AREAS, EQUIPMENT PADS, AND ALL MISCELLANEOUS PAVING.
2. ALL DEBRIS RESULTING FROM DEMOLITION SHALL BE REMOVED FROM THE SITE AND DISPOSED AT AN APPROVED LANDFILL BY THE COUNTY. BACKFILL ALL TRENCHES AND EXCAVATIONS RESULTING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

[illegible]

COLLIER
ENGINEERING CO., INC.
CONSULTING • DESIGN • CONSTRUCTION

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

ADA PARKING LOT ADDITION
AGRICULTURE EXPOSITION PARK
TAX MAP:117, PARCEL: 27.00
WILLIAMSON COUNTY, TENNESSEE



DATE: 03/16/2016

DESIGNED BY: CRO
SUPERVISED BY: MJP
CHECKED BY: CAO

GENERAL NOTES

SHEET NO: C0.01

TENNESSEE ONE-CALL SYSTEM



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



ADJACENT OWNERS		MAP	PARCEL
1	MICHAEL AND DENISE BENNETT	106	179.04
2	IMMANUEL COMMUNITY BAPTIST CHURCH	106	179.08
3	DWAIN AND RITA ALLISON	106	179.06
3A	DWAIN AND RITA ALLISON	106	179.06
4	DAN AND BOBBI OSWALD	117	32.02
5	DORRIS & GREGORY THOMAS	117	32.01
6	BRANT AND BARBARA DODD	117	28
7	VETERINARY SPECIALTY PROPERTIES LLC	117	27.01
8	KARL J RAMBO	106	177
9	CITY OF FRANKLIN	106	178.01

[illegible]

COLLIER
ENGINEERING CO., INC.
CONSULTING • DESIGN • CONSTRUCTION

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

ADA PARKING LOT ADDITION
AGRICULTURE EXPOSITION PARK
TAX MAP:117, PARCEL: 27.00
WILLIAMSON COUNTY, TENNESSEE



DATE: 03/16/2016

DESIGNED BY: CRC
SUPERVISED BY: MJP
CHECKED BY: CAC

EXISTING CONDITIONS

SHEET NO: C0.10

Z:\Williamson_CHD\Design\Map Center - 2014\Design\Handicapped Parking Option\ASHEET\Map Center ADA - C1.00 OVERALL SITE PLAN.dwg



ADJACENT OWNERS		
Owner	MAP	PARCEL
MICHAEL AND DENISE BENNETT	106	179.04
IMMANUEL COMMUNITY BAPTIST CHURCH	106	179.08
DWAINE AND RITA ALLISON	106	179.06
DWAINE AND RITA ALLISON	106	179.06
DAN AND BOBBI OSWALD	117	32.02
DORRIS & GREGORY THOMAS	117	32.01
BRANT AND BARBARA DODD	117	28
VETERINARY SPECIALTY PROPERTIES LLC	117	27.01
KARL J RAMBO	106	177
CITY OF FRANKLIN	106	178.01
Impervious Table	Acres	% of Site
Total Site Area	106	100%
Gravel Lots and Drives	18	17%
Asphalt Pav Lot and Drive	9.8	9%
Roof Tops	4.93	5%
Total Impervious Existing	32.73	31%
Proposed Disturbance	0.58	1%
Post impervious Surface (Paved Lot)	0.58	1%
Total Impervious Post Development	33.31	31%

SITE DATA CHART

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

B. ZONING: CIVIC AND INSTITUTIONAL DISTRICT (CI)
ZONING OVERLAY: HILLSIDE/HILLCREST OVERLAY DISTRICT (HHO)
CHARACTER AREA OVERLAY: GOOSE CREEK (GCCO)
DEVELOPMENT STANDARD DESIGNATIONS: GC4D
OVERALL ACREAGE OF PROPERTY: 100 +/- ACRES (PER TAX MAP)
OVERALL SQUARE FOOTAGE OF SITE: 4,356,000 +/- S.F.
PROJECT AREA: 1 +/- ACES (INCLUDES PARKING LOT, DRIVEWAY TIE-INS & STORMWATER FEATURES)

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

APPLICANT: COLLIER ENGINEERING, INC
ADDRESS: 5560 FRANKLIN PIKE CIRCLE
BRENTWOOD, TN 37027
PHONE NO: 615-331-1441
CONTACT: CHRISTOPHER COLLIER, E.I.T
EMAIL: CHRIS.COLLIER@COLLIERENGINEERING.COM

D. EXISTING TREE CANOPY AREA /PERCENTAGE: 24.5 +/- ACRES /24.5%
CANOPY TO BE REMOVED: 0.0 +/- ACRES /0%
POST TREE CANOPY AREA /PERCENTAGE: 24.5 +/- ACRES (24.5% OF PROPERTY)

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

G. ADA PARKING CALCULATION PER CODE (GOVERNED BY ICCA117.1-2009)
MINIMUM ADA REQUIRED PARKING: 39 SPACES
MINIMUM ADA VAN PARKING: 7 SPACES

EXISTING PARKING SPACES: 2850 SPACES +/-
NEW ADA PARKING SPACES PROVIDED: 48 SPACES (7 VAN SPACES)
TOTAL PARKING TO BE PROVIDED: 2900 SPACES +/-

REVISIONS

NO	DATE	BY	DESCRIPTION

COLLIER
ENGINEERING CO., INC.
CONSULTING • DESIGN • CONSTRUCTION

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

ADA PARKING LOT ADDITION
AGRICULTURE EXPOSITION PARK
TAX MAP: 117, PARCEL: 27.00
WILLIAMSON COUNTY, TENNESSEE

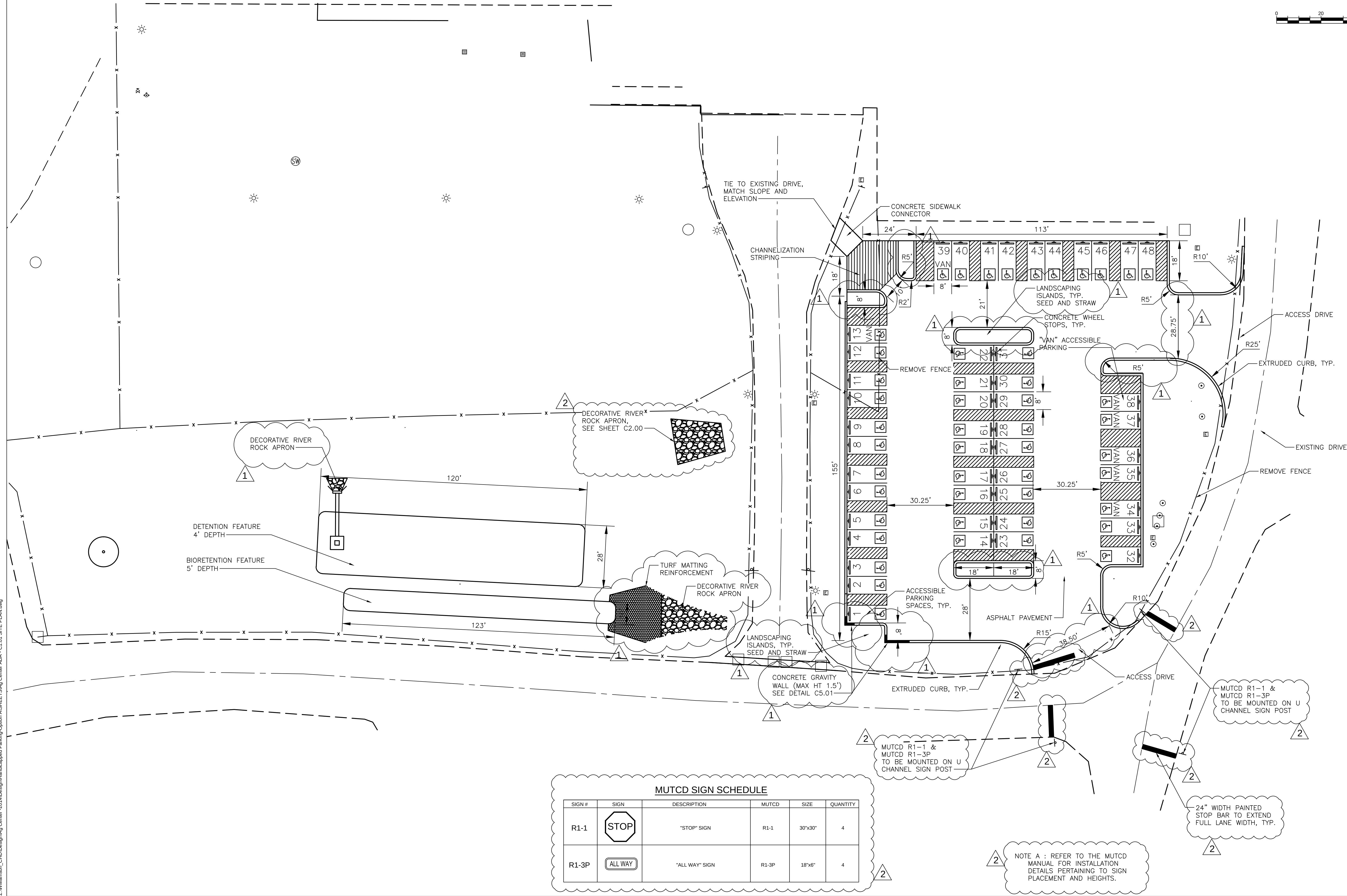
DATE: 03/16/2016

DESIGNED BY: CRC
SUPERVISED BY: MJP
CHECKED BY: CAC

OVERALL
SITE PLAN

SHEET NO: C1.00

Z:\Williamson_CHD\Design\Ag Center -2014\Design\Handicapped Parking\Option A\SHET\Task Center ADA - C1.01 SITE PLAN.dwg



5/3/2016 6:17:28 PM

REVISIONS		NO.	DATE	BY	DESCRIPTION
1	04/11/16	CRC	COF COMMENTS		
2	05/03/16	CRC	COF COMMENTS		

COLLIER
ENGINEERING CO., INC.
CONSULTING • DESIGN • CONSTRUCTION

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

ADA PARKING LOT ADDITION
AGRICULTURE EXPOSITION PARK
TAX MAP:117, PARCEL: 27.00
WILLIAMSON COUNTY, TENNESSEE

DATE: 03/16/2016
DESIGNED BY: CRC
SUPERVISED BY: MJP
CHECKED BY: CAC

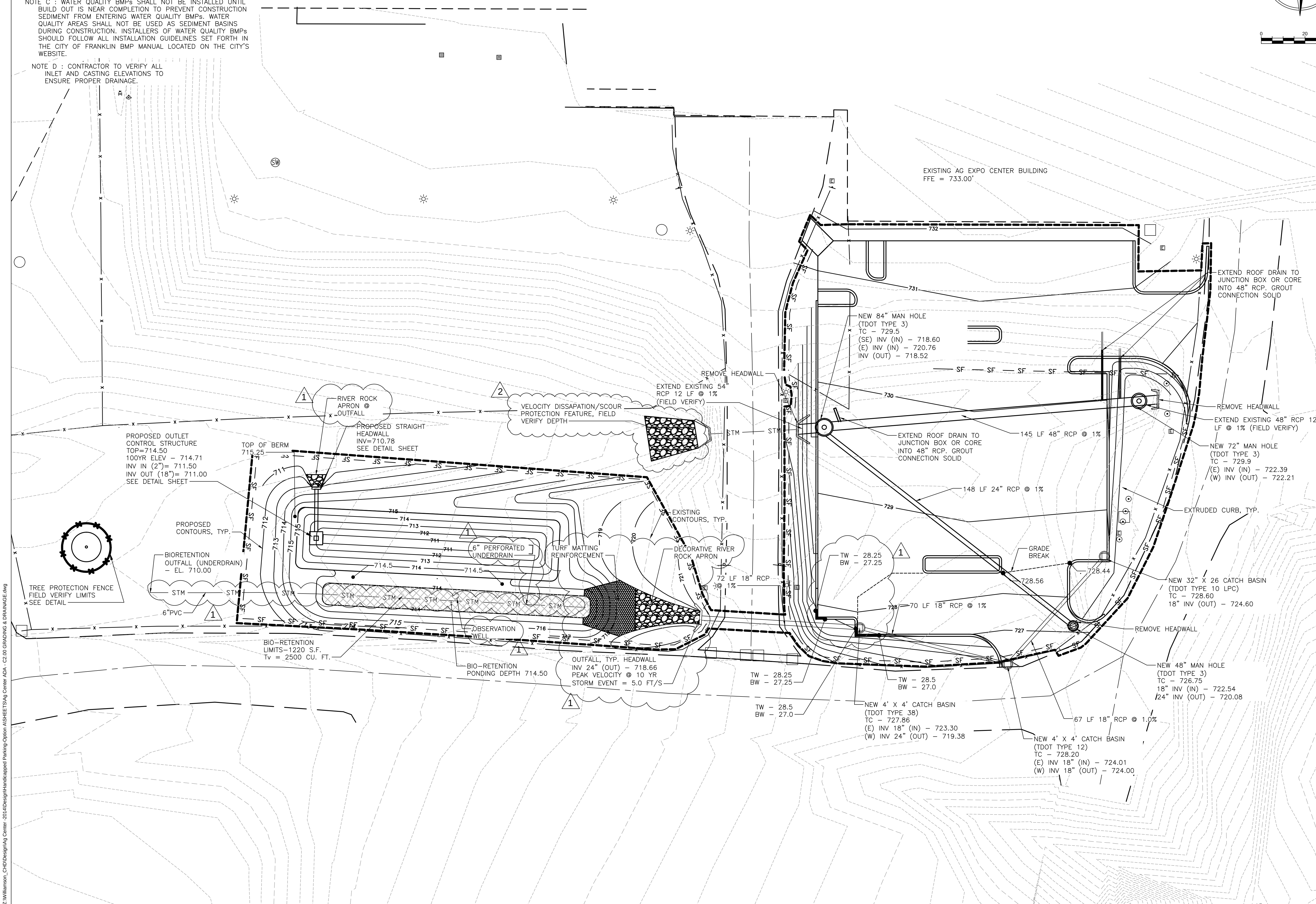
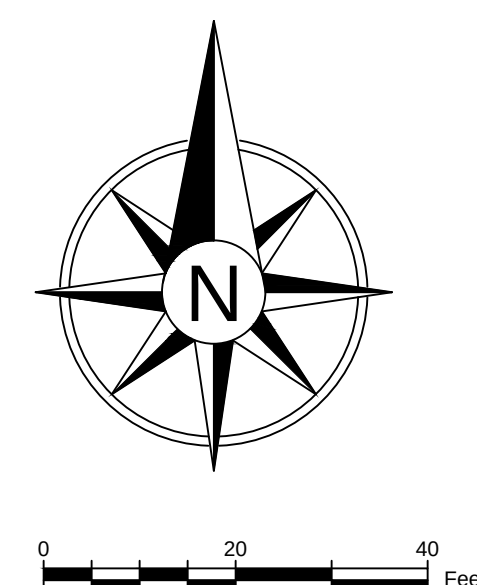
SITE PLAN

SHEET NO: C1.01

NOTE B : WATER QUALITY SIGNS SHALL BE PLACED WITHIN THE WATER QUALITY AREAS. THE SIGNS, MATERIALS, AND LABOR TO INSTALL WILL BE PROVIDED BY THE CITY STAFF.

NOTE C : WATER QUALITY BMPs SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETE TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPs. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. INSTALLERS OF WATER QUALITY BMPs SHOULD FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL LOCATED ON THE CITY'S WEBSITE.

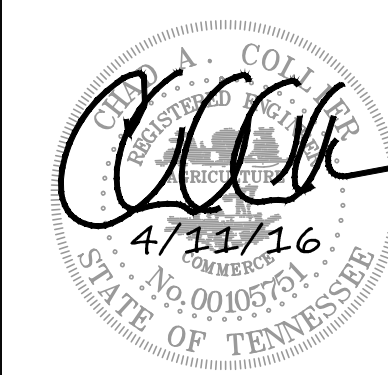
NOTE D : CONTRACTOR TO VERIFY ALL
INLET AND CASTING ELEVATIONS TO
ENSURE PROPER DRAINAGE.

[illegible]

COLLIER
ENGINEERING CO., INC.
CONSULTING • DESIGN • CONSTRUCTION

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

ADA PARKING LOT ADDITION
AGRICULTURE EXPOSITION PARK
TAX MAP:117, PARCEL: 27.00
WILLIAMSON COUNTY, TENNESSEE



DATE: 03/16/2016

DESIGNED BY:
SUPERVISED BY:
CHECKED BY:

GRADING & DRAINAGE

SHEET NO: C2.00

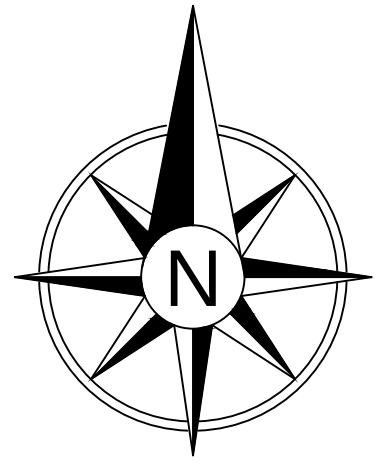
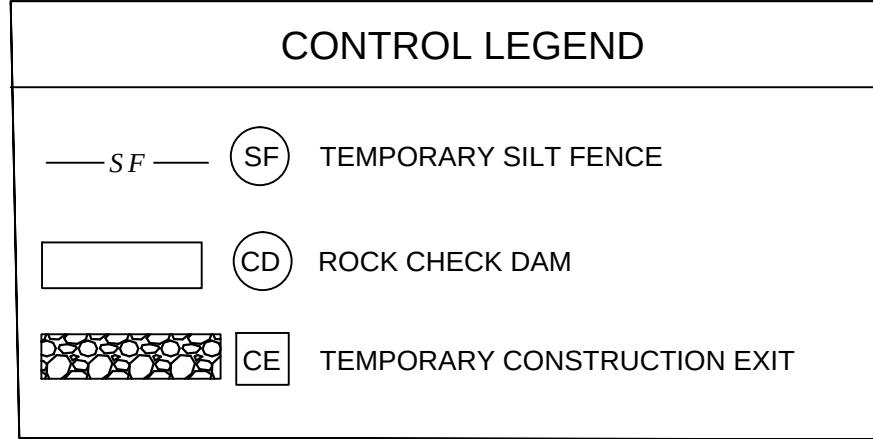
GENERAL EROSION AND SEDIMENT CONTROL NOTES:

- A. THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF THIS DRAWING ("SITE MAP"), THE STANDARD DETAILS, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
- B. WILLIAMSON COUNTY HWY DEPT AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
- C. WILLIAMSON COUNTY HWY DEPT SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- D. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- E. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- F. WILLIAMSON COUNTY HWY DEPT SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
- G. WILLIAMSON COUNTY HWY DEPT SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
- H. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- I. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- J. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- K. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- L. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.

