



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, May 23, 2019

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, May 23, 2019, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklin.tn.gov/planning.

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

The typical process for discussing an item is as follows:

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

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

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

CALL TO ORDER

MINUTES

1. [19-0562](#) Approval of the April 25, 2019 FMPC minutes.

Attachments: [DRAFT FMPC Minutes April 25 2019](#)

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. [19-0533](#) Amelia Park PUD Subdivision, site plan, section 4, revision 1; extend the performance agreement for landscaping improvements to January 23, 2020. (CONSENT AGENDA)
3. [19-0534](#) Berry Farms Town Center PUD Subdivision, site plan, section 9, lot 903 (Lee Company HQ Building); release the maintenance agreement for streets, drainage and sidewalks improvements; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
4. [19-0535](#) Carawood Subdivision, site plan; extend the performance agreement for landscaping improvements to May 28, 2020. (CONSENT AGENDA)
5. [19-0536](#) Cool Springs East Subdivision, site plan, section 36, revision 3, lot 702 (Buffalo Wings and Rings); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
6. [19-0537](#) Forrest Crossing Subdivision, site plan, (YMCA Parking Addition); extend the maintenance agreement for green infrastructure improvements to May 28, 2020. (CONSENT AGENDA)
7. [19-0538](#) Franklin Housing Authority PUD Subdivision, site plan, revision 2, Reddick Street Phase 2; accept the landscaping, drainage and green infrastructure improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

8. [19-0539](#) Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); accept the drainage and landscaping Phase 2 improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
9. [19-0540](#) Franklin Park Subdivision, site plan, (Two Franklin Park Office Building); accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
10. [19-0541](#) Highlands at Ladd Park PUD Subdivision, site plan, section M; release the maintenance agreement for sewer north improvements. (CONSENT AGENDA)
11. [19-0542](#) Lincoln Square Subdivision, site plan, revision 1, lots 6-8 (Aspen Grove Plaza Office Park Phase III Building 4); extend the performance agreement for multipurpose trail improvements to May 28, 2020. (CONSENT AGENDA)
12. [19-0543](#) Lockwood Glen PUD Subdivision, site plan, section 11 (Amenity Center); release the maintenance agreement for sidewalks and landscaping improvements. (CONSENT AGENDA)
13. [19-0544](#) Longview Subdivision, site plan, lots 11 and 12 (Universal Storage); reduce and extend the performance agreement for landscaping improvements to January 23, 2020. (CONSENT AGENDA)
14. [19-0545](#) Preserve at Echo Estates PUD Subdivision, site plan; release the maintenance agreement for landscaping section 2 street trees improvements; reduce and extend the performance agreement for landscaping section 1 buffers and landscaping section 2 buffers improvements to May 28, 2020. (CONSENT AGENDA)
15. [19-0546](#) Riverbluff PUD Subdivision, site plan, section 1; extend the performance agreement for landscaping improvements to May 28, 2020. (CONSENT AGENDA)
16. [19-0547](#) Rizer Point PUD Subdivision, site plan, section 1; extend the performance agreement for landscaping Phase 2 improvements to May 28, 2020. (CONSENT AGENDA)
17. [19-0548](#) Rizer Point PUD Subdivision, site plan, section 2; extend the performance agreement for landscaping improvements to May 28, 2020. (CONSENT AGENDA)
18. [19-0549](#) Rizer Point PUD Subdivision, site plan, section 3; extend the performance agreement for landscaping improvements to May 28, 2020. (CONSENT AGENDA)

19. [19-0550](#) Rizer Point PUD Subdivision, site plan, section 4; extend the performance agreement for landscaping improvements to May 28, 2020. (CONSENT AGENDA)
20. [19-0551](#) Silver Grace PUD Subdivision, site plan, section 1; extend the maintenance agreement for landscaping Phase B improvements to May 28, 2020; extend the performance agreement for landscaping Phase C improvements to May 28, 2020. (CONSENT AGENDA)
21. [19-0552](#) Simmons Ridge PUD Subdivision, site plan, section 1, revision 1; extend the performance agreement for landscaping improvements to January 23, 2020. (CONSENT AGENDA)
22. [19-0553](#) Village of Eddy Lane PUD Subdivision, site plan; release the maintenance agreement for landscaping tree replacement improvements. (CONSENT AGENDA)
23. [19-0554](#) Westhaven PUD Subdivision, site plan, section 18; extend the performance agreement for landscaping improvements to May 28, 2020. (CONSENT AGENDA)
24. [19-0555](#) Westhaven PUD Subdivision, site plan, section 25, lots 4202-4204 (Harris Teeter); extend the performance agreement for landscaping (future buffer) improvements to May 28, 2020. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

25. [19-0425](#) PUBLIC HEARING: Consideration Of Resolution 2019-37: A Resolution Approving A Revised Development Plan For Carothers Crossing West PUD Subdivision With 1 Modification Of Development Standards (Tree Canopy), For The Property Located North Of Liberty Pike And West Of Carothers Parkway. (05/23/19 FMPC 5-3, 06/11/19 WS)

Sponsors: Franklin Municipal Planning Commission and Emily Hunter

Attachments: [RES 2019-37 Carothers Crossing West_with exhibits.Law Approved.pdf](#)
[MAP Carothers Xing West DP rev](#)
[CCW Conditions of Approval_01.pdf](#)
[Development Plan Revision 1 Resubmittal](#)

Legislative History

4/25/19	Franklin Municipal Planning Commission	referred to the Franklin Municipal Planning Commission
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SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

26. [19-0529](#) Avenida Of Cool Springs PUD Subdivision, Final Plat, Creating 142 Attached Dwelling Units On One Lot And One Open-Space Lot, On 5.2 Acres, Located At 222 Mallory Station Road. (CONSENT AGENDA)
- Attachments:** [MAP 6963 Avenida PUD FP](#)
[6963 Avenida FP Conditions of Approval 01](#)
[Avenida Plat 050219-signed](#)
27. [19-0523](#) Berry Farms Town Center PUD Subdivision, Final Plat, Section 10, Revision 1, Creating Two Lots On 10.93 Acres, Located Near The Intersection Of Rural Plains Circle And Berry Farms Crossing. (CONSENT AGENDA)
- Sponsors:** Ald. Ann Petersen, Emily Hunter and Amy Diaz-Barriga
- Attachments:** [MAP - 6969 - Berry Farms Town Center PUD Subdivision, Final Plat, Section 10](#)
[COA-6969-Conditions of Approval 01](#)
[PLAT - 6969 - Berry Farms Town Center PUD Subdivision, Final Plat, Section 10](#)
28. [19-0524](#) Carothers Crossing West PUD Subdivision, Final Plat, Creating Two Buildable Lots And One Open Space Lot, On 19.83 Acres, Located At The Northwest Corner Of Liberty Pike And Carothers Parkway. (CONSENT AGENDA)
- Sponsors:** Ald. Ann Petersen, Emily Hunter and Amy Diaz-Barriga
- Attachments:** [MAP - 6970 - Carothers Crossing West PUD Subdivision, Final Plat](#)
[COA-6970-Conditions of Approval 01](#)
[PLAT - 6970 - Carothers Crossing West PUD Subdivision, Final Plat](#)
29. [19-0530](#) Westhaven PUD Subdivision, Final Plat, Section 49, and Section 27, Revision 1, Lot 5047, Creating 46 Single-Family Lots and Open Open-Space Lot, On 10.3 Acres, Located at 1901 New Highway 96 West. (CONSENT AGENDA)
- Attachments:** [MAP 6967 Westhaven Sec 27 and 49 FP](#)
[6967 Conditions of Approval UPDATED 05172019](#)
[Westhaven Section 49 Final Plat](#)
30. [19-0531](#) Westhaven PUD Subdivision, Final Plat, Section 55, Creating 16 Single-Family Lots, on 2.99 Acres, Located at 0 Keats Street. (CONSENT AGENDA)
- Attachments:** [MAP 6968 Westhaven Sec 55 FP](#)
[6968 Westhaven FP Sec 55 Conditions of Approval 01](#)
[WH 55 Final Plat](#)

ZONING ORDINANCE TEXT AMENDMENTS

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 25, 2019

7:00 PM

Board Room

CALL TO ORDER

Present 8 - McLemore, Harrison, Hathaway, Petersen, Orr, Allen, Franks, and Szilagyi

Absent 1 - Lindsey

MINUTES

1. Approval of the March 28, 2019 FMPC minutes.

Attachments: [DRAFT FMPC Minutes 3-28-19.rtf](#)

Commissioner Harrison moved, seconded by Commissioner McLemore, to approve the March 28, 2019, minutes, as presented. The motion carried by the following vote:

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

Absent: 1 - Lindsey

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Chair Hathaway asked for citizen comments. There were none.

ANNOUNCEMENTS

Chair Hathaway asked if Staff had any announcements.

Ms. Emily Hunter, Director of Planning and Sustainability, stated that there will be a Special Joint Conceptual Workshop on June 19, 2019 (12-4pm) at Eastern Flank. This workshop is related to the draft Zoning Ordinance that will be released in May. She also announced that Item 38, the Carothers Crossing West Development Plan, has requested deferral until the next FMPC meeting on May 23, 2019, and to add this to the Consent Agenda.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

Approval of the Consent Agenda

Commissioner Allen moved, seconded by Commissioner Harrison, to approve Items 2-27 and items 38-43, as presented, on the Consent Agenda. Item 38 was added to the Consent Agenda to defer the item to the next FMPC meeting on May 23, 2019. The motion carried by the following vote:

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

Absent: 1 - Lindsey

SITE PLAN SURETIES

2. Amelia Park PUD Subdivision, site plan, sections 2-6; reduce and extend the performance agreement for landscaping section 4 and landscaping section 6 improvements to October 24, 2019; extend the performance agreement for landscaping section 3 and landscaping buffer management improvements to October 24, 2019; extend the performance agreement for landscaping section 5 improvements to April 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.
3. Berry Farms Town Center PUD Subdivision, site plan, section 2, revision 1; release the maintenance agreement for landscaping Phase 2B improvements; extend the maintenance agreement for landscaping Phase 2C and landscaping Phase 2D improvements to April 23, 2020; extend the performance agreement for landscaping Phase 2A improvements to April 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.
4. Cool Springs West Subdivision, site plan, section 2, revision 3, lots 16 and 27 (Thoroughbred Village Wild Wing Café); accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
5. Dallas Downs PUD Subdivision, site plan, section 3; extend the performance agreement for landscaping street trees, landscaping specimen tree replacement and landscaping open space lots 26, 29, 30 and 31 improvements to April 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.

6. Forrester Crossing Subdivision, site plan, (YMCA Parking Addition); extend the maintenance agreement for landscaping improvements to April 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.
7. Franklin First United Methodist Church PUD Subdivision, site plan, section 1; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
8. Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); accept the streets improvements, release the performance agreement and establish a maintenance agreement for one year; extend the performance agreement for landscaping Phase 2 improvements to April 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.
9. Franklin Park PUD Subdivision, site plan, (Apartments); extend the performance agreement for sidewalks and drainage improvements to April 23, 2020; release the performance agreement for access improvements. (CONSENT AGENDA)
This Planning Item was approved.
10. Gateway Commons PUD Subdivision, site plan; extend the performance agreement for streets and drainage improvements to April 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.
11. Harpeth Community Church Subdivision, site plan, lot 1, revision 1 (Phase 2); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
12. Highlands at Ladd Park PUD Subdivision, site plan, section 13; release the maintenance agreement for landscaping open space improvements. (CONSENT AGENDA)
This Planning Item was approved.

13. Highlands at Ladd Park PUD Subdivision, site plan, section 15; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
14. Highlands at Ladd Park PUD Subdivision, site plan, section 23; extend the performance agreement for landscaping improvements to April 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.
15. Highlands at Ladd Park PUD Subdivision, site plan, section 25; extend the performance agreement for landscaping improvements to April 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.
16. Highlands at Ladd Park PUD Subdivision, site plan, section 32; extend the performance agreement for landscaping improvements to April 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.
17. Medcore Medical Building Subdivision, site plan, lot 2 (HealthSouth Rehab Center); extend the maintenance agreement for landscaping improvements to April 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.
18. Nichol Mill Lofts PUD Subdivision, site plan; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
19. Peak 10 Subdivision, site plan; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
20. Rizer Point PUD Subdivision, site plan, section 2; extend the performance agreement for landscaping improvements to April 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.
21. Rizer Point PUD Subdivision, site plan, section 3; extend the performance agreement for landscaping improvements to April 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.

22. Rizer Point PUD Subdivision, site plan, section 4; extend the performance agreement for landscaping improvements to April 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.
23. Rucker Park PUD Subdivision, site plan; extend the performance agreement for landscaping improvements to April 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.
24. Through the Green PUD Subdivision, site plan, lot 5; release the maintenance agreement for sidewalks improvements; extend the performance agreement for drainage improvements to April 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.
25. Westhaven PUD Subdivision, site plan, section 15, resubdivision of lot 4032 (Live-Work Units); extend the performance agreement for landscaping improvements to April 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.
26. Westhaven PUD Subdivision, site plan, section 25; extend the performance agreement for drainage improvements to April 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.
27. Westhaven PUD Subdivision, site plan, section 39; extend the performance agreement for landscaping improvements to April 23, 2020. (CONSENT AGENDA)
This Planning Item was approved.

PLANS OF SERVICES AND ANNEXATIONS

28. Consideration of Resolution 2019-21: A Resolution Adopting a Plan Of Services For The Annexation Of The Bennett Property (Refuge Center PUD), Consisting Of +/- 7 Acres, Located Along Long Lane, South Of Long Lane And Adjoining The City Limits East Of Williamson County Agricultural Center, By The City Of Franklin, Tennessee; Establishing a Public Hearing of June 25, 2019. (04/25/19 FMPC 7-1)

Attachments: [MAP_RES30+21.pdf](#)

[2019-21 RES Bennett Property Annexation_with Maps.Law](#)

[Approved.pdf](#)

[MAP_ENVISIONFRANKLIN.pdf](#)

[MAP- REFUGECENTER.pdf](#)

Ms. Amy Diaz-Barriga, Current Planning Supervisor, stated that Resolution 2019-21 is a City of Franklin drafted plan of services for the annexed property being considered as part of the Refuge Center Development Plan. The Plan of Services outlines how infrastructure will need to be provided to serve the proposed annexed property of 6.99 acres.

This property is contiguous to the city limits in the southeast quadrant along the western property line of this parcel. The property is adjacent to the Williamson County Agricultural Expo Center. This property is within the Regional Commerce Design Concept in Envision Franklin, and the applicant's desire to develop this property as a limited office use would be supported by Envision Franklin.

Staff recommended a favorable recommendation to the Board of Mayor and Aldermen for the Plan of Service.

Chair Hathaway asked if there were any citizen comments. The following citizens spoke concerning Item 28:

- 1. Steve Abernathy, 152 Clyde Circle - In favor of. Stated that the Refuge Center will be an asset to the neighborhood by providing community service.*
- 2. Joey Blakely, 4334 and 4338 Long Lane - Opposed. Concerned about sewer plans running through his property and the effect on property values.*

The Applicant was represented by Greg Gamble, Gamble Design. Mr. Gamble provided a packet for the Commissioners. This exhibit will be added to the record. Mr. Gamble stated the last page of the packet shows the three options for the sewer. He stated that Option C follows the City of Franklin's Engineering Department's Master Plan for sewer. This plan is the longest and most costly. He stated the property owners had agreed to work with the Refuge Center to provide sewer. The sewer manhole is located on Long Lane at the Moss Property PUD. Mr. Gamble stated that they did not want to abandon Options A and B, but Option C is a viable sewer route. He stated they did not have any objection with the Plan of Services. Mr. Gamble stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Resolution

2019-21 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

Alderman Petersen stated that she knew the City could condemn property to put in infrastructure. She asked if it was the understanding that this project would not request Option A or B for the sewer.

Mr. Gamble stated they had looked at plats, topography and property lines, and they know those are gravity options. He stated they had not discussed the acquisition of easements with the neighbors. He stated that they had not requested or offered money for the purchase of an easement at this time. This would only be done after the property was acquired.

Chair Hathaway asked for a vote on the motion.

The motion carried by the following vote (7-1). Alderman Petersen voted against the motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Resolution 2019-21 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 7 - McLemore, Harrison, Hathaway, Orr, Allen, Franks, and Szilagyi

No: 1 - Petersen

Absent: 1 - Lindsey

29. Consideration of Resolution 2019-30: A Resolution To Annex Property Along Long Lane (Refuge Center PUD Subdivision/Bennett Property), Consisting Of +/- 7 Acres, For The Property Located South Of Long Lane And East Of Williamson County Agricultural Center, And Adjoining The City Limits Within The Southeast Part Of The Franklin Urban Growth Boundary (UGB); Establishing a Public Hearing for June 25, 2019. (04/25/19 FMPC 7-1)

Attachments: [MAP RES30+21](#)

[2019-30 RES Refuge Center annexation with Map and Survey Law Approved 2.pdf](#)
[18-036 long lane.pdf](#)

Ms. Amy Diaz-Barriga, Current Planning Supervisor, stated that the site proposed to be annexed is 6.99 acres and adjacent to the City of Franklin's southeastern boundary, immediately east of the Williamson County Agricultural Center. The property is within the City's Urban Growth Boundary (UGB) and designated in Envision Franklin as appropriate for Regional Commerce uses. A separate Zoning request, Development Plan, and Plan of Services accompany this annexation request. The associated development proposed in this location is the Refuge Center (counseling office).

Staff recommended a favorable recommendation to the Board of Mayor and Aldermen for annexation.

Chair Hathaway asked if there were any citizen comments. The following citizens spoke concerning Item 29:

- 1. Michelle Sutton, 316 Irvine Lane - Opposed. Concerned about property values.*
- 2. Joey Blakely, 4334 and 4338 Long Lane - Opposed. Would like to discuss the overlay.*
- 3. Greg Ross, 4321 Long Lane - Opposed. Concerned about traffic and stated the location is not appropriate.*
- 4. Dwaine Allison, Tract 4 Long Lane - Opposed. Concerned about the shooting range that is located on his property.*
- 5. Sarah Eichelman, 447 Finnhorse Lane - In favor of. Stated will benefit community.*
- 6. Carl Roberts, 1202 Scramblers Knob - In favor of. Stated he was a former Board member. Addressed property value concerns.*
- 7. Eric Bauer, 701 Meeting Street - In favor of. Stated this facility will make Franklin a better place to live.*
- 8. Julie Vaughn Abernathy, 152 Clyde Circle - In favor of. Life-long resident who stated this change will help the neighborhood.*
- 9. Anita Pringle, 3085 Commonwealth Drive in Spring Hill - In favor of. Clinical Director of The Refuge Center. She stated that the GO PUD zoning would provide restrictions for the present and future uses of the property.*
- 10. Pike Williams, 518 Hope Ave - In favor of. Staff member at The Refuge Center. Stated that this facility would provide a peaceful, tranquil place.*
- 11. Amy Alexander, 3846 Somers Lane in Thompson Station - In favor of. Executive Director and Co-Founder of The Refuge Center. Stated this facility will have a positive impact on the community. Stated over 3000 people were helped last year.*
- 12. Jennifer Thomas-Gillett, 1024 Rochelle Ave - In favor of. She is the Co-Founder of The Refuge Center. Stated that they need a permanent home. She stated this building will be built to maximum build out, with no future additions.*
- 13. Michael Bennett, 2076 Scenic Gulf Drive (Florida) - In favor of. Mr. Bennett is the*

owner of the property. He stated that they wanted to sell to a project that would benefit the city and give back to the community.

14. Madeleine Shore, 4225 Harding Pike - In favor of. Stated that she is the Assistant Clinical Director at the center. She stated The Refuge paid for a traffic study even though it was not required. She stated that the traffic study would have little effect on Long Lane. She stated that The Refuge Center will pay for a turn lane into the center.

15. Kristen Patel, 1235 Concord Hunt Drive - In favor of. Stated that 60% of the land would be untouched and would provide walking trails.

16. Jenna Elrod, 7104 Commonwealth Circle - In favor of. Served as volunteer and employee for the center. Stated that this facility would enable people to heal from trauma.

17. Lisa Prisock-Allen, 312 Godfrey Court - In favor of. Stated she was a former Board member and also lives in the surrounding neighborhood.

18. Shelley Moeller, 4655 Harpeth Peytonsville Road - In favor of. Stated the facility will make a great neighbor.

19. Ken Davis - In favor of. Stated he was a client of the The Refuge Center. He wanted to address any concerns about the possibility of increased crime.

20. J. Edward Campbell, 1809 Turning Wheel Lane - In favor of. Spoke about the importance of the counseling center to the community. He stated that there will be no overnight residents. He stated that the facility will provide a retreat and privacy for the clients.

21. Nicole Smith, 4044 Sweetberry Drive - In favor of. Stated she was on the Board for the center. Stated the facility was for everyone and would provide a safe place to heal.

22. Karthi Svramulu, 1001 Ryecroft Lane - Opposed. Stated he was concerned about the risk of increased crime and traffic.

23. Sheshan, neighbor - Opposed. Stated he was concerned about increased crime and property values.

24. Robert Malloy, 158 Hobbs Drive - Opposed. Stated he supported the mission of the center but not the location because of traffic concerns.

25. Ken Carr, 621 Patriot Lane - In favor of. Stated he was a minister at Brentwood Baptist and he refers people to The Refuge Center.

26. Bryan Doleshel, 560 St. John Place - In favor of. Stated he is a current neighbor of the center in Forrest Crossing. He stated there has been no effect on the property values or safety concerns.

27. Scott Myers, 4322 Long Lane - Opposed. Stated he lives across from the proposed location and will be impacted more than anyone. He is concerned about traffic issues on Long Lane. Stated they believed there were restrictions and covenants attached to the property.

28. Elizabeth Edwards - In favor of. Stated she is a staff member at the center.

29. Sarah Oglesby, 1001 Beamon Drive - Opposed. Stated this is a residential area that should stay residential. Invited the Commissioners to visit the site. Concerned about property values.

30. Megan Peak, 1056 Memorial Drive - Opposed. Stated that this is not the right location for The Refuge Center. She has concerns about property values and safety.

31. Greg Ross, 4321 Long Lane - Opposed. He stated he is against the location because the area should stay residential. His was concerned about increased traffic and having a large commercial building next door.

32. Matt Toy, 3003 Braintree Drive - In favor of. Stated the facility will help the community and make a better life in the city.

33. Linda Crockett, 805 West End Circle - In favor of. She stated she embraced the change to Franklin and supported the organization.

34. Sarah Oglesby, 1001 Beamon Drive - Opposed. Stated she would like to talk about fund raising to find another location for the facility.

35. Megan Ammon, 2179 Edward Curd Lane - In favor of. Stated she was a

representative of the construction company. She stated the facility would help people in the community.

36. Chris Hamilton, 1550 McEwen Drive - In favor of. Stated the center is important to help the community. Stated he was involved in the search for the future location of The Refuge Center.

37. Paula Flint, 145 Herald Court - Opposed. She stated that traffic is already difficult on Long Lane, and this would add more traffic.

The Applicant was represented by Greg Gamble, Gamble Design. Mr. Gamble referred to page two of the packet and stated this property is within the Urban Growth Boundary (UGB). He stated that the annexation of this property has been planned for some time. They have researched, with the title attorney, any codes, covenants, deeds and restrictions which had been referred to by the neighbors. There were none recorded with the County. Mr. Gamble called the Register of Deeds himself. The current land owner is not aware of any covenants for the property. Mr. Gamble referred to the first graphic and stated that the Land Use Plan (Envision Franklin) calls for Regional Commerce. The second graphic shows that Envision Franklin height map which allows for a height of six stories. He discussed that there are many layers of Envision Franklin that are applicable to this property for compatibility. Mr. Gamble stated that they are asking for a PUD so that the commitments (including height, character, structure, setbacks, form, mass, scale) are controlled by the Planning Commission and the Board of Mayor and Aldermen (BOMA). Mr. Gamble discussed details why Regional Commerce was appropriate for this property. He referred to a map which showed Long Lane going over Interstate 65 to Berry Farms. He stated the future of that Long Lane is changing. The Applicant stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Orr moved, seconded by Commissioner Harrison, that Resolution 2019-30 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

Alderman Petersen responded to a comment made by citizen Joey Blakely. She stated at an earlier meeting where this plan was presented, she mentioned that the presentation did not show everything about the property. She stated on page 3 of Mr. Gamble's handout, there is an HHO, that is height overlay for hillsides, that covers over half of this property. She stated this would not be appropriate for the types of buildings such as a six story building. She stated, in referring to her comments at the earlier presentation, the HHO (Hillside Overlay) information was not shown. If you look at this with the height overlay map, this would not work. She also stated that there many people who spoke about the worthiness of The Refuge Center. She stated she has concerns about the location and the road where there are blind spots and steepness. She also mentioned concern about the proximity to the new school. She stated this did not seem to be an appropriate location for the center.

Chair Hathaway asked for a vote on the motion.

The motion carried by the following vote (7-1). Alderman Petersen voted against the motion.

Commissioner Orr moved, seconded by Commissioner Harrison, that Resolution 2019-30 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 7 - McLemore, Harrison, Hathaway, Orr, Allen, Franks, and Szilagyi

No: 1 - Petersen

Absent: 1 - Lindsey

REZONINGS AND DEVELOPMENT PLANS

30. Consideration of Ordinance 2019-09: An Ordinance To Zone +/- 7 Acres General Office District (GO), Hillside/Hilltop Overlay, Goose Creek Character Area Overlay 4D, And Conventional Standards For The Property Located South Of Long Lane And East Of Williamson County Agricultural Center, (Refuge Center PUD). (04/25/19 FMPC 7-1)

Attachments: [MAP- REFUGECENTER.pdf](#)
[2019-09 ORD Refuge Center Rezoning Step2 ZoneOrdinance with map and survey.Law Approved 2](#)
[FullSet RefugeCenterDevPlan.pdf](#)
[MAP ENVISIONFRANKLIN.pdf](#)
[MAP BennettPropertyAnnexation.pdf](#)

Ms. Amy Diaz-Barriga, Current Planning Supervisor, stated that the requested zoning for this parcel is General Office (GO). A separate Resolution 2019-29 accompanies this zoning request for the corresponding Development Plan.

Staff looks to Envision Franklin for guidance. Envision Franklin places this area into two separate design concepts. The developable portions of the site are in Regional Commerce.

"The Regional Commerce design concept contains high-intensity activity centers that attract large numbers of people and employers from both within and outside the City. These areas include major employment and revenue generators that are valuable community resources.

Regional Commerce should transition in intensity and scale across this design concept. Higher-intensity uses should be located closer to the I-65 interchanges and major thoroughfares, with less-intensive uses transitioning to established residential areas."

The Regional Commerce Design Concept was applied to this area based on the City of Franklin's Capital Improvement Plan for roadway improvements. As part(s) of a future TIP project, Carothers Parkway and Peytonsville Road will be extended and Long Lane improved with a flyover over I-65. These future roadway improvements would be supportive of more intensive uses with appropriate transitions to the existing neighborhoods and residences in this area.

The other design concept for this property is Conservation. A portion of this site contains a protected hillside with slopes exceeding 14%. This area was designated on previous planning efforts conducted by the City of Franklin as worthy of preservation as part of the Hillside Protection Overlay (HHO).

Staff feels that zoning this property General Office (GO) with Hillside Overlay meets the goals of Envision Franklin to protect the hillside and provide a transition to existing neighborhoods. The associated Development Plan will also highlight these transitions.

Staff recommended a favorable recommendation to the Board of Mayor and Aldermen for the rezoning.

Chair Hathaway asked if there were any citizen comments. The following citizens spoke concerning Item 30.

1. *Joey Blakely - Opposed. Stated that there is a private covenant for the land. He stated that this is a residential area in the County.*
2. *Dwaine Allison - Opposed. Stated should preserve residential zoning for those who live there.*

The Applicant was represented by Greg Gamble, Gamble Design. Mr. Gamble stated they spent a lot of time discussing with the Planning Department staff what zoning would be appropriate. He stated that the General Office zoning has the greatest number of restraints and the fewest number of uses. For more control, the PUD zoning will limit the height to two stories and will establish greater setbacks. There will be tree preservation buffers and additional landscape buffers. They had a traffic study conducted. To address community concerns, The Refuge Center will be providing a turn lane. Also, Mr. Gamble stated that at this facility there will be no overnight stays or pharmaceutical sales. Mr. Gamble asked for the support of the Commission.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Orr, that Ordinance 2019-09 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion.

The motion carried by the following vote (7-1). Alderman Petersen voted against the motion.

Commissioner Harrison moved, seconded by Commissioner Orr, that Ordinance 2019-09 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 7 - McLemore, Harrison, Hathaway, Orr, Allen, Franks, and Szilagyi

No: 1 - Petersen

Absent: 1 - Lindsey

31. Consideration of Resolution 2019-29: A Resolution Approving A Development Plan For The Refuge Center For Counseling PUD Subdivision, For The Property Located South Of Long Lane And East Of Williamson County Agricultural Center; Establishing a Public Hearing for June 25, 2019. (04/25/19 FMPC 7-1)

Attachments: [MAP- REFUGECENTER.pdf](#)

[2019-29 RES Step Two \(2\) _PUD Development Plan for Refuge Center
PUD Subdivision _with exhibits.Law Approved 2.pdf](#)
[RefugeCenter _DevPlanConditions of Approval_ 01.pdf](#)

[ARCH _RefugeCenter.pdf](#)

[FullSet _RefugeCenterDevPlan.pdf](#)

[19-04-09 FMPC Public Notice Affidavit.pdf](#)

[\[3.1\] 3 Sewer Options Exhibit.pdf](#)

Ms. Amy Diaz-Barriga, Current Planning Supervisor, stated that Envision Franklin identifies two design concepts for the site. The key goals for this property are to transition in intensity and to protect the natural features.

The Development plan will regulate the building form, placement on site, and overall access to the site. The development plan and General Office zoning complies with Envision Franklin by:

- 1. Providing the least intensive commercial zoning on this site;*
- 2. Providing an office building with Residential Design features and scale;*
- 3. Clustering all development on the portions of the lot under the Regional Commerce design concept;*
- 4. Preserving the portion of the lot covered by the Conservation Design Concept; and*
- 5. Providing an additional landscape screen and compatible setbacks along Long Lane to mitigate the transition of uses from Single Family Residential to an office use on this site.*

Staff recommended a favorable recommendation to the Board of Mayor and Aldermen, with conditions.

Chair Hathaway asked if there were any citizen comments. The following citizens spoke:

- 1. Joey Blakely - Opposed. Stated he believed this was a miscalculation in Envision Franklin and needed to be re-evaluated.*
- 2. Scott Myers, 4322 Long Lane - Opposed. Stated they will fight this if approved. He stated Liberty Pike was a better location for the facility.*

The Applicant was represented by Greg Gamble, Gamble Design. Mr. Gamble referred to page four of the packet. He stated that they will provide dark sky lighting in the parking light which only illuminates the ground. Also, along Long Lane, they will provide a landscape evergreen buffer along the parking lot. Also, Mr. Gamble discussed the distance of the proposed building to the neighbors. He stated they had designed the Master Plan in concert with and compatibility to the residential form to the neighbors across the street. The Applicant stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Harrison, that Resolution 2019-29 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion.

The motion carried by the following vote (7-1). Alderman Petersen voted against the motion.

Commissioner McLemore moved, seconded by Commissioner Harrison, that Resolution 2019-29 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 7 - McLemore, Harrison, Hathaway, Orr, Allen, Franks, and Szilagyi

No: 1 - Petersen

Absent: 1 - Lindsey

32. *Consideration of Ordinance 2019-07: An Ordinance To Rezone 14.88 Acres From Specific Development-Variety (SD-X) District To Specific Development-Variety (SD-X 2.02 / 95,618) District For The Property Located At The Northeast Corner Of Murfreesboro Road And Chester Stephens Court, 300 Celebration Circle (Silver Grace PUD Subdivision, Fountains Of Franklin); Establishing a Public Hearing for June 11, 2019. (04/25/19 FMPC 8-0) First of Three Readings

Attachments: [MAP - Silver Grace PUD Subdivision - Rezoning and Dev Plan](#)
[2019-07 ORD - Silver Grace PUD Subdivision Rezoning with Map and Survey.Law Approved](#)
[SURVEY - 16-097\(11-30-16\)](#)

Mr. Christopher Andrews, Principal Planner, stated that the applicant is requesting a rezoning of 14.88 acres from Specific Development - Variety (SD-X) District to Specific Development - Variety (SD-X 2.02 / 95,618) District. The subject property is the Silver Grace PUD Subdivision, approved in 2009. The zoning is being updated to accurately reflect the assisted living facility as an institutional use rather than a residential use, an addition of assisted living space, and to establish a residential density. The total residential unit count remains the same, in that three single family lots are being re-assigned as cottage units.

The proposed additional square footage for the expansion of the assisted living facility is internal to the site and is supported as a use within Envision Franklin's Multifamily Residential design concept.