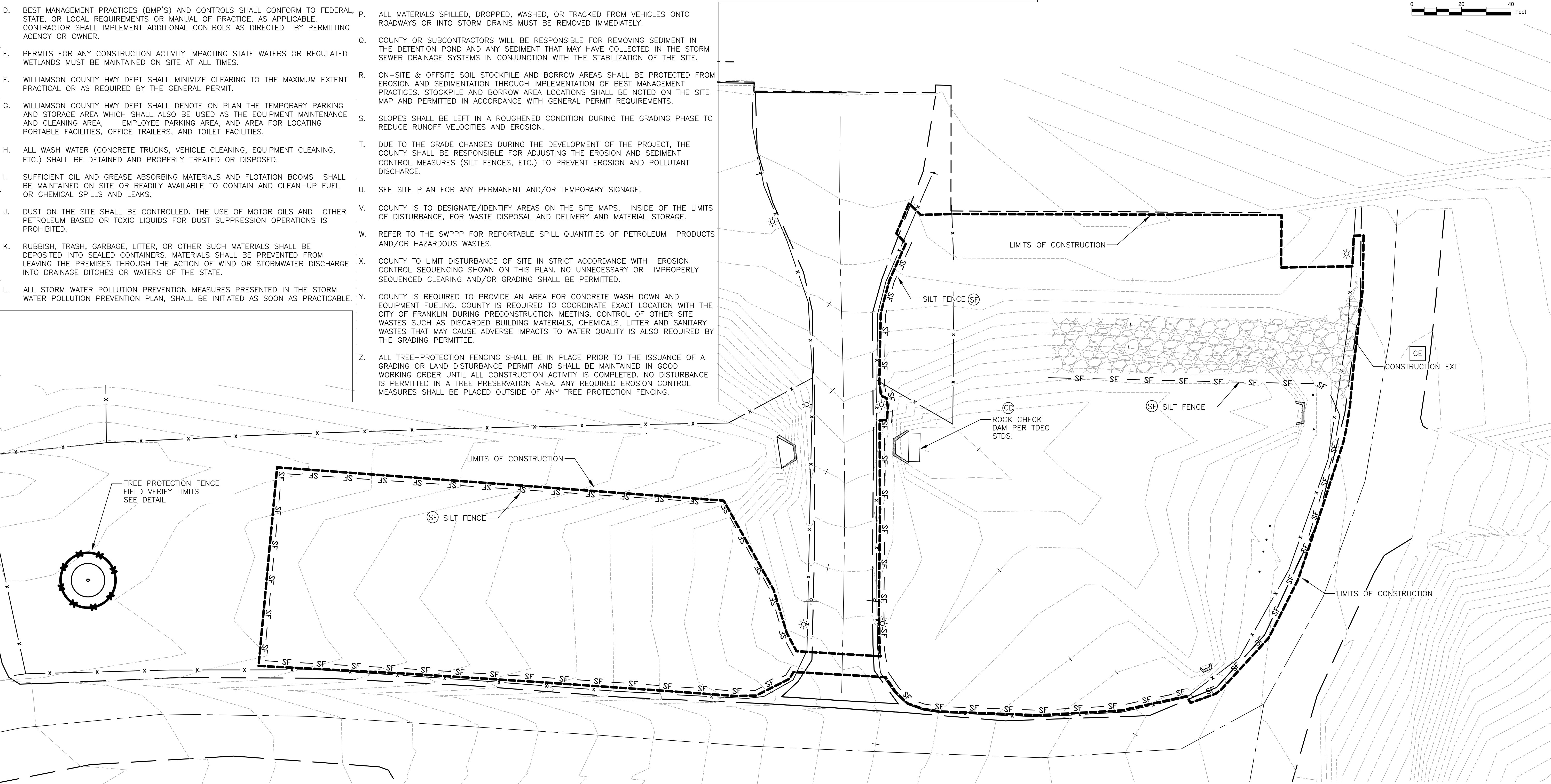
- M. ALL DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE, MUST BE STABILIZED TEMPORARILY WITH THE USE OF FAST-GERMINATING ANNUAL GRASS/GRAIN VARIETIES, STRAW/HAY MULCH, WOOD CELLULOSE FIBERS, TACKIFIERS, NETTING OR BLANKETS AS SHOWN ON SITE MAP.
- N. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION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

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

CITY OF FRANKLIN STD. NOTE
WATER QUALITY BMPs SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPs. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. INSTALLERS OF WATER QUALITY BMPs SHOULD FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL LOCATED ON THE CITY'S WEBSITE.



0 20 40 Feet



CITY OF FRANKLIN STD NOTE
BIORETENTION CONSTRUCTION SEQUENCING:

- CONTRACTOR IS TO PROVIDE METHOD OF DIVERTING RUNOFF FLOW AROUND THE CONSTRUCTION OF THE BIORETENTION AREA DURING PERIODS OF RAINFALL TO ENSURE SEDIMENT DOES NOT ENTER BIORETENTION AREA.
- EXCAVATE BIORETENTION AREA. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE BIORETENTION AREA TO THE DESIGN DEPTH AND DIMENSIONS. EXCAVATING EQUIPMENT SHOULD HAVE SCOOPS WITH ADEQUATE REACH SO THEY DO NOT SIT INSIDE THE FOOTPRINT OF THE BIORETENTION AREA.
- SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE REPLACEMENT.
- CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
- INSTALL WASHED STONE LAYER. INSTALL UNDERDRAIN PIPES AND CONNECT TO THE OUTLET STRUCTURE. INSTALL ADDITIONAL STONE ON THE UNDERDRAIN PIPES AS PER THE BIORETENTION SECTION DETAIL. CONTRACTOR TO FLAG THE UNDERDRAIN LOCATIONS (3 FT EACH SIDE) AS THE ADDITIONAL SECTIONS ARE BEING INSTALLED. A SMALL BOBCAT LOADER IS TO BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AND IS TO AVOID ACCESSING THE AREAS OF THE UNDERDRAIN PIPE INSTALLATION TO PREVENT DAMAGE TO THE PERFORATED PIPE.

- INSTALL PERMEABLE GEOTEXTILE FABRIC.
- DELIVER THE SOIL MEDIA AND STORE IT ON PLASTIC SHEETING WITH THE APPROPRIATE EROSION CONTROL MEASURES ON THE DOWNHILL AND BIORETENTION SIDES.
- CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218
- INSTALL THE SOIL MEDIA IN 12" LIFTS UNTIL THE DESIRED TOP ELEVATION IS ACHIEVED. WAIT A FEW DAYS TO CHECK FOR SETTLEMENT AND ADD ADDITIONAL MEDIA AS NEEDED TO ACHIEVE THE DESIGN ELEVATIONS. DO NOT COMPACT WITH EQUIPMENT.
- PREPARE PLANTING HOLES FOR ANY TREES AND SHRUBS. INSTALL THE VEGETATION AND WATER ACCORDINGLY.
- INSTALL SPECIFIED GROUNDCOVER IN BOTTOM OF BIORETENTION AREA.
- SOD SLOPES
- CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON AS-BUILT PLANS.

- CITY OF FRANKLIN EPSC General Notes
- Sediment shall be removed from silt fence when reaches 1/3 the height of the fence; sediment shall be removed from all other EPSC measures and control as recommended in the TNEPSC Handbook, and must be removed when design capacity has been reduced by 50%.
 - EPSCs shall be implemented before earthmoving begins.
 - Areas where construction has temporarily/permanently ceased shall be stabilized within 15 days (7 days for ≥35% slopes)
 - Inspections of outfalls/EPSC measures shall be conducted at least twice weekly and at least 72 hours apart
 - Vegetation, EPSCs & other protective

- measures shall be repaired, replaced, or modified within 7 days of being notified of an issue
- Construction shall be phased for activities that will disturb >50 acres.
 - EPSCs shall be designed to control the rainfall and runoff from a 2-year, 24-hour return interval storm; be designed to control the rainfall and runoff from a 5-year, 24-hour return interval storm.
 - Temporary sediment basin(s) shall be provided for on-site outfalls that receive drainage from ≥10 acres; ≥5 acres for sites that discharge to impaired or exceptional TN waters.
 - Green infrastructure BMPs shall be protected during site work, with silt fence, to prevent sedimentation and compaction.

COLLIER
ENGINEERING CO., INC.
CONSULTING • DESIGN • CONSTRUCTION

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

ADA PARKING LOT ADDITION
AGRICULTURE EXPOSITION PARK
TAX MAP:117, PARCEL: 27.00
WILLIAMSON COUNTY, TENNESSEE



DATE: 03/16/2016

DESIGNED BY: CRC
SUPERVISED BY: MJP
CHECKED BY: CAC

EPSC - PRE

SHEET NO: C3.00

INITIAL PHASE

1. CONTRACTOR TO INSTALL SILT FENCE, INLET PROTECTION AND CONSTRUCTION EXITS AS SHOWN OR AS DIRECTED BY THE ENGINEER PRIOR TO CLEARING AND/OR ANY OTHER LAND DISTURBANCE.
2. ALL MEASURES TO BE INSPECTED AND APPROVED BY CITY OF FRANKLIN ENGINEERING DEPT PRIOR ANY LAND DISTURBANCE ACTIVITIES.

3. CONTRACTOR SHALL MAINTAIN SILT FENCE AND CONSTRUCTION EXITS AND REMOVE ANY ACCUMULATED SEDIMENT AS NECESSARY TO ENSURE CONTINUED FUNCTION OF SEDIMENT CONTROL DEVICES.
4. CONTRACTOR SHALL INSTALL ADDITIONAL MEASURES AS NECESSARY TO CONTROL ESCALATING SEDIMENT FROM THE PROJECT SITE IF INITIAL CONTROLS ARE NOT SUFFICIENT.
5. OWNER'S REPRESENTATIVE WILL INSPECT EPSC MEASURES AS DESCRIBED IN THE SWPPP. CONTRACTOR WILL MAKE REPAIRS AND PROVIDE MAINTENANCE AS DIRECTED AND IN ACCORDANCE WITH THE SWPPP.

6. CONTRACTOR SHALL DRESS TRAIL EDGES WITH TOPSOIL, SEED AND MULCH PER THE CONTRACT DOCUMENTS.
7. ALL DISTURBED AREA SHALL BE SEEDED AND MULCHED PER THE CONTRACT DOCUMENTS.
8. EXCESSIVE SLOPES ARE NOT ANTICIPATED. ALL SLOPES 3:1 OR STEEPER SHALL BE COVERED WITH EROSION CONTROL MATTING AS DIRECTED BY THE ENGINEER.
9. REMOVE SILT FENCE ONCE PERMANENT VEGETATION IS ESTABLISHED. REPAIR GRADES, SEED AND MULCH ANY ADDITIONAL DISTURBANCE CAUSED BY REMOVAL.

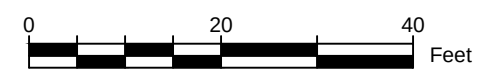
ALL TREE-PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING OR LAND DISTURBANCE PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. NO DISTURBANCE IS PERMITTED IN A TREE PRESERVATION AREA. ANY REQUIRED EROSION CONTROL MEASURES SHALL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

WATER QUALITY BMPs SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMPs. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. INSTALLERS OF WATER QUALITY BMPs SHOULD FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL LOCATED ON THE CITY'S WEBSITE.

—SF— (SF) TEMPORARY SILT FENCE

(CD) ROCK CHECK DAM

(CE) TEMPORARY CONSTRUCTION EXIT



BIORETENTION CONSTRUCTION SEQUENCING:

1. CONTRACTOR IS TO PROVIDE METHOD OF DIVERTING RUNOFF FLOW AROUND THE CONSTRUCTION OF THE BIORETENTION AREA DURING PERIODS OF RAINFALL TO ENSURE SEDIMENT DOES NOT ENTER BIORETENTION AREA.
2. EXCAVATE BIORETENTION AREA. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE BIORETENTION AREA TO THE DESIGN DEPTH AND DIMENSIONS. EXCAVATING EQUIPMENT SHOULD HAVE SCOOPS WITH ADEQUATE REACH SO THEY DO NOT SIT INSIDE THE FOOTPRINT OF THE BIORETENTION AREA.
3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE REPLACEMENT.
4. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
5. INSTALL WASHED STONE LAYER. INSTALL UNDERDRAIN PIPES AND CONNECT TO THE OUTLET STRUCTURE. INSTALL ADDITIONAL STONE ON THE UNDERDRAIN PIPES AS PER THE BIORETENTION SECTION DETAIL. CONTRACTOR TO FLAG THE UNDERDRAIN LOCATIONS (3 FT EACH SIDE) AS THE ADDITIONAL SECTIONS ARE BEING INSTALLED. A SMALL BOBCAT LOADER IS TO BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AND IS TO AVOID ACCESSING THE AREAS OF THE UNDERDRAIN PIPE INSTALLATION TO PREVENT DAMAGE TO THE PERFORATED PIPE.

6. INSTALL PERMEABLE GEOTEXTILE FABRIC.
7. DELIVER THE SOIL MEDIA AND STORE IT ON PLASTIC SHEETING WITH THE APPROPRIATE EROSION CONTROL MEASURES ON THE DOWNHILL AND BIORETENTION SIDES.
8. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218
9. INSTALL THE SOIL MEDIA IN 12" LIFTS UNTIL THE DESIRED TOP ELEVATION IS ACHIEVED. WAIT A FEW DAYS TO CHECK FOR SETTLEMENT AND ADD ADDITIONAL MEDIA AS NEEDED TO ACHIEVE THE DESIGN ELEVATIONS. DO NOT COMPACT WITH EQUIPMENT.
10. PREPARE PLANTING HOLES FOR ANY TREES AND SHRUBS. INSTALL THE VEGETATION AND WATER ACCORDINGLY.
11. INSTALL SPECIFIED GROUNDCOVER IN BOTTOM OF BIORETENTION AREA.
12. SOD SLOPES
13. CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON AS-BUILT PLANS.

1. Sediment shall be removed from silt fence when reaches $1/3$ the height of the fence; sediment shall be removed from all other EPSC measures and control as recommended in the TNEPSC Handbook, and must be removed when design capacity has been reduced by 50%.

2. EPSCs shall be implemented before earthmoving begins.
3. Areas where construction has temporarily/permanently ceased shall be stabilized within 15 days (7 days for $\geq 35\%$ slopes)
4. Inspections of outfalls/EPSC measures shall be conducted at least twice weekly and at least 72 hours apart
5. Vegetation, EPSCs & other protective

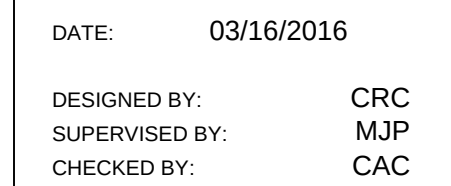
6. Construction shall be phased for activities that will disturb >50 acres.
7. EPSCs shall be designed to control the rainfall and runoff from a 2-year, 24-hour return interval storm; be designed to control the rainfall and runoff from a 5-year, 24-hour return interval storm.

8. Temporary sediment basin(s) shall be provided for on-site outfalls that receive drainage from ≥10 acres; ≥5 acres for sites that discharge to impaired or exceptional TN waters.
9. Green infrastructure BMPs shall be protected during site work, with silt fence, to prevent sedimentation and compaction.

COLLIER
ENGINEERING CO., INC.
CONSULTING • DESIGN • CONSTRUCTION

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

ADA PARKING LOT ADDITION
AGRICULTURE EXPOSITION PARK
TAX MAP:117, PARCEL: 27.00
WILLIAMSON COUNTY, TENNESSEE



EPSC - POST

SHEET NO: C3.10



N.T.S.

STONE SIZE - USE MSHA SIZE NO. 2 (2" TO 3") OR AASHTO DESIGNATION M43, SIZE NO. 2 (2 1/2" TO 1 1/2"). USE CRUSHED STONE.

WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS (20' MINIMUM).

STABILIZED CONSTRUCTION ENTRANCE

CE

N.T.S.



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

SILT FENCE

(c)



N.T.S.



N.T.S.

[illegible]

COLLIER
ENGINEERING CO., INC.
CONSULTING • DESIGN • CONSTRUCTION

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

ADA PARKING LOT ADDITION
AGRICULTURE EXPOSITION PARK
TAX MAP:117, PARCEL: 27.00
WILLIAMSON COUNTY, TENNESSEE

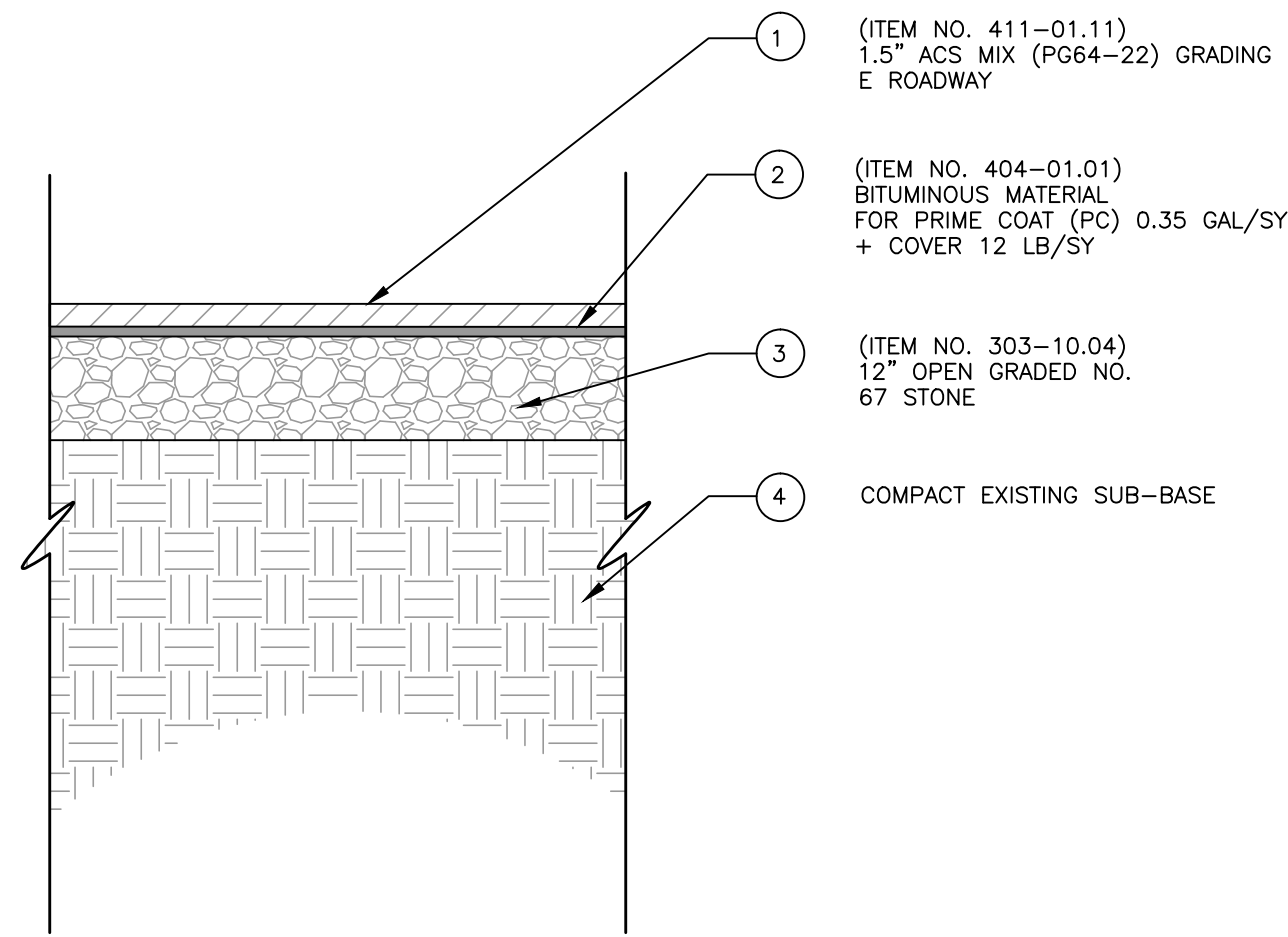


DATE: 03/16/2016

DESIGNED BY: CRC
SUPERVISED BY: MJP
CHECKED BY: CAC

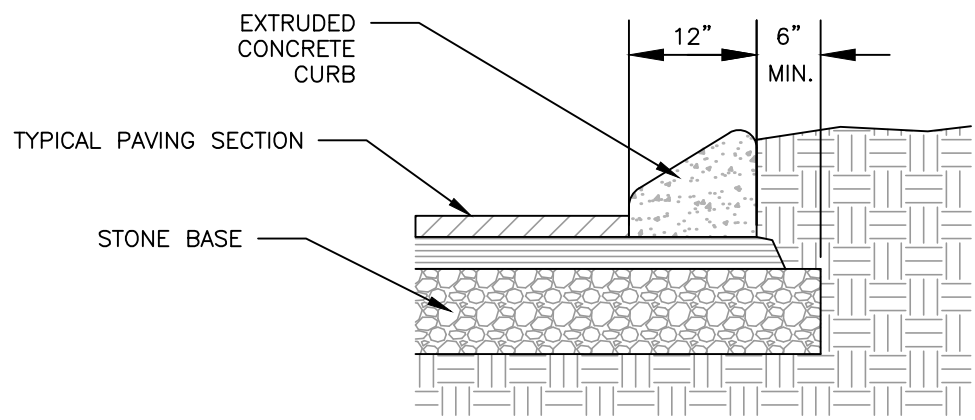
EPSC
DETAILS

SHEET NO: C3.20

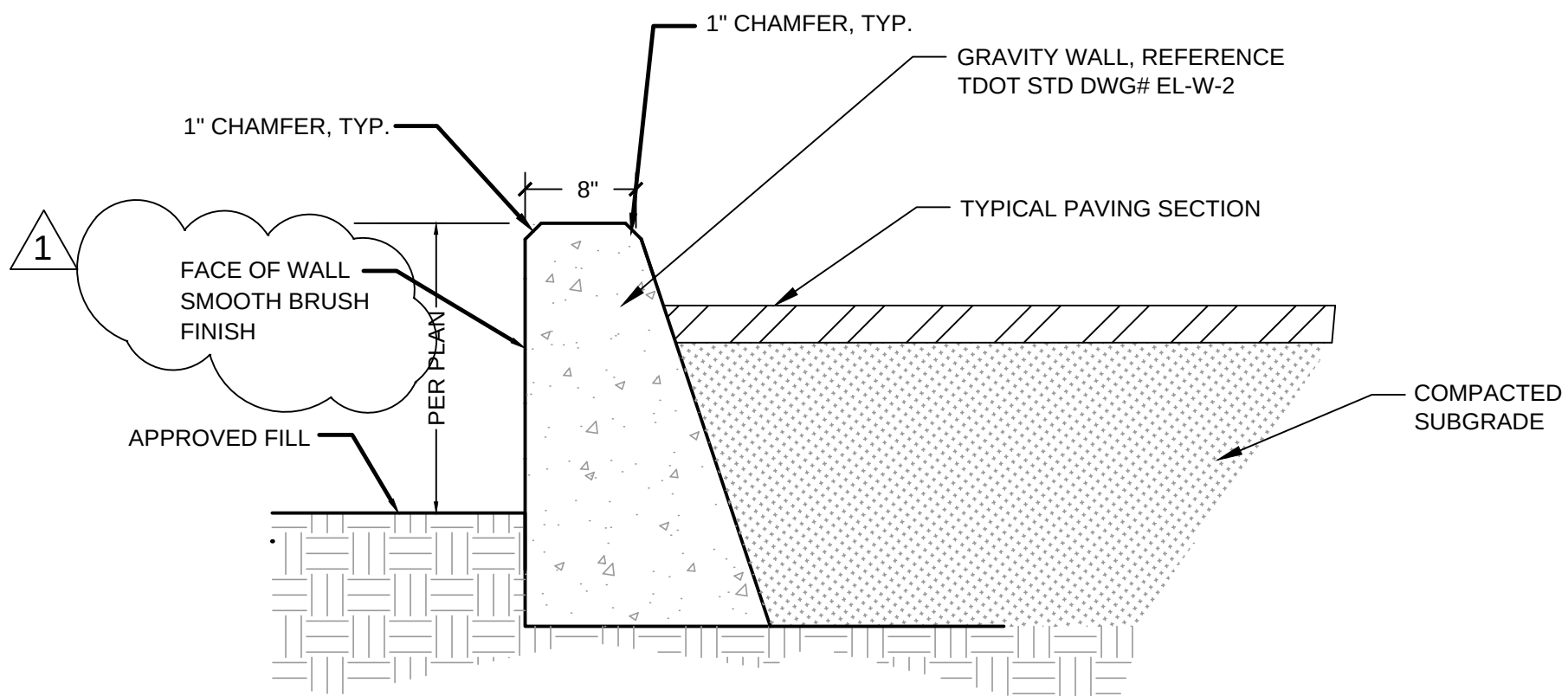


* ALL CONSTRUCTION SHALL BE PER WILLIAMSON COUNTY HWY DEPT STANDARD SPECIFICATIONS AND THE MOST RECENT EDITION OF THE STANDARD SPECIFICATIONS OF THE TN DEPT. OF TRANSPORTATION.

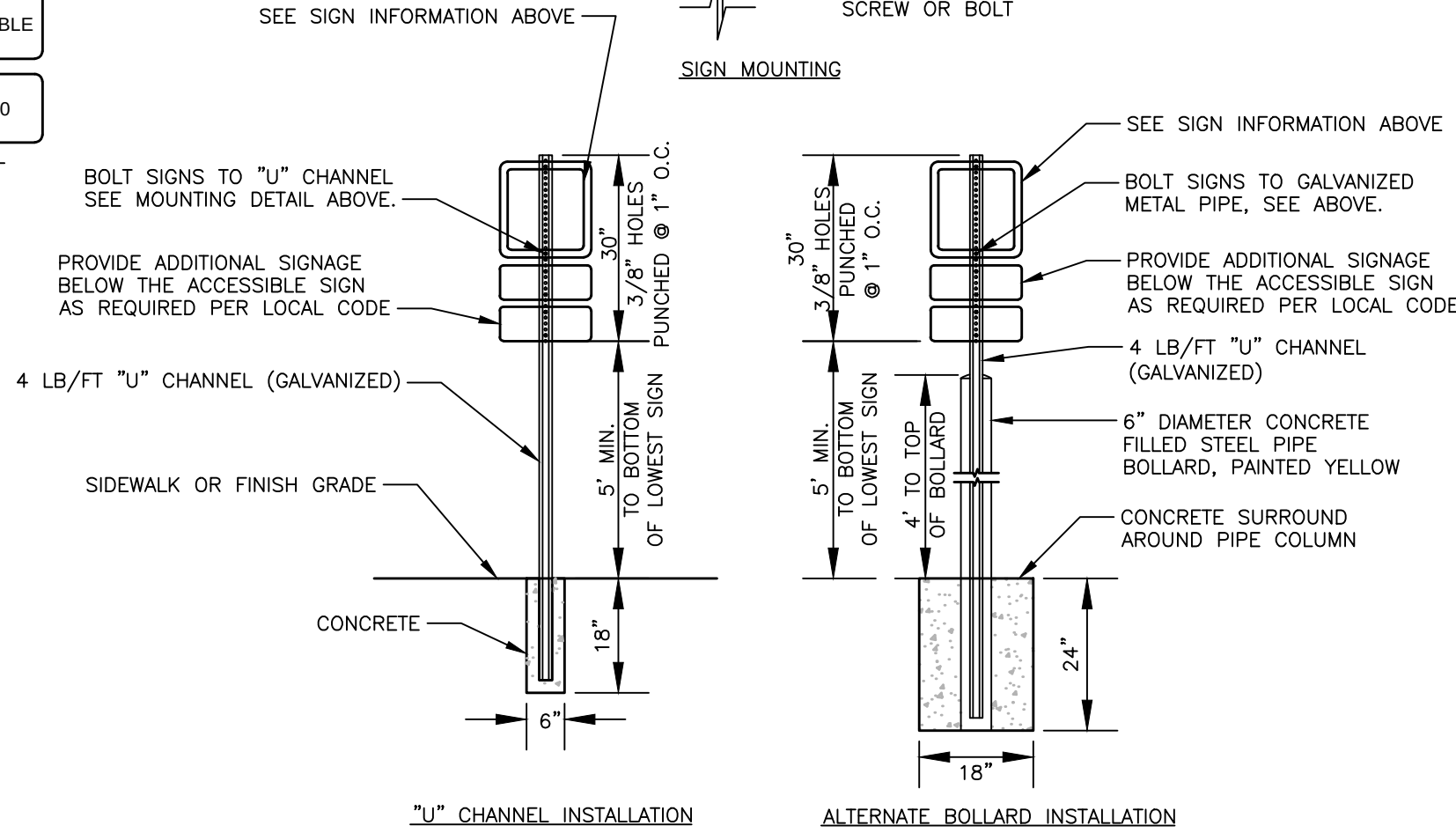
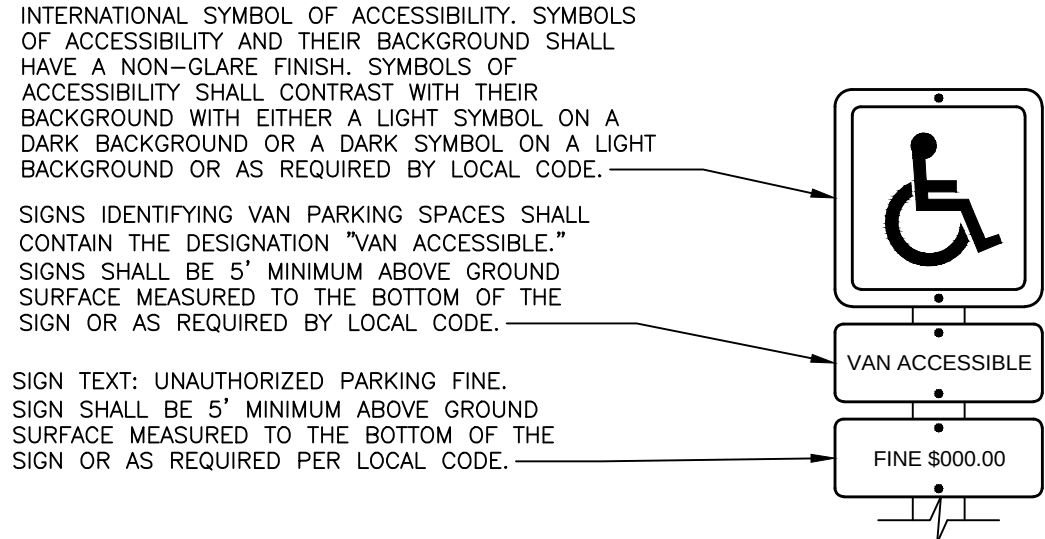
C-0.00 PARKING LOT TYPICAL SECTION NTS



C-0.00 EXTRUDED CONCRETE CURB SECTION NTS

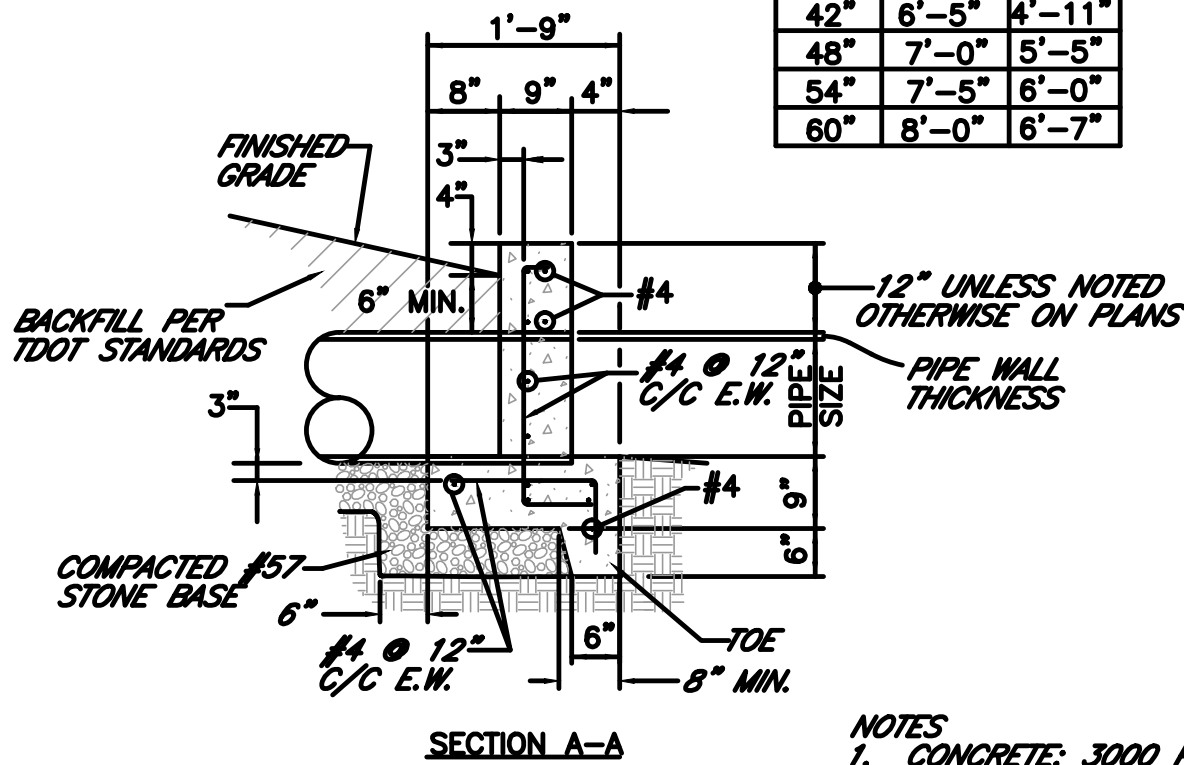


(N.T.S.) GRAVITY WALL (N.T.S.)