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

Chair Hathaway asked if there were any citizen comments. There were none.

The Applicant was represented by Gary Keckley, owner of the property. The Applicant stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Franks, that Ordinance 2019-07 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion.

The motion carried unanimously.

Commissioner Harrison moved, seconded by Commissioner Franks that Ordinance 2019-07 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Absent: 1 - Lindsey

33. Consideration of Resolution 2019-28: A Resolution Approving A Revised Development Plan For Silver Grace PUD Subdivision (Fountains Of Franklin) For The Property Located At The Northeast Corner Of Murfreesboro Road And Chester Stephens Court, 300 Celebration Circle; Establishing a Public Hearing for June 11, 2019. (04/25/19 FMPC 8-0)

Attachments: [MAP - Silver Grace PUD Subdivision - Rezoning and Dev Plan](#)
[2019-28 RES Silver Grace PUD Subdivision Development with Map and Survey Law Approved](#)
[COA-6949-Conditions of Approval 01](#)
[DEV PLAN - 20190404 - Silver Grace Development Plan](#)
[SURVEY - 16-097\(11-30-16\)](#)

Mr. Christopher Andrews, Principal Planner, stated that the applicant is requesting a revised development plan for the Silver Grace PUD Subdivision (Fountains of Franklin), 14.88 acres. The existing development plan was approved in 2009. The applicant is also requesting that the zoning of the property is being updated to accurately reflect the assisted living facility as an institutional use rather than a residential use, an addition of memory care square footage, and to establish a residential density.

The total residential unit count included in the revision remains the same, however, three single family lots that front Chester Stevens Court are being re-assigned as cottage units. The applicant is also proposing a memory care expansion to the main living facility. This expansion is internal to the site and is supported as a use within Envision Franklin's Multifamily Residential design concept.

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

Chair Hathaway asked if there were any citizen comments. There were none.

The Applicant was represented by Gary Keckley, owner of the property. The Applicant stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Orr, that Resolution 2019-28 be recommended to the Board of Mayor and Aldermen for approval, with conditions.

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion.

The motion carried unanimously.

Commissioner Harrison moved, seconded by Commissioner Orr, that Resolution 2019-28 be recommended to the Board of Mayor and Aldermen for approval, with conditions. The motion carried by the following vote:

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

Absent: 1 - Lindsey

34. *Consideration Of Ordinance 2019-05: An Ordinance To Rezone 4.82 Acres From Light Industrial (LI) District And Neighborhood Commercial (NC) To General Commercial (GC) District For The Property Located At The Northwest Quadrant Of Downs Boulevard And Columbia Ave, 1504, 1536, And 1540 Columbia Ave. ; Establishing a Public Hearing for June 11, 2019. (04/25/19 FMPC 8-0) First of Three Readings

Attachments: [MAP-DownsBlvd Rezone.pdf](#)

[ORD 2019-05 Downs and Columbia GC Zone_with map and survey.Law Approved.pdf](#)
[2019-0213_2995606_Bounday_Survey_Sealed.pdf](#)
[COF6913 public notice affidavit 040119.pdf](#)

Ms. Amy Diaz-Barriga, Current Planning Supervisor, stated that this property is located at the northwest corner of the intersection of Downs Blvd and Columbia Ave. The current zoning for these parcels is General Commercial (GC), Light Industrial (LI), and Neighborhood Commercial (NC). The requested zoning for these parcels is to combine all of those into General Commercial (GC).

GC and its associated uses are supported by the Design Concept for this area, which is Neighborhood Mixed Use.

Staff recommended a favorable recommendation to the Board of Mayor and Aldermen for this rezoning.

Chair Hathaway asked if there were any citizen comments. There were none.

The Applicant was represented by Mark Spalding, Gresham Smith. The Applicant stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Allen, that Ordinance 2019-05 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion.

The motion carried unanimously.

Commissioner Harrison moved, seconded by Commissioner Allen, that Ordinance 2019-05 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Absent: 1 - Lindsey

35. *Consideration Of Ordinance 2019-08: An Ordinance To Rezone 0.58 Acres From Civic-Institutional (CI) District To General Commercial (GC) District For The Property Located At 420 Bridge Street; Establishing a Public Hearing for June 11, 2019. (04/25/19 FMPC 8-0) First of Three Readings

Attachments: [MAP 420 Bridge St Rezoning](#)
[2019-08 ORD_ 420 Bridge Street Rezoning_with map and survey.Law](#)
[Approved](#)
[420 Bridge Street Survey](#)

Mr. Joseph Bryan, Planner, stated that the applicant is requesting to rezone the property at 420 Bridge Street from Civic Institutional (CI) to General Commercial (GC). The Fifth Avenue North Design Concept, as outlined in the Envision Franklin Land Use Plan, supports the proposed zoning as GC would allow for local commercial uses, professional and transitional offices to "extend the vibrant downtown core" to this established corridor. The adjacent property on the corner of Bridge Street and 5th Avenue North is already zoned GC. No corresponding site plan or development plan for the property has been submitted at this time.

As a project consideration, the applicant needs to submit a plan with the assistance of a design professional to change the existing occupancy type to the intended use. There may be work to bring the building into compliance for existing or new uses.

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

Chair Hathaway asked if there were any citizen comments. There were none.

The Applicant was represented by Dr. Arthur Constantine. The Applicant stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Allen, that Ordinance 2019-08 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion.

The motion carried unanimously.

Commissioner McLemore moved, seconded by Commissioner Allen, that Ordinance 2019-08 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Absent: 1 - Lindsey

36. *Consideration of Ordinance 2019-10: An Ordinance To Rezone 22.04 Acres From General Commercial (GC) District To Specific Development Variety (SD-X 21.8/1.375.000/700) District And Rezone 5.15 Acres From General Commercial (GC) District To Civic Institutional (CI) District For The Properties Located South Of McEwen Drive And West Of Carothers Parkway (Aureum PUD Subdivision); Establishing a Public Hearing for June 11, 2019. (04/25/19 FMPC 8-0) First of Three Readings

Attachments: [MAP Aureum RES 2019-31 and ORD 2019-10.pdf](#)
[ORD 2019-10 AUREUM rezoning_with Map and Survey.Law Approved 2019.04.04 Aureum ReZoning.pdf](#)

Ms. Amy Diaz-Barriga, Current Planning Supervisor, stated that this property is currently two tracts totaling 27.19 acres. The Specific Development Variety (SD-X 21.8/1,375,000/700) parcel is 22.04. The smaller 5.15 acre parcel is intended to be used as part of the PUD development plan requirement for parkland dedication and tree canopy preservation and zoned Civic-Institutional (CI).

For the portion of the development zoned SD-X, Envision Franklin recommends a Regional Commerce design concept.

The proposed mix of uses (Attached Residential, Office, and Hotel) as outlined in the Aureum PUD Development Plan (Resolution 2019-31) meet the intent of the Regional Commerce Design Concept by providing activated streetscapes and comprehensive site planning.

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

Chair Hathaway asked if there were any citizen comments. There were none.

The Applicant was represented by Alan Thompson, Ragan Smith. The Applicant stated he was in agreement with the conditions and was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Orr, that Ordinance 2019-10 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion.

The motion carried unanimously.

Commissioner Harrison moved, seconded by Commissioner Orr, that Ordinance 2019-10 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Absent: 1 - Lindsey

37. Consideration of Resolution 2019-31: A Resolution Approving A Development Plan For Aureum PUD Subdivision, With Two (2) Modification Of Standards Requests (1-Roof Forms, 2-Retaining Wall Materials), For The Property Located South Of East McEwen Drive And West Of Carothers Parkway; Establishing a Public Hearing for June 11, 2019. (04/25/19 FMPC 8-0)

Attachments: [MAP Aureum RES 2019-31 and ORD 2019-10.pdf](#)
[RES 2019-31 AUREUM DevPlan_with exhibits.Law Approved 2](#)
[6910 Aureum DP conditions of approval revised 4.22.2019](#)
[FULLSET_AureumDevPlan.pdf](#)
[Layout_Aureum.pdf](#)
[ARCH_AureumDevPlan.pdf](#)
[AUREUM - PUBLIC NOTICE AFFIDAVIT - Signed.pdf](#)
[Updated Sheet C2.2](#)

Ms. Amy Diaz-Barriga, Current Planning Supervisor, stated that Envision Franklin recommends a Regional Commerce Design Concept for this parcel. The intent of the Regional Commerce design concept is to contain high-intensity activity centers that attract large numbers of people and employers from both within and outside the City. These areas include major employment and revenue generators that are valuable community resources.

The intended building layout maximizes the building frontage on the internal road in a manner like what was designed for Ovation PUD Subdivision immediately to the east (across Carothers Parkway) and Apex Village PUD Subdivision to the northeast of this site. The uses, which include attached residential, office, and hotel, help to further an integrated mixed-use node from I-65 to Carothers along East McEwen Drive. The design intent of this development complements the existing and planned built environment for this area.

This development plan is intended to transition in building height, massing, and intensity of uses from the north (East McEwen Drive) to the South (Hillside Overlay-HHO) and from East (Carothers Parkway) to West (Tower Circle). The development uses a series of shielded parking, pedestrian plazas/open spaces, and building heights to emphasize the changes in grade of this site.

A total of 480 attached residential dwelling units are proposed with this development. These units are dispersed into 4 separate buildings, clustered at the southwest quadrant of the site (Tower Circle/Ovation Parkway/Edward Curd Lane). The intent of Envision Franklin is met with the conceptual massing elevations and overall site layout as presented with the Development Plan. Massing elevations are included with the development plan. Exact building elevations will be approved at the site plan level but are expected to meet this section of Envision Franklin.

MOS 1 is for Roof Form. The City of Franklin Zoning Ordinance 5.3.5(e)(i) specifies: Attached residential structures shall incorporate roof pitches between 3:12 and 12:12. The applicant has requested all residential structures have flat roofs to achieve an urban form consistent with the building heights proposed in this development (up to 12 stories).

Staff finds flat roofs are appropriate in the context of this development and adjacent developments.

Staff Recommended Approval of Modification of Standards #1.

MOS 2 is for Retaining Wall Materials. The Applicant has requested that MOS 2 be withdrawn. She stated that there would not be a vote on MOS 2.

Mr. Jimmy Wiseman, Assistant Director of Engineering, stated that Section 2.1.3(2)(g) of the Transportation and Technical Street Standards, and Section 5.10.3(5)(d)(ii) of the Zoning Ordinance both require that lanes used for turning movements within intersections shall maintain a minimum Level of Service D. With the continued development and redevelopment of the Cool Springs area and an above average growth factor, we will see impacts on our traffic network. The already approved background traffic and proposed added density on this property will result in a failed level of service of the McEwen Drive and I-65 Interchange and the McEwen Drive and Carothers Parkway intersection during the AM and PM peak hour. These intersections were modeled to include the future build-out of the integrated growth plan improvements and still result in a failed level of service.

The developer is still required to make substantial improvements to the network that will aid in reducing future delay. These improvements are highlighted in their development plan submittal. Additionally, the Engineering Staff will be bringing forth a proposal to the Board of Mayor and Aldermen for a detailed traffic modeling study for the Cool Springs area. The goal of the study is to provide an updated outlook of the traffic in the area as well as solutions for traffic operations and safety.

Staff recommended a favorable recommendation to the Board of Mayor and Aldermen, with conditions.

Chair Hathaway asked if there were any citizen comments. There were none.

The Applicant was represented by Alan Thompson, Ragan Smith. The Applicant stated he agreed with staff comments and was there to answer any questions.

Chair Hathaway asked for a motion for the main motion.

Commissioner Harrison moved, seconded by Commissioner Orr, that Resolution 2019-31 be recommended to the Board of Mayor and Aldermen for approval, with conditions.

Chair Hathaway asked for a motion for MOS 1.

Commissioner Allen moved, seconded by Commissioner Orr, to approve Modifications of Standards 1.

Chair Hathaway asked for any discussion on the motion to approve MOS 1.

There being none, Chair Hathaway asked for a vote on the motion to approve MOS 1.

The motion to approve MOS 1 carried unanimously.

Chair Hathaway asked for any discussion on the main motion, as amended.

There being none, Chair Hathaway asked for a vote on the main motion, as amended.

The motion to approve the main motion, as amended, carried unanimously.

Commissioner Harrison moved, seconded by Commissioner Orr, that Resolution 2019-31 be recommended, with conditions, to the Board of Mayor and Aldermen for approval. Commissioner Allen moved, seconded by Commissioner Orr, to approve Modifications of Standards 1. The motion to approve MOS 1 carried by the following vote (8-0). The main motion, as amended, carried by the following vote:

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

Absent: 1 - Lindsey

- 38.** Consideration Of Resolution 2019-37: A Resolution Approving A Revised Development Plan For Carothers Crossing West PUD Subdivision With 1 Modification Of Development Standards (Tree Canopy), For The Property Located North Of Liberty Pike And West Of Carothers Parkway.

Attachments: [MAP.pdf](#)

[RES 2019-37 Carothers Crossing West_with exhibits.Law](#)

[Approved.pdf](#)

[CCW_Conditions of Approval_01.pdf](#)

[Development Plan Revision 1 Resubmittal](#)

Ms. Emily Hunter, Director of Planning and Sustainability, stated that the Applicant had requested to defer this item until the next FMPC meeting on May 23, 2019. She requested that the motion to defer this item be added to the Consent Agenda.

Commissioner Allen moved, seconded by Commissioner Harrison, to add Item 38 to the Consent Agenda to defer the item to the next FMPC meeting on May 23, 2019. The motion carried unanimously.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

- 39.** Berry Farms Town Center PUD Subdivision, Final Plat, Section 11, Subdividing Three Commercial Lots To Support Future Commercial Development, On 38.62 Acres, Located South of Rural Plains Circle and East of Captain Freeman Parkway Within The Berry Farms Development. (CONSENT AGENDA)

Attachments: [BFTC_Sec11Conditions of Approval_01.pdf](#)

[Berry Farms - Section 11_Final Plat](#)

[MAP BFTC Section 11 FP](#)

This Planning Item was approved.

40. Highlands at Ladd Park PUD Subdivision, Final Plat, Section 38, Creating 50 Single Family Residential Lots And Two Open Space Lots On 25.25 Acres, Located At Long Lane And Tripp Crescent Drive. (CONSENT AGENDA)

Attachments: [MAP - 6946 - Highlands at Ladd Park PUD Subdivision, Final Plat, Section 38](#)
[COA-6946-Conditions of Approval 01](#)
[PLAT - 6946 - Highlands at Ladd Park PUD Subdivision, Final Plat, Section 38](#)

This Planning Item was approved.

41. Rizer Point PUD Subdivision, Final Plat, Section 6, Creating 8 Single Family Lots On 1.36 Acres Located North And East Of Viola Lane. (CONSENT AGENDA)

Attachments: [MAP - 6902 - Rizer Point PUD Subdivision, Final Plat, Section 6](#)
[PLAT - 6902 - Rizer Point PUD Subdivision, Final Plat, Section 6](#)

This Planning Item was approved.

42. Ronald Ligon Properties Subdivision, Final Plat, Creating 2 Single-Family Lots, On 0.23 Acres Located At 209 2nd Avenue South And 119 Church Street. (CONSENT AGENDA)

Attachments: [6952 MAP - Ronald Ligon Properties FP](#)
[6952 RONALD LIGON SUBDIVISION FP Survey](#)

This Planning Item was approved.

43. Westhaven PUD Subdivision, Final Plat, Section 25, Revision 4, Revising Plat Notes On A Plat Which Previously Created 20 Townhouse Lots, Three Lots Dedicated To Utilities, Drainage, And Access, And One Open-Space Lot, On 15.59 Acres, Located North Of Front Street And East Of Westhaven Boulevard. (CONSENT AGENDA)

Attachments: [MAP - 6955 - Westhaven PUD Subdivision, Final Plat, Section 25, Revision 4](#)
[COA-6955-Conditions of Approval 01](#)
[PLAT - 6955 - Westhaven PUD Subdivision, Final Plat, Section 25, Revision 4 \(Lakeside Condos\)](#)

This Planning Item was approved.

FMPC BYLAWS AMENDMENTS

44. Consideration Of Resolution 2019-26: A Resolution Approving An Amendment To The Franklin Municipal Planning Commission Bylaws, regarding the months during which performance and maintenance agreements and sureties for landscaping shall be released, reduced, or extended.

Attachments: [Res 2019-26 AMENDMENT TO THE FRANKLIN MUNICIPAL PLANNING BYLAWS.Law Approved](#)

Ms. Emily Hunter, Director of Planning and Sustainability, stated that this bylaw amendment adds September to allow to release landscape sureties, while removing the month of November. In March 2018, the FMPC Bylaws were amended to reduce the number of meetings in a year from twelve to eleven. The goal of this change was to avoid scheduling conflicts with multiple holidays at the end of the year.

Staff recommended approval.

Chair Hathaway asked if there were any citizen comments. There were none.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Allen, that Resolution 2019-26 be approved.

Chair Hathaway asked for any discussion on the motion.

There being none, Chair Hathaway asked for a vote on the motion.

The motion carried unanimously.

Commissioner Harrison moved, seconded by Commissioner Allen, that Resolution 2019-26 be approved. The motion carried by the following vote:

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

Absent: 1 - Lindsey

NON-AGENDA ITEMS

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

ANY OTHER BUSINESS

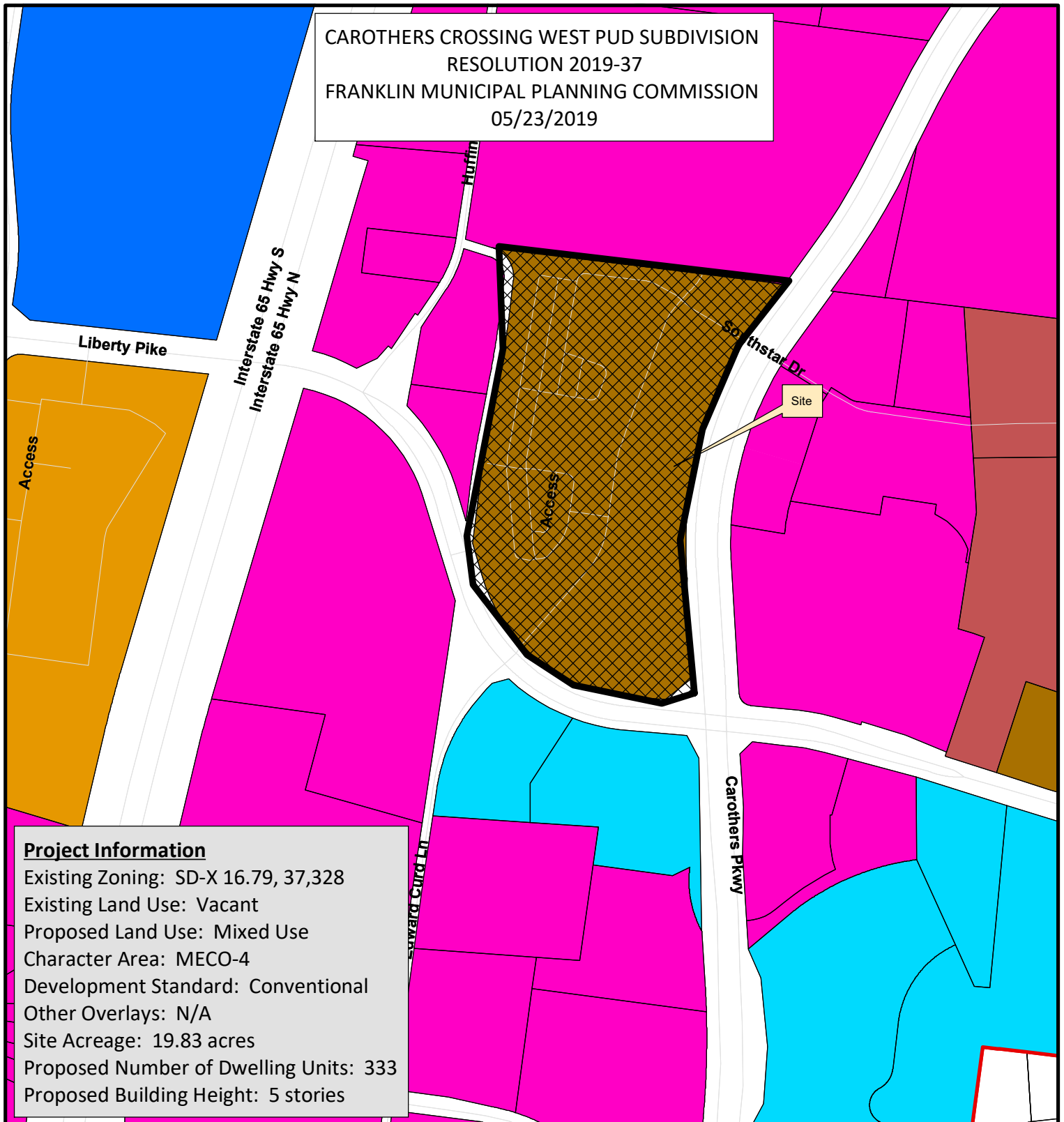
Chair Hathaway asked if there was any further business. There was none.

ADJOURN

There being no further business, the meeting adjourned at 9:04 p.m.

Chair, Mike Hathaway

CAROTHERS CROSSING WEST PUD SUBDIVISION
 RESOLUTION 2019-37
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 05/23/2019



Project Information

Existing Zoning: SD-X 16.79, 37,328
 Existing Land Use: Vacant
 Proposed Land Use: Mixed Use
 Character Area: MECO-4
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 19.83 acres
 Proposed Number of Dwelling Units: 333
 Proposed Building Height: 5 stories

- | | |
|--|---------------------------------------|
| Carothers Crossing West | 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 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



0 250 500 1,000
 Feet

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

Open Issues: 4 These issues are currently being filtered

Engineering - PUD Plan Checklist

General Issues

5. Retaining Walls

joe.marlo@franklintn.gov Comment to remain open as a reminder to COF Staff, **but does not hinder approval of the Development Plan.**

The Zoning Ordinance requires evergreen shrubs or evergreen trees be planted at the base of retaining walls to soften their appearance. Detailed drawings at the Site Plan stage will be requested to demonstrate that a 5-foot minimum planting area at the base of walls can be accommodated with the future widening of Carothers Parkway.

Applicant to be made aware that the 5-foot minimum planting area is to be wholly on CCW property (i.e. outside of Dedicated Public ROW), which does not appear to be reflected on the submitted development plan.

11. F. Development Plan

lance.fittro@franklintn.gov In the event that this development plan revision is approved by the BOMA, the applicant shall submit a revised site plan for the development of Section 1, Lot 1 (COF project #6912) to incorporate the changes detailed in this development plan revision and set revised landscape sureties for the reforestation areas proposed. This shall be submitted as a full Site Plan Revision, and is not eligible as a change to be made with a One Stop submittal of the site plan. All sureties associated with the proposed reforestation areas shall be posted prior to the issuance of the first building permit.

Planning

General Issues

6. Modification of Standards

josh.king@franklintn.gov Staff is not recommending this MOS.

Preservation/HZC

General Issues

2. Historic Preservation Buffer Alteration

josh.king@franklintn.gov Applicant shall abide by the approved language from the HZC.

CAROTHERS CROSSING WEST DEVELOPMENT PLAN, REVISION 1

TAX MAP 079, PARCEL 04003
COF# 6939

DEVELOPER

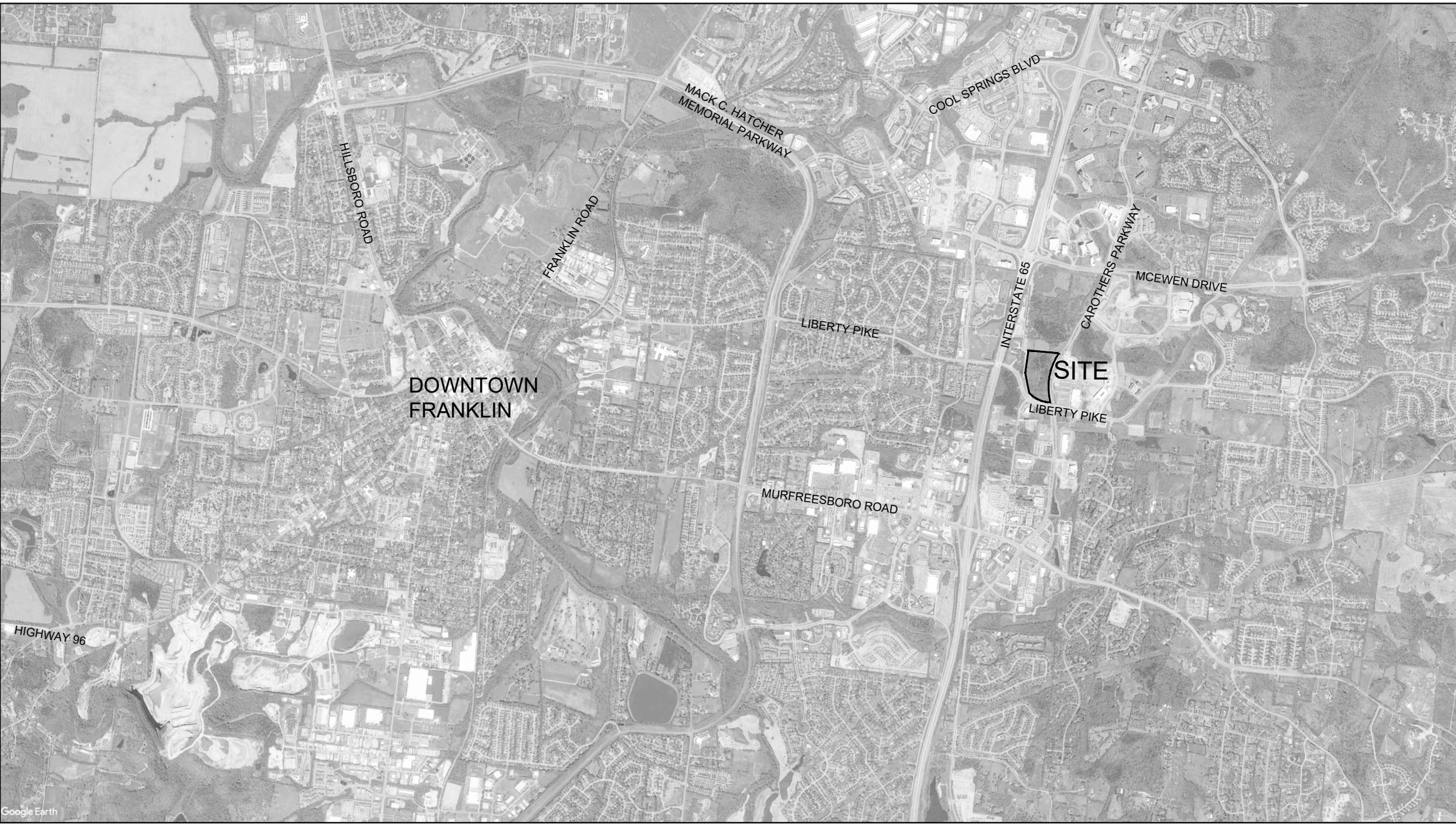
EMBREY
1020 NE LOOP 410, SUITE 700
SAN ANTONIO, TX 78209
CONTACT:BRAD KNOLLE
EMAIL: bknolle@embreydc.com

APPLICANT/ LANDSCAPE ARCHITECT

GAMBLE DESIGN COLLABORATIVE, LLC
324 LIBERTY PIKE, SUITE 145
FRANKLIN, TN 37064
CONTACT: GREG GAMBLE, RLA
EMAIL: greg@gdc-tn.com
PHONE: 615.975.5765

CIVIL ENGINEER

KIMLEY-HORN & ASSOCIATES, INC
214 OCEANSIDE DRIVE
NASHVILLE, TN 37024
CONTACT:MARY MCGOWEN
EMAIL: mary.mcgowan@kimley-horn.com
PHONE: 615.564.2701



VICINITY MAP



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

SHEET INDEX

C 0.0	COVER SHEET
C 1.1	ENLARGED EXISTING CONDITIONS
C 2.0	DEVELOPMENT PLAN
C 2.1	SITE CROSS SECTIONS
C 2.2	BUFFER COMPARISON PLAN
C 2.3	BUFFER PLANTING PLAN
C 3.0	ENLARGED GRADING AND DRAINAGE PLAN
C 4.1	ENLARGED ROW AND ACCESS PLAN
C 4.2	ENLARGED ROW AND ACCESS PLAN
C 5.0	ENLARGED UTILITY PLAN
A 1.0	TYPICAL ARCHITECTURE

MODIFICATION OF STANDARDS

The applicant requests a Modification of Standards to the Tree Protection Requirement with this Development Plan Revision 1. This request is based upon several discoveries since the previous approval of the Development Plan.

- First, The master plan for the property to the north, Huffines Property PUD, is proposing a 10 foot retaining wall along the southern property line. This southern property line is currently a tree save area for Carothers Crossing West. Carothers Crossing West also has a proposed retaining wall along this boundary. The resulting design would require retaining walls on both sides of the tree save area, leaving the trees at an elevation approximately 10 feet below the finished grades. The applicant is requesting to remove these trees, grade the area, and establish a new tree line at the finished grade elevation.
- On the previous master plan, the applicant proposed tree preservation near the corner of Liberty Pike and Carothers Parkway. These areas have been flagged in the field by a surveyor. The areas flagged were previously mined for sulfur and consist of mounds of spoils in very irregular topography. The predominant tree species within this area is American Cedar. There are a few hackberry specimen trees that are clustered together amongst the mounds. The applicant proposes to remove these trees, re-grade the property, and replant with hardy Tennessee native hardwoods.
- The applicant is requesting a modification of the tree preservation requirement of section 5.2.4 (3). This ordinance requires the preservation of 15% of the existing tree canopy
 - Total Site Area: 19.83 AC (863,622 SF)
 - Existing Tree Canopy: 15.77 AC (686,811 SF)
 - Required Tree Preservation: 2.37 AC (103,655 SF) (15%)

Requested M.O.S. for tree preservation:

- Preserved Tree Canopy:
- Reforested Tree Canopy:
- Reforested areas to be planted at the rate of twice the requirement of section 5.2.4 (7); (160) 2" caliper trees per acre in lieu of providing 15% tree canopy preservation

Total Area Provided: 1.64 AC (71,436 SF) (10%)

A tree canopy replacement plan is provided on sheet C2.3 to establish new tree canopy areas within the Development Plan.



INITIAL SUBMITTAL:
MARCH 11, 2019

Revisions

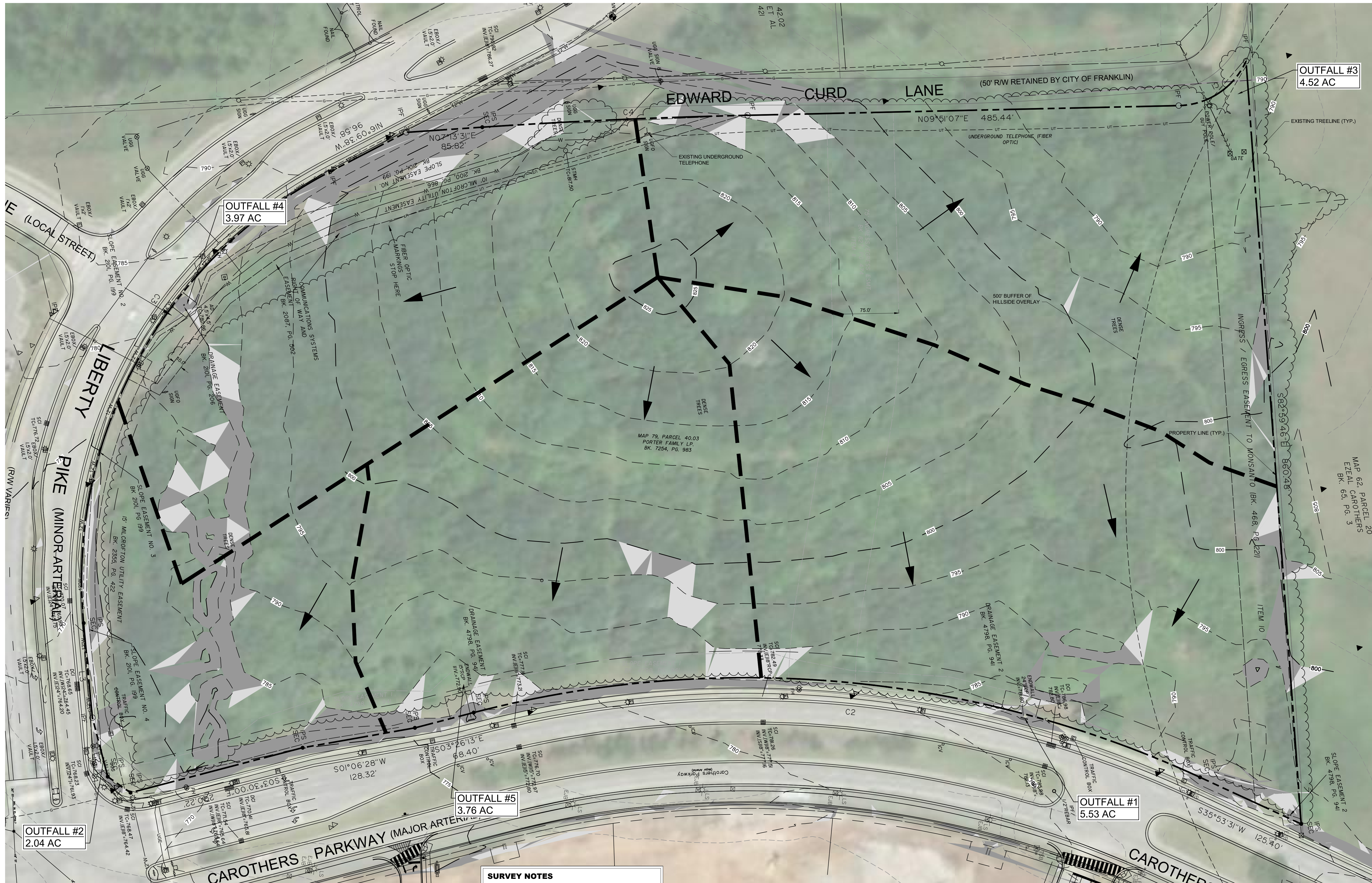
- April 4, 2019
-



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greggamble209@gmail.com

CAROTHERS CROSSING WEST
DEVELOPMENT PLAN - REVISION I
EMBRY
Franklin, Williamson County, Tennessee

Revision Date	
△	
△	
△	
△	

ENLARGED EXISTING
CONDITIONSSHEET
CI.1
COF # 6939

SURVEY NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY SITE ENGINEERING CONSULTANTS, INC., DATED DECEMBER 15, 2014. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. THIS PROJECT IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 47187C, PANEL NO. 212F, DATED SEPTEMBER 29, 2006, ZONE "X".