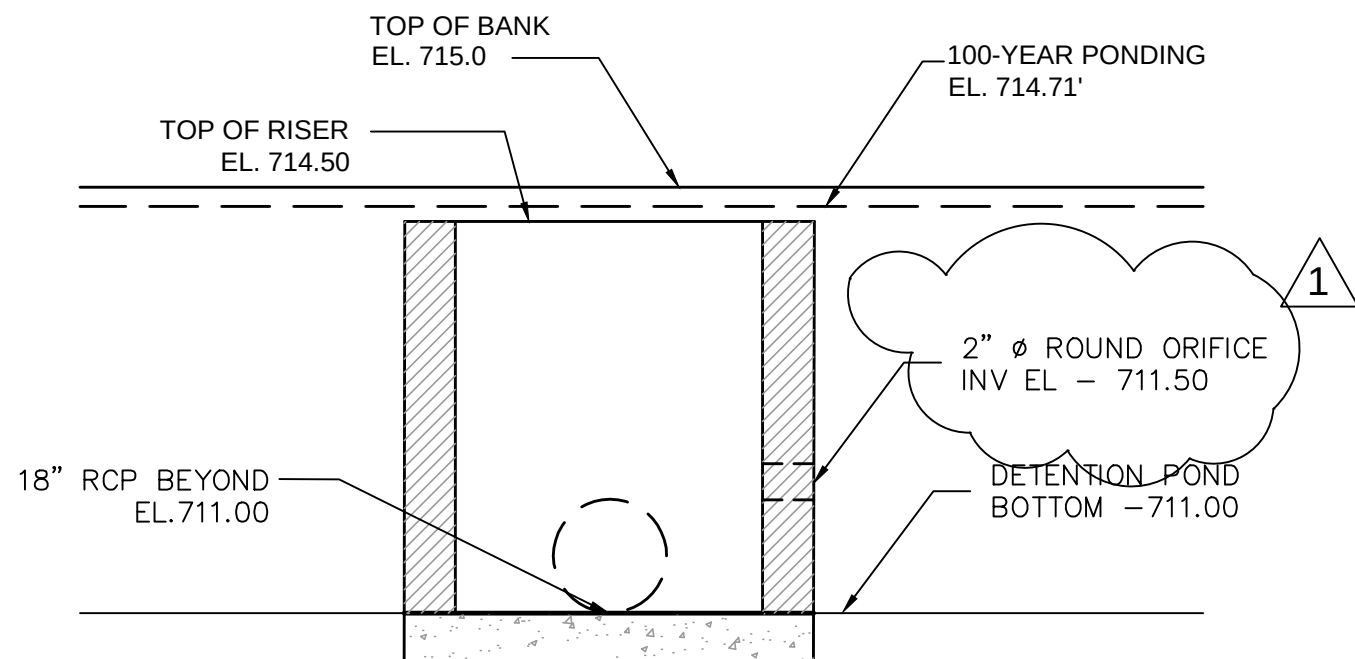
C-0.00 ACCESSIBLE PARKING SIGNS NTS

PIPE SIZES	A	B
15"	3'-8"	2'-6"
18"	3'-11"	2'-9"
21"	4'-3"	3'-0"
24"	4'-6"	3'-3"
30"	5'-3"	3'-10"
36"	5'-10"	4'-4"
42"	6'-5"	4'-11"
48"	7'-0"	5'-5"
54"	7'-5"	6'-0"
60"	8'-0"	6'-7"

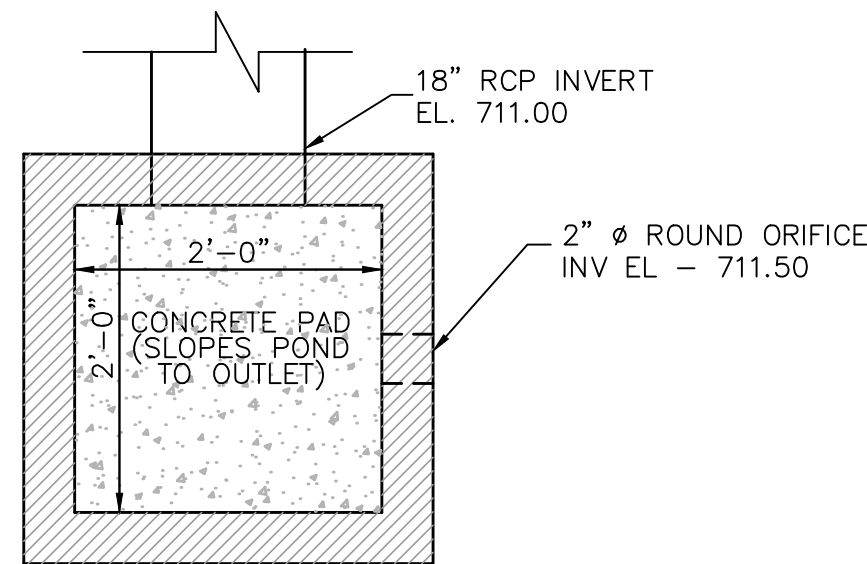


- NOTES:
1. CONCRETE: 3000 PSI AT 28 DAYS
2. 3/4" CHAMFER ON ALL EXPOSED EDGES.
3. SUBGRADE TO BE COMPACTED TO 98% OF MAXIMUM PER ASTM D698.
4. MINIMUM COVER OVER ALL STEEL REINFORCEMENT SHALL BE 3".

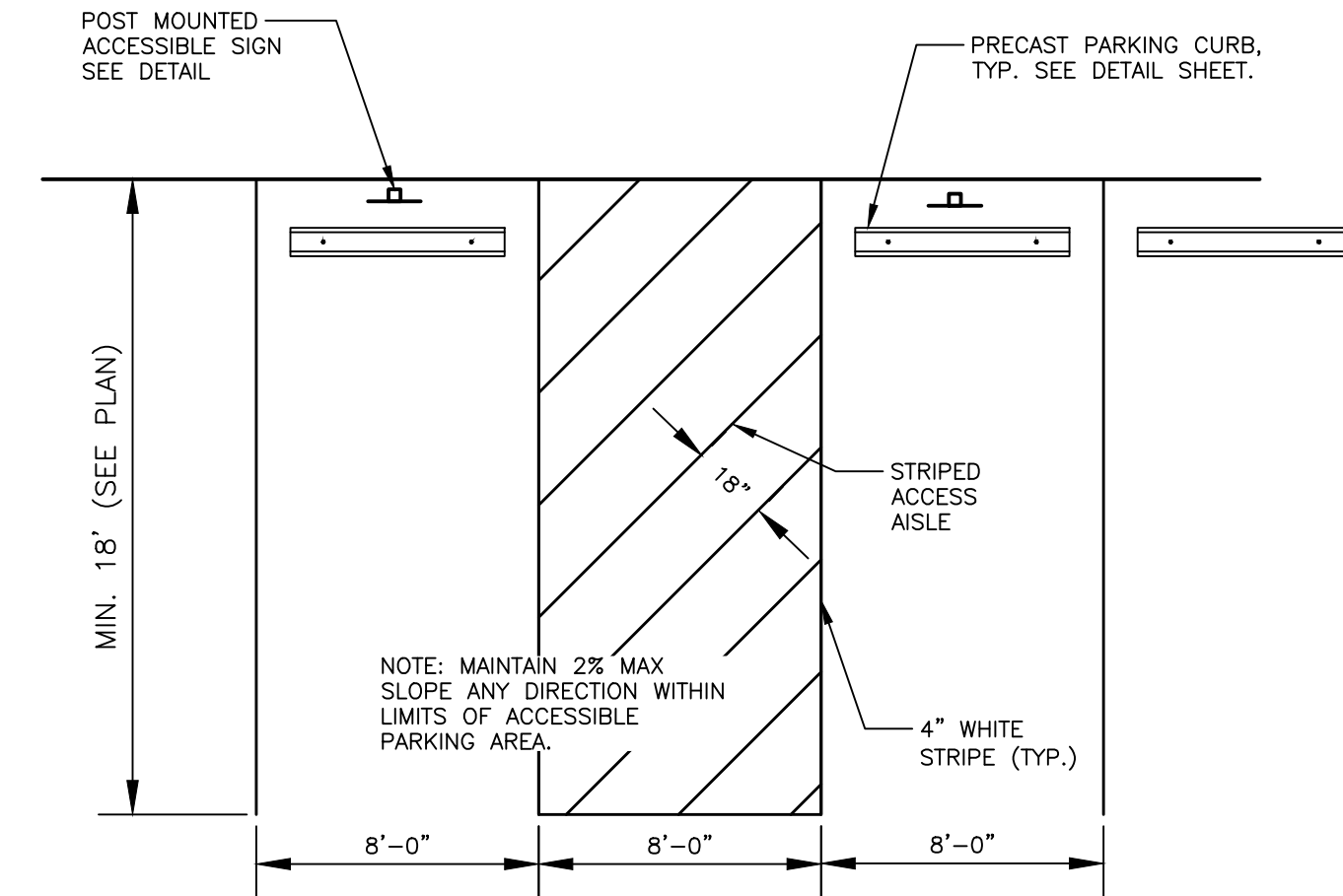
STRAIGHT HEADWALL FOR CIRCULAR PIPE (N.T.S.)



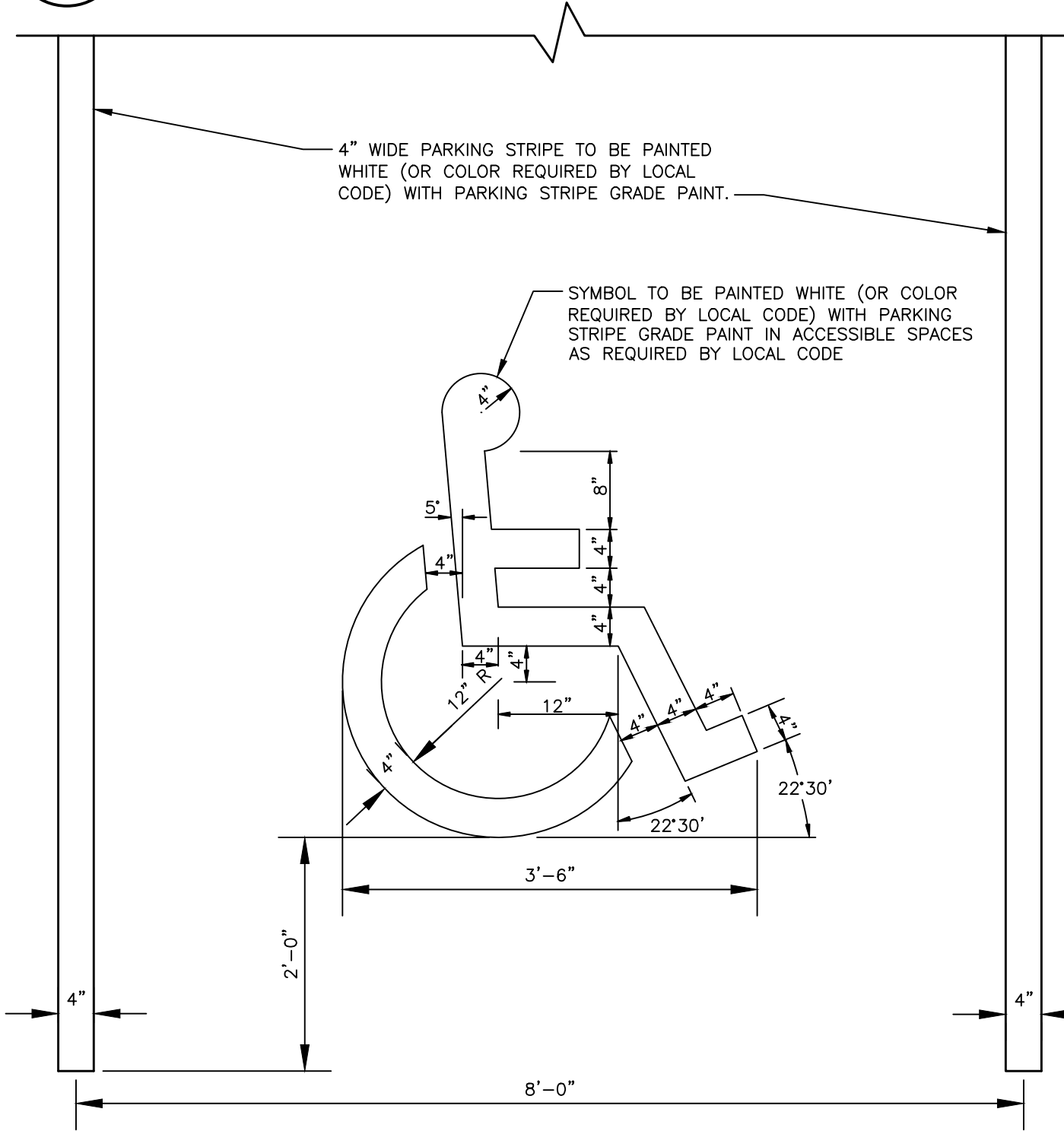
ELEVATION VIEW DETENTION POND OUTLET STRUCTURE DETAIL (N.T.S.)



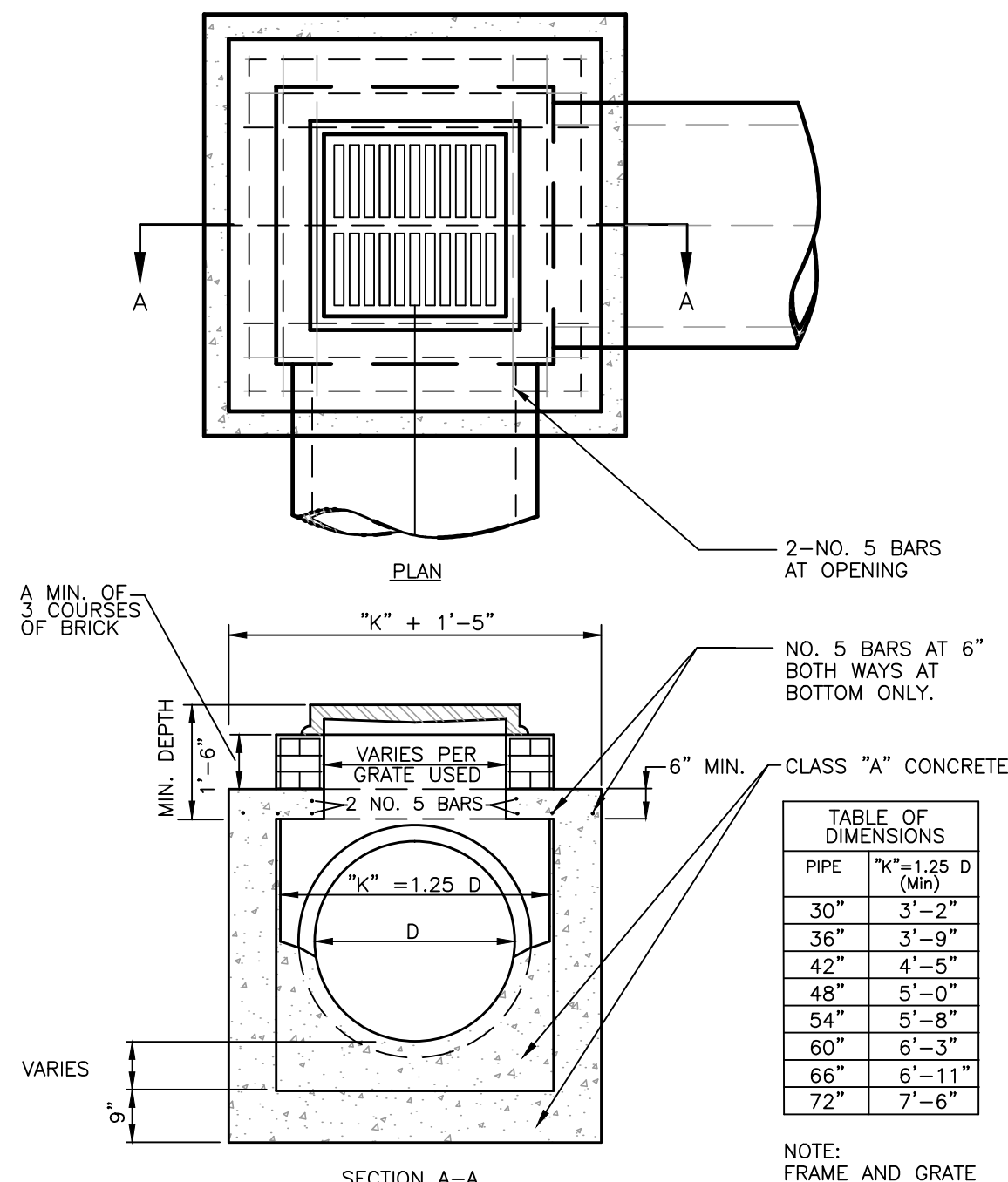
PLAN VIEW



C-0.00 ACCESSIBLE PARKING LAYOUT (90°) NTS



C-0.00 ACCESSIBLE PARKING SYMBOL NTS



COMBINATION IN MANHOLE/INLET (N.T.S.)

REVISIONS		
NO.	DATE	DESCRIPTION
1	04/11/16	CRC

COLLIER
ENGINEERING CO., INC.
CONSULTING • DESIGN • CONSTRUCTION

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

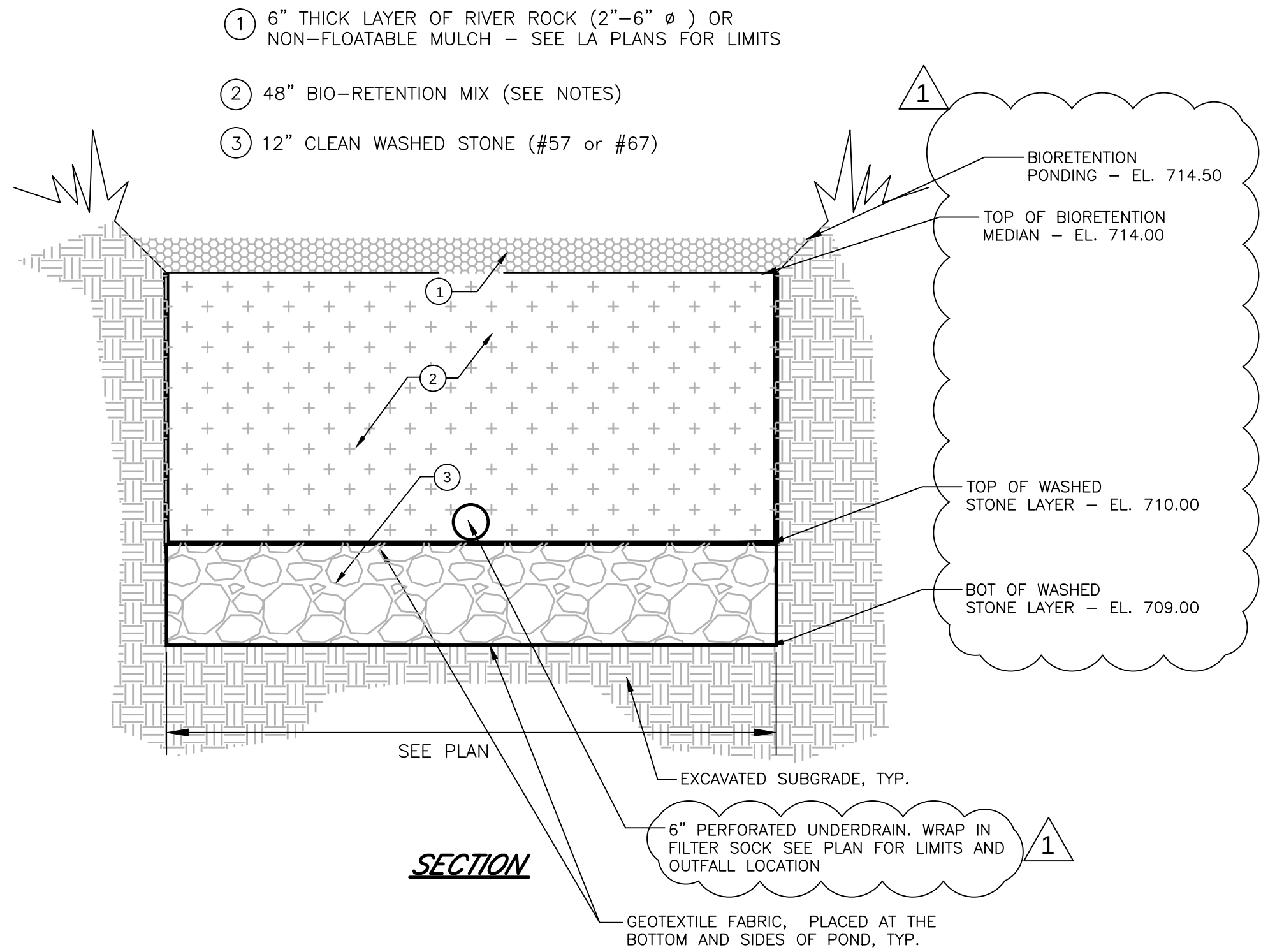
ADA PARKING LOT ADDITION
AGRICULTURE EXPOSITION PARK
TAX MAP:117, PARCEL: 27.00
WILLIAMSON COUNTY, TENNESSEE

4/11/16
No. 00109791
STATE OF TENNESSEE

DATE: 03/16/2016
DESIGNED BY: CRC
SUPERVISED BY: MJP
CHECKED BY: CAC

STANDARD
DETAILS

SHEET NO: C5.01



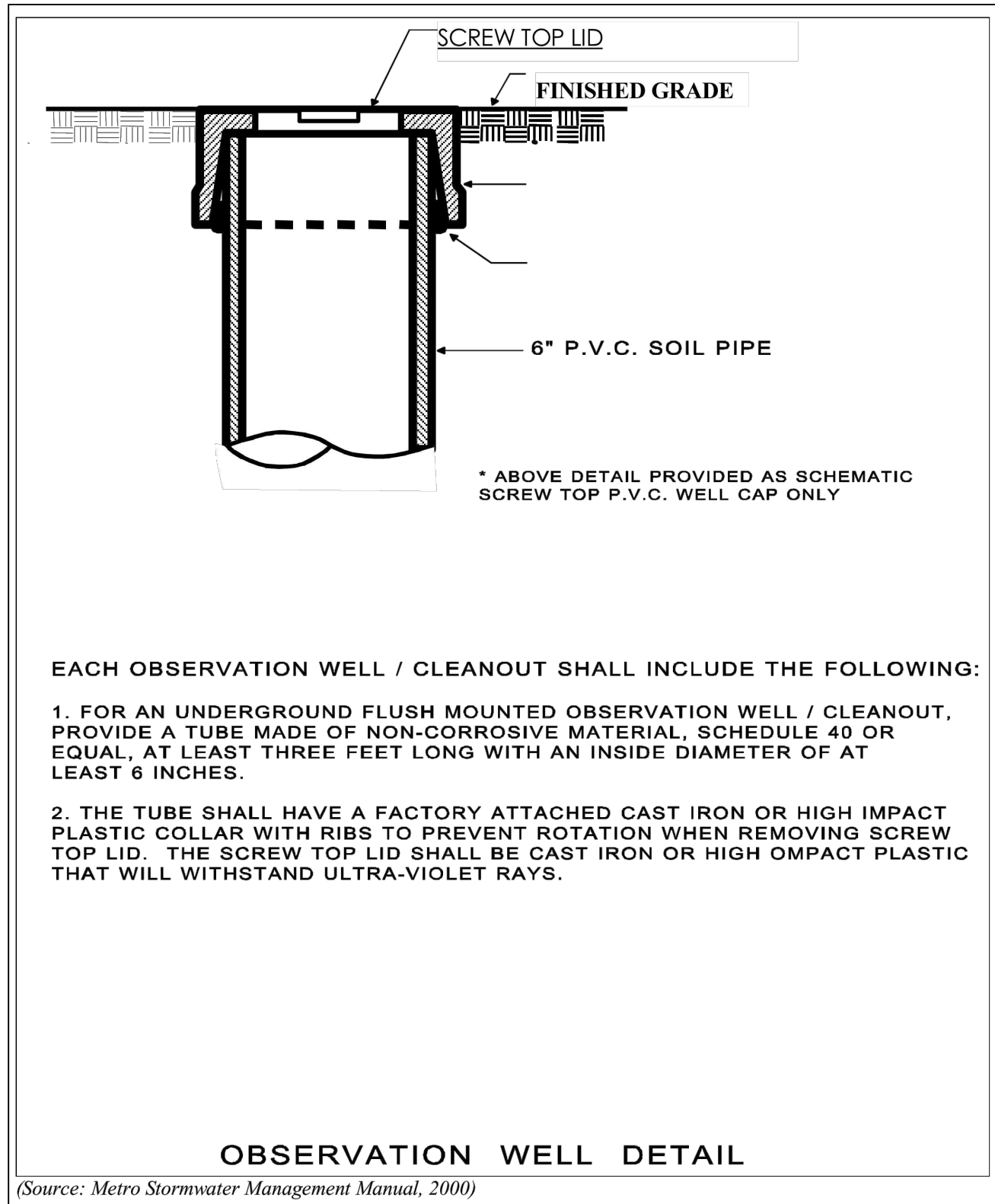
NOTES:

- REFER TO LANDSCAPE PLANS, PLANT LIST, AND SPECIFICATIONS FOR VEGETATIVE MATERIALS, BIORETENTION ESTABLISHMENT, AND APPLICABLE MAINTENANCE REQUIREMENTS.
- THE CONTRACTOR, ENGINEER, OR OWNER'S REPRESENTATIVE SHALL NOTIFY THE CITY OF FRANKLIN FOR AN INSPECTOR'S REVIEW AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF THE PLANTING OF THE SOIL FILTER BED. AT THE COMPLETION OF INSTALLATION, THE ABOVE REFERENCED INSPECTOR WILL COLLECT ONE SAMPLE PER BIORETENTION BED FOR ANALYSIS AND CONFIRMATION OF THE SOIL CHARACTERISTICS AS DEFINED BY GIP-01, FILTER MEDIA AND SURFACE COVER, SECTION 6.6, PAGE 18.
- REFER TO CIVIL PLANS FOR BIORETENTION LOCATIONS AND GRADING, WATERSHED SIZES, INLET STRUCTURE LOCATIONS AND ELEVATIONS, AND EROSION CONTROL MEASURES.
- THE BIO-RETENTION MEDIA COMPOSITION SHOULD CONSIST OF THE FOLLOWING:
MAXIMUM 60% SAND
LESS THAN 40% SILT
5%-10% ORGANIC MATTER
LESS THAN 20% CLAY
*REFERENCE CITY OF FRANKLIN STORM WATER BMP MANUAL SECTION GIP-01

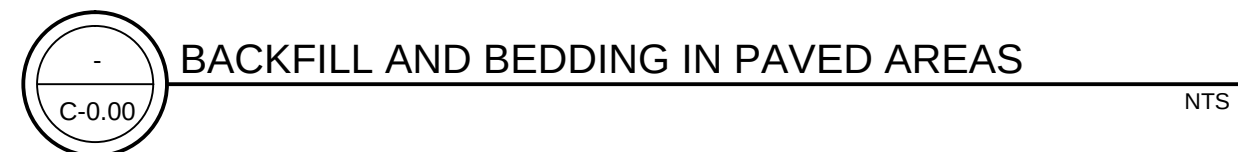
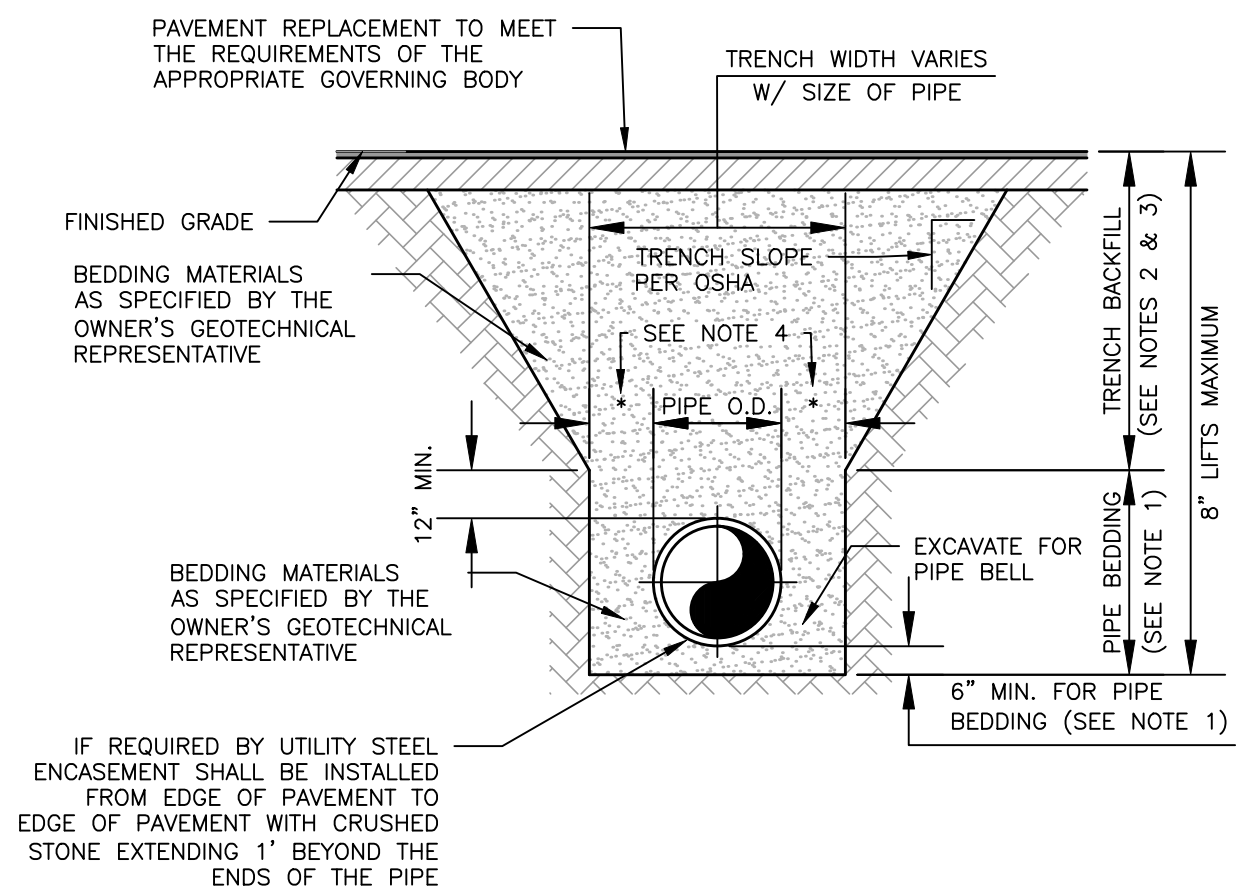
BIO-RETENTION DETAIL
(N.T.S.)

CITY OF FRNAKLIN STD NOTE
BIORETENTION CONSTRUCTION SEQUENCING:

- CONTRACTOR TO PROVIDE METHOD OF DIVERTING RUNOFF FLOW AROUND THE CONSTRUCTION OF THE BIORETENTION AREA DURING PERIODS OF RAINFALL TO ENSURE SEDIMENT DOES NOT ENTER BIORETENTION AREA.
- EXCAVATE BIORETENTION AREA. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE BIORETENTION AREA TO THE DESIGN DEPTH AND DIMENSIONS. EXCAVATING EQUIPMENT SHOULD HAVE SCOOPS WITH ADEQUATE REACH SO THEY DO NOT SIT INSIDE THE FOOTPRINT OF THE BIORETENTION AREA.
- SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE REPLACEMENT.
- CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
- INSTALL WASHED STONE LAYER. INSTALL UNDERDRAIN PIPES AND CONNECT TO THE OUTLET STRUCTURE. INSTALL ADDITIONAL STONE ON THE UNDERDRAIN PIPES AS PER THE BIORETENTION SECTION DETAIL. CONTRACTOR TO FLAG THE UNDERDRAIN LOCATIONS (3 FT EACH SIDE) AS THE ADDITIONAL SECTIONS ARE BEING INSTALLED. A SMALL BOBCAT LOADER IS TO BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AND IS TO AVOID ACCESSING THE AREAS OF THE UNDERDRAIN PIPE INSTALLATION TO PREVENT DAMAGE TO THE PERFORATED PIPE.
- INSTALL PERMEABLE GEOTEXTILE FABRIC.
- DELIVER THE SOIL MEDIA AND STORE IT ON PLASTIC SHEETING WITH THE APPROPRIATE EROSION CONTROL MEASURES ON THE DOWNHILL AND BIORETENTION SIDES.
- CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218
- INSTALL THE SOIL MEDIA IN 12" LIFTS UNTIL THE DESIRED TOP ELEVATION IS ACHIEVED. WAIT A FEW DAYS TO CHECK FOR SETTLEMENT AND ADD ADDITIONAL MEDIA AS NEEDED TO ACHIEVE THE DESIGN ELEVATIONS. DO NOT COMPACT WITH EQUIPMENT.
- PREPARE PLANTING HOLES FOR ANY TREES AND SHRUBS. INSTALL THE VEGETATION AND WATER ACCORDINGLY.
- INSTALL SPECIFIED GROUNDCOVER IN BOTTOM OF BIORETENTION AREA.
- SOD SLOPES
- CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON AS-BUILT PLANS.



SIEVE ANALYSIS CHART					
CRUSHED STONE A.S.T.M. D-448, GR. 67		SAND		SELECT NATIVE MATERIAL	
NOM. SIZE	% PASSING	NOM. SIZE	% PASSING	NOM. SIZE	% PASSING
1"	100	1"	100	1"	100
3/4"	90-100	#4	60-100	#4	40-100
3/8"	20-55	#200	0-5	#200	0-50
#4	0-10	MAX. P.I. = 5			
#8	0-5	MAX. L.L. = 30	MAX. P.I. = 12		



REVISIONS			DESCRIPTION
NO.	DATE	BY	TOOT REVIEW COMMENTS
1	04/11/16	CRC	

COLLIER
ENGINEERING CO., INC.
CONSULTING • DESIGN • CONSTRUCTION

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

ADA PARKING LOT ADDITION
AGRICULTURE EXPOSITION PARK
TAX MAP:117, PARCEL: 27.00
WILLIAMSON COUNTY, TENNESSEE

4/11/16
No. 00108791
STATE OF TENNESSEE

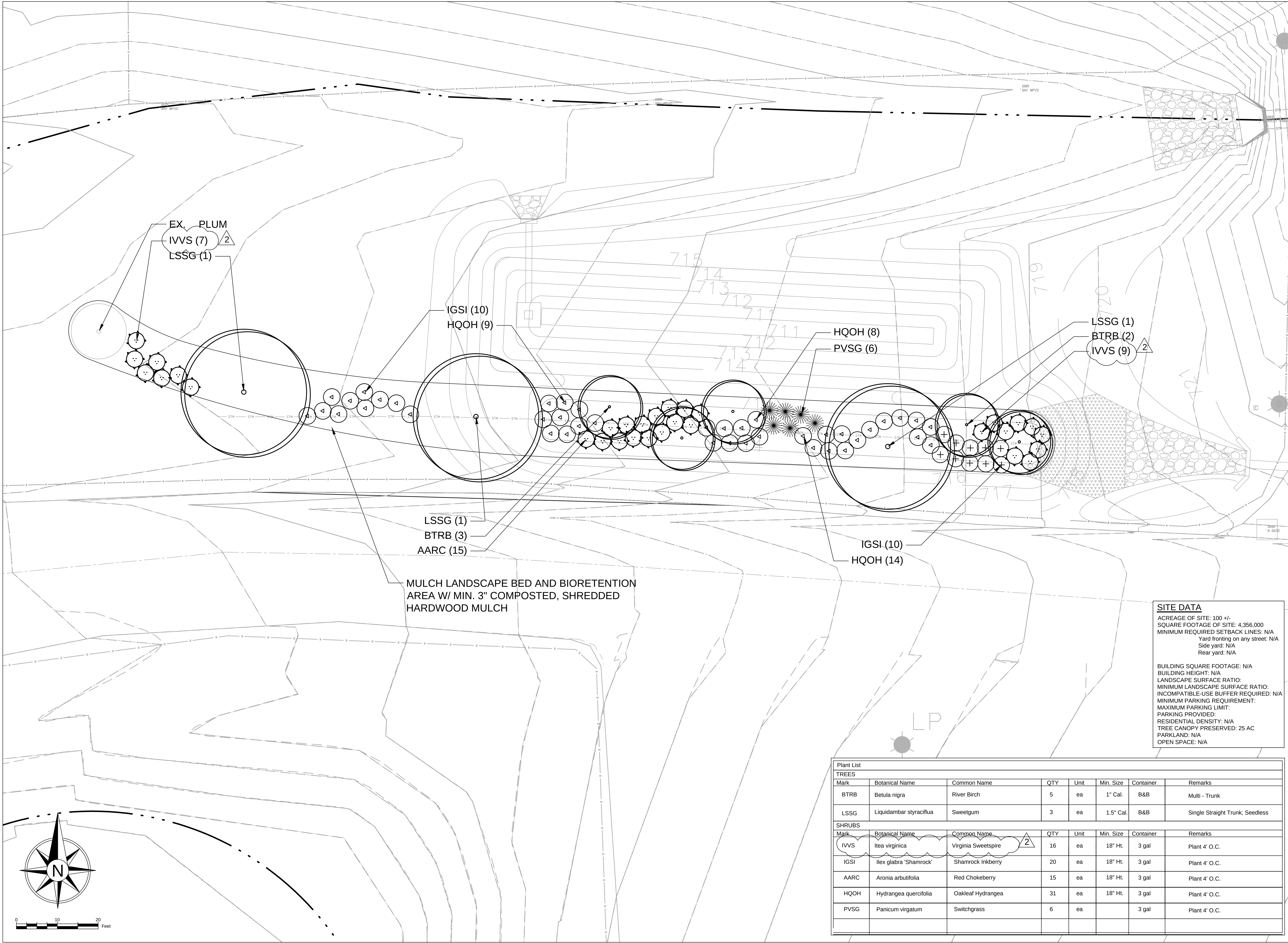
DATE: 03/16/2016

DESIGNED BY: CRC
SUPERVISED BY: MJP
CHECKED BY: CAC

STANDARD
DETAILS

SHEET NO: C5.02

Z:\Williamson_CHD\Design\Map Center - 2014\Design\Handicapped Parking Option\ISH\EE\TSag Center ADA - L1.00 LANDSCAPE PLAN.dwg



Plant List							
TREES							
Mark	Botanical Name	Common Name	QTY	Unit	Min. Size	Container	Remarks
BTRB	Betula nigra	River Birch	5	ea	1" Cal.	B&B	Multi - Trunk
LSSG	Liquidambar styraciflua	Sweetgum	3	ea	1.5" Cal.	B&B	Single Straight Trunk; Seedless
SHRUBS							
Mark	Botanical Name	Common Name	QTY	Unit	Min. Size	Container	Remarks
IVVS	Itea virginica	Virginia Sweetspire	16	ea	18" Ht.	3 gal	Plant 4' O.C.
IGSI	Ilex glabra 'Shamrock'	Shamrock Inkberry	20	ea	18" Ht.	3 gal	Plant 4' O.C.
AARC	Aronia arbutifolia	Red Chokeberry	15	ea	18" Ht.	3 gal	Plant 4' O.C.
HQOH	Hydrangea quercifolia	Oakleaf Hydrangea	31	ea	18" Ht.	3 gal	Plant 4' O.C.
PVSG	Panicum virgatum	Switchgrass	6	ea		3 gal	Plant 4' O.C.