SITE LEGEND

— W —	EXISTING WATER LINE
--- UG ---	EXISTING UNDERGROUND ELECTRIC
--- G ---	EXISTING GAS MAIN
--- E ---	EXISTING ELECTRIC LINE
--- UT ---	EXISTING UNDERGROUND TELEPHONE/FIBER OPTIC
⊙ FH	EXISTING FIRE HYDRANT
⊙	EXISTING LIGHT POLE

STORMWATER NARRATIVE

STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS HEAVILY WOODED GENTLY SLOPING HILLSIDE THROUGHOUT THE PROPERTY. DEPENDING ON WHERE RAINWATER FALLS, IT TRAVELS VIA SHEET FLOW AND SHALLOW CHANNEL FLOW IN ONE OF THREE DIRECTIONS, NOTED ABOVE WITH OUTFALL LABELS. OUTFALL #1 IS AN EXISTING ENDWALL ALONG CAROTHERS PARKWAY. OUTFALL #2 IS AN EXISTING ENDWALL ALONG LIBERTY PIKE. OUTFALL #3 IS UNKNOWN WOODED AREAS.

OUTFALLS #1 AND #2 WILL BE UTILIZED IN THE DEVELOPMENT OF THIS SITE.

EXISTING TREE CANOPY NOTE

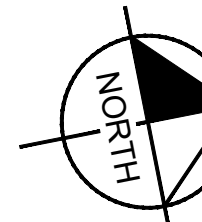
SITE CONTAINS DENSE TREE COVERAGE. THE EXISTING TREE CANOPY AREA IS ±15.77 AC, AND COVERS APPROXIMATELY 80 PERCENT OF THE SITE.

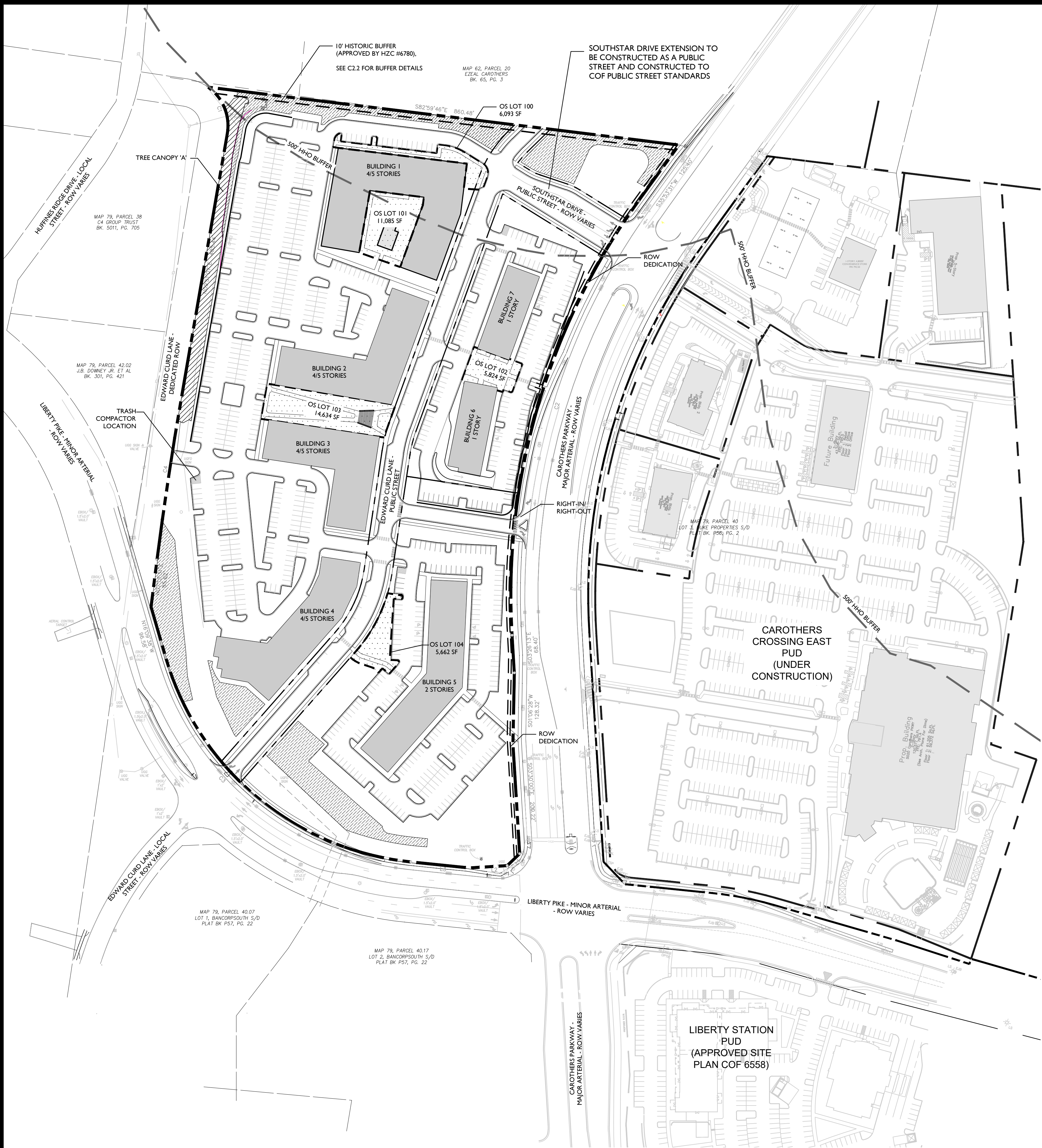
SITE DATA TABLE

EXISTING ZONING:	GENERAL COMMERCIAL DISTRICT
CHARACTER OVERLAY:	MECO-4
OTHER APPLICABLE OVERLAYS:	HMO BUFFER
DEVELOPMENT STANDARD:	CONVENTIONAL/TRADITIONAL
TOTAL SITE AREA:	19.83 ACRES

SLOPE LEGEND

EXISTING SLOPES	SHADE
14-19.99%	
20%+	

GRAPHIC SCALE IN FEET
0 25 50 100



BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:
SEC, INC.
THOMAS ROSENTHAL
850 MIDDLE TENNESSEE BLVD
MURFREESBORO, TN 37129

KEY



FORMAL OPEN SPACE

TREE CANOPY RETENTION

OVERALL SITE AREA = 863,622 SF (19.83 AC)

TREE AREA	EXISTING	PRESERVED
A	686,811 SF	13,593 SF
TOTAL SF	686,811 SF	13,593 SF
TOTAL ACRES	15.77 AC	0.31 AC

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	15.77 AC (80% OF SITE)
REQUIRED CANOPY PRESERVATION:	15%
15% X 15.77 AC TOTAL CANOPY:	103,237 SF, 2.37 AC
PROVIDED CANOPY PRESERVATION:	13,593 SF, 0.31 AC (13% OF REQUIRED)

MODIFICATION OF STANDARDS

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Total Area Provided:	1.64 AC (71,436 SF) (10%)
----------------------	---------------------------

A tree canopy replacement plan is provided on sheet C2.3 to establish new tree canopy areas within the Development Plan.

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 3%
REQUIRED: 5% x 19.83 AC = 0.99 AC (43,181 SF)
NOTE: 100% OF OPEN SPACE IS FORMAL
PROVIDED: 1.00 AC (43,298 SF)

LOT	CLASSIFICATION	TYPE	AREA (SF)
100	FORMAL	PLAZA	6,093
101	FORMAL	ENTRY	11,085
102	FORMAL	DINING	5,824
103	FORMAL	PLAZA	14,634
104	FORMAL	PEDESTRIAN TRAIL	5,662

PARKING

BUILDING	UNIT	REQUIRED PARKING PER COF	
		RATIO	TOTAL
APARTMENTS	1 BEDROOM	209 / UNIT	1.5 / UNIT
	2 BEDROOM	121 / UNIT	2.5 / UNIT
RESTAURANT	4,800 SF	10 / 1,000 SF	48
	3,900 SF	1 / EMPLOYEE	7
BANK	34,565 SF	5 / 1,000 SF	20
RETAIL	24,065 SF	3.33 / 1,000 SF	116
OFFICE		4 / 1,000 SF	97
TOTAL REQUIRED PER COF			904
TOTAL REQUIRED PER SHARED PARKING STUDY			803
TOTAL PROVIDED			857

SHARED PARKING ANALYSIS

#1 City of Franklin Rates (with 10% internal capture reduction) | 803 parking spaces

PROVIDED PARKING

AREA	PARKING PROVIDED
SURFACE: RETAIL / OFFICE / RESIDENTIAL	804
GARAGE	53
TOTAL:	857

BUILDING DATA

BUILDING	# OF STORIES	SF
1	4/5	151,994
2	4/5	106,002
3	4/5	91,861
4	4/5	108,727
5	2	48,128
6	1	9,600
7	1	9,600
TOTAL:		525,912

SITE DATA CHART

PROJECT NAME:	CAROTHERS CROSSING WEST, REVISION 1 6939
PROJECT #:	079---04003
SUBDIVISION:	LIBERTY PIKE
LOT NUMBER:	FRANKLIN
ADDRESS:	WILLIAMSON
CITY:	TENNESSEE
COUNTY:	9
STATE:	
CIVIL DISTRICT:	
EXISTING ZONING:	GC
PROPOSED ZONING:	SD-X (16.64/67.330)
EXISTING CHARACTER AREA:	MECO-4
OTHER APPLICABLE OVERLAYS:	HHO BUFFER
APPLICABLE DEVELOPMENT STANDARD:	EITHER
ACREAGE OF SITE:	19.83 AC
SQUARE FOOTAGE OF SITE:	863,622 SF
MINIMUM SETBACKS:	
CAROTHERS PARKWAY:	50'
EDWARD CURD LANE:	5'
LIBERTY PIKE:	
FRONT YARD:	50'
SIDE YARD:	5'
REAR YARD:	30'

OWNER:	PORTER FAMILY LP
ADDRESS:	P.O. BOX 259 MARTIN, TN 38237
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145 (615) 975-5765 greg.gamble@gdc-tn.com GREG GAMBLE
PHONE:	
EMAIL:	
CONTACT:	

BUILDING SQUARE FOOTAGE:	7 BUILDINGS - 525,912 SF TOTAL
BUILDING HEIGHT:	1 - 5 STORIES
REQUIRED LSR:	2
PROVIDED LSR:	33
MINIMUM PARKING REQUIREMENT:	803 (UTILIZING SHARED PARKING)
MAXIMUM PARKING LIMIT:	909
EXISTING PARKING:	N/A
PROVIDED PARKING:	847
RESIDENTIAL DENSITY:	16.64 D.U.A.
EXISTING TREE CANOPY:	686,811 SF (15.77 AC)
PARKLAND:	330 UNITS x \$4,304 = \$1,420,320
OPEN SPACE:	
REQUIRED 5% (ALL FORMAL):	0.99 AC (43,181 SF)
PROVIDED (ALL FORMAL):	0.99 AC (43,217 SF)

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY MALLORY VALLEY UTILITIES. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.
330 UNITS x 350 GPD = 115,550 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

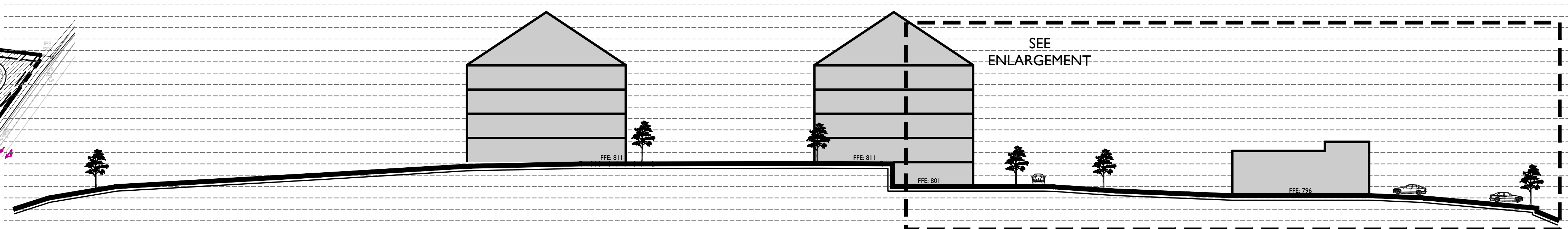
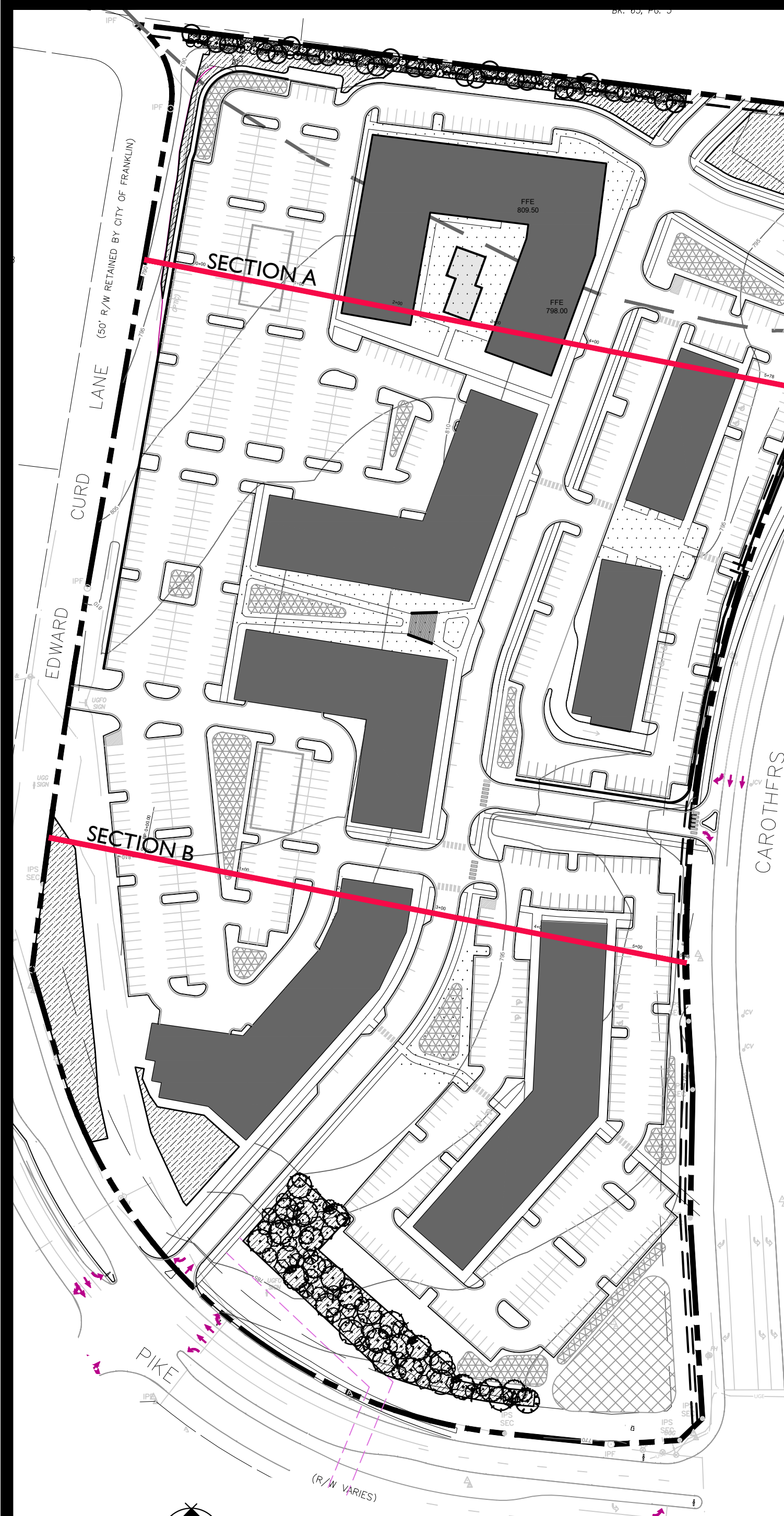
POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: MI (2.1 MI) FRANKLIN POLICE DEPARTMENT
NEAREST FIRE STATION: 2.2 MI (FRANKLIN FIRE DEPARTMENT STATION 6)
NEAREST RECREATIONAL FACILITY: 1.4 MI (LIBERTY PARK)

PROJECTED STUDENT POPULATION
330 x 0.64 = 212 STUDENTS

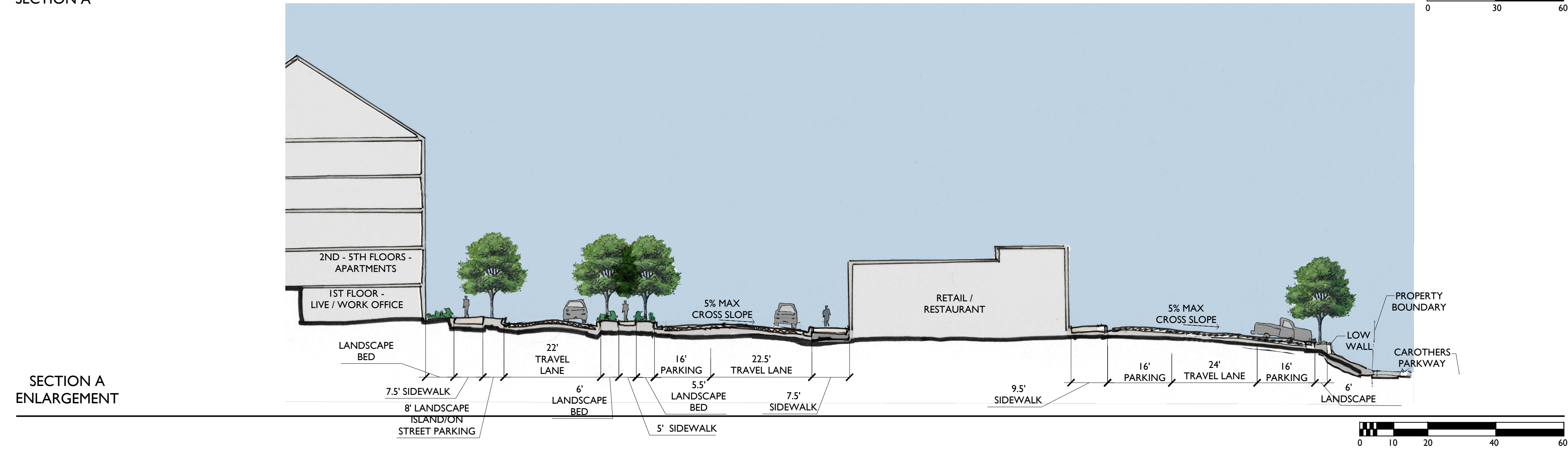
REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION



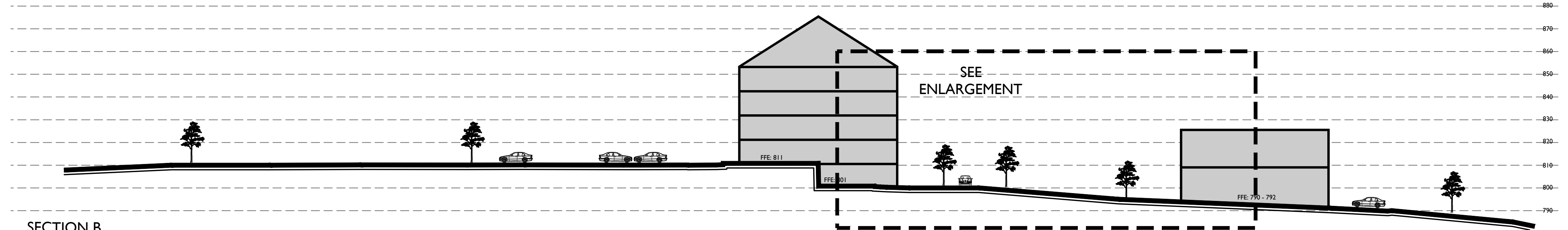
Revision Date	
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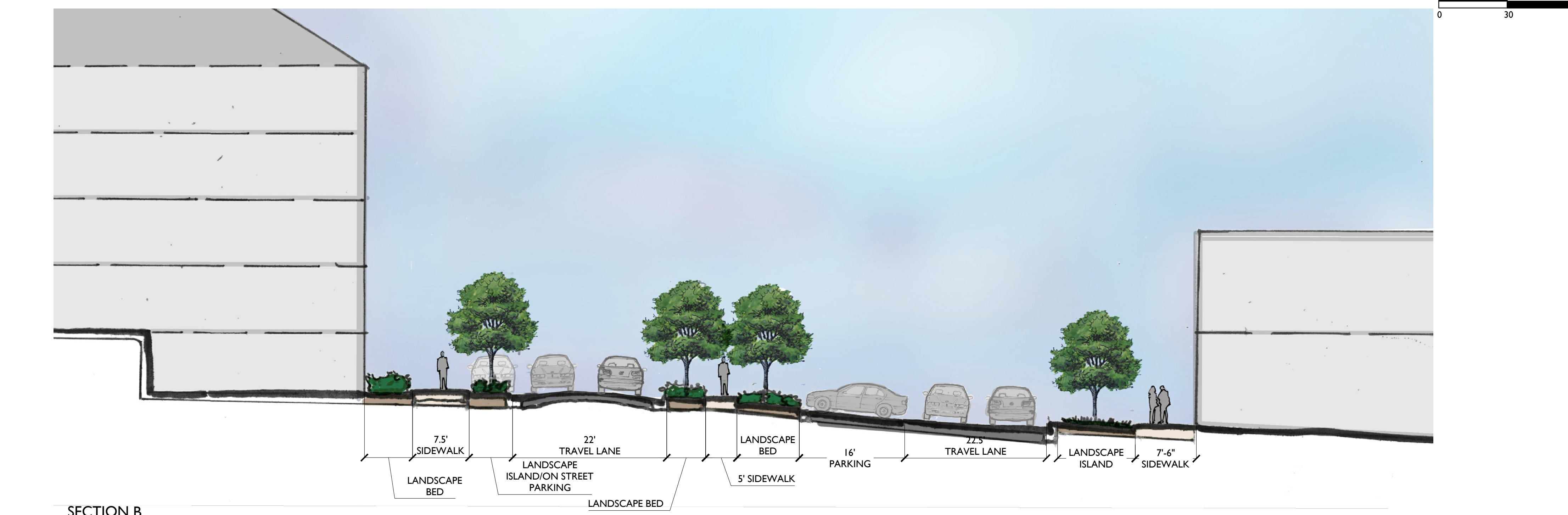
SECTION A



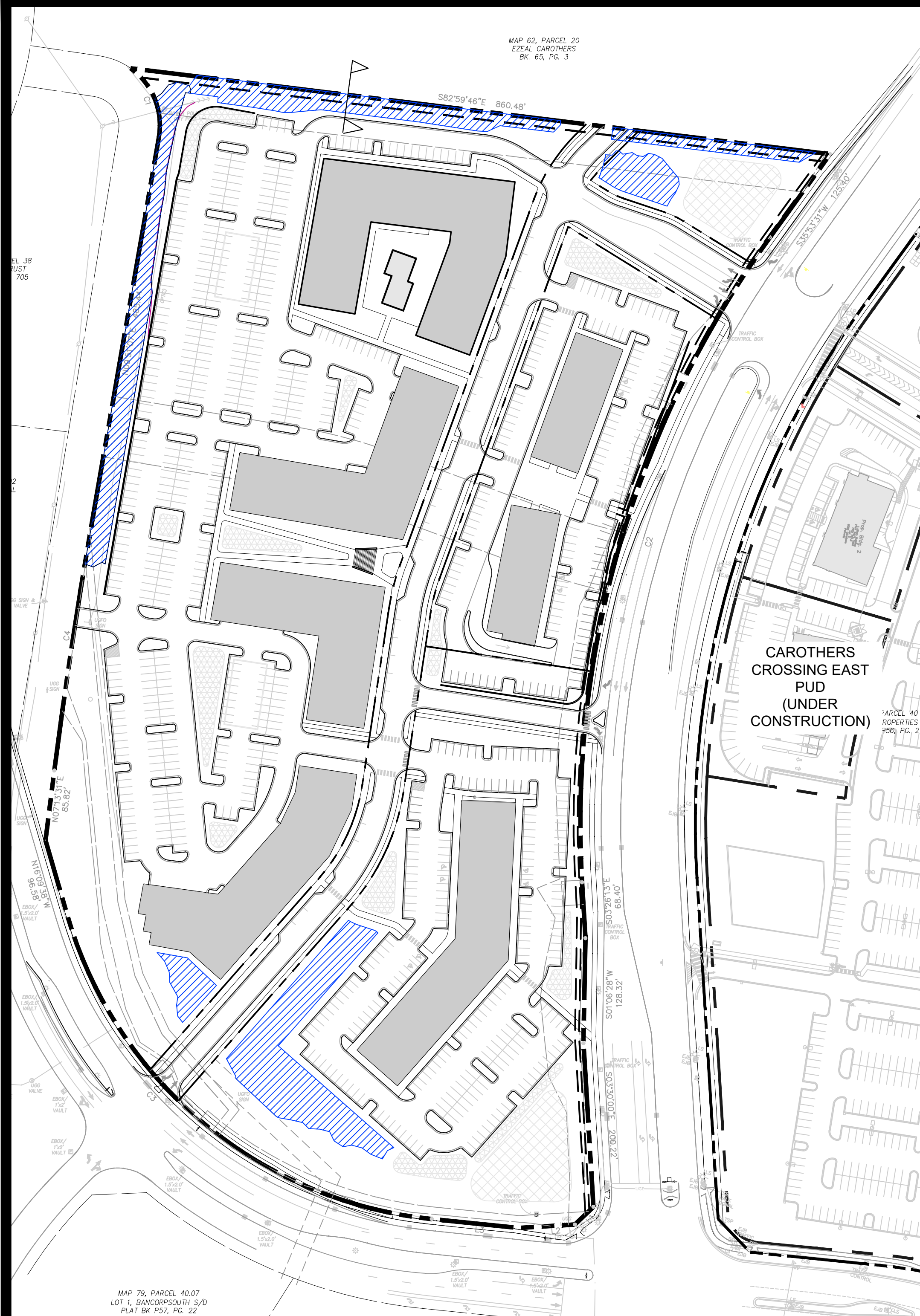
SECTION A ENLARGEMENT



SECTION B



SECTION B ENLARGEMENT



PREVIOUSLY APPROVED DEVELOPMENT PLAN



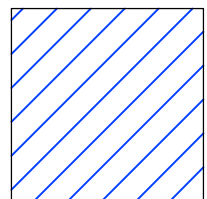
DEVELOPMENT PLAN REVISION 1

SITE DATA CHART

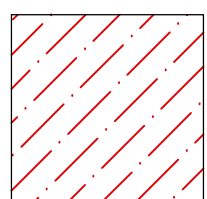
PROJECT NAME:	CAROTHERS CROSSING WEST, REVISION 1 6939
PROJECT #:	079--04003
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LOT NUMBER:	FRANKLIN
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CITY:	TENNESSEE
COUNTY:	9
STATE:	
CIVIL DISTRICT:	
EXISTING ZONING:	GC
PROPOSED ZONING:	SD-X (16.64/67,330)
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APPLICABLE DEVELOPMENT STANDARD:	EITHER
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SQUARE FOOTAGE OF SITE:	863,622 SF
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CONTACT:	GREG GAMBLE
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BUILDING HEIGHT:	1 - 5 STORIES
REQUIRED LSR:	2
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MAXIMUM PARKING LIMIT:	909
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PARKLAND:	330 UNITS x \$4,304 = \$1,420,320
OPEN SPACE:	
REQUIRED 5% (ALL FORMAL):	0.99 AC (43,181 SF)
PROVIDED (ALL FORMAL):	0.99 AC (43,217 SF)

TREE PRESERVATION BREAKDOWN CHART:		
	DEVELOPMENT PLAN	DEVELOPMENT PLAN REVISION I
EXISTING CANOPY:	686,811 SF (15.77 AC)	686,811 SF (15.77 AC)
PRESERVED TREE CANOPY:	52,597 (1.2 AC)	13,593 SF (0.31 AC)
REFORESTATION AREA:	0.0 SF (0.0 AC)	53,390 SF (1.23 AC)
TREE CANOPY AREA:	52,597 SF (1.2 AC)	66,983 SF (1.54 AC)
PERCENT OF REQUIRED TREE PRESERVATION:	51%	65%

TREE PRESERVATION KEY:



PRESERVED TREE CANOPY

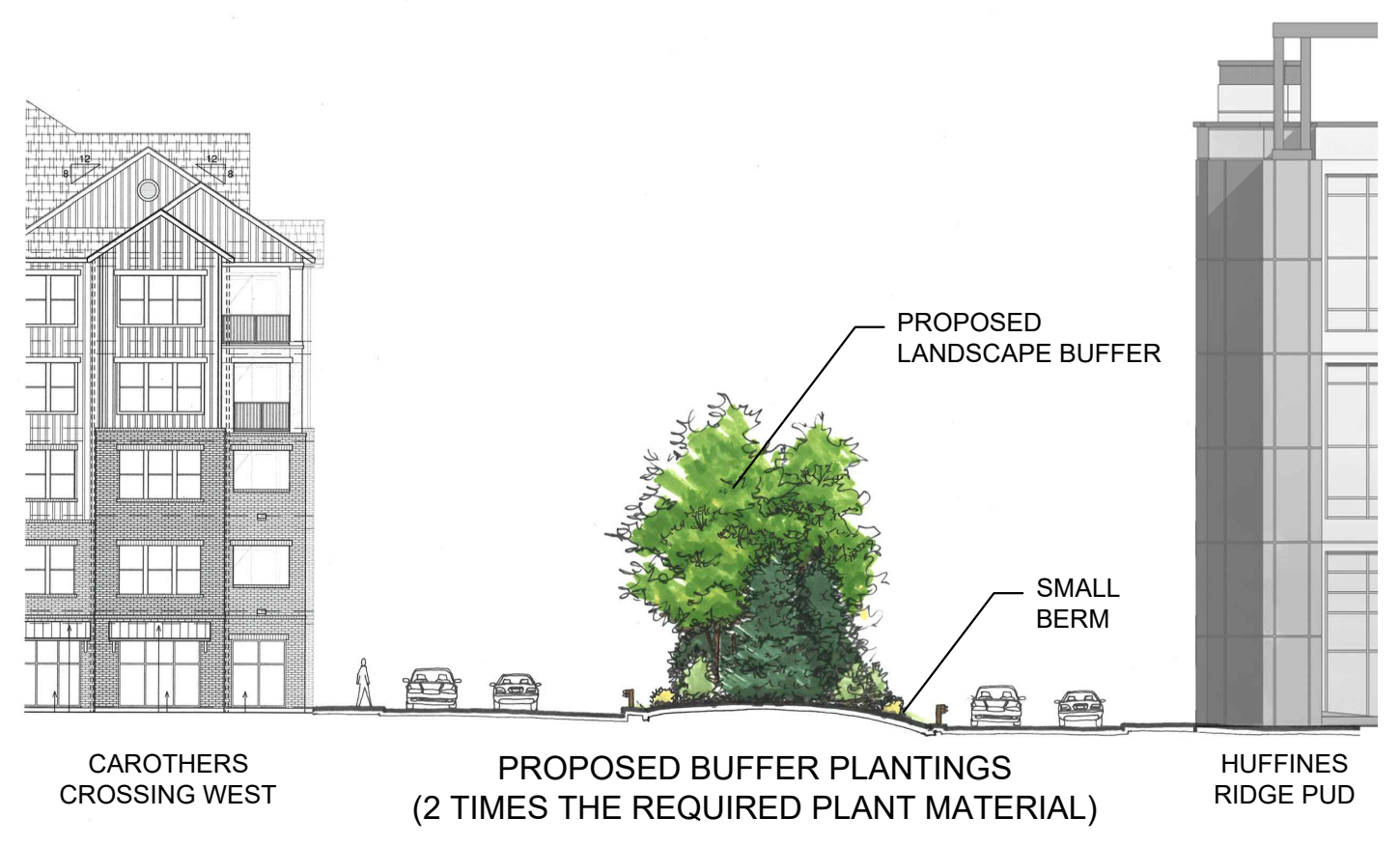
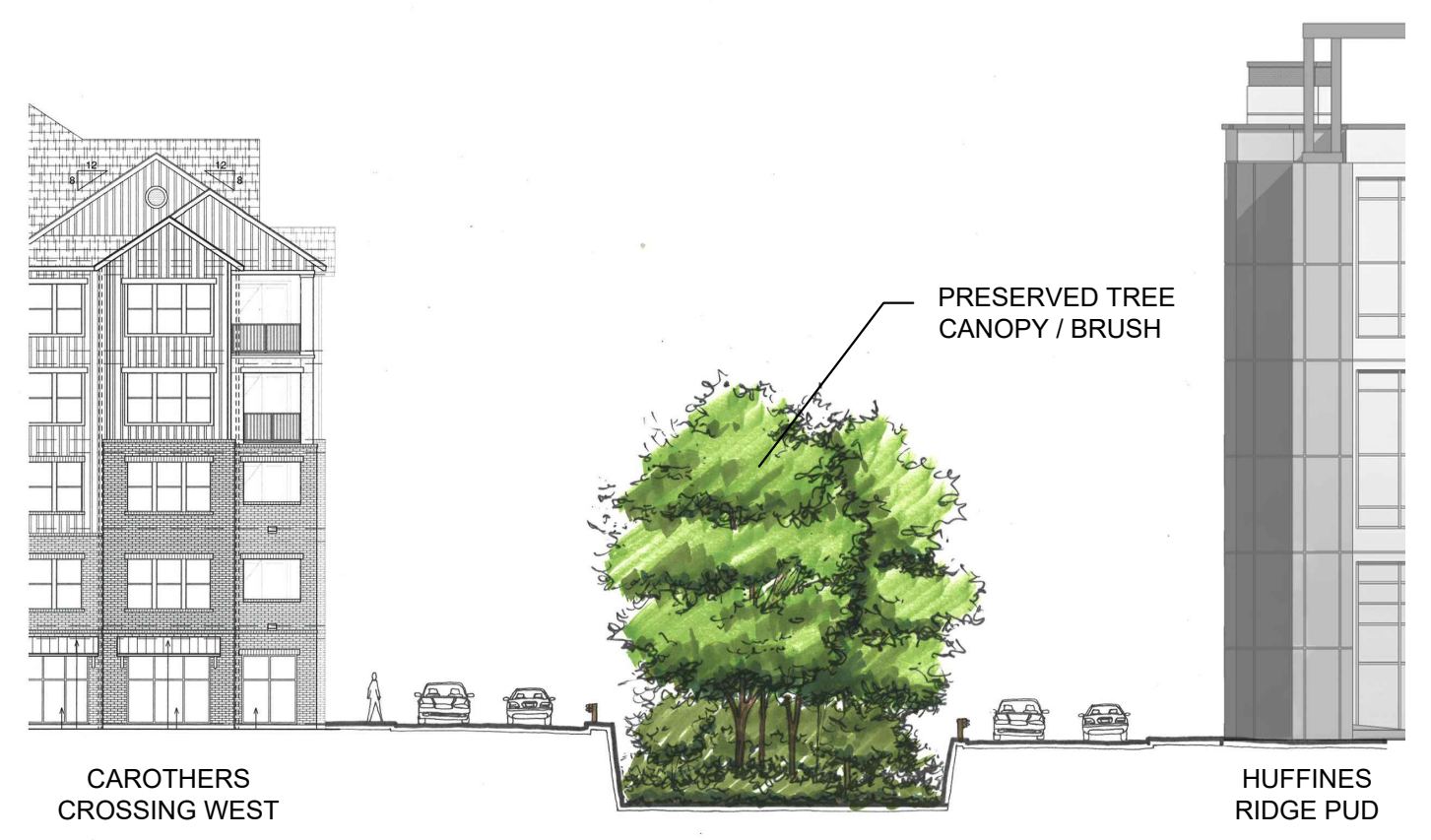


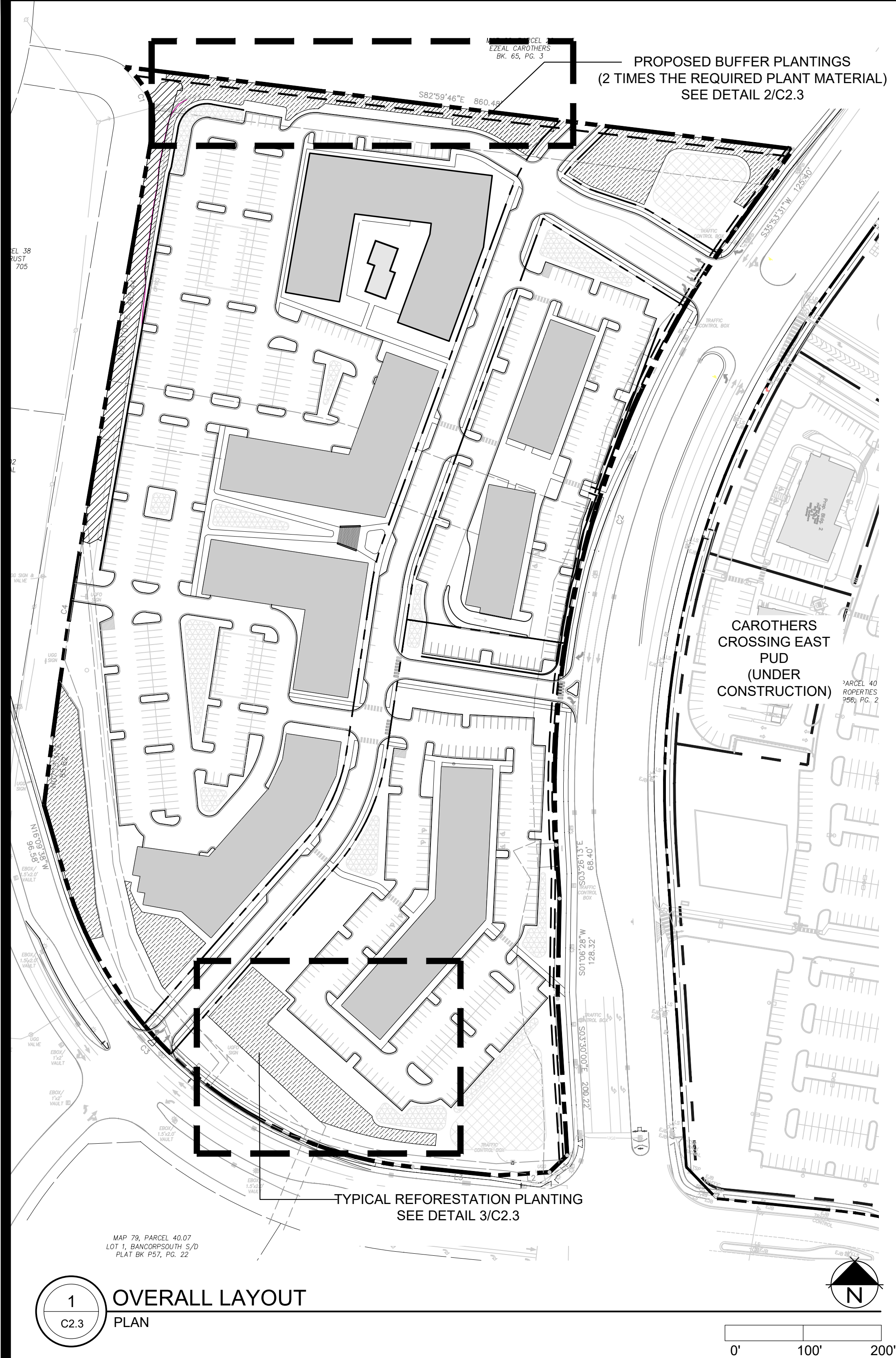
REFORESTATION AREA

REFORESTATION DESIGN INTENT:

ENVISION FRANKLIN STATES THAT ESTABLISHED FORESTED AREAS, EXISTING TREE CANOPIES, SPECIMEN TREES, AND RIPARIAN BUFFERS HELP TO ABSORB AIR POLLUTION, REDUCE GLARE, HEAT, NOISE, AND ENHANCE THE QUALITY OF LIFE THROUGH HEALTH AND RECREATION.

THIS DEVELOPMENT PLAN REVISION PROPOSES TO REFOREST WITH BETTER QUALITY PLANT MATERIAL TO ESTABLISH A CLIMAX FOREST THAT ENHANCES THE SAME QUALITIES OF ENVISION FRANKLIN.

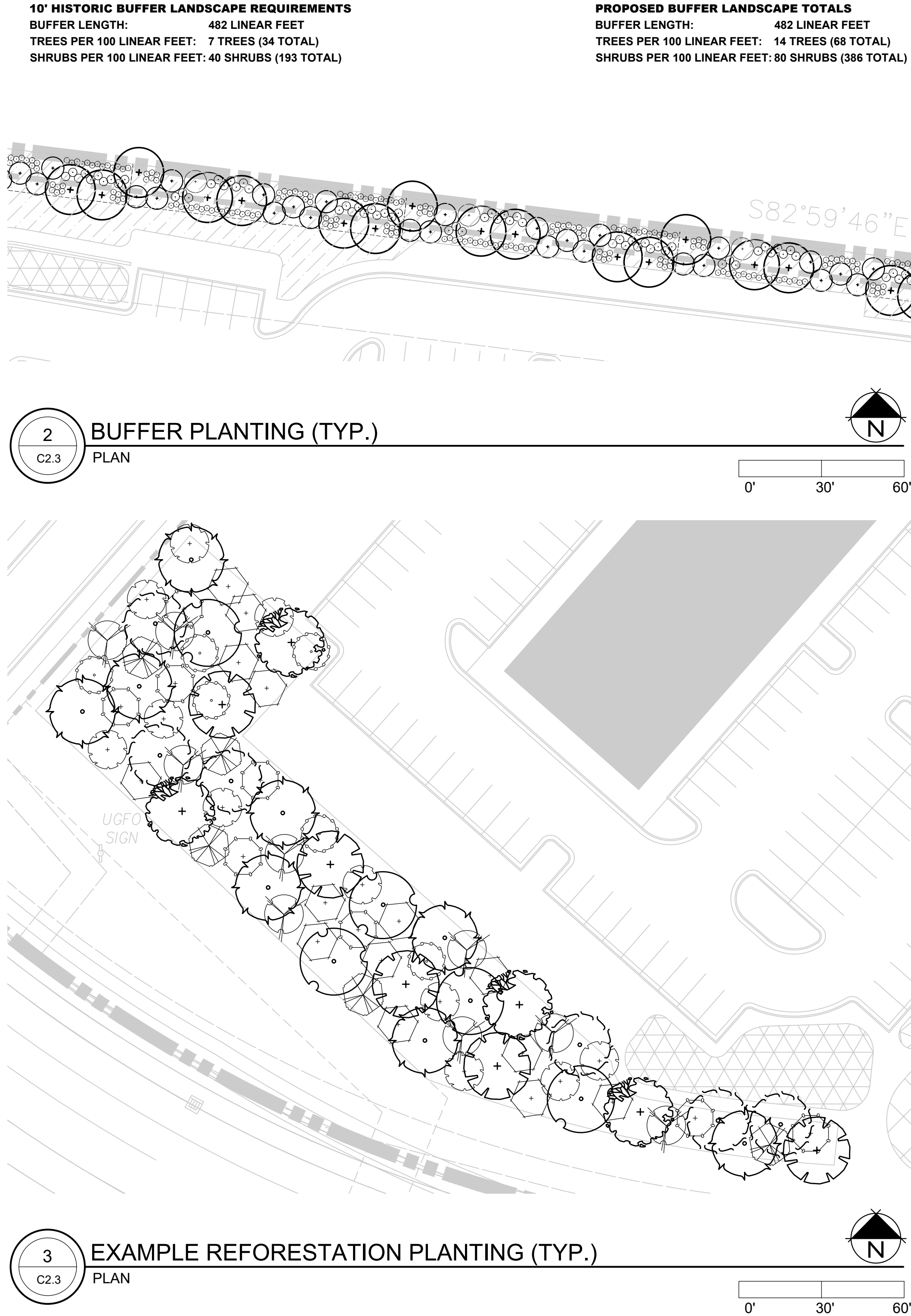




OVERALL REFORRESTATION PLANT SCHEDULE							
QTY SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES							
22 AS	ACER SACCHARUM	SUGAR MAPLE	2" CAL, B/B	10'-12'	DECIDUOUS	25'	CENTRAL LEADER
22 JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	2" CAL, B/B	10'-12'	EVERGREEN	25'	FULL BRANCHING
11 LT	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2" CAL, B/B	10'-12'	DECIDUOUS	25'	CENTRAL LEADER
21 QS	QUERCUS SHUMARDII	SHUMARD OAK	2" CAL, B/B	10'-12'	DECIDUOUS	25'	CENTRAL LEADER
21 TD	TAXODIUM DISTICHUM	BALD CYPRESS	2" CAL, B/B	10'-12'	DECIDUOUS	25'	CENTRAL LEADER
UNDERSTORY TREES							
42 CC	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2" CAL, B/B	8'-10'	DECIDUOUS	18'	BALANCED CANOPY
41 CE	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL, B/B	8'-10'	DECIDUOUS	18'	BALANCED CANOPY
41 OA	OXYDENDRON ARBOREUM	SOURWOOD	2" CAL, B/B	8'-10'	DECIDUOUS	18'	BALANCED CANOPY
41 OV	OSTRYA VIRGINIANA	HOP HORNBEAM	2" CAL, B/B	8'-10'	DECIDUOUS	18'	BALANCED CANOPY
41 MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	2" CAL, B/B	8'-10'	EVERGREEN	18'	FULL BRANCHING

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES.
NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.

BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:
REG, INC.
THOMAS ROSENTHAL
850 MIDDLE TENNESSEE BLVD
MURFREESBORO, TN 37129



EXAMPLE REFORRESTATION PLANTING SCHEDULE (TYP)							
QTY SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES							
6 AS	ACER SACCHARUM	SUGAR MAPLE	2" CAL, B/B	10'-12'	DECIDUOUS	25'	CENTRAL LEADER
6 JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	2" CAL, B/B	10'-12'	EVERGREEN	25'	FULL BRANCHING
6 LT	LIRIODENDRON TULIPIFERA	TULIP POPLAR	3" CAL, B/B	10'-12'	DECIDUOUS	25'	CENTRAL LEADER
5 QS	QUERCUS SHUMARDII	SHUMARD OAK	4" CAL, B/B	10'-12'	DECIDUOUS	25'	CENTRAL LEADER
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11 OA	OXYDENDRON ARBOREUM	SOURWOOD	2" CAL, B/B	8'-10'	DECIDUOUS	18'	BALANCED CANOPY
10 OV	OSTRYA VIRGINIANA	HOP HORNBEAM	2" CAL, B/B	8'-10'	DECIDUOUS	18'	BALANCED CANOPY
10 MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	2" CAL, B/B	8'-10'	EVERGREEN	18'	FULL BRANCHING

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES.
NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.

SITE DATA CHART

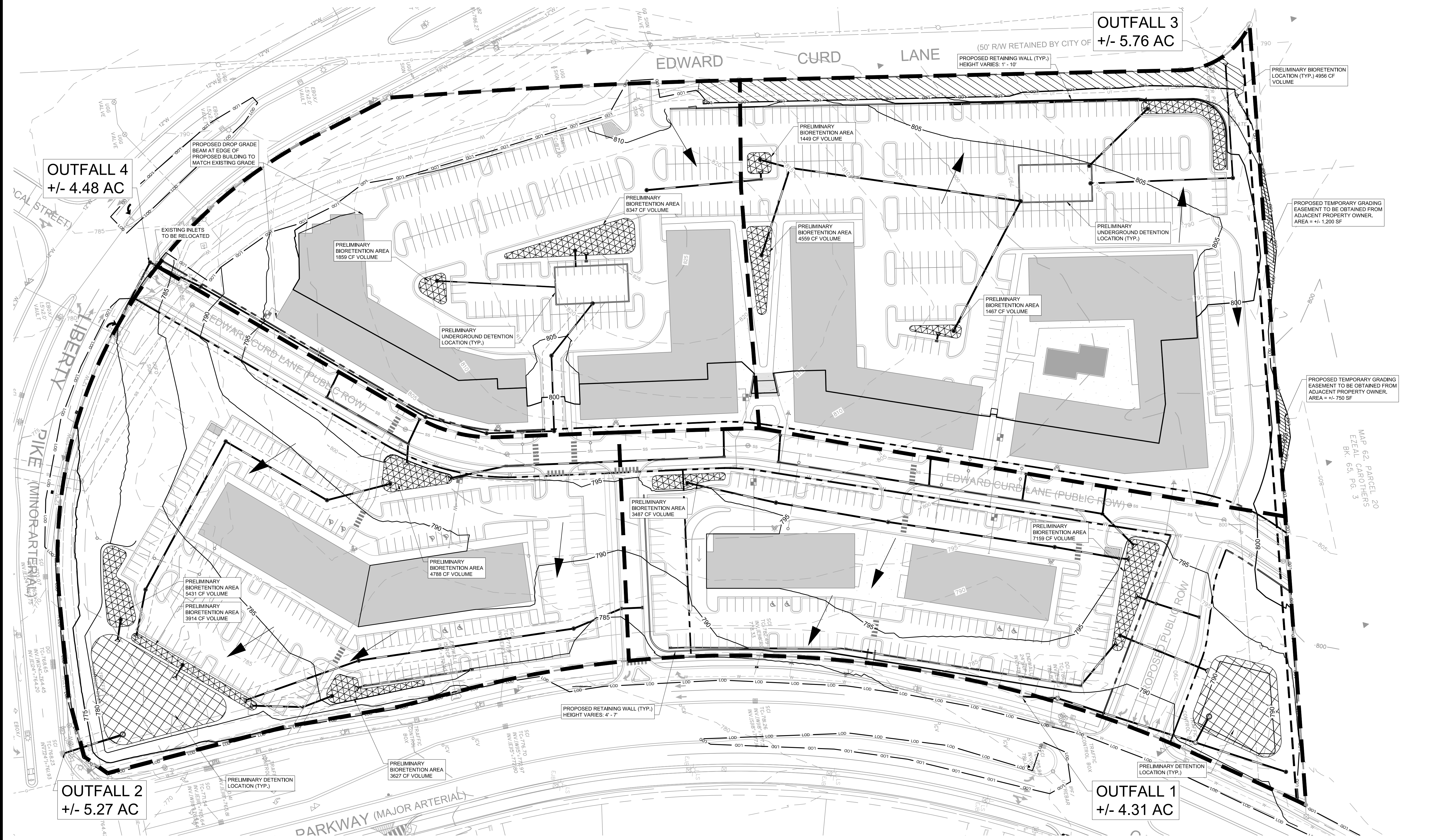
PROJECT NAME:	CAROTHERS CROSSING WEST, REVISION 1 6939
PROJECT #:	079--04003
SUBDIVISION:	LIBERTY PIKE
LOT NUMBER:	FRANKLIN
ADDRESS:	WILLIAMSON
CITY:	TENNESSEE
COUNTY:	9
STATE:	
CIVIL DISTRICT:	
EXISTING ZONING:	GC
PROPOSED ZONING:	SD-X (16.64/67.330)
EXISTING CHARACTER AREA:	MECO-4
OTHER APPLICABLE OVERLAYS:	HMO BUFFER
APPLICABLE DEVELOPMENT STANDARD:	EITHER
ACREAGE OF SITE:	19.83 AC
SQUARE FOOTAGE OF SITE:	863,622 SF
MINIMUM SETBACKS:	
CAROTHERS PARKWAY:	50'
EDWARD CURD LANE:	5'
LIBERTY PIKE:	
FRONT YARD:	50'
SIDE YARD:	5'
REAR YARD:	30'
OWNER:	PORTER FAMILY LP
ADDRESS:	P.O. BOX 259 MARTIN, TN 38237
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145
PHONE:	(615) 975-5765
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE
BUILDING SQUARE FOOTAGE:	7 BUILDINGS - 525,912 SF TOTAL
BUILDING HEIGHT:	1 - 5 STORIES
REQUIRED LSR:	2
PROVIDED LSR:	33
MINIMUM PARKING REQUIREMENT:	803 (UTILIZING SHARED PARKING)
MAXIMUM PARKING LIMIT:	909
EXISTING PARKING:	N/A
PROVIDED PARKING:	847
RESIDENTIAL DENSITY:	16.64 D.U.A.
EXISTING TREE CANOPY:	686,811 SF (15.77 AC)
PARKLAND:	330 UNITS x \$4,304 = \$1,420,320
OPEN SPACE:	
REQUIRED 5% (ALL FORMAL):	0.99 AC (43,181 SF)
PROVIDED (ALL FORMAL):	0.99 AC (43,217 SF)

REFORESTATION PLANTING INTENT:

IT IS THE INTENT OF THE REFORESTATION PLAN TO ESTABLISH A VARIETY OF PLANT SPECIES AND SIZES IN ORDER TO PROGRESS FROM THE EXISTING WOODY PIONEER FOREST TO A CLIMAX FOREST.

THEREFORE, AT FINAL SITE PLAN THE REQUIRED TREES AND CALIPER INCHES SHALL BE A VARIETY OF SIZES AND HEIGHTS. IT IS RECOMMENDED TO INSTALL A VARIETY OF SIZES OF TREES INCLUDING 2", 3", AND 4" CALIPER INCHES.

THE PLANT SCHEDULE OF QUANTITIES AND SIZES ON THIS SHEET IS AN EXAMPLE OF THE TYPES OF PLANTS TO INSTALL. ACTUAL QUANTITIES AND SIZES OF EACH PLANT SPECIES WILL BE DETERMINED AT SITE PLAN PHASE.



IMPACT STATEMENT

WATER
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 8" AND 12" WATER LINES THAT RUN IN LIBERTY PIKE AND CAROTHERS PARKWAY. WATER AVAILABILITY REQUEST IS ONGOING WITH MALLORY VALLEY UTILITY DISTRICT. PROJECTED PEAK WATER DEMANDS ARE 49 GPM FOR RESIDENTIAL AND 12 GPM FOR COMMERCIAL.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN. SEWER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN. PROJECTED FLOW IS 106,800 GPD.

RECLAIMED WATER
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

STORMWATER
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY GREEN INFRASTRUCTURE THROUGHOUT THE SITE AND POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY THE DETENTION POND AND OUTLET STRUCTURE.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

DRAINAGE FACILITIES
APPROXIMATELY 13.3 AC OF IMPERVIOUS AREA TO BE ADDED. OUTFALL LOCATIONS WILL STAY RELATIVELY THE SAME FROM PRE-CONSTRUCTION TO POST-CONSTRUCTION CONDITIONS.

STREET NETWORK
ACCESS TO THE MULTIFAMILY PORTION OF THE DEVELOPMENT WILL BE PROVIDED VIA PRIVATE ROAD WITH ONE CONNECTION DIRECTLY FROM LIBERTY PIKE AND TWO CONNECTIONS INDIRECTLY OFF OF CAROTHERS PARKWAY. THE COMMERCIAL PORTION OF THIS SITE WILL BE ACCESSED VIA THE PRIVATE ROAD WITH NO CONNECTION DIRECTLY TO CAROTHERS PARKWAY OR LIBERTY PIKE.

OFFSITE IMPROVEMENTS ARE TO BE MADE PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT ANALYSIS PREPARED BY KIMLEY HORN FOR THIS SITE AND DISCUSSIONS WITH CITY OF FRANKLIN OFFICIALS. SEE SHEET C4.0 FOR PROJECTED TRIPS FROM THIS SITE.

COF 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. LOCATIONS 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.

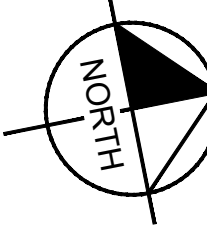
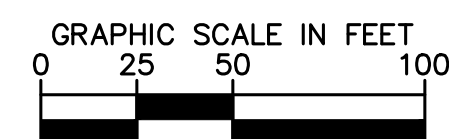
STORMWATER MANAGEMENT PLAN:

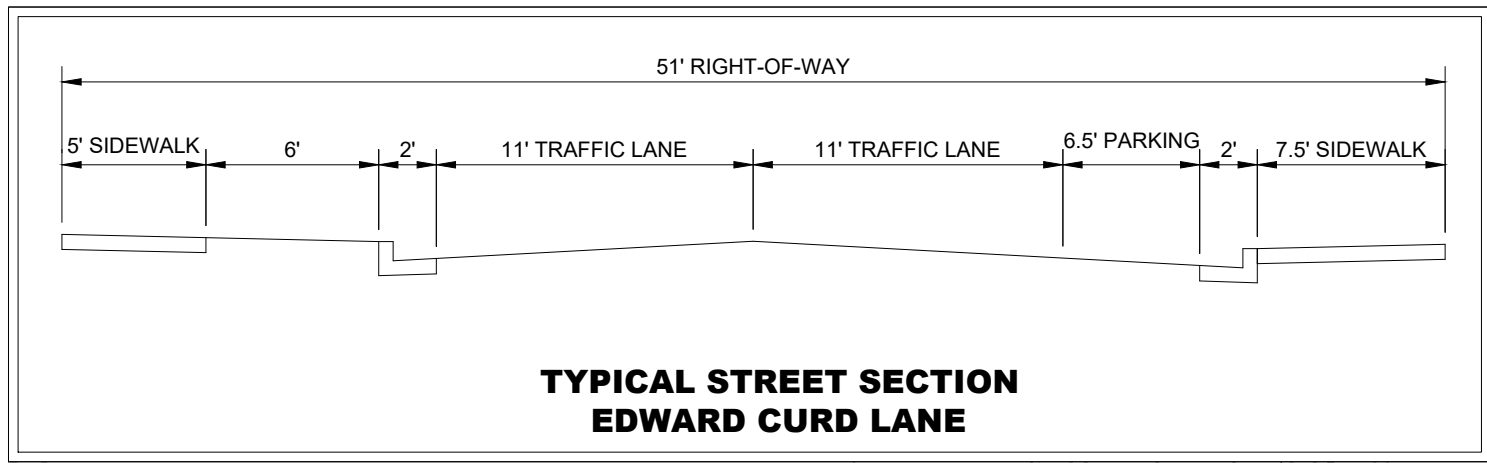
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS VIA POSITIVE DRAINAGE AND WILL SHEET FLOW INTO A CLOSED STORM SYSTEM AND TOWARDS THE BIORETENTION AREAS. STORMWATER RUNOFF WILL FLOW INTO PROPOSED BIORETENTION AREA FOR INFILTRATION AND TREATMENT. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM ANY PROPOSED STORMWATER TREATMENT AREAS. THE PROPOSED BIORETENTION AREAS WILL TREAT STORMWATER RUNOFF BEFORE IT EITHER INFILTRATES INTO THE SOIL OR DISCHARGES VIA AN OVERFLOW BERM/STORM STRUCTURES TO THE PROPOSED DETENTION BASIN.

RUNOFF THAT EXCEEDS THE FIRST INCH OF RAINFALL WILL BE ROUTED VIA OVERFLOW BERM OR STORM STRUCTURE TO A DETENTION POND. AN OUTLET CONTROL STRUCTURE WILL LIMIT DISCHARGE FLOW RATE OF THE SITE UP TO THE 100-YEAR DESIGN STORM.