REVISIONS

NO.	DATE	BY	DESCRIPTION
2	05/03/16	CRC	COF COMMENTS

COLLIER

ENGINEERING CO., INC.

CONSULTING • DESIGN • CONSTRUCTION

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

ADA PARKING LOT ADDITION

AGRICULTURE EXPOSITION PARK

TAX MAP: 117, PARCEL: 27.00

WILLIAMSON COUNTY, TENNESSEE

JEAN D. CHEVALLER

Professional Engineer

04/11/2016

LANDSCAPE ARCHITECT

DATE: 03/16/2016

DESIGNED BY: CRC
SUPERVISED BY: MJP
CHECKED BY: CAC

LANDSCAPE PLAN

SHEET NO: L1.00

CONVENTIONAL SEEDING EQUIPMENT

GRADE, SHAPE AND SMOOTH WHERE NEEDED TO PROVIDE FOR SAFE EQUIPMENT OPERATION AT SEEDING TIME AND FOR MAINTENANCE PURPOSES. LIME AND FERTILIZER IN DRY FORM WILL BE SPREAD UNIFORMLY OVER THE AREA IMMEDIATELY BEFORE SEEDED PREPARATION. A SEEDED WILL BE PREPARED BY SCARIFYING TO A DEPTH OF 1 TO 4 INCHES AS DETERMINED ON SITE. THE SEEDED MUST BE WELL PULVERIZED, SMOOTHED AND FIRMED. CLEARING OF ANY OBSTRUCTIONS GREATER THAN 1" IN DIAMETER WITH CUL-TIP-KICKER SEEDER, DRILL, ROTARY SEEDER OR OTHER MECHANICAL OR HAND SEEDER. SEED WILL BE DISTRIBUTED UNIFORMLY OVER A FRESHLY PREPARED SEEDED AND COVERED LIGHTLY, WITHIN 24 HOURS AFTER SEEDING. WEED FREE STRAW MULCH WILL BE SPREAD UNIFORMLY OVER THE AREA, LEAVING ABOUT 25 PERCENT OF THE GROUND SURFACE EXPOSED. MULCH WILL BE SPREAD WITH BLOWER-TYPE MULCH EQUIPMENT OR BY HAND AND ANCHORED IMMEDIATELY AS IT IS SPREAD. A DISK HARROW WITH THE DISK SET OR A SPECIAL PACKER DISK MAY BE USED TO PRESS THE MULCH INTO THE SOIL. THE PER ACRE APPLICATION RATES ARE AS FOLLOWS:

B. TOP DRESSING: APPLY WHEN PLANTS ARE 2 TO 4 INCHES TALL
FERTILIZER(AMMONIUM NITRATE 33.5%) 300 LBS./ACRE

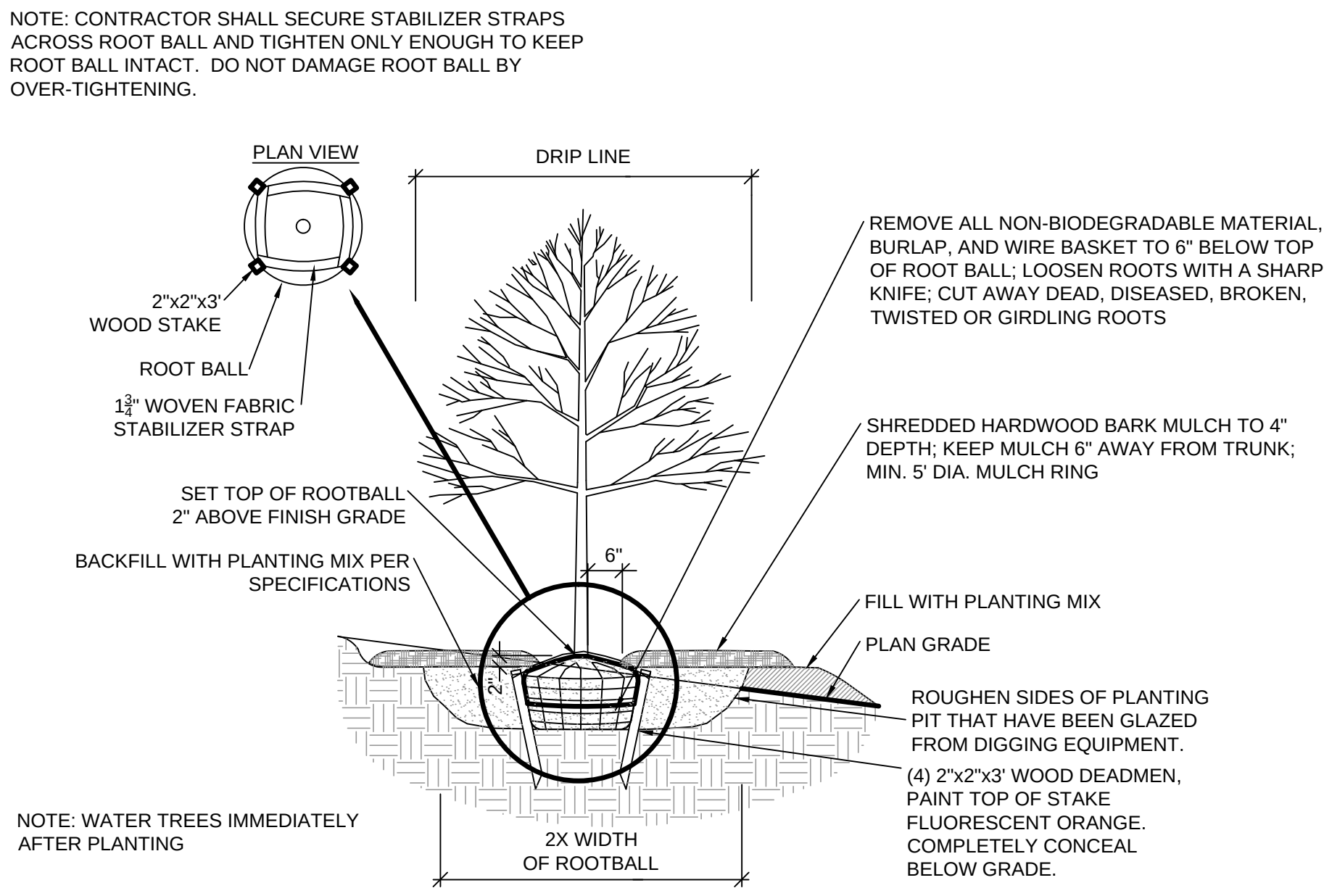
CONTRACTOR SHALL SEED/MULCH ALL DISTURBED AREAS. ESTIMATES PROVIDED INCLUDE AREAS SHOWN AT LEFT AND 2'-0" ON EACH SIDE OF THE PROPOSED TRAIL.

Diagram illustrating the planting process for a tree, showing the root ball, backfill, and mulch application.

- ROUGHEN SIDES ON PLANTING PIT THAT HAVE BEEN GLAZED FROM DIGGING EQUIPMENT.
- SHREDDED HARDWOOD BARK MULCH TO 3" MIN. DEPTH; KEEP MULCH 6" AWAY FROM CENTRAL STEMS; MIN. 3' DIA. MULCH RING FOR SHRUBS NOT IN BEDS
- BACKFILL WITH 50% ORIGINAL SOIL AND 50% TOPSOIL
- FINISH GRADE
- REMOVE ALL NON-BIODEGRADABLE MATERIAL, BURLAP, AND WIRE BASKET TO 6" BELOW TOP OF ROOT BALL; LOOSEN ROOTS WITH A SHARP KNIFE; CUT AWAY DEAD, DISEASED, BROKEN, TWISTED OR GIRDLING ROOTS
- SET TOP OF ROOTBALL FLUSH WITH FINISH GRADE
- TOPSOIL TAMPED FIRM, 6" MINIMUM

- 1.) All newly planted landscape plant materials shall conform to the latest version of the American Standard of Nursery Stock (ANSI Z60.1).
- 2.) All Type 1, 2, and 3 Trees (as defined in ANSI Z60.1) used to meet the requirements of this subsection shall have the following characteristics:
 - A.) Deciduous trees shall have one dominant trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader at the highest point on the tree;
 - B.) Trees with forked trunks are acceptable if all the following conditions are met:
 1. The fork occurs in the upper one-third of the tree;
 2. One fork is less than two-thirds the diameter of the dominant fork; and
 3. The top one-third of the smaller fork is removed at the time of planting;
 - C.) No branch is greater than two-thirds the diameter of the trunk directly above the branch;
 - D.) Several branches are larger in diameter and obviously more dominant;
 - E.) Branching habit is more horizontal than vertical, and no branches are oriented nearly vertical to the trunk; and
 - F.) Branches are evenly distributed around the trunk with no more than one major branch located directly above another and the crown is full of foliage that is evenly distributed around the tree.

NTS



NTS

1. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES SHALL BE REPLACED WITHIN ONE YEAR OR BY THE NEXT GROWING SEASON, WHICHEVER COMES FIRST. OTHER DEFECTIVE LANDSCAPE MATERIAL SHALL BE REPLACED WITHIN THREE MONTHS.
2. ALL TREES SHALL MEET FRANKLIN'S MINIMUM SIZE AND QUALITY STANDARD. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE. ALL ROOTBALLS, CONTAINERS AND HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN THE *AMERICAN STANDARDS FOR NURSERY STOCK*, CURRENT EDITION.
3. ALL APPROVED TREES AND SHRUBS SHALL MEET THE MINIMUM SIZE AND QUANTITY AS LISTED IN THE PLANT SCHEDULE.
4. PLANT MATERIAL SHALL NOT OBSCURE TRAFFIC OR PARKING SIGNS/SIGNALS OR VEHICULAR SIGHT LINES.
5. TREE TOPPING IS NOT PERMITTED.
6. ADDITIONAL SCREENING MAY BE REQUIRED IF THE INSPECTION FOR THE RELEASE OF THE PERFORMANCE SURETY REVEALS THAT THE REQUIRED SCREENING IS NOT EFFECTIVE.
7. ALL REQUIRED TREE PROTECTION FENCING SHALL BE INSTALLED AND INSPECTED BY THE CODES DEPARTMENT PRIOR TO LAND DISTURBING ACTIVITIES.
8. ANY SITE OR LANDSCAPE CHANGES (INCLUDING BUT NOT LIMITED TO A CHANGE IN DESIGN, A REDUCTION IN SIZE OR NUMBER OF PLANT MATERIAL, OR THE RELOCATION OF OVERHEAD OR UNDERGROUND UTILITIES) SHALL REQUIRE A REVISED LANDSCAPE PLAN TO BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL.
9. EXISTING TREES ACCEPTED IN PARTIAL COMPLIANCE OF THE LANDSCAPE REQUIREMENTS FOR THIS SITE SHALL BE ACCESSIBLE AND FLAGGED PRIOR TO ALL LANDSCAPE INSPECTIONS.
10. ANY EXISTING TREE, SHOWN AS BEING PRESERVED ON APPROVED PLANS THAT IS REMOVED, DIES OR IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AS REQUIRED IN THE ZONING ORDINANCE.
11. SCREENING PROPOSED AROUND ANY UTILITY BOX OR TRANSFORMER IS REQUIRED TO BE EVERGREEN AND ADEQUATELY SCREEN THE OBJECT. THE PROPOSED EVERGREEN PLANT MATERIAL SHALL BE REPLACED IF IT IS NOT OF A HEIGHT SUFFICIENT TO SCREEN THE OBJECT.
12. ALL PLANT MATERIAL SHALL BE FROM THE FRANKLIN PLANT LIST UNLESS PRIOR APPROVAL IS RECEIVED FROM THE CITY.
13. ALL TREE-PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETED. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.
14. TOP SOIL USED IN ALL LANDSCAPE AREAS SHALL BE SCREENED PRIOR TO DEPOSITION IN PLANTING AREAS AND ISLANDS.
15. ANY PLANT MATERIAL LOCATED ADJACENT TO A PARKING AREA SHALL BE PLANTED SO AS TO ALLOW FOR A TWO AND A HALF FOOT VEHICULAR BUMPER OVER HAND FROM THE FACE OF CURB TO THE EDGE OF THE MATURE ADJACENT PLANT MATERIAL.

Owner: WILLIAMSON COUNTY GOV'T, (615) 790-5410
Landscape Architect: JEAN CHEVEALIER (615) 331-1441
Franklin Planning Department: (615) 791-3212 phone

[illegible]

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

JEAN D. CHEVEALLIER
REGISTERED
JEAN Chevallier
COMMERCE
LAURENCE 728
04/11/2016

DESIGNED BY: CRC
SUPERVISED BY: MJP
CHECKED BY: CAC

SHEET NO: L1.01

ORDINANCE 2016-005

TO BE ENTITLED: “AN ORDINANCE TO AMEND VARIOUS CHAPTERS OF THE CITY OF FRANKLIN, TENNESSEE, ZONING ORDINANCE PERTAINING TO THE APPROVAL OF DEVELOPMENT PLANS, SITE PLANS AND VESTED PROPERTY RIGHTS.”

WHEREAS, various provisions of the City of Franklin Zoning Ordinance pertain to the process for obtaining approval for the development of property and the period for which such approval is valid; and

WHEREAS, the Tennessee General Assembly has enacted the Vested Property Rights Act of 2014 (the “Act”), which establishes statewide standards under which “vesting periods” are commenced upon the approval of certain types of new Preliminary Development Plans and Final Development Plans (“Development Plans”); and

WHEREAS, during the vesting periods established under the Act, local governments may not apply development standards other than those in effect at the time of approval of the Development Plan, except as permitted by the Act; and

WHEREAS, the Act took effect January 1, 2015, and provided that local governments may pass an Ordinance or Resolution to identify the types of Development Plans that will cause property rights to vest, including the actions that constitute approval of such Development Plans; and

WHEREAS, the revisions to the City of Franklin Zoning Ordinance herein are intended to implement the requirements of the Act in regard to the different types of Development Plans approved by the City of Franklin; and

WHEREAS, this text amendment is in the best interest of the citizens of Franklin.

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

SECTION I: That Chapter 1, Section 1.8, Subsection 1.8.5 of the Franklin Zoning Ordinance is hereby created with the following language to be approved to read as follows:

1.8.5 Vested Property Rights

In accordance with T.C.A. § 13-4-310, the following is the list of the specific types of plans approved, on or after January 1, 2015, that will cause a vested property right to be established, and such action shall constitute final approval of the listed plans:

- (1) Preliminary Development Plans
 - (a) Approval by the BOMA of PUD Development Plan as required by Subsection 2.4.2;
 - (b) Approval by the FMPC of a Preliminary Plat, when not part of a PUD Development Plan, as required by the Franklin Subdivision Regulations; or
 - (c) Approval by the BOMA of a Special Permit as required by Subsection 4.4.
- (2) Final Development Plans
 - (a) Approval by the FMPC, or administratively by staff, of a Site Plan as required by Subsection 2.4.3, when not part of a Preliminary Development Plan as specified in Subsection 1.8.5(1), or
 - (b) Approval by the FMPC, or Administratively by Staff, of a Final Plat as required by the Franklin Subdivision Regulations, when not part of a Preliminary Development Plan as specified in Subsection 1.8.5(1).

SECTION II: That Chapter 2, Section 2.4, Subsection 2.4.2(6)(h)(iv) of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strike through~~; to add the following text noted in **bold**, and is approved to read as follows:

- (iv) ~~Upon approval of the resolution,~~ The PUD Development Plan shall be considered to be approved **on the effective date of the resolution**. A majority vote of the full membership of the BOMA shall be required to pass the decision and resolution regarding the Development Plan.

SECTION III: That Chapter 2, Section 2.4, Subsection 2.4.2(11) of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strike through~~; to add the following text noted in **bold**, and is approved to read as follows:

- (11) Amendments for Revisions to an Approved PUD **Development Plan**, Concept Plan or Regulating Plan — ~~January 1, 2000 to December 31, 2014~~

The following subsections provide the framework, **process, and reviewing entity** for revisions or amendments to **approved** Concept Plans, Regulating Plans, or Development Plans. The review process, which applies to the proposed revision, depends upon the elements of the plan proposed for revision. ~~The below sections define the process and the reviewing entity for different types of revisions.~~

~~(A)~~ **(a) Board of Mayor and Aldermen (BOMA) and Franklin Municipal Planning Commission (FMPC) Review**

The items below are considered deviations from ~~the~~ **an approved** Development Plan, Concept Plan or Regulating Plan and require approval of a revised Development Plan by the FMPC and the BOMA, according to the procedure described in 2.4.2(6). The Development Plan shall be approved before the Site Plan is accepted for review.

- ~~I.~~ **(i)** Any increase in entitlements, including the number of dwelling units for residential projects and square footage for non-residential or either for mixed use projects.
- ~~II.~~ **(ii)** Changes or increase from detached to attached dwelling unit(s).
- ~~III.~~ **(iii)** Changes in non-residential square footage related to the institutional and/or industrial use.
- ~~IV.~~ **(iv)** A change in the number and/or location of external access points, or streets classified as collector or arterial roadways.
- ~~V.~~ **(v)** Revisions to the widths or lengths of provided buffers (historic, incompatible use, incompatible lot size, stormwater, etc.).
- ~~VI.~~ **(vi)** Any revision to a condition required by the BOMA.
- ~~VII.~~ **(vii)** Any revision that requires a Modification of Standards (MOS) or that requires a change to an MOS previously approved.

~~(B)~~ **(b) FMPC Review**

The items below are considered deviations from ~~the~~ **an approved** Development Plan, Concept Plan or Regulating Plan and require approval of a revised Development Plan by the FMPC. The Development Plan shall be approved before the Site Plan is accepted for review.

- ~~I.~~ **(i)** Changes to setbacks approved as part of the Development Plan, which change the character of the project.
- ~~II.~~ **(ii)** Major changes to typical lots in either dimension and/or number of lots revised in a section or throughout the development.

- ~~III.~~ **(iii)** Reduction in approved open space within a section of the plan, which impacts the plan.
- ~~IV.~~ **(iv)** Changes in building heights, or number of stories, which impact the visual character or transitional features of the section or plan.
- ~~V.~~ **(v)** Significant changes to the internal street network, block layout, and/or intersection configuration, such as the elimination of streets or connection points, or any reduction to the connectivity index.
- ~~VI.~~ **(vi)** Any impact to existing historic sites or structures, other than impacts previously approved.
- ~~VII.~~ **(vii)** Major changes to parking layout, which adversely alters parking convenience or changes the character of the plan.
- ~~VIII.~~ **(viii)** Substantial revision to drainage, streets, stormwater quality or quantity or other engineering design changes that alter those items as approved in the Development Plan, including significant changes in traffic circulation.

~~(C)~~ **(c) Staff Review**

Items not meeting the criteria of Subsections 2.4.2 (11) (a) and (b) **are considered minor revisions and have minimal impact upon the project and may be approved by the Planning Director or his/her designee** ~~may be addressed according to the provisions of this subsection related to staff review. These items are considered minor in nature and have minimal impact upon the project.~~ For staff review, the revised Development Plan shall be submitted simultaneously with a revised Site Plan for staff approval.

The Planning Director or his/her designee may at his/her discretion choose to forward any revised Development Plan to the BOMA, the FMPC or the ~~Department Review Team (DRT)~~ for review, comment and approval. Should the Planning Director or his/her designee require the revised Development Plan be considered by **the** FMPC and/or the BOMA, the submittal requirements for those entities shall apply.

SECTION IV: That Chapter 2, Section 2.4, Subsection 2.4.2(12) of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strike through~~; to add the following text noted in **bold**, and is approved to read as follows:

(12) Amendments for Revisions to Development Plans, Site Plans, Preliminary Plats approved after January 1, 2015

~~Amendments to Development Plans, Site Plans and Preliminary Plats approved after January 1, 2015, will meet the criteria set forth in the State of Tennessee Vesting Property Rights Act of 2014, Section 1, (h) (l), addressing amendments.~~

~~An amendment to an approved development plan by the developer must be approved by the Board of Mayor and Aldermen to retain the protections of the vested property right.~~

~~An amendment may be denied based upon a written finding by the local government that the amendment:~~

- ~~(A) Alters the proposed use;~~
- ~~(B) Increases the overall area of the development;~~
- ~~(C) Alters the size of any nonresidential structures included in the development plan;~~
- ~~(D) Increases the density of the development so as to affect traffic, noise or other environmental impacts, or~~
- ~~(E) Increases any local government expenditure necessary to implement or sustain the proposed use.~~

- ~~(2) If an amendment is denied by the Board of Mayor and Aldermen based upon such a written finding, then the applicant may either proceed under the prior approved plan with the associated vested property right or, alternatively, allow the vested property right to terminate and submit a new application under this section. Notwithstanding this subsection (h), a vested property right shall not terminate if the Board of Mayor and Aldermen determines, in writing, that it is in the best interest of the community to allow the development to proceed under the amended plan without terminating the vested property rights.~~
- ~~(3) Staff will review all amendments requested by developer(s) and approve those with minor changes not impacting the development and meeting the criteria of the Vesting Property Rights Act of 2014. Staff will forward to the Board of Mayor and Aldermen all requests for amendments to project approved after January 1, 2015, that contain changes related to 2.4.2 (12) (1) (A) through E.~~

(12) Reserved

SECTION V: That Chapter 2, Section 2.4, Subsection 2.4.2(13) of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strike through~~; to add the following text noted in **bold**, and is approved to read as follows:

~~(13) — Time Limit~~

~~Since the approval of a Development Plan is not intended for speculative development projects, but represents an applicant's firm intention to develop according the entitlements and master plan approved with the Development Plan, the Planning Commission shall review each Development Plan within two (2) years of the BOMA approval date and each subsequent year until the PUD Development Plan is deemed Complete. For the purposes of this subsection, Complete shall mean either the issuance of a building permit for any section of the PUD and vertical construction has commenced or the issuance of a Grading Permit for any section of the PUD and construction of streets, sewer, water, or other utilities (land preparation such as clearing, grading, and filling shall not be a sufficient level of construction activity to be considered complete); Actively Under Development shall mean that either site plans and plats are approved by the City for any section of the PUD or land preparation such as clearing, grading, and filling is underway for any section of the PUD; and Inactive shall mean that none of the items defined as Complete or Actively Under Development have occurred on site. The FMPC may consider other factors not specifically described above in the review of the status of the PUD.~~

~~During the FMPC review of the status of the PUD, Development Plans shall be classified as (1) Complete, (2) Actively Under Development, or (3) Inactive. If, after review, the project is deemed Actively Under Development by the FMPC, then the project shall again be reviewed within 1 year to re-determine its status. If, after review, the project is deemed Inactive by the FMPC, the following process shall apply to determine the continued appropriateness of the Development Plan:~~

- ~~(a) — The FMPC shall make a recommendation onto the BOMA as to whether the Development Plan should remain in effect on the property, whether any amendments or revisions to the approved Development Plan are necessary, or whether the Development Plan should be revoked. The FMPC may consider the following in the review of the Development Plan the Land use Plan, the Zoning Ordinance, the Subdivision Regulations, and/or any other City regulations.~~
- ~~(b) — The BOMA shall consider the FMPC recommendation and then shall either affirm that the Development Plan should remain in effect, providing a 1 year extension for the plan, or shall act to revoke the Development Plan.~~

(13) Reserved

SECTION VI: That Chapter 2, Section 2.4, Subsection 2.4.2 (14) through (18) of the Franklin Zoning Ordinance are hereby created with the following language to be approved to read as follows:

(14) Vesting Period and Time Limit – Development Plan

In accordance with T.C.A. § 13-4-310, and subject to the exceptions set forth in said statute, the approval of a new Development Plan on, or after January 1, 2015, 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. The vesting period for an approved Development Plan shall be as follows:

- (a) A Development Plan shall be vested for a period of three (3) years from the date of approval. A Development Plan shall be considered approved on the effective date of the Resolution approving the Development Plan by the BOMA.
- (b) If the applicant secures approval of a Site Plan, secures any necessary permits, and commences site preparation within the initial three (3) year vesting period, then the vesting period shall be extended an additional two (2) years beyond the expiration of the initial three (3) year vesting period. Approval of a site plan shall become effective upon the date of approval by the FMPC or administratively by staff, as required by Subsection 2.4.3.

During the two (2) year extension period, the applicant must obtain approval of, and record, a final plat, if required, commence construction, and maintain any necessary permits to remain vested. Approval of a final plat shall be considered effective upon the date the applicant obtains the last signature of approval required on the plat for recording.

- (c) If construction commences within the initial five (5) year vesting period, then the vesting period shall remain in effect until the City has certified the final completion of the development through the issuance of all Final Certificates of Occupancy and the release of all Maintenance Obligations; provided that the total vesting period shall not exceed ten (10) years from the date of approval of the Development Plan unless an extension is granted by the BOMA pursuant to Subsection 2.4.2(16)(b); provided further, that the applicant maintains any necessary permits during the ten-year period.
- (d) There shall be a separate vesting period applicable to each section or phase of a development that is planned to be developed in two or more sections or phases as described in the Development Plan approved by the BOMA. The development standards which are in effect on the date of approval of the Development Plan for the first section or phase of the development shall remain the development standards applicable to all subsequent sections or phases in the development until the City has certified the final completion of the development through the issuance of all Final Certificates of Occupancy and the release of all Maintenance Obligations; provided that the total vesting period for all sections or phases shall not exceed fifteen (15) years from the date of the approval of the Development Plan unless an extension is granted by the BOMA pursuant to Subsection 2.4.2(16)(b); provided further, that the applicant maintains any necessary permits during the fifteen-year period.

(15) Amendments to Development Plans Approved on, or After January 1, 2015

- (a) Except as provided in Subsection 2.4.2(15)(b) below, amendments to Development Plans originally approved on, or after January 1, 2015, shall be approved by the BOMA, FMPC, or

administratively by staff, as required by Subsection 2.4.2(11), in order to retain the protections of the vested property right. An amendment may be denied based upon a written finding that the proposed amendment fails to meet the development standards in effect at the time the Development Plan was approved.

- (b) The FMPC and the BOMA shall review and approve amendments as specified in Subsection 2.4.2(11)(a), if the proposed amendment:
 - (i) Alters the proposed use or uses;
 - (ii) Increases the overall area of the development;
 - (iii) Alters the size of any nonresidential structures included in the Development Plan;
 - (iv) Increases the density of the development so as to affect traffic, noise, or other environmental impacts; or
 - (v) Increases any local government expenditure necessary to implement or sustain the proposed use.

Pursuant to T.C.A. § 13-4-310 (h)(1), the BOMA may deny a request to amend a Development Plan based upon a written finding that the proposed amendment fails to meet the development standards in effect at the time the Development Plan was approved, or for any of the reasons listed above in (i) through (v).

- (c) If an amendment is denied based upon such a written finding, then the applicant may either proceed under the prior approved plan with the associated vested property right or, alternatively, allow the vested property right to terminate and submit a new application for approval of a Development Plan. New applications for approval of a Development Plan shall be required to meet all of the development standards then in effect for those portions of the project not already constructed or under construction. However, notwithstanding the provisions of this Subsection, a vested property right shall not terminate if the BOMA determines, in writing, that it is in the best interest of the community to allow the development to proceed under the amended plan without terminating the vested property right.

(16) Expiration and Extension of Vesting period

- (a) Upon the expiration of a vesting period for a Development Plan, construction may not proceed unless a new Development Plan is approved by the BOMA pursuant to the provisions of Subsection 2.4.2. Any new application for approval of a Development Plan shall be required to meet all of the development standards then in effect for those portions of the project not already constructed or under construction.
- (b) Alternatively, the BOMA may grant an extension of the total vesting period for a development if it determines, in writing, that it is in the best interest of the community to allow the development to proceed without terminating the vested property right.

(17) Termination of Vested Property Right – Violation of Conditions of Approval

Notwithstanding the foregoing, approval of a Development Plan will be subject to any conditions established at the time of approval. Pursuant to T.C.A. § 13-4-310(f), if the established conditions of approval for a Development Plan are not met, the applicant will be allowed 90 days to cure the violation of any condition of approval; provided further, that the BOMA may grant an additional time period to cure the violation, upon a written determination that it is in the best interest of the community. Thereafter, the violation of any such conditions shall cause the vested rights applicable to the Development Plan to terminate; provided, however, the BOMA may allow a property right to remain vested despite the

occurrence of the violation when a written determination is made that such continuation is in the best interest of the community.

(18) Enforcement of Vested Development Standards

A vested development standard shall not preclude the City from enforcing a development standard in accordance with the provisions of T.C.A. § 13-4-310(g).

SECTION VII: That Chapter 2, Section 2.4, Subsection 2.4.3 (7) of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strike through~~; to add the following text noted in **bold**, and is approved to read as follows:

(7) Time Limit

The following time limits shall apply for Site Plans that were approved on, or before December 31, 2014, or for Site Plans that were approved on, or after January 1, 2015, that are associated with a Development Plan, Concept Plan, or Preliminary Plat originally approved on, or before December 31, 2014:

- (a) Unless otherwise specified in the Site Plan approval, an application for a Building Permit shall be applied for and approved within one year of the date of the Site Plan approval, otherwise the Site Plan shall become invalid. Permitted timeframes do not change with successive owners.
- (b) Upon written request, two site plan extensions may be granted. The first site plan extension may be granted by the original approving body, if the applicant can show good cause. A second site plan extension may only be granted by the Planning Commission, if the applicant can show good cause. Each site plan extension request is for six months. The two requests shall not be submitted or granted simultaneously. A site plan extension shall be requested prior to the original expiration date or the expiration of the first extension. All dates are calculated from the original approval date. All site plan extensions shall adhere to the provisions of Subsection 2.4.3(7).
- (c) For Residential Site Plans that do not have an approved Building Permit within one year of the date of the Residential Site Plan approval, a Grading and Stormwater permit shall be approved and construction of streets, water, sewer, sidewalk, utilities, and/or other infrastructure shall have commenced within one year of the date of the Residential Site Plan approval, otherwise the approval shall become invalid. Land preparation itself, such as clearing, grading, and filling, is not a sufficient level of construction activity to keep the site plan approval from expiring.

SECTION VIII: That Chapter 2, Section 2.4, Subsection 2.4.3 (8) of the Franklin Zoning Ordinance is hereby amended to delete the following text noted with a ~~strike through~~; to add the following text noted in **bold**, and is approved to read as follows:

~~(8) Amendments of an Approved Site Plan~~

- ~~(a) — If an applicant desires to amend an approved Site Plan, then the amendment may be made with the approval of the appropriate city department with the exception of those changes stated in paragraph (b) below. However, if a proposed change will, in the opinion of the appropriate city department, substantially affect the terms of the original approval or would result in significant adverse impacts on the surrounding properties or the city at large, then a re-submittal to the Department of Planning and Sustainability or the FMPC (as appropriate) shall be required pursuant to the provisions of this chapter.~~

- ~~(b) A change to an approved Site Plan shall require a re-submittal to the decision-making body responsible for the original approval, if:~~
- ~~(i) The density of the development is to be increased;~~
 - ~~(ii) The gross square footage of nonresidential buildings is to be increased or the number of stories is to be reduced or increased;~~
 - ~~(iii) Required landscaping materials are to be deleted;~~
 - ~~(iv) Required open space is to be deleted;~~
 - ~~(v) There is any change in plans for historic structures or sites;~~
 - ~~(vi) Drainage, streets, or other engineering design changes will materially alter items approved in the Site Plan; and/or~~
 - ~~(vii) There are any major changes that could potentially create an adverse impact on stormwater quality, stormwater quantity management, or other stormwater management ordinance requirements.~~

(8) Vesting Period and Time Limit – Site Plans Approved on, or After January 1, 2015

(a) Site Plans Not Associated with a Preliminary Development Plan as Specified in Subsection 1.8.5

In accordance with T.C.A. § 13-4-310, and subject to the exceptions set forth in said statute, the approval of a new Site Plan, which is not part of a Preliminary Development Plan as specified in Subsection 1.8.5, 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 Site Plan. The vesting period for an approved Site Plan shall be as follows:

- (i) A Site Plan shall be vested for a period of three (3) years from the date of approval. A Site Plan shall be considered approved upon the date of approval by the FMPC or, administratively by staff, as required by Subsection 2.4.3(2).**
- (ii) If the applicant secures approval of a Final Plat, if required, secures any necessary permits, and commences site preparation within the initial three (3) year vesting period, then the vesting period shall be extended an additional two (2) years beyond the expiration of the initial three (3) year vesting period. Approval of a final plat shall be considered effective upon the date the applicant obtains the last signature of approval required on the plat for recording. During the two (2) year extension period, the applicant must record the final plat, if required, commence construction, and maintain any necessary permits to remain vested.**
- (iii) If construction commences within the initial five (5) year vesting period then the vesting period shall remain in effect until the City has certified the final completion of the development through the issuance of all Final Certificates of Occupancy and the release of all Maintenance Obligations; provided that the total vesting period shall not exceed ten (10) years from the date of approval of the Site Plan unless an extension is granted by the FMPC pursuant to Subsection 2.4.3(10)(b); provided further, that the applicant maintains any necessary permits during the ten-year period.**
- (iv) There shall be a separate vesting period applicable to each section or phase of a development that is planned to be developed in two or more sections or phases as described in the Site Plan approved by the FMPC or Administratively by Staff. The development standards which are in effect on the date of approval of the Site Plan for the first section or phase of the development shall remain the development standards applicable to all subsequent sections or phases in the development until the City has certified the final completion of the development through the issuance of all Final Certificates of Occupancy and the release of all Maintenance Obligations; provided that the total vesting period for all sections or phases shall not exceed fifteen (15)**

years from the date of the approval of the Development Plan unless an extension is granted by the FMPC pursuant to Subsection 2.4.3(10)(b); provided further, that the applicant maintains any necessary permits during the fifteen-year period.

- (b) **Site Plans Associated with a Preliminary Development Plan as specified in Subsection 1.8.5**
A Site Plan that is associated with a Preliminary Development Plan as specified in Subsection 1.8.5, shall be valid for two (2) years from the date of approval of the Site Plan by the FMPC, or administratively by staff. The development standards adopted by the City, and in effect on the date of approval of the Preliminary Development Plan, shall remain the standards applicable to the approved Site Plan. If the applicant secures approval of, and records, a Final Plat, if required, secures any necessary permits, and commences construction within the two (2) year period, then the Site Plan shall remain valid throughout the vesting period established for the approved Preliminary Development Plan.