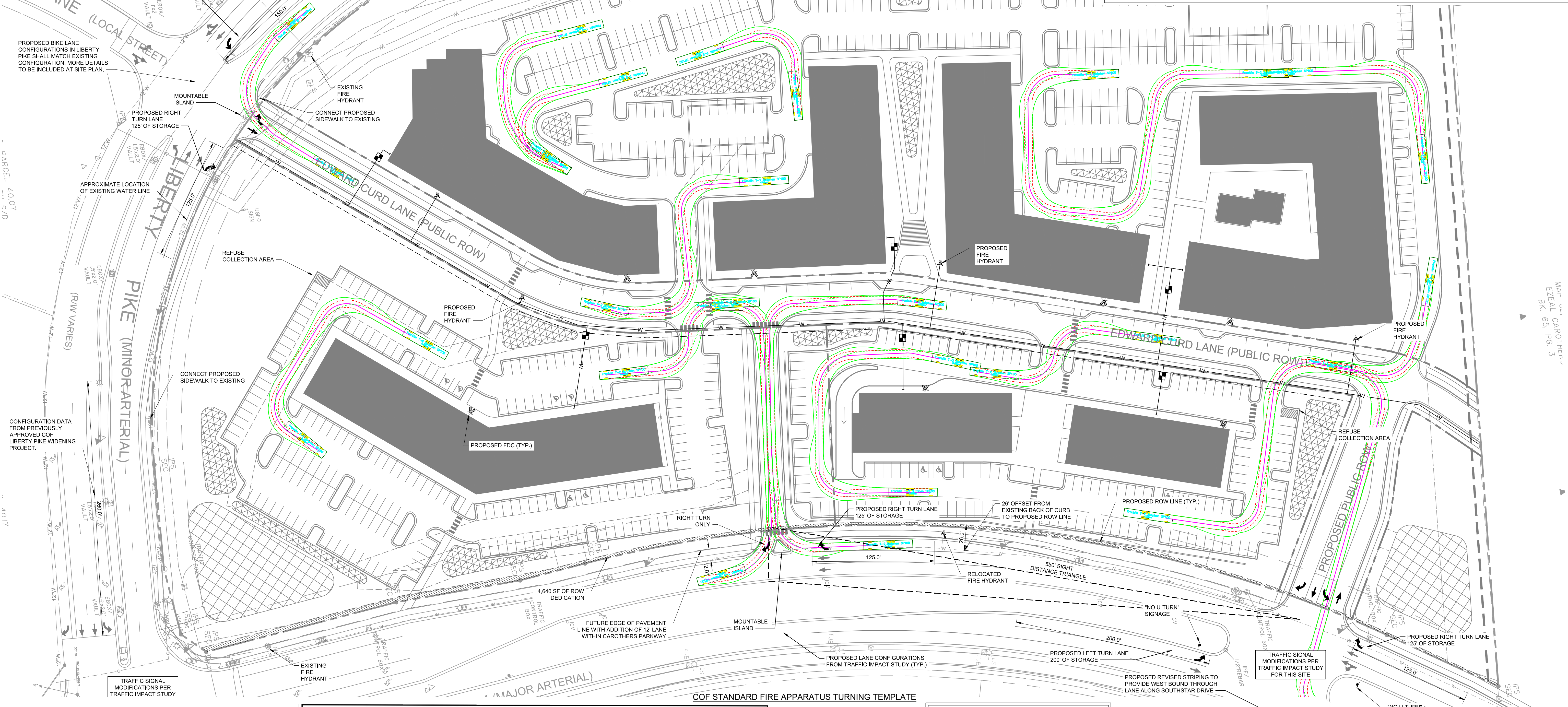
SITE AREA TABLE

TOTAL SITE AREA =	19.83 ACRES
SITE IMPERVIOUS AREA =	+/- 12.95 ACRES





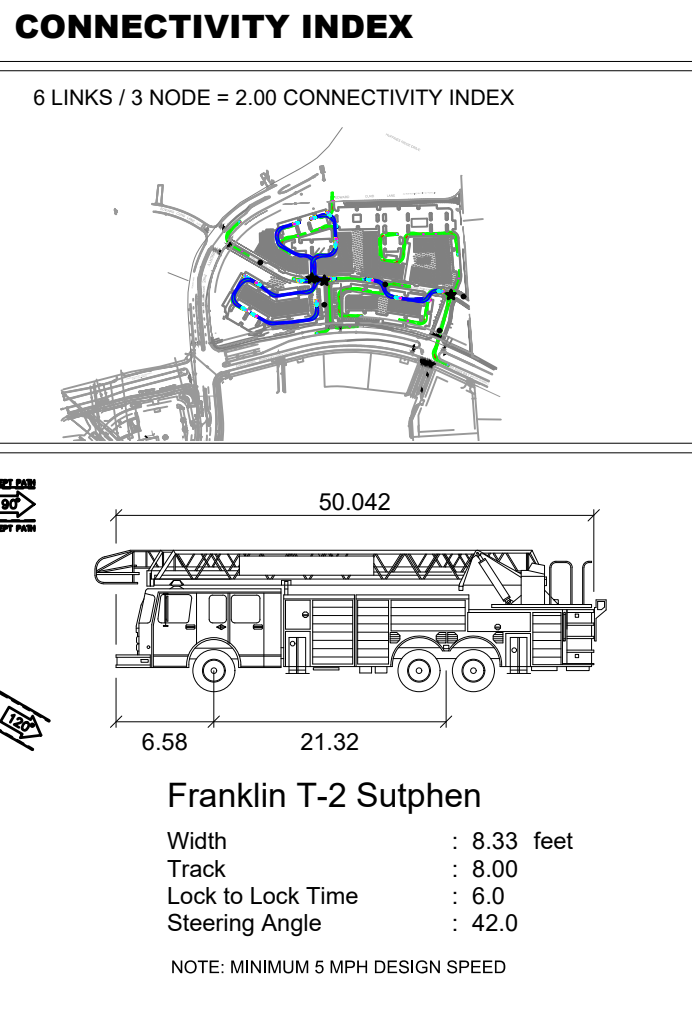
TYPICAL STREET SECTION
EDWARD CURD LANE



UTILITY AGENCIES CONTACT LIST			
WATER	GAS	TELEPHONE	ENGINEER
MALLORY VALLEY 465 DUKE DRIVE FRANKLIN, TN 37067 PHONE: (615) 628-0237 CONTACT: BOBBY NUTT	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-2596 CONTACT: RON MYATT	AT&T (615) 595-7816 CONTACT: DAVID TUTTEROW	KIMLEY-HORN AND ASSOCIATES, INC. 214 OCEANSIDE DRIVE NASHVILLE, TENNESSEE 37204 PHONE: (615) 564-2701 CONTACT: RYAN MCMASTER, P.E.
ELECTRIC	SANITARY SEWER	CABLE	CITY OF FRANKLIN
MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615) 595-6855 CONTACT: UTILITY INSPECTOR	COMCAST 2501 MCGAVOCK PK. SUITE 1206 NASHVILLE, TN 37214 (615) 440-2920 CONTACT: PAULA BROOKS	109 3rd AVENUE SOUTH, FRANKLIN, TN 37067 CONTACT: PLANNING : JOSH KING 615-550-6977 ENGINEERING : LANCE FITTRO 615-550-6676

- ROW & ACCESS GENERAL NOTES**
- PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
 - 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 ON-SITE DURING CONSTRUCTION.
 - CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "DOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
 - 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.
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 - ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
 - THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

Trip Generation - Carothers Crossing West													
ITE Code	Land Use	Setting/Location	Density	Daily	AM Peak Hour			PM Peak Hour			Total	Enter	Exit
					Total	Enter	Exit	Total	Enter	Exit			
221	Multifamily Housing (Mid-Rise)	General Urban/Suburban	338	d.u.	1,840	113	29	84	143	87	56		
710	General Office Building	General Urban/Suburban	24,065	s.f.	266	49	42	7	30	5	25		
820	Shopping Center (Fitted Curve Equation)	General Urban/Suburban	34,565	s.f.	2,919	169	105	64	248	119	129		
912	Drive-In Bank	General Urban/Suburban	3,900	s.f.	440	37	21	16	80	40	40		
932	High-Turnover (Sit-Down) Restaurant	General Urban/Suburban	4,800	s.f.	538	47	26	21	47	29	18		
GROSS TRIPS					6,003	415	223	192	548	280	268		
Gross Trips - Before Reductions					6,003	415	223	192	548	280	268		
Residential					1,840	113	29	84	143	87	56		
Office					266	49	42	7	30	5	25		
Retail					3,359	206	126	80	328	159	169		
Restaurant					538	47	26	21	47	29	18		
Reduction - Internal Capture					-784	-72	-36	-36	-180	-90	-90		
Residential					-96	-9	-2	-7	-66	-44	-22		
Office					-127	-15	-9	-6	-12	-5	-7		
Retail					-242	-19	-6	-13	-78	-28	-50		
Restaurant					-319	-29	-19	-10	-24	-13	-11		
Reduction - Pass-By					AM	PM	-1,158	-72	-36	-36	-96	-48	-48
Shopping Center					34%	34%	-921	-52	-26	-26	-64	-32	-32
Drive-In Bank					22%	22%	-143	-12	-6	-6	-22	-11	-11
High-Turnover (Sit-Down) Restaurant					43%	43%	-94	-8	-4	-4	-10	-5	-5
NEW TRIPS					4,061	271	151	120	272	142	130		
DRIVEWAY VOLUMES					5,219	343	187	156	368	190	178		



IMPACT STATEMENT

ACCESS TO THE MULTIFAMILY PORTION OF THE DEVELOPMENT WILL BE PROVIDED VIA PRIVATE ROAD WITH ONE CONNECTION DIRECTLY FROM LIBERTY PIKE AND TWO CONNECTIONS INDIRECTLY OFF OF CAROTHERS PARKWAY. THE COMMERCIAL PORTION OF THIS SITE WILL BE ACCESSED VIA THE PRIVATE ROAD WITH NO CONNECTION DIRECTLY TO CAROTHERS PARKWAY OR LIBERTY PIKE.

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FIRE FLOW TEST

FLOW TEST DATE: 08/23/2018, 2:30 PM
STATIC PRESSURE: 124 psi
RESIDUAL PRESSURE: 110 psi
FLOW: 1,194 GPM

TESTED BY CORY BORUM AND BEN BUTLER, HEATHCOAT & DAVIS, INC.

SITE LEGEND

- SS (S) PROPOSED SANITARY SEWER PIPE
- W PROPOSED WATER MAIN
- SS PROPOSED STORM PIPE
- SS EXISTING SANITARY SEWER PIPE
- G EXISTING WATER MAIN
- ST EXISTING GAS MAIN
- LOO EXISTING STORM PIPE
- PH LIMITS OF DISTURBANCE
- PH FIRE HYDRANT

811

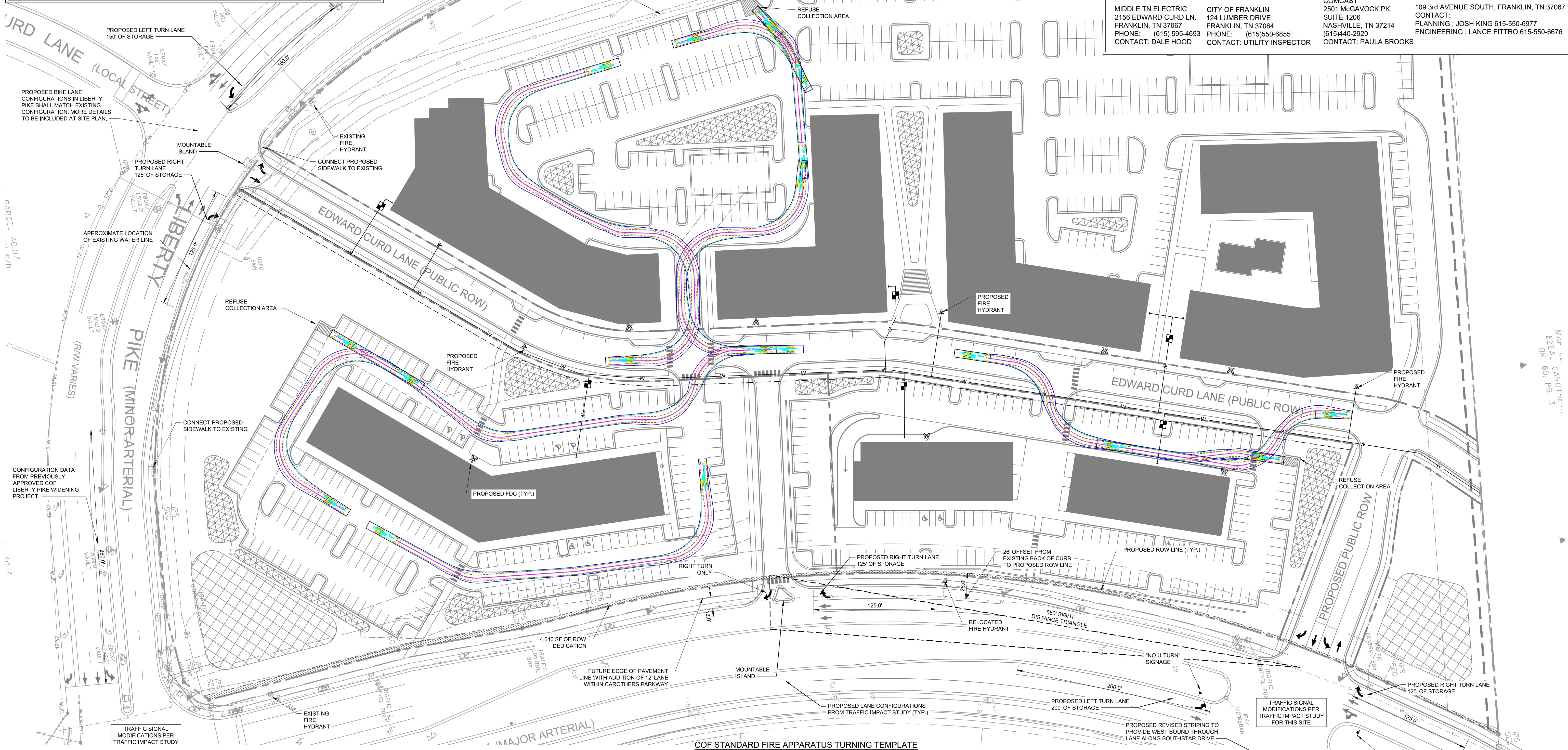
Know what's below.
Call before you dig.

GRAPHIC SCALE IN FEET
0 25 50 100

Franklin T-2 Suthpen

Width : 8.33 feet
Track : 8.00
Lock to Lock Time : 6.0
Steering Angle : 42.0

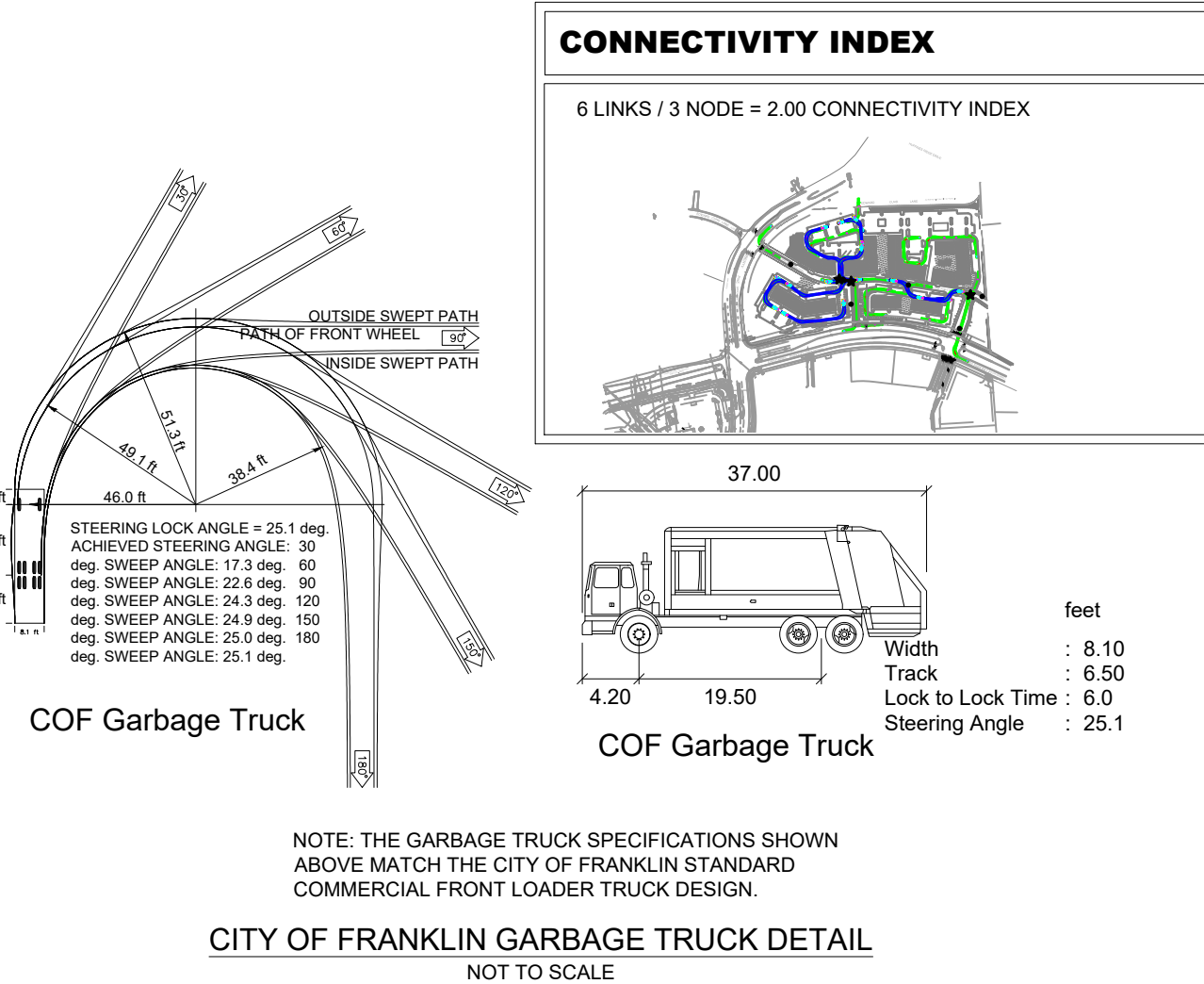
NOTE: MINIMUM 5 MPH DESIGN SPEED



ROW & ACCESS GENERAL NOTES

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Trip Generation - Carrothers Crossing West												
ITE Code	Land Use	Setting/Location	Density	Daily	AM Peak Hour				PM Peak Hour			
					Total	Enter	Exit	Total	Enter	Exit		
221	Multifamily Housing (Mid-Rise)	General Urban/Suburban	238	d.u.	1,840	113	29	84	143	87	56	
710	General Office Building	General Urban/Suburban	24,065	s.f.	266	49	42	7	30	5	25	
820	Shopping Center (Fitted Curve Equation)	General Urban/Suburban	34,565	s.f.	2,919	169	105	64	248	119	129	
912	Drive-in Bank	General Urban/Suburban	3,900	s.f.	440	37	21	16	80	40	40	
932	High-Turnover (Sit-Down) Restaurant	General Urban/Suburban	4,800	s.f.	538	47	26	21	47	29	18	
GROSS TRIPS					6,003	415	223	192	548	280	268	
Gross Trips - Before Reductions					6,003	415	223	192	548	280	268	
	Residential				1,840	113	29	84	143	87	56	
	Office				266	49	42	7	30	5	25	
	Retail				3,359	206	126	80	328	159	169	
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	Retail				-242	-19	-6	-13	-78	-28	-50	
	Restaurant				-319	-29	-19	-10	-24	-13	-11	
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NEW TRIPS					4,061	271	151	120	272	142	130	
DRIVEWAY VOLUMES					5,215	343	187	156	368	190	178	



FIRE FLOW TEST

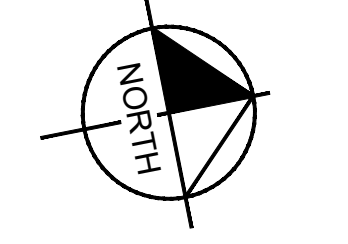
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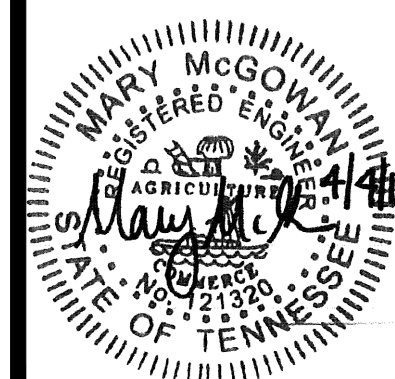
TESTED BY CORY BORUM AND BEN BUTLER, HEATHCOAT & DAVIS, INC.



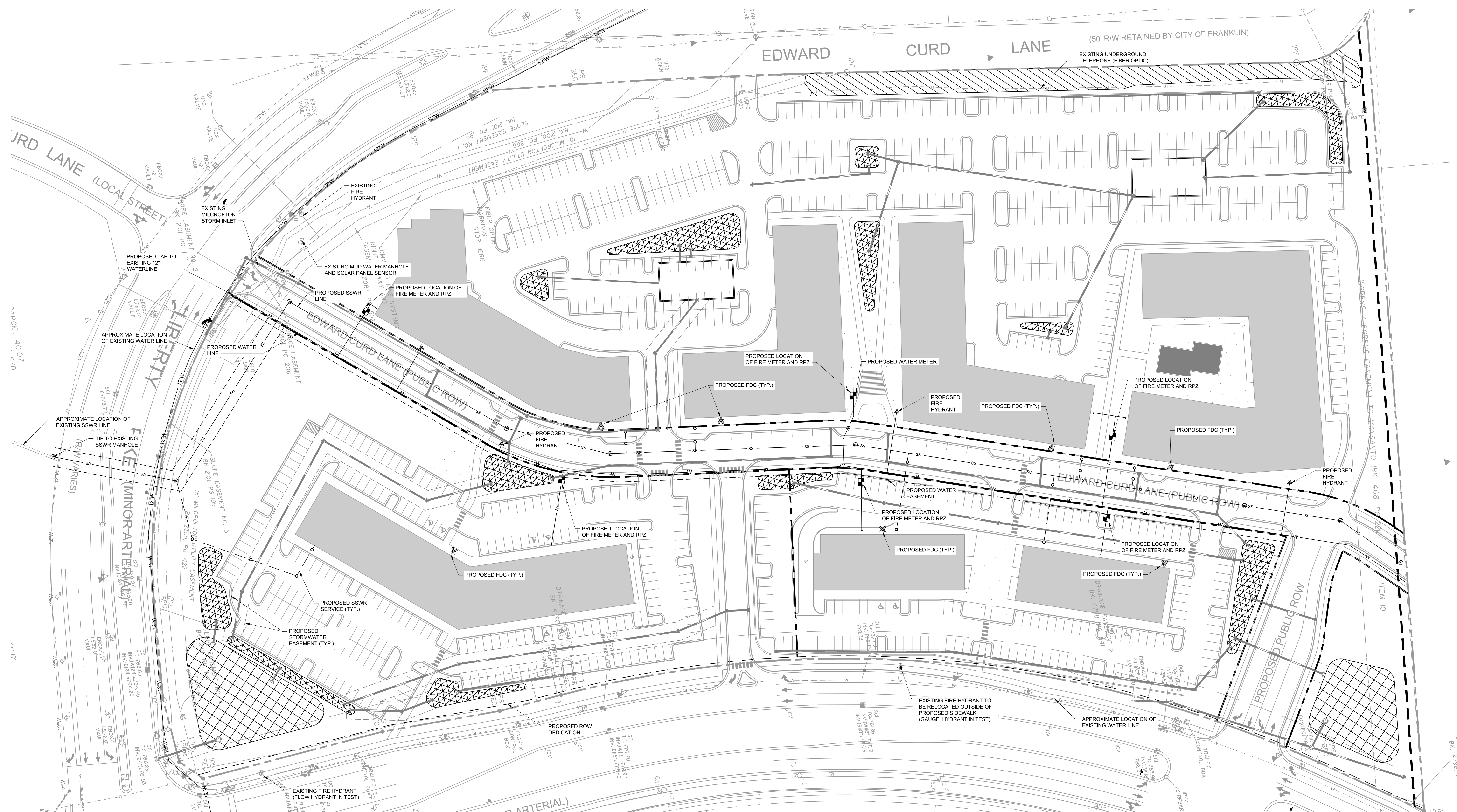
GRAPHIC SCALE IN FEET

A horizontal scale bar with tick marks at 0, 25, 50, and 100 feet. The bar is divided into segments: 0 to 25 feet is white, 25 to 50 feet is black, 50 to 75 feet is white, and 75 to 100 feet is black.





Revision	Date
△	
△	
△	
△	



UTILITY AGENCIES CONTACT LIST

WATER	GAS	TELEPHONE	ENGINEER
MALLORY VALLEY 465 DUKE DRIVE FRANKLIN, TN 37067 PHONE: (615) 628-0237 CONTACT: BOBBY NUTT	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-2596 CONTACT: RON MYATT	AT&T (615) 595-7816 CONTACT: DAVID TUTTEROW	KIMLEY-HORN AND ASSOCIATES, INC. 214 OCEANSIDE DRIVE NASHVILLE, TENNESSEE 37204 PHONE: (615) 564-2701 CONTACT: RYAN MCMASTER, P.E.
ELECTRIC	SANITARY SEWER	CABLE	CITY OF FRANKLIN
MIDDLE TN ELECTRIC 2156 EDWARD CURD LN. FRANKLIN, TN 37067 PHONE: (615) 595-4693 CONTACT: DALE HOOD	CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615)550-6855 CONTACT: UTILITY INSPECTOR	COMCAST 2501 MCGAVOCK PK, SUITE 1206 NASHVILLE, TN 37214 (615)440-2920 CONTACT: PAULA BROOKS	109 3rd AVENUE SOUTH, FRANKLIN, TN 37067 CONTACT: PLANNING : JOSH KING 615-550-6977 ENGINEERING : LANCE FITTRO 615-550-6676

UTILITY PLAN DATA CHART			
FACILITY TYPE	UNIT FLOW (GPD)	UNIT QUANTITY	TOTAL FLOW (GPD)
APARTMENTS (ONE BED)	250/APARTMENT	206 APARTMENTS	51,500
APARTMENTS (TWO BED)	300/APARTMENT	132 APARTMENTS	39,600
RESTURANT	35/SEAT	160 SEATS	5,600
BANK	0.2/SF	3,900 SF	780
RETAIL	0.2/SF	34,565 SF	6,913
OFFICE	0.1/SF	24,065 SF	2,407
TOTAL			106,800 GPD
			306 SFUE

*FLOWS ESTIMATED FROM COF STANDARDS

UTILITY NOTES

- 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.
- 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.
- CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION.
 - APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
 - WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES
 - COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
 - A COPY OF ALL APPROVED CUT SHEETS.
- 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.
- 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.
- 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 ON-SITE DURING CONSTRUCTION.
- 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.

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT VIA EXISTING 8" AND 12" WATER LINES THAT RUN IN LIBERTY PIKE AND CAROTHERS PARKWAY. WATER AVAILABILITY REQUEST IS ONGOING WITH MALLORY VALLEY UTILITY DISTRICT. PROJECTED PEAK WATER DEMANDS ARE 49 GPM FOR RESIDENTIAL AND 12 GPM FOR COMMERCIAL.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN. SEWER AVAILABILITY REQUEST IS ONGOING WITH CITY OF FRANKLIN. PROJECTED FLOW IS 106,800 GPD.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS NOT PRESENT OR PROPOSED ON THIS SITE.

STORMWATER
STORMWATER FLOWS WILL BE TREATED FOR WATER QUALITY BY GREEN INFRASTRUCTURE THROUGHOUT THE SITE AND POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY THE DETENTION POND AND OUTLET STRUCTURE.

ELECTRICITY
ELECTRICITY WILL BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

GAS
NATURAL GAS WILL BE PROVIDED BY ATMOS GAS, IF AVAILABLE.

REFUSE COLLECTION
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY PRIVATE COLLECTION.

DRAINAGE FACILITIES
APPROXIMATELY 13.3 AC OF IMPERVIOUS AREA TO BE ADDED. OUTFALL LOCATIONS WILL STAY RELATIVELY THE SAME FROM PRE-CONSTRUCTION TO POST-CONSTRUCTION CONDITIONS.

UTILITY LAYOUT NOTE

DETAILS AND LAYOUT OF UTILITIES SHOWN GRAPHICALLY ON THIS PLAN ARE SUBJECT TO CHANGE BETWEEN DEVELOPMENT PLAN AND SITE PLAN SUBMITTALS.

EXISTING UTILITIES NOTE

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING. COF DOES NOT PARTICIPATE IN 811/TN ONE CALL. CONTACT COF WATER/SEWER DEPT. FOR LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

WATER INFRASTRUCTURE NOTE

WATER LAYOUT SHOWN ON THIS PLAN IS CONCEPTUAL. REFER TO FINAL DRAWINGS PROVIDED BY MALLORY VALLEY UTILITY DISTRICT FOR CONSTRUCTION.

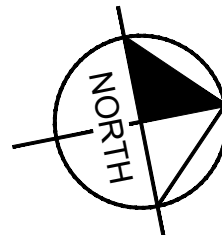
FIRE FLOW TEST

FLOW TEST DATE: 08/23/2018, 2:30 PM
STATIC PRESSURE: 124 psi
RESIDUAL PRESSURE: 110 psi
FLOW: 1.194 GPM

TESTED BY CORY BORUM AND BEN BUTLER, HEATCOAT & DAVIS, INC.

GRAPHIC SCALE IN FEET

0 25 50 100

Know what's below.
Call before you dig.



1 RESIDENTIAL - BUILDINGS 1-4
A1.0 ELEVATION N.T.S.



2 COMMERCIAL - BUILDING 5
A1.0 ELEVATION N.T.S.

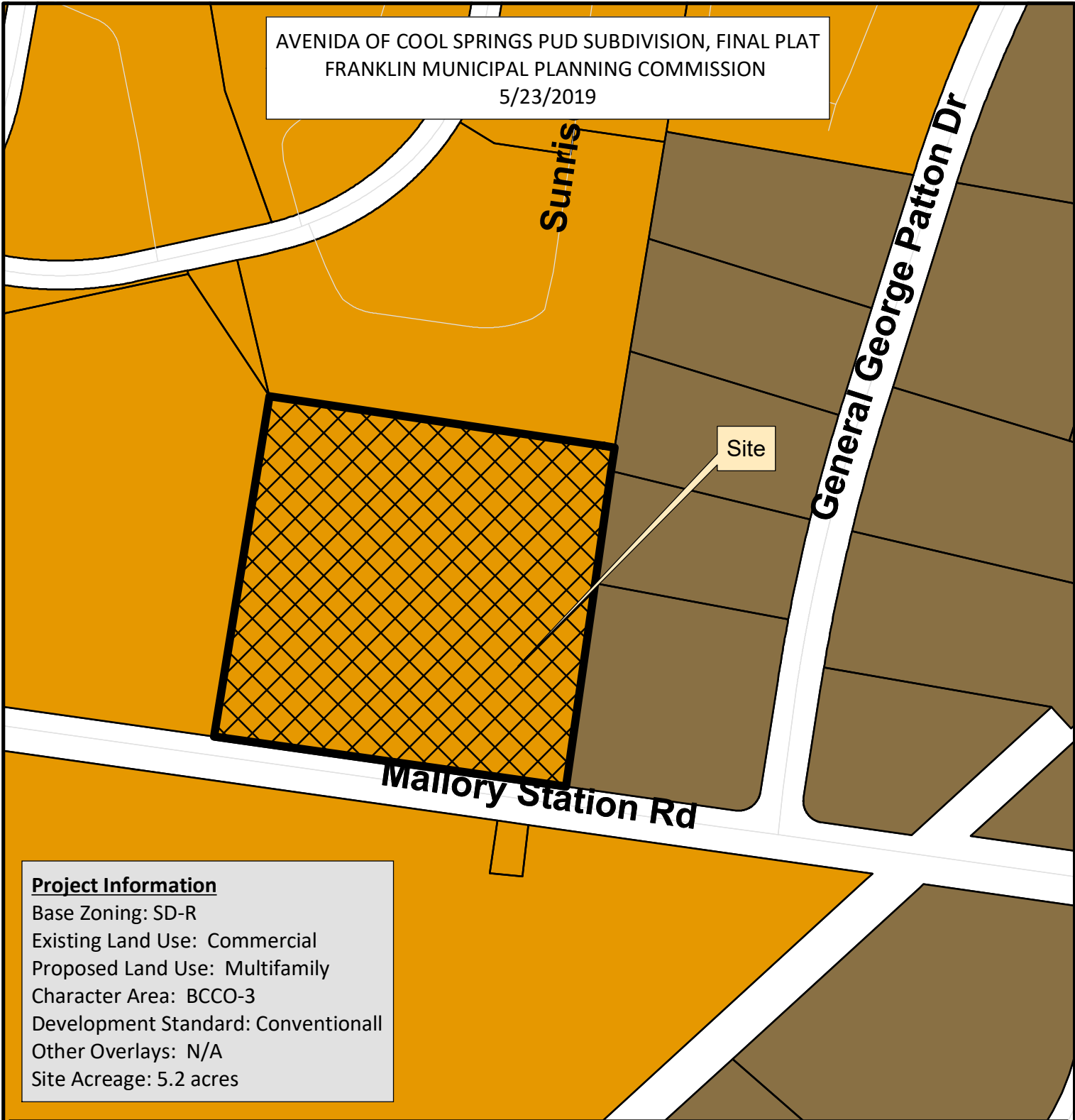


3 COMMERCIAL - BUILDINGS 6 & 7
A1.0 ELEVATION N.T.S.



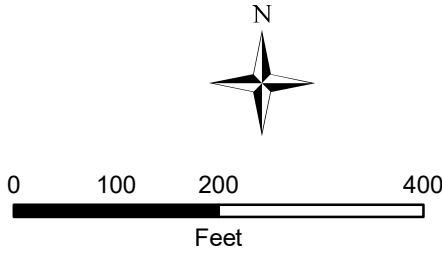
Revision Date	
△	
△	
△	
△	

AVENIDA OF COOL SPRINGS PUD SUBDIVISION, FINAL PLAT
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 5/23/2019



Project Information
 Base Zoning: SD-R
 Existing Land Use: Commercial
 Proposed Land Use: Multifamily
 Character Area: BCCO-3
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 5.2 acres

- | | |
|--|---------------------------------------|
| Avenida of Cool Springs PUD, FP | 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 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 |



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CONDITIONS OF APPROVAL:

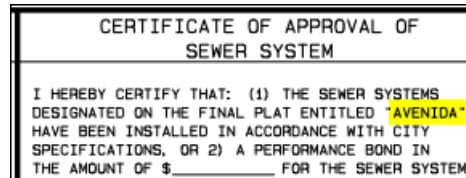
Open Issues: 7 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

4. Final Plat Title

joe.marlo@franklintrn.gov Applicant to update name of final plat in all Certificate Blocks to match that now shown in the title.

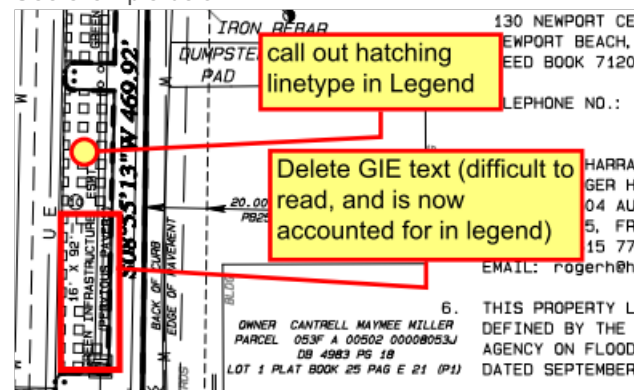


9. C. Final Plat

joe.marlo@franklintrn.gov Green Infrastructure Easements shown on plan (thank you).

For legibility purposes, Applicant to update the legend to reflect the Green Infrastructure Easement hatching linetype added in the latest submittal, and remove the Green Infrastructure text from within the hatching on the plat which is currently difficult to read.

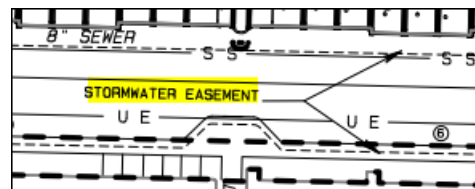
See example below.



11. C. Final Plat

joe.marlo@franklintrn.gov Comment partially addressed.

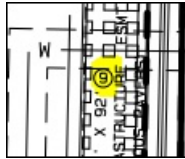
Applicant to delete all occurrences of "Stormwater Easement" where not needed.



21. Extraneous Items

joe.marlo@franklntn.gov The following is a newcomment based on newinformation shown.