SECTION IX: That Chapter 2, Section 2.4, Subsection 2.4.3 (9) through (12) of the Franklin Zoning Ordinance are hereby created with the following language to be approved to read as follows:

(9) Amendments

- (a) **Amendments to a Site Plan originally approved on, or before December 31, 2014, or Amendments to Site Plans approved on, or after January 1, 2015, that are associated with a Development Plan, Concept Plan, Regulating Plan, or Preliminary Plat originally approved on, or before December 31, 2014**

The following requirements shall apply to amendments to Site Plans originally approved on, or before December 31, 2014, or to Site Plans approved on, or after January 1, 2015, that are associated with a Development Plan, Concept Plan, Regulating Plan, or Preliminary Plat that was originally approved on, or before December 31, 2014:

- (i) If an applicant desires to amend an approved Site Plan, then the amendment may be made with the approval of the appropriate City Department with the exception of those changes stated in Subsection 2.4.3(9)(a)(ii) below. However, if a proposed change will, in the opinion of the appropriate city department, substantially affect the terms of the original approval or would result in significant adverse impacts on the surrounding properties or the City at-large, then a resubmittal of the site plan for approval by the FMPC, or administratively by staff, as appropriate, shall be required pursuant to the provisions of Subsection 2.4.3.
- (ii) An amendment to an approved Site Plan shall require a resubmittal and approval by the decision-making body responsible for the original approval, if:
 - A.) The density of the development is to be increased;
 - B.) The gross square footage of nonresidential buildings is to be increased or the number of stories is to be reduced or increased;
 - C.) Required landscaping materials are to be deleted;
 - D.) Required open space is to be deleted;
 - E.) There is any change in plans for historic structures or sites;
 - F.) Drainage, streets, or other engineering design changes will materially alter items approved in the Site Plan; and/or
 - G.) There are any major changes that could potentially create an adverse impact on stormwater quality, stormwater quantity management, or other stormwater management ordinance requirements.

- (b) **Amendments to a Site Plan Originally Approved on, or After January 1, 2015, and Associated with a Preliminary or Final Development Plan as specified in Subsection 1.8.5**

Except as provided in Subsections 2.4.3(9)(b)(i) through (iii) below, an amendment to a Site Plan shall be approved by the FMPC, or administratively by staff, according to the requirements specified in Section 2.4.3(9)(a)(i), in order to retain the protections of a vested property right.

(i) An amendment may be denied by the FMPC, or administratively by staff, based upon a written finding that the proposed amendment fails to meet the development standards in effect at the time the Site Plan was approved.

(ii) The FMPC shall review and approve amendments, if the proposed amendment:

- A.) Alters the proposed use or uses;
- B.) Increases the overall area of the development;
- C.) Alters the size of any nonresidential structures included in the Development Plan;
- D.) Increases the density of the development so as to affect traffic, noise, or other environmental impacts; or
- E.) Increases any local government expenditure necessary to implement or sustain the proposed use.

Pursuant to T.C.A. § 13-4-310 (h)(1), the FMPC may deny a request to amend a Site Plan based upon a written finding that the proposed amendment fails to meet the development standards in effect at the time the Site Plan was approved, or for any of the reasons listed above in (A) through (E).

(iii) If an amendment is denied based upon such a written finding, then the applicant may either proceed under the prior approved Site Plan with the associated vested property right or, alternatively, allow the vested property right to terminate and submit a new application for approval of a Site Plan. Any new application for approval of a Site Plan shall be required to meet all of the development standards then in effect for those portions of the project not already constructed, or under construction. However, notwithstanding the provisions of this Subsection, a vested property right shall not terminate if the FMPC determines, in writing, that it is in the best interest of the community to allow the development to proceed under the amended plan without terminating the vested property right.

(10) Expiration and Extension of Vesting period

(a) Upon the expiration of a vesting period for a Site Plan as established pursuant to Subsection 2.4.2(14) or Subsection 2.4.3(8), construction may not proceed unless a new Site Plan is approved by the FMPC or administratively by staff pursuant to the provisions of Subsection 2.4.3. Any new application for approval of a Site Plan shall be required to meet all of the development standards then in effect for those portions of the project not already constructed or under construction.

(b) Alternatively, the FMPC may grant an extension of the total vesting period for a development if it determines, in writing, that it is in the best interest of the community to allow the development to proceed without terminating the vested property right.

(11) Termination of Vested Property Right – Violation of Conditions of Approval

Notwithstanding the foregoing, the approval of a Site Plan will be subject to any conditions established at the time of approval. Pursuant to T.C.A. § 13-4-310(f), if the established conditions of approval for a Site Plan are not met, the applicant will be allowed 90 days to cure the violation of any condition of approval; provided further, that the decision making body responsible for the approval of the Site Plan may grant an additional time period to cure the violation, upon a written determination that it is in the best interest of the community. Thereafter, the violation of any such conditions shall cause the vested rights applicable to the Site Plan to terminate; provided, however, the FMPC may allow a property right to remain vested despite the occurrence of the violation when a written determination is made that such continuation is in the best interest of the community.

(12) Enforcement of Vested Development Standards

A vested development standard shall not preclude the City from enforcement a development standard in accordance with the provisions of T.C.A. § 13-4-310(g).

SECTION X: That Chapter 8, Section 8.3, of the City of Franklin Zoning Ordinance is hereby amended by inserting the following definitions, alphabetically, and is approved to read as follows:

Construction

For purposes of the Vested Property Rights Act of 2014, means the erection of construction materials in a permanent position and fastened in a permanent manner. Where excavation, demolition or removal of an existing building has been substantially begun prior to rebuilding, such excavation, demolition or removal shall be deemed to be construction; provided, that work shall be carried on diligently and complies with all applicable requirements.

Development standards

For purposes of the Vested Property Rights Act of 2014, means all locally adopted or enforced standards, regulations or guidelines applicable to the development of property, including, but not limited to, planning; local storm water requirements, layout, design; local construction standards for buildings, streets, alleys, curbs, sidewalks; zoning; lot size; lot configuration; yard dimensions; and off-site improvements, including public or private infrastructure, in which an applicant may acquire vested rights or vested property rights according to the Act. Development standards do not include standards required by Federal or State law; or building construction safety standards which are adopted pursuant to authority granted under T.C.A. § 68-120-101;

Final Development Plan

For purposes of the Vested Property Rights Act of 2014, is a plan which has been submitted by an applicant and approved by the City of Franklin describing with reasonable certainty the type and intensity of use for a specific parcel or parcels of property. The following types of plans approved, on or after January 1, 2015, are considered to be Final Development Plans:

- (1) Approval by the FMPC, or administratively by staff, of a Site Plan as required by Subsection 2.4.3, when not part of a Preliminary Development Plan as specified in Subsection 1.8.5(1), or
- (2) Approval by the FMPC, or Administratively by Staff, of a Final Plat as required by the Franklin Subdivision Regulation, when not part of a Preliminary Development Plan as specified in Subsection 1.8.5(1).

A Final Development Plan shall include the boundaries of the site; significant topographical and other natural features affecting development of the site; the location on the site of the proposed buildings, structures, and other improvements; the dimensions, including height, of the proposed buildings and other structures or a building envelope; the location of all existing and proposed infrastructure on the site, including water, sewer, roads, and pedestrian walkways; and any additional information as required in the checklist included in the Administrative Manual for the type of plan being approved. A variance does not constitute a final development plan, and approval of a final development plan with the condition that a variance be obtained does not confer a vested property right unless and until the necessary variance is obtained. Neither a sketch plan nor any other document which fails to describe with reasonable certainty the type of use, the intensity of use, and the ability to be served with essential utilities and road infrastructure for a specified parcel or parcels of property may constitute a final development plan.

Preliminary Development Plan

For the purposes of the Vested Property Rights Act of 2014, is a plan which has been submitted by an applicant that depicts a single-phased or multi-phased planned development typically used to facilitate initial public feedback and to secure preliminary approvals. Examples of information typically found on Preliminary Development Plans include information as required in the checklist included in the Administrative Manual for the type of plan being approved, and including, but not limited to information about proposed land uses, density and intensity of development, road networks, public utilities, general location of off-street parking, emergency access, open space, and other environmentally sensitive areas such as lakes, streams, hillsides, and view sheds. An approved Preliminary Development Plan serves as a guide for all future improvements within defined boundaries. The following types of plans approved, on or after January 1, 2015, are considered to be Preliminary Development Plans:

- (1) Approval by the BOMA of a PUD Development Plan, as required by Subsection 2.4.2;
- (2) Approval by the FMPC of a Preliminary Plat, when not part of a PUD Development Plan, as required by the Franklin Subdivision Regulations; or
- (3) Approval by the BOMA of a Special Permit, as required by Subsection 4.4.

Site preparation

Means excavating, grading, demolition, removing excess debris to allow for proper grading, or providing a surface for a proper foundation, drainage, and settling for a development project, and physical improvements including, but not limited to, water and sanitary sewer lines, footings, or foundations installed on the site for which construction permits are required.

SECTION XI: Severability. In the event that any section, clause, provision, or part of this ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable full force and effect. If any part of this ordinance is found to be invalid in any one or more of its several applications, all valid applications that are severable from the invalid applications shall remain in effect.

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____
Eric S. Stuckey
City Administrator

BY: _____
Dr. Ken Moore
Mayor

Approved as to Form:

Shauna R. Billingsley, City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

Ordinance 2016-005

Vested Property Rights

Joint Conceptual Workshop
April 28, 2016

Topics

- Introduce proposed Text Amendment – Vested Property Rights
- Provide brief overview of Vested Property Rights Act (VPRA) of 2014
 - Background
 - Types of Plans
 - Summary of Vesting Process
- Update on where we are now and what we need to do
- Schedule

Background

Vested Property Rights Act (VPRA) of 2014

- Effective January 1, 2015
- Adopted statewide standards
 - Established requirements and time limits for vesting periods
 - Identified the types of plans and approvals that initiate a vesting period
- What gets vested?
 - The development standards in effect on the date of approval remain the development standards applicable to a project throughout its vesting period
- VPRA enabled local governments to adopt Ordinances to:
 - Specify the types of plans in a community that will cause property rights to vest
 - Identify what constitutes approval of those plans

Types of Plans

- VPRA – Classifies two types of “Development Plans” that start a vesting period

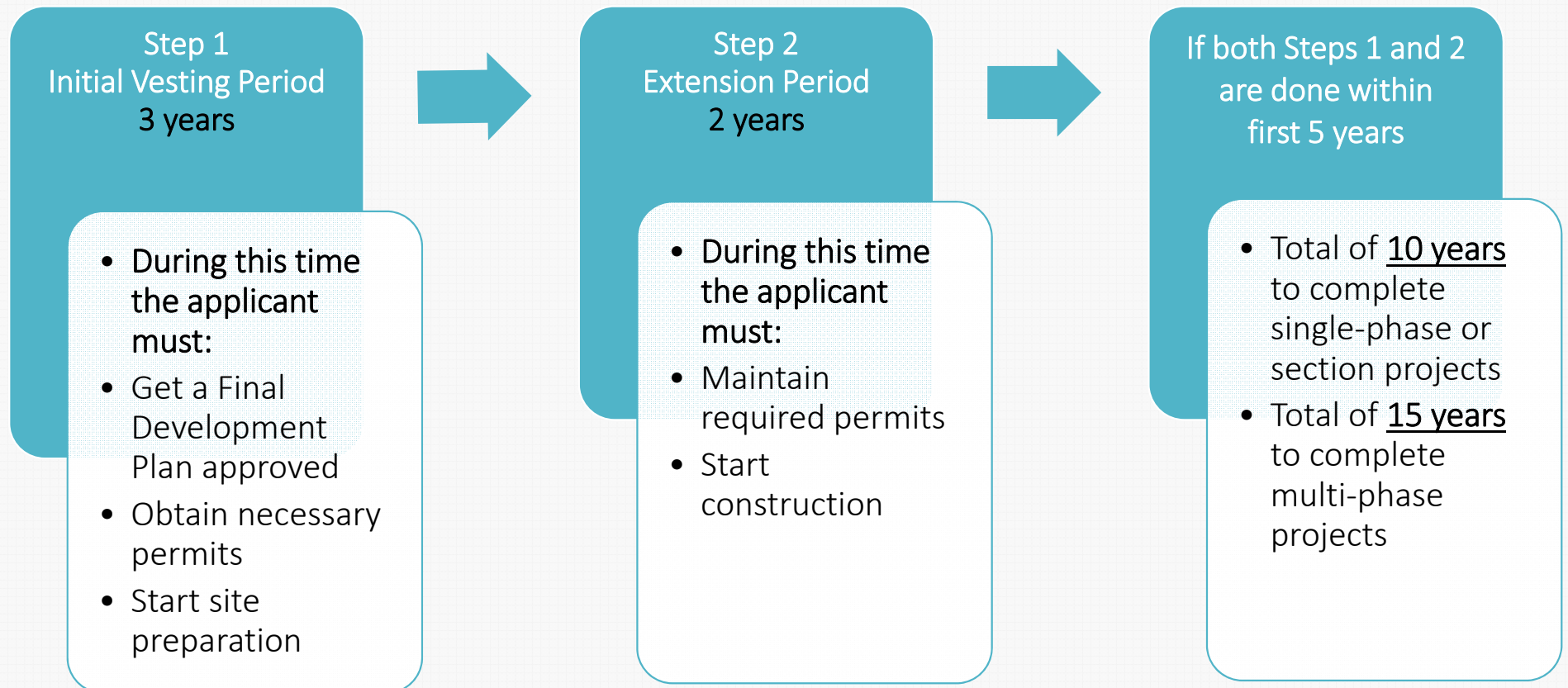
Preliminary Development Plans

- Used to get initial public feedback and secure preliminary approvals
- Serves as a guide for all future improvements
- Single-phased or multi-phased development

Final Development Plans

- Where No Preliminary Development Plan is required
- Plans that describe with reasonable certainty the type and intensity of use for a specific property.
- Examples of types of plans listed in VPRA:
 - Planned unit development plan
 - Subdivision plat
 - General development plan
 - Subdivision infrastructure construction plan
 - Final engineered site plan
 - Any other land-use approval designation utilized by a local government

Summary of Vesting Process



Where we are now

Ordinance 2014-37

- Adopted March 2015
- First step in addressing VPRA
- VPRA referenced only for amendments
 - Revised Amendment Process for PUD's
 - Added Section for Amendments to Development Plans, Site Plans, and Preliminary Plats approved after January 1, 2015

What we need to do

- Amend Zoning Ordinance to address all of the VPRA requirements
- Add a new Section 1.8.5, Vested Property Rights
 - Identify the types of plans in Franklin that cause a vested property right to be established
 - Specify what action constitutes approval
- Update Sections 2.4.2 (PUD's) and 2.4.3 (Site Plans)
 - Clarify the process for amendments
 - Incorporate VPRA requirements
- Add VPRA definitions to Chapter 8

Add New Section 1.8.5, Vested Property Rights

Why Add this Section?

- VPRA requires us to:
 - Specifically identify the types of plans in Franklin that cause a vested property right to be established
 - Identify what constitutes approval for each type of plan
- Mirrors language used in VPRA
- Helps to identify the requirements for plans approved before and after 01/01/15

1.8.5 Vested Property Rights

In accordance with T.C.A. § 13-4-310, the following is the list of the specific types of plans approved, on or after January 1, 2015, that will cause a vested property right to be established, and such action shall constitute final approval of the listed plans:

(1) Preliminary Development Plans

- (a) Approval by the BOMA of PUD Development Plan as required by Subsection 2.4.2;
- (b) Approval by the FMPC of a Preliminary Plat, when not part of a PUD Development Plan, as required by the Franklin Subdivision Regulations; or
- (c) Approval by the BOMA of a Special Permit as required by Subsection 4.4.

(2) Final Development Plans

- (a) Approval by the FMPC, or administratively by staff, of a Site Plan as required by Subsection 2.4.3, when not part of a Preliminary Development Plan as specified in Subsection 1.8.5(1), or
- (b) Approval by the FMPC, or Administratively by Staff, of a Final Plat as required by the Franklin Subdivision Regulations, when not part of a Preliminary Development Plan as specified in Subsection 1.8.5(1).

Amend Section 2.4.2 – PUD's

- **Update Amendment Section**
 - Fixes numbering and removes dates in title - No substantive changes to existing process/requirements
 - Applies to all amendments whether or not they are subject to vesting requirements
- **Add Section for Vesting Period and Time Limits for Development Plans**
 - Adds vesting time periods and specifies the approvals and requirements to remain vested
- **Add Section for Amendments to Development Plans approved on, or after 01/01/15**
 - Incorporates VPRA requirements for amendments
 - Uses the updated amendment process listed above
 - Exception – FMPC and BOMA required to review and approve amendments that:
 - Alter the proposed use or uses
 - Increase the overall area of the development
 - Alter the size of any nonresidential structures included in the Development Plan
 - Increase the density of the development so as to affect traffic, noise, or other environmental impacts
 - Increase any local government expenditure necessary to implement or sustain the proposed use.
 - Amendments may be denied if:
 - They do not meet any of the development standards in effect at time of approval, or
 - By BOMA for any of the 5 reasons listed above.
- **Add Sections for Expiration, Extension, Termination and Enforcement of Vested Property Rights**

Amend Section 2.4.2 – Site Plan Review

- **Amend Time Limit Section**
 - Clarifies that the existing time limit applies to:
 - Site Plans approved **before 12/31/14, or after 01/01/15** when they are associated with a Concept/Development Plan or Preliminary Plat approved **before 12/31/14**
 - VPRA does not apply to these types of Site Plans
- **Add Section for Vesting Period and Time Limit for Site Plans approved on, or after 01/01/15**
 - Site Plans not associated with a Preliminary Development Plan – Adds VPRA time periods and approval requirements
 - Site Plans associated with a Preliminary Development Plan – Valid for 2 years and remain valid during vesting period
- **Revise Amendments Section**
 - Amendments not subject to the VPRA – follow the same process we use now
 - Amendments subject to the VPRA – follow same process with exception – FMPC must review/approve amendments that:
 - Alter the proposed use or uses
 - Increase the overall area of the development
 - Alter the size of any nonresidential structures included in the Development Plan
 - Increase the density of the development so as to affect traffic, noise, or other environmental impacts
 - Increase any local government expenditure necessary to implement or sustain the proposed use.
 - Amendment may be denied if:
 - They do not meet any of the development standards in effect at time of approval, or
 - By FMPC for any of the 5 reasons listed above.
- **Add Sections for Expiration, Extension, Termination and Enforcement of Vested Property Rights**

Add VPRA Definitions in Chapter 8

- Definitions are based on language in VPRA and updated for Franklin
- Add definitions for:
 - Construction
 - Development Standards
 - Final Development Plan
 - Preliminary Development Plan
 - Site Preparation

Schedule

- Introduce Ordinance at Joint Conceptual Workshop – 04/28/16
- Review Ordinance at Joint Conceptual Workshop – 05/26/16
- FMPC – 05/26/16
- BOMA Worksession and 1st Reading – 06/14/16
- BOMA Public Hearing and 2nd Reading – 07/12/16
- BOMA 3rd Reading – 08/09/16