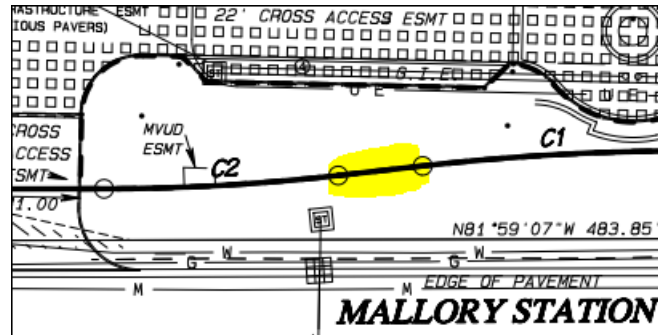
Applicant to delete all parking count symbols from the final plat that were added in the most recent submittal. These are not desired to be on the plat and clutter the drawing.



22. C. Final Plat

joe.marlo@franklntn.gov The following item was overlooked on the initial review, but needs to be corrected.

Applicant to provide metes and bounds for all property lines, including that highlighted below.



Fire-Planning

General Issues

24. Requirements for final plats

curt.edelmann@franklntn.gov Final plats are required to show hydrants.

Performance Agreement and Surety

General Issues

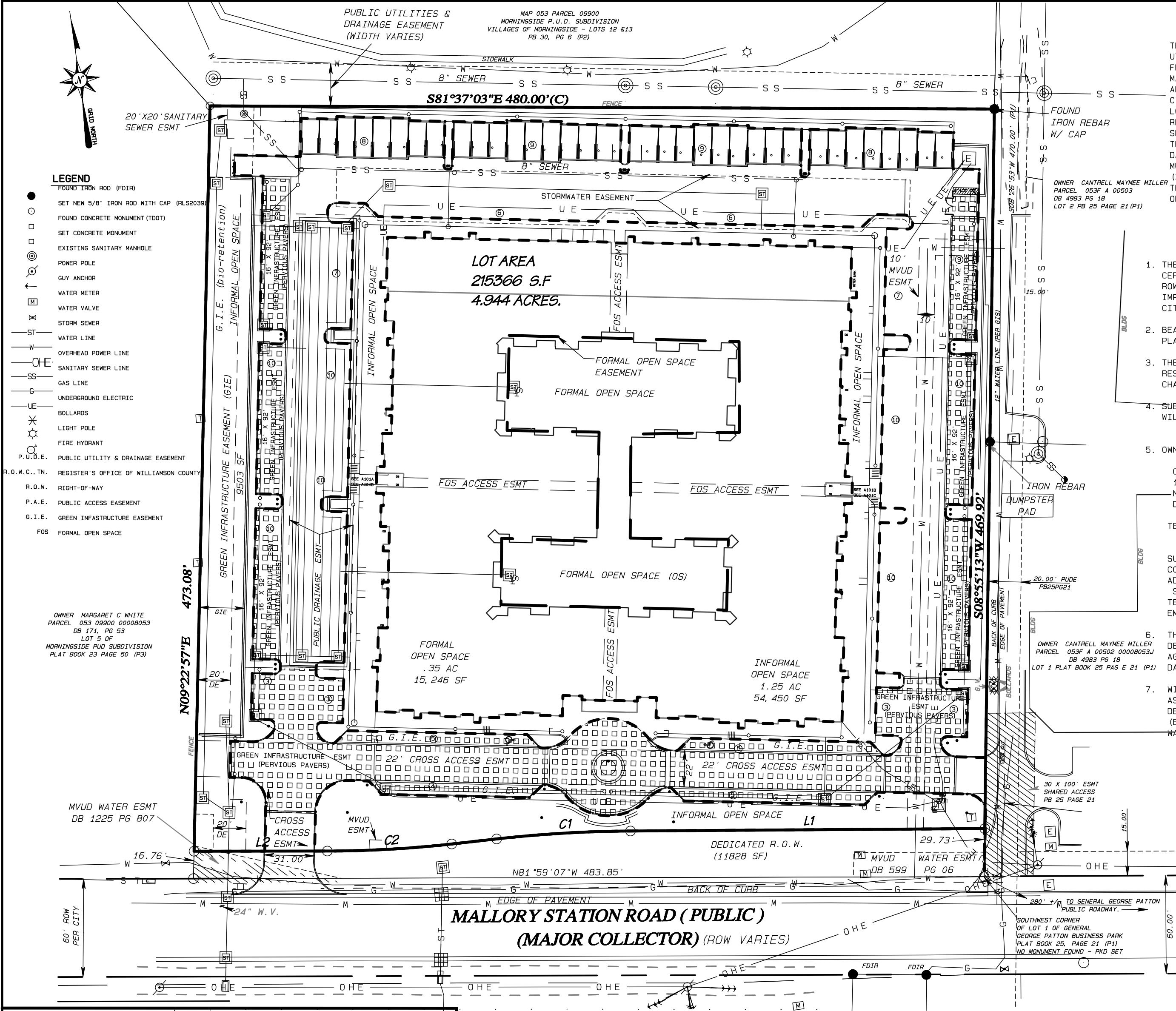
15. Engineering Sureties

kevin.long@franklntn.gov (Comment restated for internal City of Franklin reference. No further action is necessary from the applicant, and **this comment does not hinder approval.**)

No sureties associated with this final plat. All sureties associated with this development from site plan [COF# 6379 \(Avenida of Cool Springs PUD Subdivision, site plan\)](#) were previously posted with the site plan.

City of Franklin
Paula Kortas
paulak@franklntn.gov
10/26/17 5:13 PM
7 - SP Amend Oct 23
2017 (Submittal 006)

Issue Closed, all sureties and sidewalk cash contribution posted 10/26/17.



SPECIAL UTILITY NOTE

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

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE A LOT WITH CERTAIN DRAINAGE, ACCESS, UTILITY EASEMENTS, AND ROW DEDICATION TO ACCOMMODATE SITE DEVELOPMENT IMPROVEMENTS THAT HAVE BEEN APPROVED BY THE CITY OF FRANKLIN AND AS SHOWN HERE-ON.
- BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE ZONE 5301, Fipszone 4100; NAD 83 DATUM
- THE ZONING FOR THIS PROPERTY IS (SD-R) SPECIFIC DEVELOPMENT RESIDENTIAL: BCCO 3 DEVELOPMENT STANDARDS: CONVENTIONAL CHARACTER AREA : BERRY'S CHAPEL
- SUBJECT PROPERTY IS PARCEL 10400 AS SHOWN ON WILLIAMSON COUNTY TAX MAP 53.

OWNER / SUBDIVIDER:

CRP/AV VENTURE 3 COOL SPRINGS, LLC
130 NEWPORT CENTER DRIVE, SUITE 220
NEWPORT BEACH, CA 92660
DEED BOOK 7120 PAGE 662 ROWC

TELEPHONE NO.: 714-401-3107

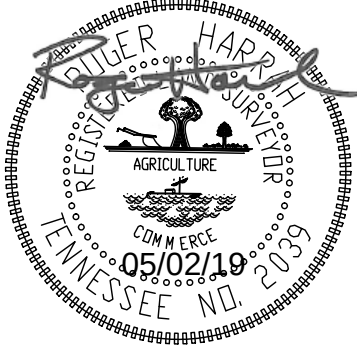
SURVEYOR: HARRAH & ASSOCAITES
CONTACT: ROGER HARRAH RLS
ADDRESS: 504 AUTUMN SPRINGS COURT
SUITE B-15, FRANKLIN, TN 37067
TEL. NO.: 615 778-0863
EMAIL: rogerh@harrahrngroup.com

- THIS PROPERTY LIES IN "ZONE "X" AS DETERMINED AND DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP NO.'S 47187C0204F, DATED SEPTEMBER 29, 2006.

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

LINE	CENTRAL ANGLE	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	6°01'25"	781.00'	82.11'	N85°14'33"W	82.07'	41.09'
C2	6°19'29"	691.00'	76.28'	N85°05'31"W	76.24'	38.18'

LINE	BEARING	DISTANCE
L1	N82°13'51"W	216.81'
L2	N81°55'47"W	81.55'



ROGER HARRAH LS 2039

STORMWATER NOTE

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

FINAL PLAT OF
AVENIDA of COOL SPRINGS PUD SUBDIVISION

MAP 53, PARCEL 104.00

CITY OF FRANKLIN PROJECT NO. 6963

JOB NO: T263-010

REVISIONS:

050219 - REVISED PER REVIEW COMMENTS

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 5.216 TOTAL LOTS: 1

ACRES NEW STREETS: N/A FEET NEW STREETS: N/A

CIVIL DISTRICT: 8TH CLOSURE ERROR: >1:10.000

SCALE: 1" = 50' DATE: APRIL 7TH, 2019

SHEET 1 OF 1

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN HERE-ON AS OF RECORD IN, DEED BOOK 7120 PAGE 662, R.O.W.C. TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON, AND DEDICATE ALL EASEMENTS AS NOTED.

NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK PAGE R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK PAGE R.O.W.C.

OWNER: CRP/AV VENTURE 3 COOL SPRINGS, LLC

DATE:

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 HOMEOWNER'S LOT AT THE HOMEOWNERS' EXPENSE.

RECORDERS INFORMATION:

CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE DAY OF 20.

ROGER H. HARRAH TN. REG. NO. 2039 DATE 05/02/19

ADDITIONAL SITE INFORMATION

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

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

WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS DATE

CITY OF FRANKLIN DATE

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE FOLLOWING WATER SYSTEM OUTLINED OR INDICATED ON THE FINAL PLAT ENTITLED "AVENIDA", HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS OR A SECURITY BOND IN THE AMOUNT OF \$ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH MALLORY VALLEY UTILITY DISTRICT, TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

MALLORY VALLEY UTILITY DISTRICT DATE

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT: (1) THE SEWER SYSTEMS DESIGNATED ON THE FINAL PLAT ENTITLED "AVENIDA" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE BOND IN THE AMOUNT OF \$ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

SUPT., WATER AND SEWER FRANKLIN, TENNESSEE DATE

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I HEREBY CERTIFY THAT: (1) THE STREETS AND DRAINAGE DESIGNATED IN THE FINAL PLAT ENTITLED "AVENIDA" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE BOND IN THE AMOUNT OF \$ FOR STREETS AND \$ FOR DRAINAGE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

SUPT., STREETS FRANKLIN, TENNESSEE DATE

CERTIFICATE OF APPROVAL FOR RECORDING

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

SECRETARY FRANKLIN MUNICIPAL PLANNING COMMISSION DATE

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 5.216 TOTAL LOTS: 1

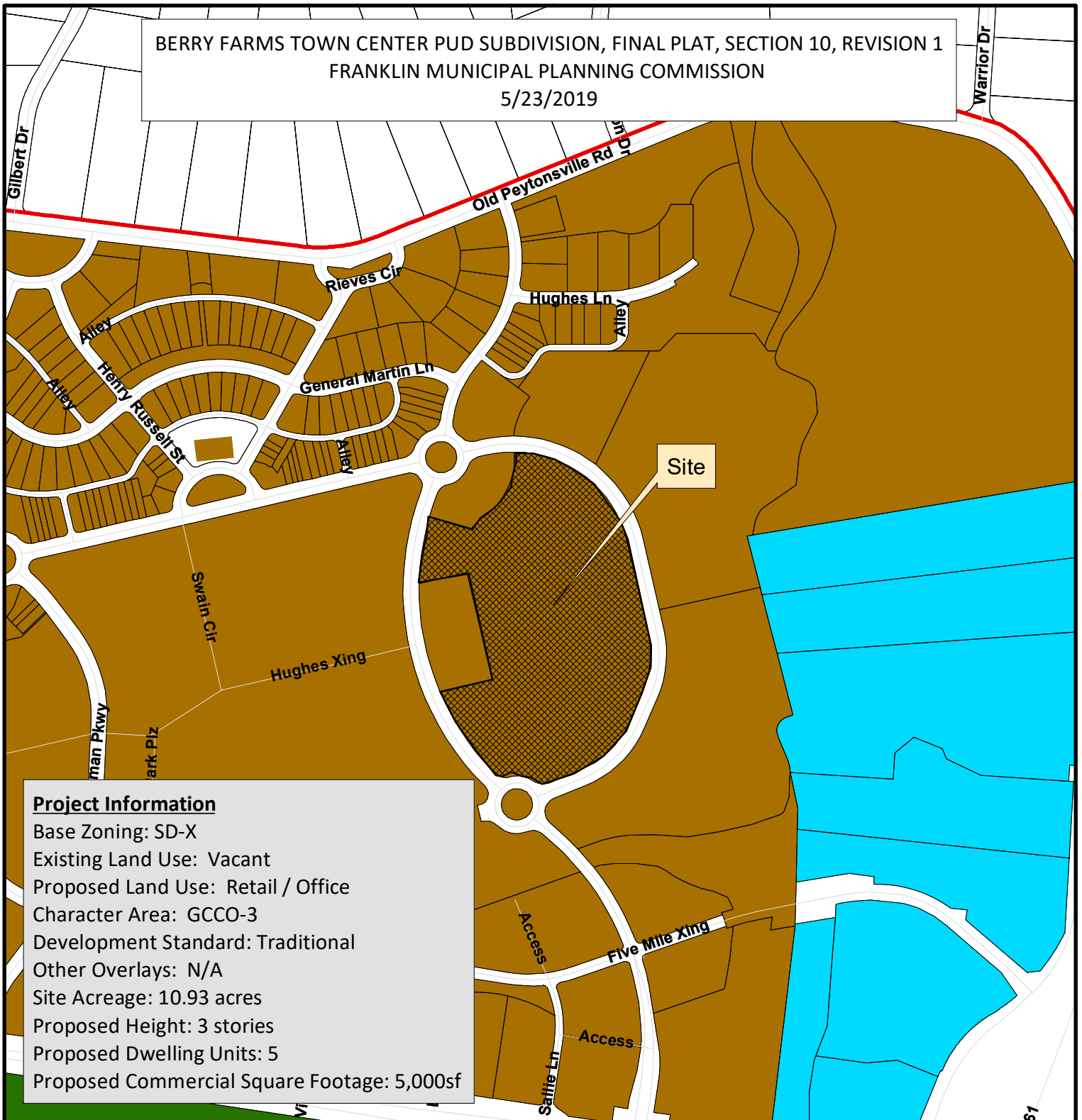
ACRES NEW STREETS: N/A FEET NEW STREETS: N/A

CIVIL DISTRICT: 8TH CLOSURE ERROR: >1:10.000

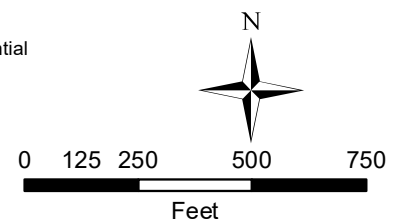
SCALE: 1" = 50' DATE: APRIL 7TH, 2019

SHEET 1 OF 1

BERRY FARMS TOWN CENTER PUD SUBDIVISION, FINAL PLAT, SECTION 10, REVISION 1
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/23/2019



- | | |
|---|---------------------------------------|
| Berry Farms Town Center PUD Subdivision, Final Plat, Section 10, Revision 1 | 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 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 |
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CONDITIONS OF APPROVAL:

Open Issues: 5 These issues are currently being filtered

Addressing

[554716056_2019-04-08_Berry Farms - Section 10 Revision 1_Resub of Lot 1001_Final Plat.pdf](#)

10. Addressing

mollyp@franklinton.gov The correct address is 8086 Berry Farms Crossing. Please revise.

Engineering - Final Plat Checklist

General Issues

12. C. Final Plat

joe.marlo@franklinton.gov Applicant to correct the Cross Access Easement plan note to reference plat note #25.

22' CROSS ACCESS
EASEMENT
(SEE NOTE #20)

25. CROSS ACCESS EASEMENTS SHALL PROVIDE PERPETUAL, NON-EXCLUSIVE ACCESS FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACROSS THE CROSS ACCESS EASEMENT. PROPERTY OWNER(S) SHALL MAINTAIN AND KEEP THE CROSS ACCESS EASEMENT WITHIN THEIR DEVELOPMENT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.

13. C. Final Plat

joe.marlo@franklinton.gov The following is a newcomment based on information removed from the previous submittal.

Applicant to include the following in the final plat notes:

"The recording of this plat voids, vacates, and supercedes the previous recording of Lot(s) _____ shown on the Final Plat entitled " _____ " as recorded in Plat Book _____, Page _____, R.O.W.C." (Fill in blanks)

Performance Agreement and Surety

General Issues

3. Engineering Sureties

kevin.long@franklinton.gov (Comment restated only as a reminder to staff. No action is necessary from the applicant, and **this comment does not hinder approval.**)

Any unposted sureties associated with this development from site plan [COF# 6938 \(Berry Farms Town Center PUD Subdivision, Site Plan, Section 10, 1004 \(LiveWork Mixed Use\)\)](#) shall be transferred to this final plat as a condition of approval.

Zoning

General Issues

11. Plat

mollyp@franklinton.gov This issue has not been addressed. Setbacks are required to be provided on the plat. If they are not provided on the plat, the setbacks in the City Zoning Ordinance will be required to be met. Referencing the pattern book is not acceptable.

NOTES

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 1001 INTO TWO LOTS.

2. EXISTING BASE ZONING: SD-X (SPECIFIC DEVELOPMENT-VARIETY)

CHARACTER AREA OVERLAY: C-000-3
DEVELOPMENT AREA STANDARD: TRADITIONAL
(SUBJECT TO THE STANDARDS ESTABLISHED IN THE BOMA APPROVED CONCEPT PLAN AND PATTERN BOOK)

3. THE EXISTING CONDITIONS SHOWN HEREIN WERE DERIVED FROM A COMBINATION OF THE FOLLOWING:

- EXISTING CONDITIONS TOPOGRAPHIC SURVEY, PROVIDED BY LITTLEJOHN ENGINEERING ASSOCIATES INC., DATED MAY 9, 2016.
- THE APPROVED SITE PLAN FOR BFTC SECTION 7 (COF PROJECT #4720).
- THE APPROVED SITE PLAN FOR BFTC SECTION 9 (COF PROJECT #4721).

THE DESIGN PROVIDED HEREIN IS BASED UPON THE ASSUMPTION THAT INFRASTRUCTURE FROM COF PROJECTS #4720 AND #4721 HAS BEEN INSTALLED PER PLAN IN THE EVENT THAT CONSTRUCTION OF SURROUNDING INFRASTRUCTURE PROJECTS HAS NOT BEEN COMPLETED AND PROPER ACCESS TO THIS PROJECT HAS NOT BEEN PROVIDED. THE DESIGNER PROVIDES AN ADDENDUM TO THE EXISTING SHEETS TO PROVIDE PROPER CONSTRUCTION ACCESS TO AND FROM THIS SITE PER FRANKLIN AND TCA SPECIFICATIONS. PRIOR TO ISSUANCE OF A GRADING PERMIT FOR THIS PROJECT, PROPER CONSTRUCTION ACCESS SHALL BE INSTALLED, INSPECTED, AND ACCEPTED BY THE CITY OF FRANKLIN STAFF.

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 47187C0355F, DATED SEPTEMBER 29, 2006.

5. THIS PROPERTY CAN BE FOUND ON WILLIAMSON COUNTY TAX MAP 106 AND IS KNOWN AS A PORTION OF PARCEL 32.02.

6. OWNER/ SUBDIVIDER: RURAL PLAINS PARTNERSHIP C/O BNB-WCO INVESTORS, LLC
ADDRESS: 2000 MERIDIAN BOULEVARD SUITE 250
FRANKLIN, TENNESSEE 37067
PHONE NO.: 615-550-5580
P.O.C.: PHIL FAWCETT (pfawcett@boyle.com)

7. SURVEYOR: S&ME, 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@seinc.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. UTILITY AND OTHER PRIVATE EASEMENTS SHOWN MAY BE MODIFIED BY SEPARATE INSTRUMENT WITHOUT RE-RECORDING OF THE FINAL PLAT.

10. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE.

11. ALL SIDEWALKS, TRAILS, PATHS, ETC., LYING OUTSIDE OF PUBLIC RIGHT OF WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION OR ASSIGNS, INCLUDING INDIVIDUAL PROPERTY OWNERS. SIDEWALK LOCATIONS WILL BE PROVIDED WITH THE SITE PLAN FOR EACH LOT.

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. PRIVATE DRIVES SHALL ALSO SERVE AS PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.

14. THE OWNER/SUBDIVIDER, RURAL PLAINS PARTNERSHIP, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.

15. RURAL PLAINS ASSOCIATION OF OWNERS, INC., OR ASSIGNS, INCLUDING INDIVIDUAL PROPERTY OWNERS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES.

16. PROJECT GEODETIC REFERENCE NETWORK BASED ON: COORDINATE SYSTEM U.S. STATE PLANE 1983, ZONE 4100; PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM NAVD 88; COMBINED FACTOR = 0.99991825; CONVERGENCE ANGLE = 00°29'18.14463".

17. ALL BRICK PAVER CROSSWALKS, INSIDE OR OUTSIDE OF THE ROW, SHALL BE MAINTAINED BY THE POA/HOA.

18. ALL OFF-STREET PARKING AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION OR ASSIGNS.

19. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS.

20. ALL OPEN SPACE SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION, OR ASSIGNS.

21. WHERE SANITARY SEWER LINES ENTER PRIVATE PROPERTY, PERMANENT EXCLUSIVE EASEMENTS SHALL BE PROVIDED BASED ON THE DEPTH OF THE SEWER MAIN. 0'-12" DEPTH REQUIRES A 20' EASEMENT AND 13'-20" DEPTH REQUIRES A 30' EASEMENT. IN ADDITION, A MINIMUM 10' WIDE TEMPORARY CONSTRUCTION EASEMENT ON EACH SIDE OF THE PERMANENT EASEMENT MUST BE PROVIDED UNTIL THE SEWER MAIN IS CONSTRUCTED AND ACCEPTED BY THE CITY OF FRANKLIN.

22. SURVEY FIELD DATA COLLECTED ON 10-23-2018.

23. NO IMPROVEMENTS SHALL BE PERMITTED WITHIN THE CITY OF FRANKLIN UTILITY EASEMENT THAT MAY DESTROY, WEAKEN OR DAMAGE THE INFRASTRUCTURE OR INTERFERE WITH THE OPERATION OR MAINTENANCE OF SAID INFRASTRUCTURE, UNLESS DEPICTED ON CITY OF FRANKLIN APPROVED SITE PLANS. THESE IMPROVEMENTS INCLUDE BUT MAY NOT BE LIMITED TO: GRADE CUT OR FILL, PERMANENT STRUCTURES, OR VEGETATION THAT MAY IMPEDE OPERATIONS OR AFFECT UNDERGROUND INFRASTRUCTURE, UNLESS DEPICTED ON CITY OF FRANKLIN APPROVED SITE PLANS. THE CITY OF FRANKLIN RESERVES THE RIGHT TO PERMANENTLY REMOVE ANY IMPROVEMENTS NOT SHOWN ON APPROVED CITY OF FRANKLIN SITE PLANS THAT MAY IMPACT EXISTING AND FUTURE INFRASTRUCTURE WITHIN THE EASEMENT. THE CITY OF FRANKLIN SHALL RESTORE, IN A REASONABLE AND WORKMANLIKE MANNER, ANY DAMAGE OR ALTERATIONS TO THE SITE THAT THE CITY OF FRANKLIN HAS MADE SO AS TO CLOSELY MATCH THE ORIGINAL IMPROVEMENTS AS INDICATED ON THE APPROVED SITE PLAN.

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

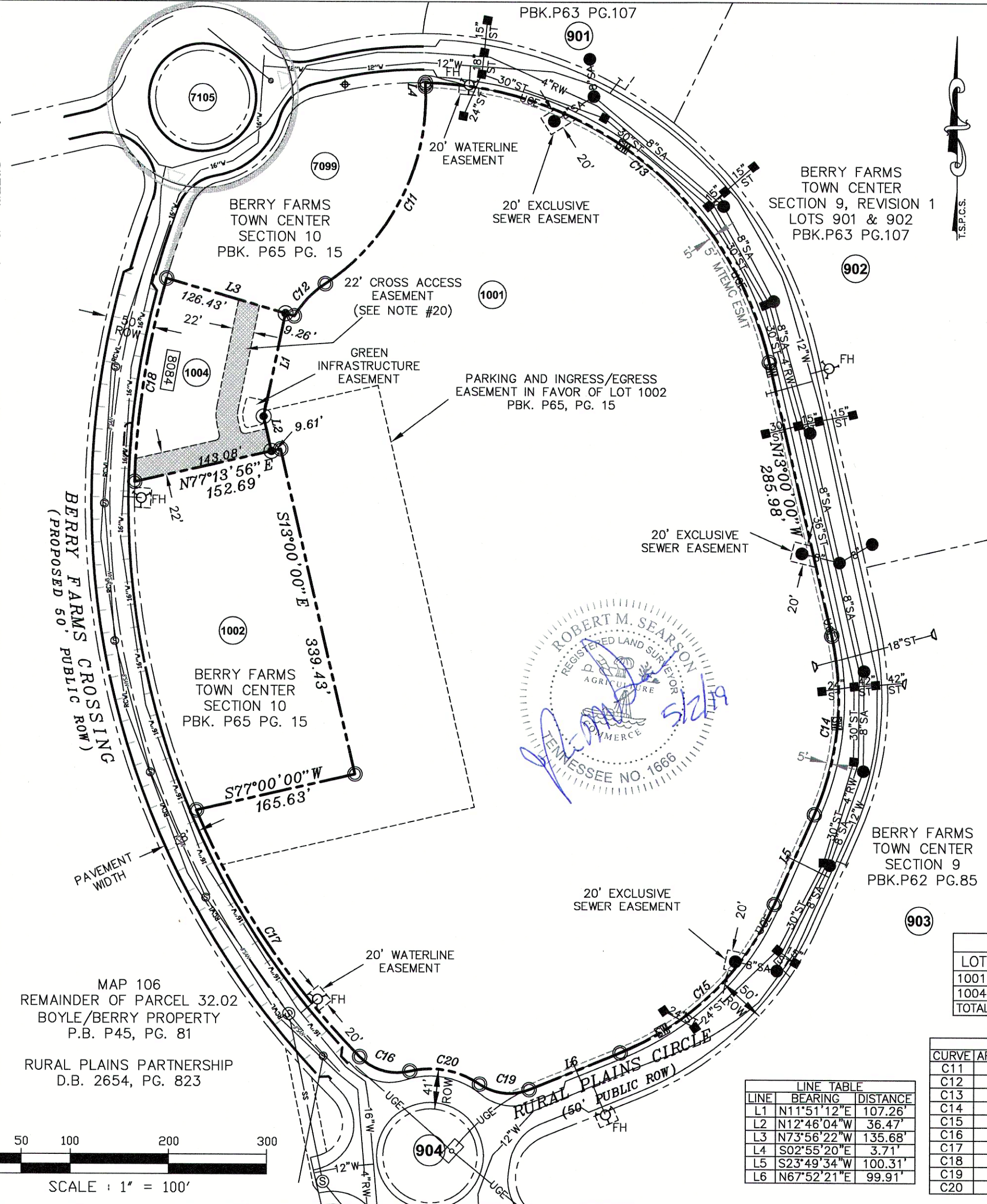
25. CROSS ACCESS EASEMENTS SHALL PROVIDE PERPETUAL, NON-EXCLUSIVE ACCESS FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACROSS THE CROSS ACCESS EASEMENT. PROPERTY OWNER(S) SHALL MAINTAIN AND KEEP THE CROSS ACCESS EASEMENT WITHIN THEIR DEVELOPMENT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.

26. MINIMUM REQUIRED SETBACK LINES:

FRONT YARD: 12' FROM BACK OF CURB

TERTIARY FACADE: 3' FROM SERVICE DRIVE OR PARKING

*ALL SETBACKS PER COF APPROVED BERRY FARMS PATTERN BOOK



CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:

(1) the water and sewer systems designated in "Berry Farms Town Center PUD Subdivision Final Plat, Section 10, Revision 1" Subdivision 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 sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director Water Management Department

City of Franklin

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

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 "Berry Farms Town Center PUD Subdivision Final Plat, Section 10, Revision 1" 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 9th day of April, 2015.

Robert M. Searson

Robert M. Searson, Tenn. License No. 1666

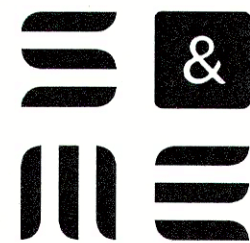
Date

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 2654, Page 823, 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.

Rural Plains Partnership
Owner

Date



1935 21st AVENUE SOUTH
NASHVILLE, TN 37212
(615) 385-4144

ENGINEERING FIRM
LICENSE NUMBER: F-0176

BERRY FARMS TOWN CENTER PUD SUBDIVISION FINAL PLAT SECTION 10, REVISION 1 RESUBDIVISION OF LOT 1001 C.O.F. NO. 6969

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 10.93 TOTAL LOTS: 2

ACRES NEW PUBLIC STREETS: ±0.0 DISTRICT: 8TH

LFT NEW PUBLIC STREETS: ±0 CLOSURE ERROR: 1:10000

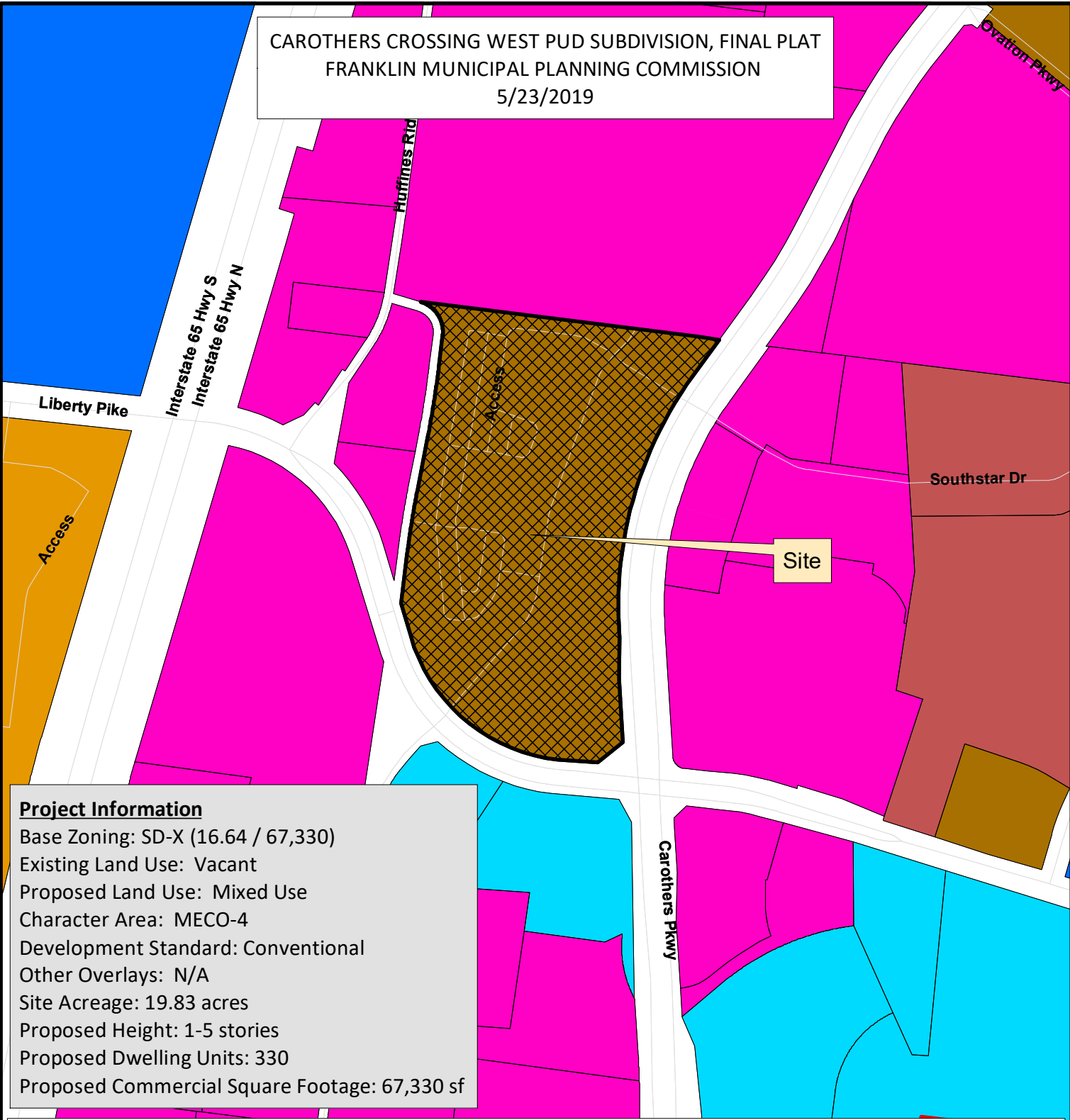
DATE: 04-08-19

REV: 05-02-19

S&ME PROJECT #554716056

SHEET 1 OF 1

CAROTHERS CROSSING WEST PUD SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/23/2019



Project Information

Base Zoning: SD-X (16.64 / 67,330)
Existing Land Use: Vacant
Proposed Land Use: Mixed Use
Character Area: MECO-4
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 19.83 acres
Proposed Height: 1-5 stories
Proposed Dwelling Units: 330
Proposed Commercial Square Footage: 67,330 sf

- | | |
|---|---------------------------------------|
| Carothers Crossing West PUD Subdivision, Final Plat | 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 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 |



0 125 250 500 750
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 2019. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 8 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

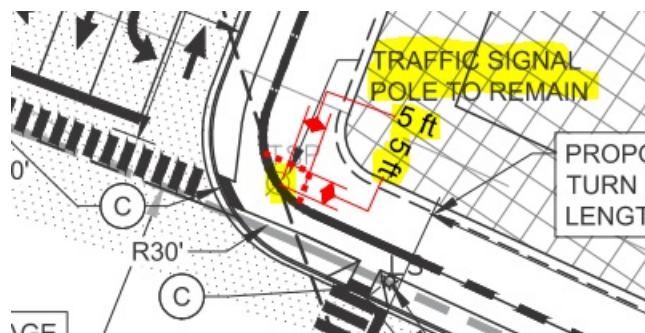
5. Reforestation Areas

lance.fittro@franklinton.gov **This is an advisory comment that should not hinder approval of the Final Plat:**
In the event that the development plan revision (COF project #6939) being reviewed concurrently with this final plat is approved by the BOMA, the applicant shall submit a revised final plat which indicates the reforestation areas shown on the revised development plan to be within landscape easements on the plat and include general note(s) as necessary to clarify the intent and maintenance responsibilities for the plant material within the reforestation areas. All sureties associated with the reforestation areas shall be posted prior to the recording of the plat.

21. Survey Information

joe.marlo@franklinton.gov *Comment primarily addressed, however there remain outstanding items.*

There are existing traffic signal poles at the intersection of Southstar Drive and Carothers Parkway, one of which appears to be straddling the ROW line. Applicant to show the ROW for the proposed Southstar Drive to be notched 5'-0" square from the center of the existing traffic signal pole.



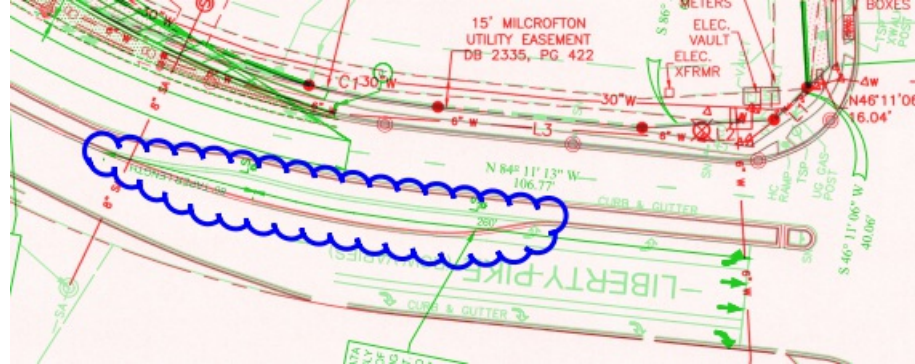
26. Proposed Infrastructure

joe.marlo@franklinton.gov *Comment partially addressed. There are three median modifications associated with this Site. The median in Liberty Pike to the west of the intersection with Edward Curd Lane has been revised. The remaining two medians still need to be corrected on the final plat.*

Proposed offsite public infrastructure improvements are to be shown on the final plat.

1. Modified median in Liberty Pike at the intersection with Carothers Parkway.
2. Modified median in Carothers Parkway at the intersection with Southstar Drive.

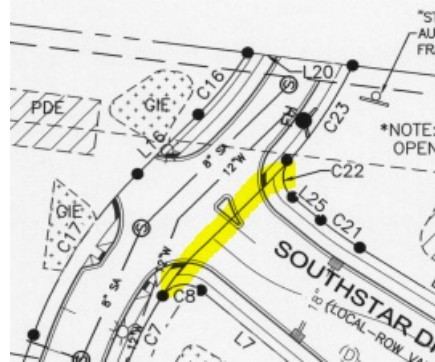
Median in Liberty Pike at the intersection with Carothers Parkway



Created with idtPlans Review
5/13/19

joe.marlo@franklin.tn.gov Comment not adequately addressed, as the line remains to be shown (Sheet 5).

Applicant to remove line between Edward Curd Lane and Southstar Drive highlighted below.



28. C. Final Plat

joe.marlo@franklin.tn.gov Comment addressed (thank you), however the location of the sign is incorrect.

Applicant shall shift the "Street to be extended" sign to be shown centered at the end of Edward Curd Lane.



Parks

General Issues

34. Parkland Impact Fee

kevinl@franklin.tn.gov

Applicant shall add unit count and time of payment to the plat. In bold below.

Parks-Add to plat information regarding Parkland Fees.

Fees to be paid at the Final Plat

328 units x \$4,304=\$1,411,712.00

Fees shall be due at this time. Failed will be placed in IDT so that the fees payment can be tracked in IDT.

Please contact Kevin Lindsey if more information is needed.

Parkland Invoice was sent to Mary McGowan and Judy Gregg on April 17, 2019 and now uploaded to IDT.

Performance Agreement and Surety

General Issues

6. Engineering Sureties

kevin.long@franklintn.gov *(Comment restated only as a reminder to staff. No action is necessary from the applicant, and **this comment does not hinder approval.**)*

Any unposted sureties associated with this development from site plan [COF# 6912 \(Carothers Crossing West PUD Subdivision, Site Plan, Section 1, Lot 1, \(Multi family\)\)](#) shall be transferred to this final plat as a condition of approval.

Zoning

Carothers Crossing West Final Plat.pdf

33. Address

mollyp@franklintn.gov Lot 1 addresses assigned at the site plan approval are 2500, 2400, 2300 and 2200 Edward Curd Lane.

Lot 2 addresses are 5045, 5041 and 5021.
[Edited By Molly Pike]

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE AND SIDEWALKS

I hereby certify that:

(1) the streets, drainage, and sidewalks designated in Carothers Crossing West P.U.D. Subdivision has been installed in accordance with City Specifications, or,

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

Director, Streets Department
City of Franklin, Tennessee

Date

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

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

Date

Middle Tennessee Electric Membership Corporation

CERTIFICATE OF APPROVAL OF MILCROFTON WATER SYSTEMS

I hereby certify that:

(1) the water system designated in Carothers Crossing West P.U.D. Subdivision has been installed in accordance with City Specifications, or

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

Milcrofton Utility District

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 OWNERSHIP

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 7254, Page 983.

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 (excluding any such easements designated as private or created by separate easement. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered, or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Book _____, Page _____, R.O.W.C.

Owner

Porter Family LP

Date

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that:

(1) the sewer systems designated in Carothers Crossing West P.U.D. Subdivision has 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 sewer system has been posted with the City of Franklin, Tennessee to assure completion

Director Sewer Management Department
City of Franklin, Tennessee

Date

CERTIFICATE OF APPROVAL OF MALLORY VALLEY UTILITY DISTRICT

I hereby certify that:

(1) the water system designated in Carothers Crossing West P.U.D. Subdivision has been installed in accordance with City Specifications, or

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

Mallory Valley Utility District

CERTIFICATE OF APPROVAL OF RECORDING

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

Secretary

Franklin Municipal Planning Commission

Date

IF YOU CAN READ
THIS, YOU ARE
HOLDING AN
UNRECORDED COPY

FINAL PLAT of
CAROTHERS CROSSING WEST
P.U.D. SUBDIVISION
LIBERTY PIKE & CAROTHERS PARKWAY

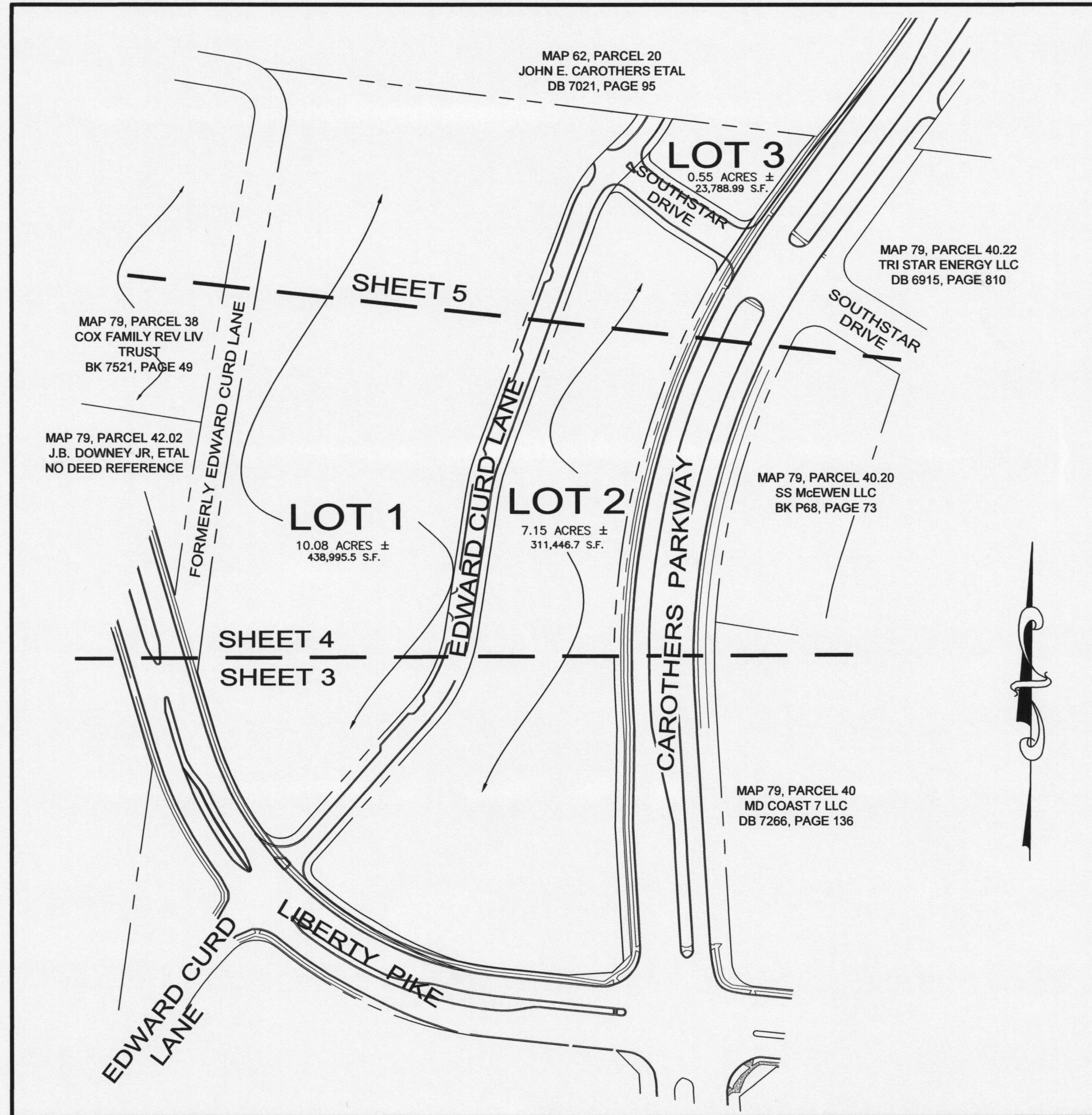
FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

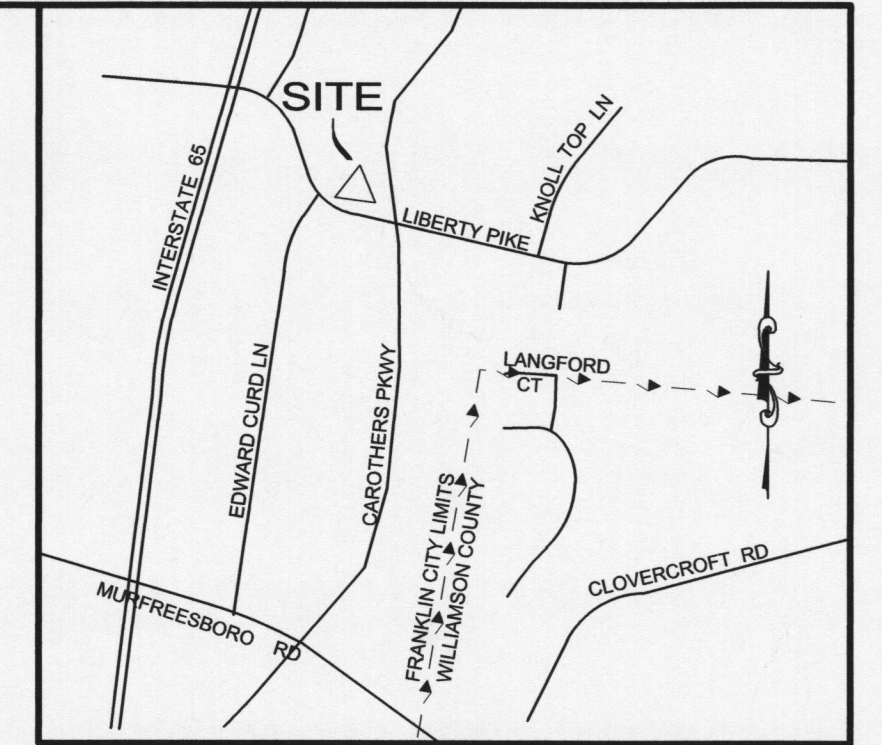
TOTAL ACRES	19.67	TOTAL # OF LOTS	3
ACRES NEW RD/ST	1.89	L.F. OF NEW RD/ST	1,692.72
ACRES OPEN SPACE	0.00	CIVIL DISTRICT	9
DRAWN BY	JAG	CLOSURE ERROR	< 1:10,000
SCALE	No Scale	DATE	03/26/2019

COF PROJECT # 6970

SHEET 1 OF 5



KEY MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

NOTE:

ALL LINE AND CURVE TABLES AND NOTES FOR THIS PLAT APPEAR ON SHEET 2 OF 5.

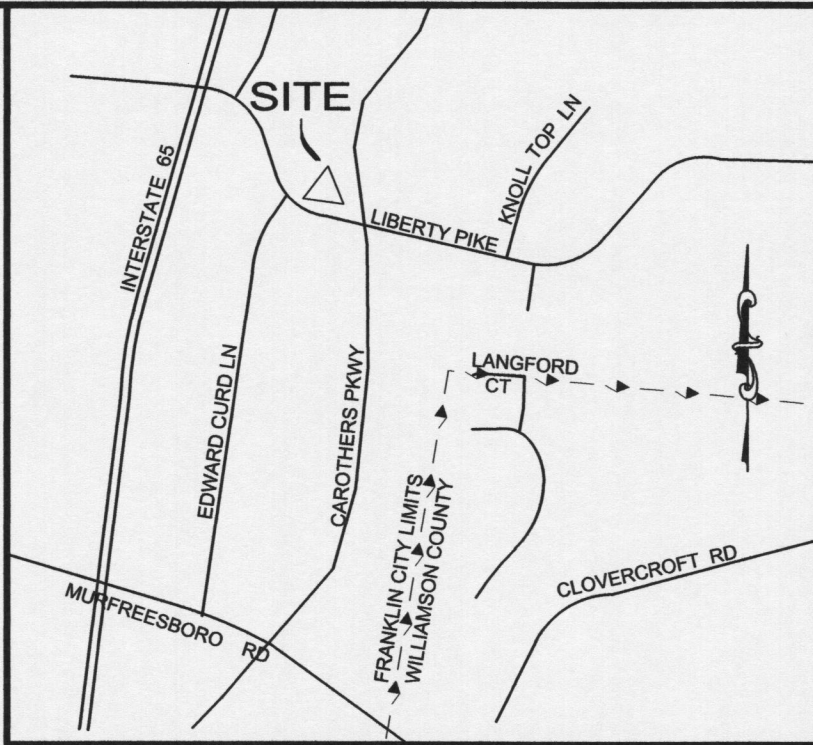
Parcel Line Table		
Line #	Length	Direction
L11	211.60	S3°27'50"E
L10	151.24	S1°04'36"W
L9	37.88	S3°24'15"E
L8	75.17	S58°09'03"E
L7	76.05	S50°29'30"E
L6	412.30	N20°05'04"E
L5	218.48	N8°36'02"E
L4	290.41	N41°24'27"E
L2	68.74	S86°33'24"W
L1	24.02	S46°11'06"W
L3	106.77	N84°11'13"W
L25	18.80	N50°29'30"W
L24	117.03	N58°09'03"W

Parcel Line Table		
Line #	Length	Direction
L22	33.18	S39°59'25"W
L23	122.75	S35°53'58"W
L21	222.75	S82°58'19"E
L20	54.88	S82°58'19"E
L18	218.48	S8°36'02"W
L17	412.30	S20°05'04"W
L16	44.43	S45°30'30"W
L15	586.75	S82°58'19"E
L14	485.44	N9°49'30"E
L13	86.16	N7°16'41"E
L12	96.39	N16°16'21"W
L19	270.82	S41°24'24"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	68.10'	517.96'	7°31'58"	N80°25'14"W	68.05'
C2	140.61'	563.64'	14°17'37"	N64°29'01"W	140.25'
C3	91.89'	509.27'	10°20'17"	N52°58'10"W	91.77'
C4	29.58'	19.00'	89°12'28"	N3°11'47"W	26.68'
C5	154.27'	275.50'	32°04'58"	N24°38'32"E	152.26'
C6	45.00'	224.50'	11°29'02"	N14°20'33"E	44.92'
C7	42.54'	176.00'	13°50'50"	N27°00'29"E	42.43'
C8	22.52'	13.50'	95°34'36"	N81°43'12"E	20.00'
C9	21.59'	161.50'	7°39'33"	S54°19'16"E	21.57'
C10	28.29'	18.50'	87°37'23"	S14°20'21"E	25.61'
C11	701.98'	1222.27'	32°54'23"	S13°01'50"W	692.38'
C12	64.15'	35.50'	103°31'58"	N86°49'37"W	55.77'
C13	169.85'	517.96'	18°47'17"	N25°39'59"W	169.09'
C14	298.84'	6722.66'	2°32'49"	N8°33'06"E	298.81'
C15	95.82'	85.43'	64°15'56"	N22°18'28"W	90.88'
C16	41.25'	173.00'	13°39'39"	S38°40'41"W	41.15'
C17	100.73'	227.00'	25°25'26"	S32°47'47"W	99.90'
C18	125.40'	224.50'	32°00'17"	S24°36'11"W	123.78'
C19	55.22'	275.50'	11°29'02"	S14°20'33"W	55.13'
C20	27.75'	18.50'	85°56'59"	S78°52'27"W	25.22'
C21	25.00'	187.00'	7°39'33"	N54°19'16"W	24.98'
C22	21.59'	13.50'	91°38'19"	N4°40'20"W	19.36'
C23	59.43'	224.00'	15°12'08"	N33°32'45"E	59.26'

PLAT NOTES

- The purpose of this plat is to create two buildable lots and one open space lot, modify/abandon existing easements, create new easements, and dedicate right-of-way.
- Sidewalks and trails outside of public right-of-way shall be Public Access Easements and shall be maintained by the Property Owner(s) or the HOA.
- All open space lots shall be Public Utility, Access, and Drainage Easements and shall be maintained by the Property Owner(s) or HOA.
- Cross Access Easements shall provide perpetual, non-exclusive access for the purposes of vehicular and pedestrian ingress and egress across the Cross Access Easement. Property Owner(s) shall maintain and keep the Cross Access Easement within their development in a commercially reasonable condition and state of repair.
- This site is located in Franklin, Williamson County, TN and is identified as Parcel 40.03 on Williamson County Property Map 79. Subject property is located at the northwest intersection of Liberty Pike and Carothers Parkway.
- Subject property is zoned SD-X, Specific Development Variety. Building setbacks are:
 - Front 30'
 - Side 15'
 - Rear 25'
- Bearings are based on TN grid system (NAD 83 datum, Zone 5301, FIPS Zone 4100).
- Subject property is not within a flood hazard area as per F.E.M.A. Flood Insurance Rate Map No. 47187C0212F, with a revision date of September 29, 2006, Community No. 470206, Panel No. 0212, Suffix X.
- Within new developments and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities (including cable, electrical, natural gas, sewer, telephone, and water lines) shall be placed underground.
- No obstructions or encroachments which impede the flow of stormwater shall be permitted within public drainage easements. 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.
- This surveyor has not physically located the underground utilities. Above-grade and underground utilities shown were taken from visible appurtenances at the site. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities 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 owners 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 1-800-351-1111.
- Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
- 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 of 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 shall be located 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.
- All storm and sanitary manholes are less than 12 feet in depth and require a 20'-wide easement. A minimum 10-foot wide temporary construction easement on each side of the permanent easement must be provided. No trees shall be planted within the permanent easements.



VICINITY MAP
NOT TO SCALE

FINAL PLAT of
CAROTHERS CROSSING WEST
P.U.D. SUBDIVISION
LIBERTY PIKE & CAROTHERS PARKWAY

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES	19.67	TOTAL # OF LOTS	3
ACRES NEW RD/ST	1.89	L.F. OF NEW RD/ST	1,619.72
ACRES OPEN SPACE	0.00	CIVIL DISTRICT	9
DRAWN BY	JAG	CLOSURE ERROR	< 1:10,000
SCALE	Not to Scale	DATE	03/26/2019

COF PROJECT # 6970

SHEET 2 OF 5

Certificate of Survey

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 7th day of March, 2019.

Keith Ryan Brotherton, Tennessee RLS No. 2850
Wilson & Associates, P.C.
Engineering/Surveying/Environmental
108 Beasley Drive, Franklin, TN 37064
Office: 615.794.2275 FAX 615.794.2176
kbrotherton@wilsonpc.com



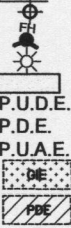
Legend

Existing Iron Rod
Iron Rod Set
Conc. Mon. Found
Curb Inlet
Storm Manhole
Sewer Manhole
Street Address
Water Meter
Water Valve



Legend (cont.)

Fire Hydrant (Existing)
Fire Hydrant (Proposed)
Light Pole
Sidewalk Pattern
Public Utility & Drainage Esmt.
Public Drainage Esmt.
Public Utility & Access Esmt.
Green Infrastructure Esmt.
Public Drainage Esmt.



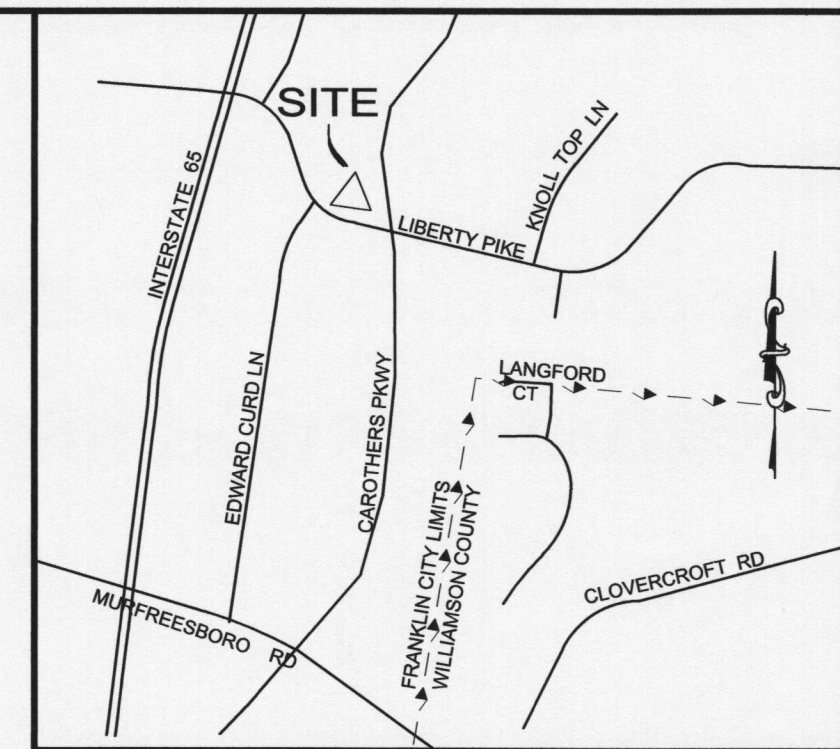
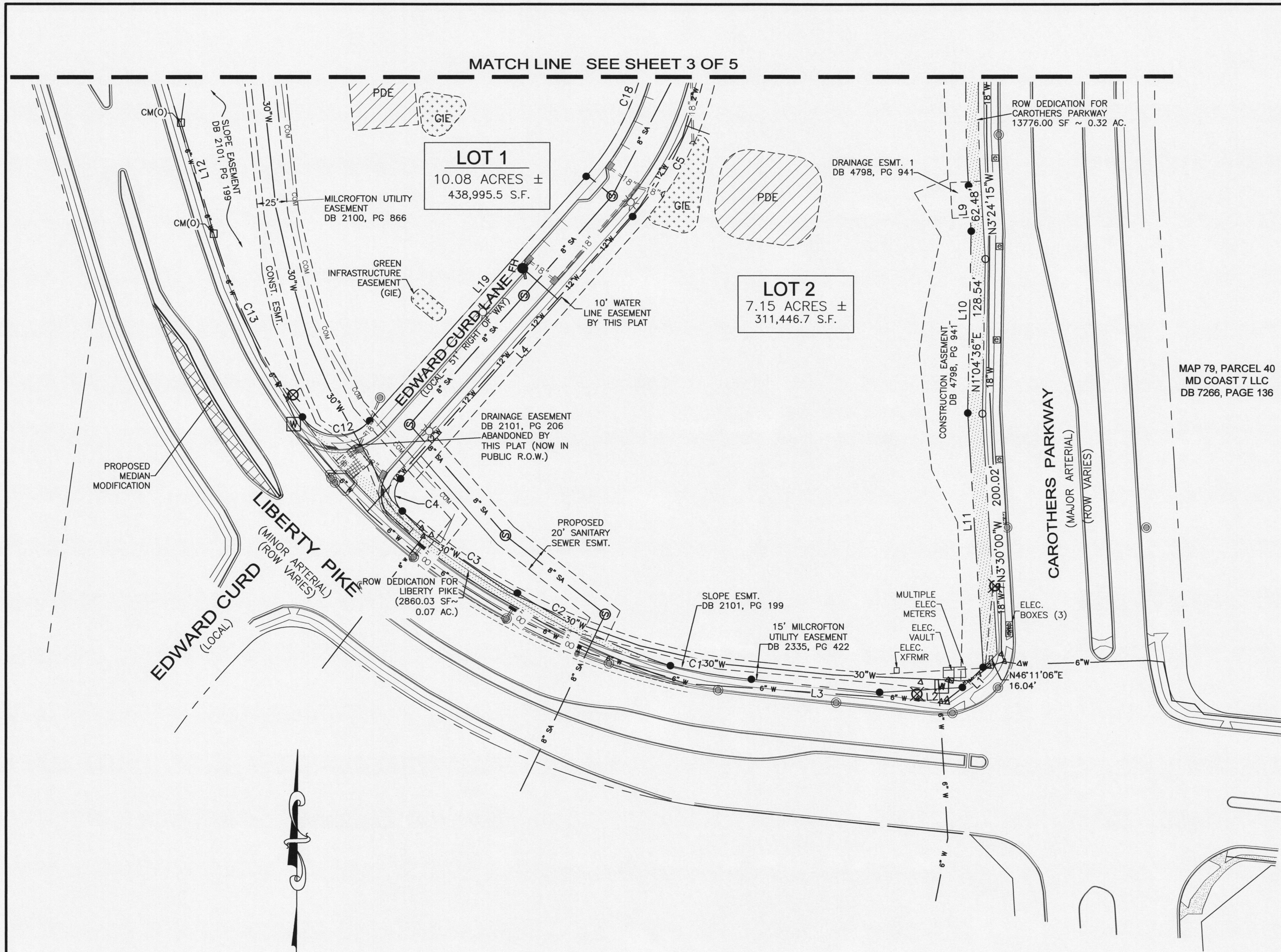
CERTIFICATE OF APPROVAL OF RECORDING

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

Secretary
Franklin Municipal Planning Commission

Date

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VICINITY MAP
NOT TO SCALE

MAP 79, PARCEL 40
MD COAST 7 LLC
DB 7266, PAGE 136

NOTE:

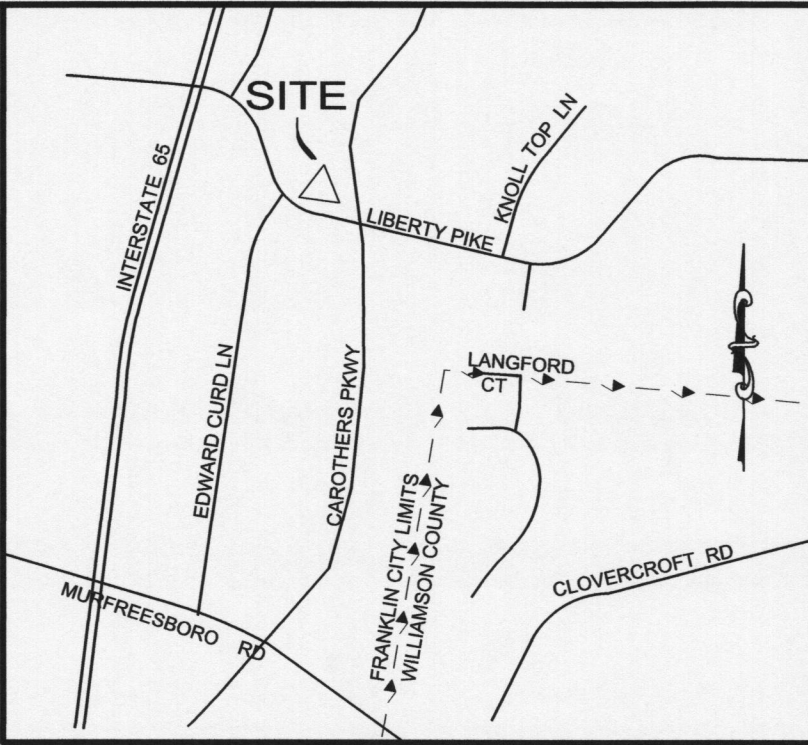
ALL LINE AND CURVE TABLES AND NOTES FOR THIS
PLAT APPEAR ON SHEET 2 OF 5.

FINAL PLAT of
CAROTHERS CROSSING WEST
P.U.D. SUBDIVISION
LIBERTY PIKE & CAROTHERS PARKWAY

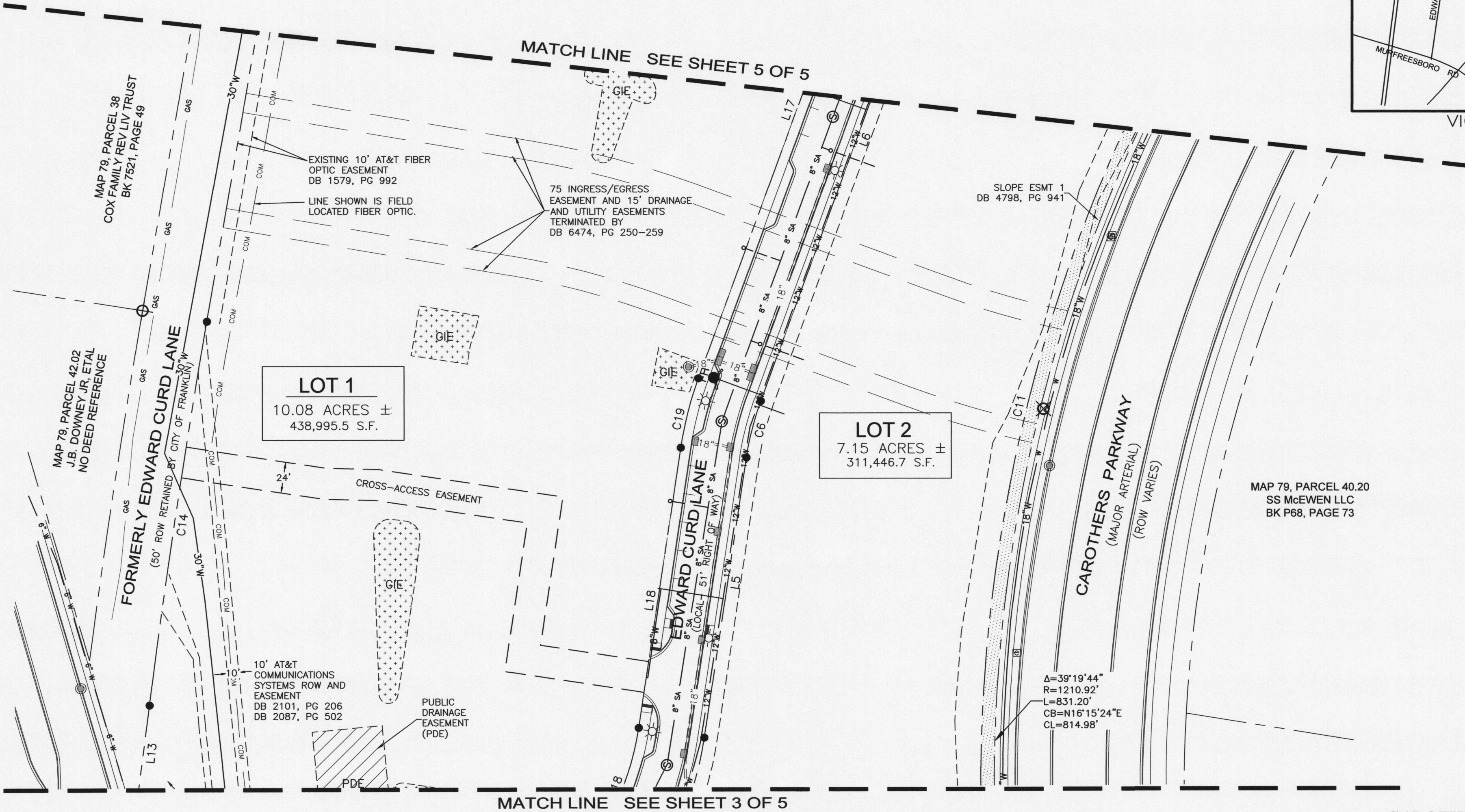
CERTIFICATE OF APPROVAL OF RECORDING Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the ____ day of _____, 20____, and this plat has been approved for recording in the Register's Office of Williamson County, Tennessee. Secretary _____ Date _____ Franklin Municipal Planning Commission	IF YOU CAN READ THIS, YOU ARE HOLDING AN UNRECORDED COPY		Certificate of Survey I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 7th day of March, 2016. <i>Keith Ryan Brotherton</i> 5/2/19 Keith Ryan Brotherton, RLS #2850 Wilson & Associates, P.C. Engineering/Surveying/Environmental 108 Beasley Drive, Franklin, TN 37064 Office: 615.794.2275 FAX 615.794.2176 kbrotherton@wilsonpc.com	Legend <table style="width: 100%;"> <tr> <td>Existing Iron Rod</td> <td>○</td> <td>Fire Hydrant (Existing)</td> <td>⊕</td> </tr> <tr> <td>Iron Rod Set</td> <td>●</td> <td>Fire Hydrant (Proposed)</td> <td>⊕</td> </tr> <tr> <td>Conc. Mon. Found</td> <td>□</td> <td>Light Pole</td> <td>⊕</td> </tr> <tr> <td>Curb Inlet</td> <td>⊕</td> <td>Sidewalk Pattern</td> <td>▨</td> </tr> <tr> <td>Storm Manhole</td> <td>⊕</td> <td>Public Utility & Drainage Esmt.</td> <td>P.U.D.E.</td> </tr> <tr> <td>Sewer Manhole</td> <td>⊕</td> <td>Public Drainage Esmt.</td> <td>P.D.E.</td> </tr> <tr> <td>Street Address</td> <td>1234</td> <td>Public Utility & Access Esmt.</td> <td>P.U.A.E.</td> </tr> <tr> <td>Water Meter</td> <td>⊕</td> <td>Green Infrastructure Esmt.</td> <td>G.I.E.</td> </tr> <tr> <td>Water Valve</td> <td>⊕</td> <td>Public Drainage Esmt.</td> <td>P.D.E.</td> </tr> </table> Legend (cont.) <table style="width: 100%;"> <tr> <td>Public Drainage Esmt.</td> <td>P.D.E.</td> </tr> <tr> <td>Public Drainage Esmt.</td> <td>P.D.E.</td> </tr> <tr> <td>Public Drainage Esmt.</td> <td>P.D.E.</td> </tr> </table> GRAPHIC SCALE: 0' 60' 120' 180'	Existing Iron Rod	○	Fire Hydrant (Existing)	⊕	Iron Rod Set	●	Fire Hydrant (Proposed)	⊕	Conc. Mon. Found	□	Light Pole	⊕	Curb Inlet	⊕	Sidewalk Pattern	▨	Storm Manhole	⊕	Public Utility & Drainage Esmt.	P.U.D.E.	Sewer Manhole	⊕	Public Drainage Esmt.	P.D.E.	Street Address	1234	Public Utility & Access Esmt.	P.U.A.E.	Water Meter	⊕	Green Infrastructure Esmt.	G.I.E.	Water Valve	⊕	Public Drainage Esmt.	P.D.E.	Public Drainage Esmt.	P.D.E.	Public Drainage Esmt.	P.D.E.	Public Drainage Esmt.	P.D.E.	FINAL SUBDIVISION PLAT FRANKLIN - WILLIAMSON COUNTY - TENNESSEE <table style="width: 100%;"> <tr> <td>TOTAL ACRES 19.67</td> <td>TOTAL # OF LOTS 3</td> </tr> <tr> <td>ACRES NEW RD/ST 1.89</td> <td>L.F. OF NEW RD/ST 1,619.72</td> </tr> <tr> <td>ACRES OPEN SPACE 0.00</td> <td>CIVIL DISTRICT 9</td> </tr> <tr> <td>DRAWN BY JAG</td> <td>CLOSURE ERROR ≤ 1:10,000</td> </tr> <tr> <td>SCALE = 1"=60'</td> <td>DATE = 03/26/2019</td> </tr> </table> COF PROJECT # 6970 SHEET 3 OF 5	TOTAL ACRES 19.67	TOTAL # OF LOTS 3	ACRES NEW RD/ST 1.89	L.F. OF NEW RD/ST 1,619.72	ACRES OPEN SPACE 0.00	CIVIL DISTRICT 9	DRAWN BY JAG	CLOSURE ERROR ≤ 1:10,000	SCALE = 1"=60'	DATE = 03/26/2019
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NOTE:

ALL LINE AND CURVE TABLES AND NOTES FOR THIS PLAT APPEAR ON SHEET 2 OF 5.



VICINITY MAP
NOT TO SCALE



MAP 79, PARCEL 40.20
SS McEWEN LLC
BK P68, PAGE 73

$\Delta=39^{\circ}19'44''$
 $R=1210.92'$
 $L=831.20'$
 $CB=N16^{\circ}15'24''E$
 $CL=814.98'$

FINAL PLAT of
CAROTHERS CROSSING WEST
P.U.D. SUBDIVISION
LIBERTY PIKE & CAROTHERS PARKWAY

CERTIFICATE OF APPROVAL OF RECORDING

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

Secretary _____ Date _____
Franklin Municipal Planning Commission

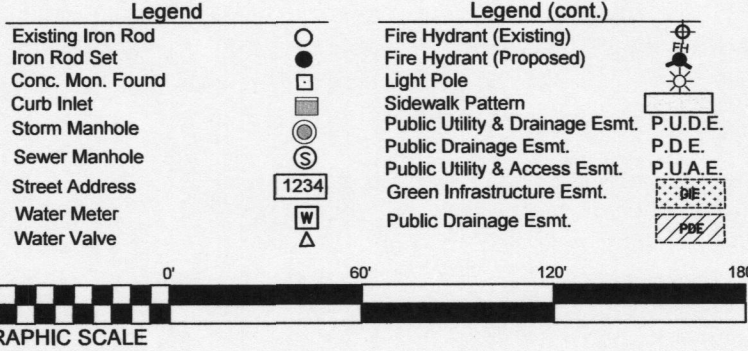
IF YOU CAN READ
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Certificate of Survey

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 7th day of March, 2016.

Keith Ryan Brotherton, RLS #2880
Wilson & Associates, P.C.
Engineering/Surveying/Environmental
108 Beasley Drive, Franklin, TN 37064
Office: 615.794.2275 FAX
615.794.2176
kbrotherton@wilsonpc.com



FINAL SUBDIVISION PLAT

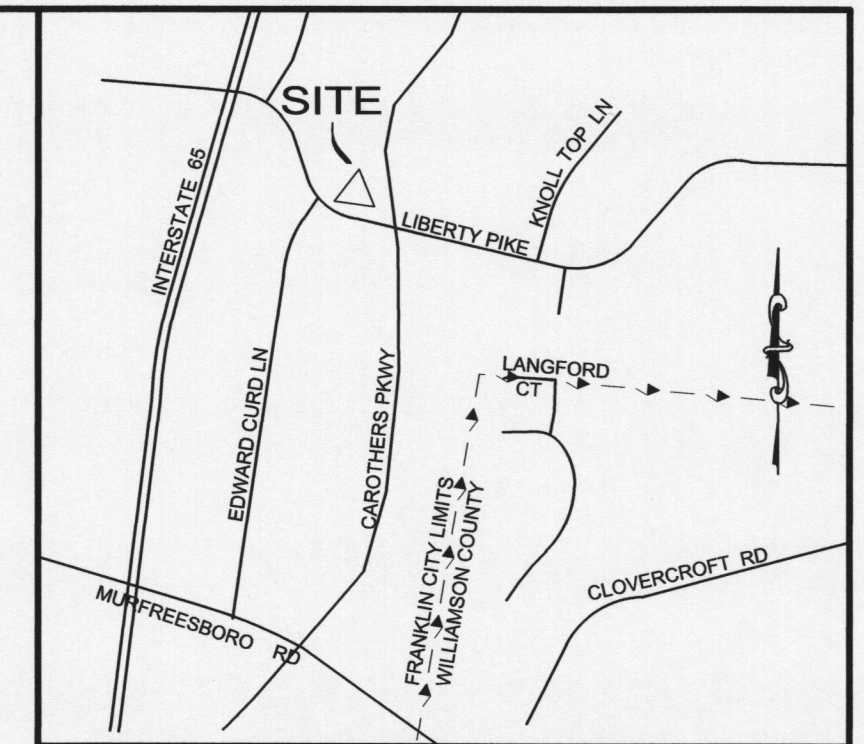
FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES	19.67	TOTAL # OF LOTS	3
ACRES NEW RD/ST	1.89	L.F. OF NEW RD/ST	1,619.72
ACRES OPEN SPACE	0.00	CIVIL DISTRICT	9
DRAWN BY	JAG	CLOSURE ERROR	< 1:10,000
SCALE	1"=60'	DATE	03/26/2019

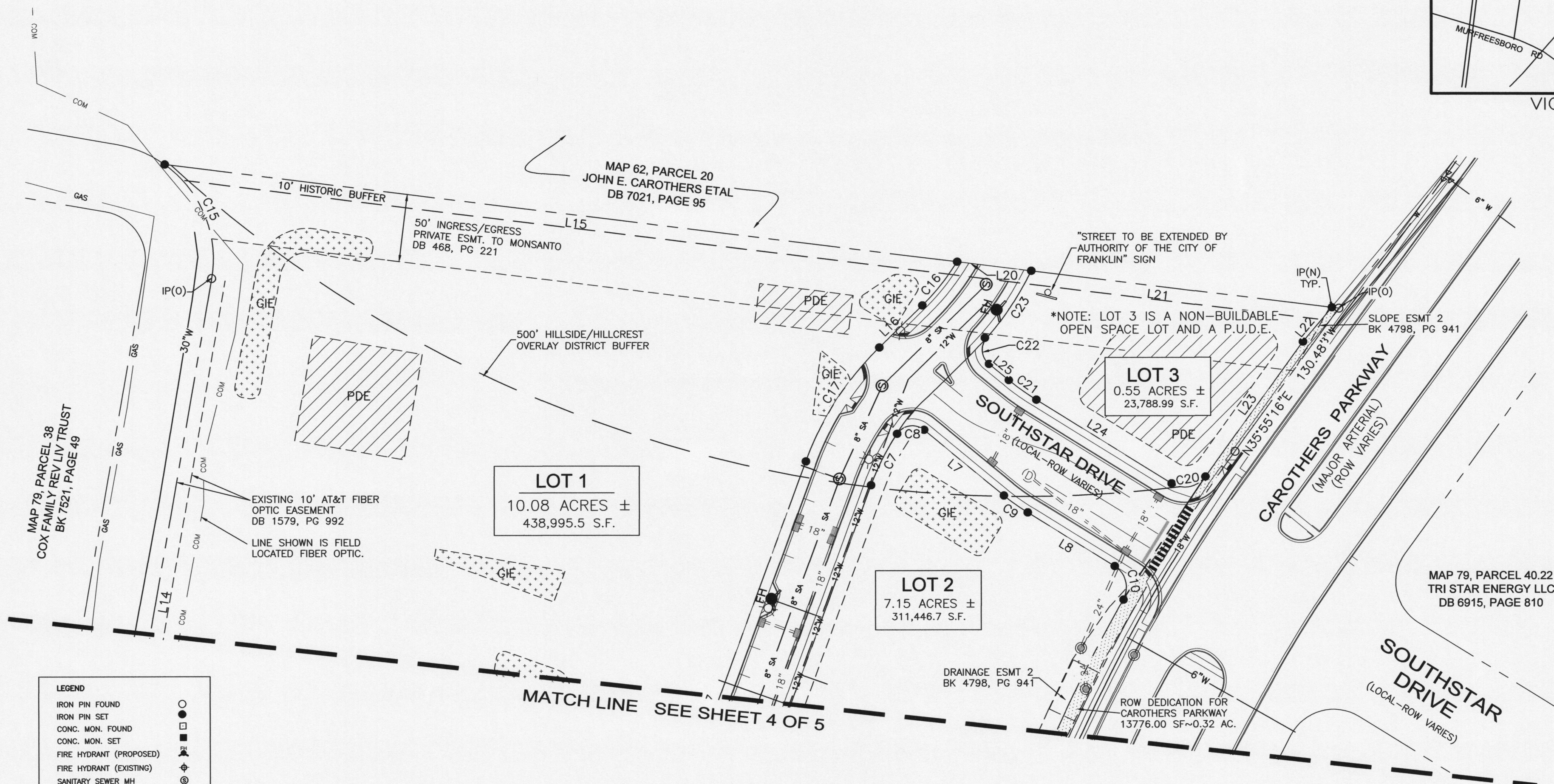
COF PROJECT # 6970

SHEET 4 OF 5

ALL LINE AND CURVE TABLES AND NOTES FOR THIS
PLAT APPEAR ON SHEET 2 OF 5.



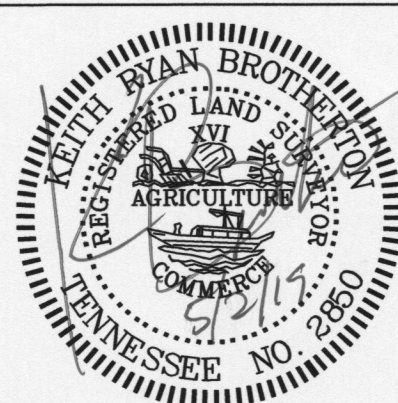
VICINITY MAP
NOT TO SCALE



*FINAL PLAT of
CAROTHERS CROSSING WEST
P.U.D. SUBDIVISION
LIBERTY PIKE & CAROTHERS PARKWAY*

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

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Legend	Legend (cont.)
Existing Iron Rod	Fire Hydrant (Existing)
Iron Rod Set	Fire Hydrant (Proposed)
Conc. Man. Found	Light Pole
Curb Inlet	Sidewalk Pattern
Storm Manhole	Public Utility & Drainage Esmt.
Sewer Manhole	Public Drainage Esmt.
Street Address	Public Utility & Access Esmt.
Water Meter	Green Infrastructure Esmt.
Water Valve	Public Drainage Esmt.

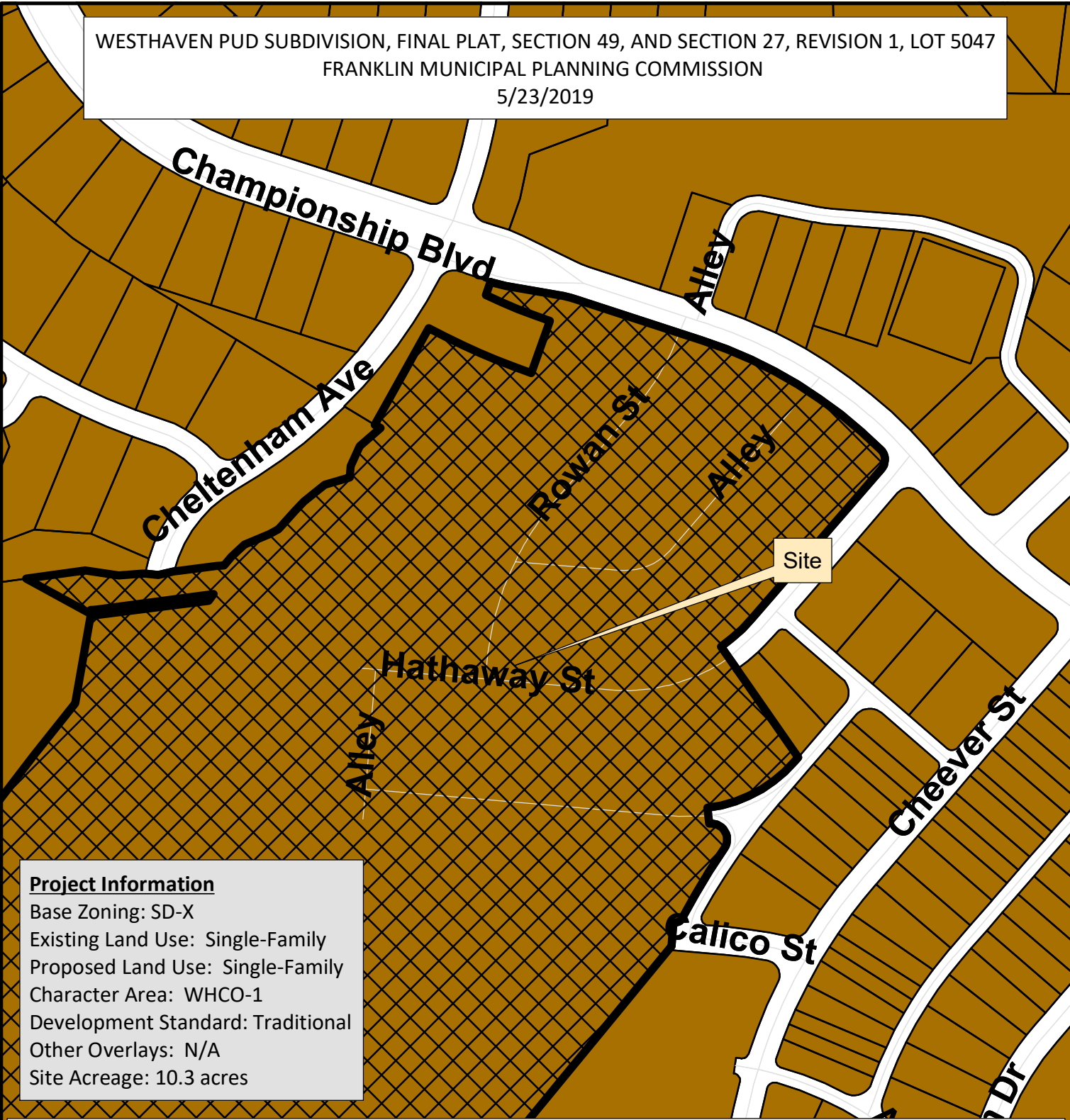
FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES 19.67 TOTAL # OF LOTS 3
ACRES NEW RD/ST 1.89 L.F. OF NEW RD/ST 1,692.72
ACRES OPEN SPACE 0.00 CIVIL DISTRICT 9
DRAWN BY JAG CLOSURE ERROR < 1:10,000
SCALE = 1"=60' DATE = 03/26/2019

COF PROJECT # 6970

SHEET 5 OF 5

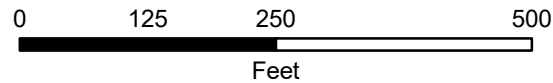
WESTHAVEN PUD SUBDIVISION, FINAL PLAT, SECTION 49, AND SECTION 27, REVISION 1, LOT 5047
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 5/23/2019



Project Information

Base Zoning: SD-X
 Existing Land Use: Single-Family
 Proposed Land Use: Single-Family
 Character Area: WHCO-1
 Development Standard: Traditional
 Other Overlays: N/A
 Site Acreage: 10.3 acres

- | | |
|--|---------------------------------------|
| Westhaven Sec. 27 & 49, FP | 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 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 |



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 herein.
 All data and materials (c) copyright 2019. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 2

Engineering - Final Plat Checklist

General Issues

19. 0. General Information

lance.fittro@franklin.tn.gov	This is an advisory comment: Concurrent with this submittal, a Site Plan Amendment for Section 49 has been submitted to further subdivide Lot 1901 into 2 buildable lots. Applicant shall be aware that showing this further subdivision at One Stop, which would increase the buildable lot count to 47 rather than 46 as shown on the plat to be approved by the FMPC, is not allowed. The lot count and arrangement shown on the plat submitted to One Stop must match what is approved by the FMPC.
--	--

Performance Agreement and Surety

General Issues

4. Engineering Sureties

kevin.long@franklin.tn.gov	Any unposted sureties associated with this development from site plan COF# 6680 (Westhaven PUD Subdivision, Site Plan, Section 49) shall be transferred to this final plat as a condition of approval. [Edited By Kevin Long]
jgregg@wilsonpc.com	Any unposted sureties associated with this development from site plan COF# 6680 (Westhaven PUD Subdivision, Site Plan, Section 49) shall be transferred to this final plat as a condition of approval.
kevin.long@franklin.tn.gov	<i>(Comment restated for internal City of Franklin reference. No further action is necessary from the applicant, and this comment does not hinder approval.)</i> Any unposted sureties associated with this development from site plan COF# 6680 (Westhaven PUD Subdivision, Site Plan, Section 49) shall be transferred to this final plat as a condition of approval.

- Plat Notes:**
- The purpose of this plat is to create 46 lots (Lots 1889-1934), and one Open Space lot (5084). The open space Lot 5084 is a consolidation of Section 27 Open Space Lot 5047 and a portion of unplatted property in Section 49.
 - The recording of this plats voids, vacates, and supercedes the recording of Section 27 Open Space Lot 5047 as of record in Book P59, Page 117, R.O.W.C.T.
 - Subject property is shown as Section 49 located in Westhaven P.U.D. Subdivision, Fifth Civil District, City of Franklin, Williamson County, Tennessee.
 - Subject property is identified as a portion of Parcel 1 on Property Map 77.
 - Zoning: SD-X (Special Development-Variety) (ML1.8/Traditional/WHOC-1)
 - According to the Westhaven Pattern Book, the following building types would be permitted in the T4 and T5 transect zones - sideyard house, cottage, or house.
Minimum setback requirements (Section 50 lots):
Front yard - 10'
Side yard - 5' (min. 10' between buildings)
(Minimum 0' between townhome units)

Note: Projections shall not extend to a point closer than 4 feet from the property line. Any projections (including soffits) into the 5' sideyard setback shall have a one-hour fire-resistive construction on the underside. Refer to the 2004 IRC Supplement R302.1 Exterior Walls for further explanation.

Rear yard/Alley setback - 7' (minimum 18' wide x 22' deep parking apron is required from the front of the apron to the face of alley curb) except on street corner lots and lots that provide garages with a storage area of 50 square feet or greater.

Rear yard/Non-alley setback - 5' minimum to the property line; 10' minimum between buildings (for the main, back and ancillary buildings)

- All lots in Section 49 fall in the T4 and T5 Transect Zone as defined in the Westhaven Concept Plan (Revision 3) and Pattern Book, revised 02/25/17.

- Section 49 includes the following building types and sizes: sideyard houses, cottages, houses, courtyards, courtyard apartments, townhomes, and flex houses.

Dwelling unit living areas: Exclusive of open porches, garages, and ancillary apartments:
Minimum.....1,000 S.F.
Maximum.....10,000 S.F.
Maximum building heights.....2 stories

Lots 1911-1918 and Lots 1924-1931 (total 14 lots) are attached townhome lots.

- Bearings are based on Tennessee state plane coordinate system, Zone 5301, FIPS Zone 4100, NAD 83 Datum.
- Subject property is not within a Flood Hazard Area as per F.E.M.A. Flood Insurance Rate Map No. 47187CO195F, Revision Date September 29, 2006, Community No. 470206, Panel No. 195F.
- The developer acknowledges that all lots have adequate building envelopes and no variances will be required.
- All streets and alleys are designated as Public Right-of-Way; the City of Franklin is not responsible for the replacement or repair of any private structures within public easements should the structures be disturbed in the process of the City exercising its easement rights.
- Streets, drainage easements, structures, and culverts shall be maintained by the City of Franklin. Detention ponds and outlet structures within public drainage easements are to be maintained by the Westhaven Homeowners' Association.
- Stormwater quality shall be addressed with each site plan.
- Open space areas, roadway medians, brick pedestrian crosswalks, bike paths, sidewalks outside of right-of-ways, trails and detention facilities shall be maintained by the Westhaven Home Owners Association and shall be Public Utility, Drainage and Access Easements.
- Building Elements: Porches, stoops, chimneys, bay windows, and balconies may encroach into the front yard setbacks. Chimneys may encroach up to 1'-0" from the property line within the sideyard setbacks. Where chimneys encroach into the sideyard setback, the minimum separation between dwellings shall be reduced by the distance of the encroachment only at the width of the fireplace. The remainder of the sideyard setback shall be the stated minimum. Chimneys that encroach closer than 5'-0" to a property line must meet the fire rating requirements of the City of Franklin Building Codes.
- Within new developments and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, (including cable television, electrical, natural gas, sewer, telephone and water lines) shall be placed underground.
- All street light locations and quantities are approximate. Final positioning and quantity shall be at the direction of MTEMC. 17. Mineral rights are to be held by Westhaven Partners, LLC.
- Property numbers are indicated as such: Lot numbers are encircled and address numbers are enclosed by rectangular shape.
- At all temporary turnarounds, a sign shall be placed stating, "Street to be extended by authority of the City of Franklin."
- Street address numbers are assigned to the following street names: Lots 889-1890 Championship Blvd., Lots 1960-1985 Rowan Street, and 1918-1934 Hathaway Street.
- Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
- 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.
- Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowners' Association.
- Required Exterior Parking:
A. Single Family Detached Residence
2 spaces required except on street corner lots. Spaces must be on the same lot as the residence. Spaces shall be a minimum of 18' wide by 22' deep paved area (as measured from the face of the alley curb). Parking area may be garage apron or a separate parking pad.

Legend		Legend (cont.)	
Existing Iron Rod	○	Water Valve	W
Iron Rod Set	●	Fire Hydrant	FH
Existing Concrete Monument	□	Street Light	*
Concrete Monument Set	■	Sidewalk Pattern	
Storm Catchbasin	■	Public Utility & Drainage Esmt.	P.U.D.E.
Sewer Manhole	○	Public Drainage Esmt.	P.D.E.
Street Address	1234	Public Utility & Access Esmt.	P.U.A.E.

Certificate of Survey

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 28th day of February, 2018.

Keith Ryan Brotherton Tennessee RLS No. 2850
Wilson & Associates, P.C.

Engineering/Surveying/Environmental
108 Beasley Drive, Franklin, TN 37064
Office: 615.794.2275 FAX 615.794.2176
kbrotherton@wilsonpc.com

Owner/Subdivider: Westhaven Partners, LLC
Owners/Partners with 5% interest or more:

Westhaven Partners, LLC c/o Tim Downey - tim.downey@southernland.com 1550 W. McEwen Drive, Suite 200 Franklin, TN 37067 (615) 778-3150	
H. Rhodes Hart 612 10th Ave, North Nashville, TN 37203 (615) 259-4222	Frank Mastrapasqua 814 Church Street, #300 Nashville, TN 37203 (615) 244-8400
PPMC Limited Partnership c/o Pete Serodino P.O. Box 4539 Chattanooga, TN 37405 (423) 266-1855	Springlake, G.P. c/o Ron Pace 95 White Bridge Road, #504 Nashville, TN 37205 (615) 352-9800
Monica Smiley 1417 Heritage Landing Drive Chattanooga, TN 37405 (423) 266-1070	Frank J.B. Varallo Rone-Regency Jewelers Brainerd Village Chattanooga, TN 37411 (423) 894-1188

- 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.

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

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

Williamson County Emergency Management Agency _____ Date _____

City of Franklin _____ Date _____

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that:

- (1) the water system designated in Westhaven PUD Subdivision, Section 49 has been installed in accordance with City Specifications, or
- (2) a performance agreement and surety in the amount of \$_____ for the water system has been posted with HB&TS Utility District to assure completion of such system.

HB&TS Utility District _____ Date _____

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 2269, Page 345, R.O.W.C., Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered, or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Book _____, Page _____, R.O.W.C.

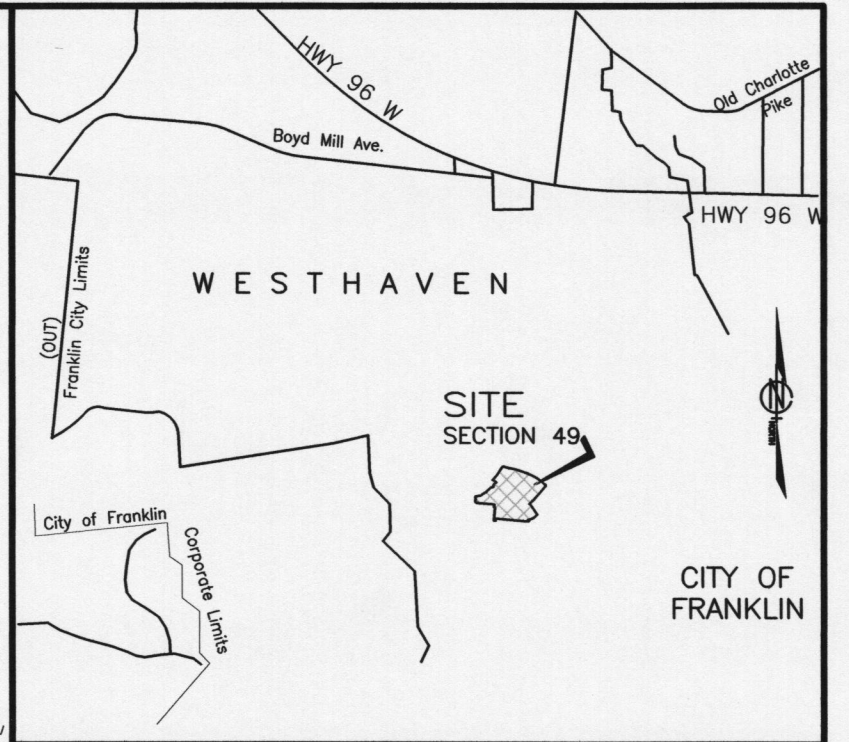
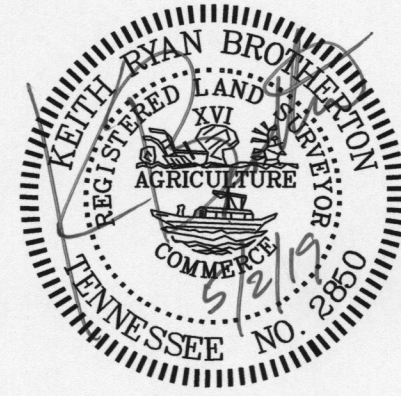
Owner _____ Date _____

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE AND SIDEWALKS

I hereby certify that:

- (1) the streets, drainage, and sidewalks designated in Westhaven PUD Subdivision, Section 49 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



VICINITY MAP
NOT TO SCALE

LOT AREA TABLE		
Parcel #	Area (Ac.)	Area (SF)
1911	0.10	4320.00
1912	0.08	3375.00
1913	0.08	3375.00
1914	0.10	4320.00
1915	0.10	4320.00
1916	0.08	3375.00
1917	0.08	3375.00
1918	0.11	4667.21
1919	0.17	7461.53
1920	0.14	6313.77
1921	0.14	6231.50
1922	0.13	5827.02
1923	0.12	5443.29
1924	0.11	4690.08
1925	0.07	2970.00
1926	0.07	2970.00
1927	0.09	3915.00
1928	0.09	3915.00
1929	0.07	2970.00
1930	0.07	2970.00

LOT AREA TABLE		
Parcel #	Area (Ac.)	Area (SF)
1889	0.23	10117.71
1890	0.32	14009.52
1891	0.21	9100.00
1892	0.22	9713.48
1893	0.22	9516.68
1895	0.21	9100.00
1896	0.23	9886.98
1897	0.15	6516.13
1898	0.14	6252.61
1899	0.14	6210.14
1900	0.14	6210.14
1901	0.31	13628.09
1903	0.09	3915.00
1904	0.07	2970.00
1905	0.07	2970.00
1906	0.11	4851.31
1907	0.15	6359.99
1908	0.15	6359.99
1909	0.16	7022.38
1910	0.14	6210.00

LOT AREA TABLE		
Parcel #	Area (Ac.)	Area (SF)
1931	0.09	3915.00
1932	0.13	5535.00
1933	0.14	6210.00
1934	0.15	6714.53

**SOUTHERN LAND
COMPANY**
WESTHAVEN
P.U.D. SUBDIVISION
SECTION 49 and SECTION 27 Lot 5047

FINAL SUBDIVISION PLAT

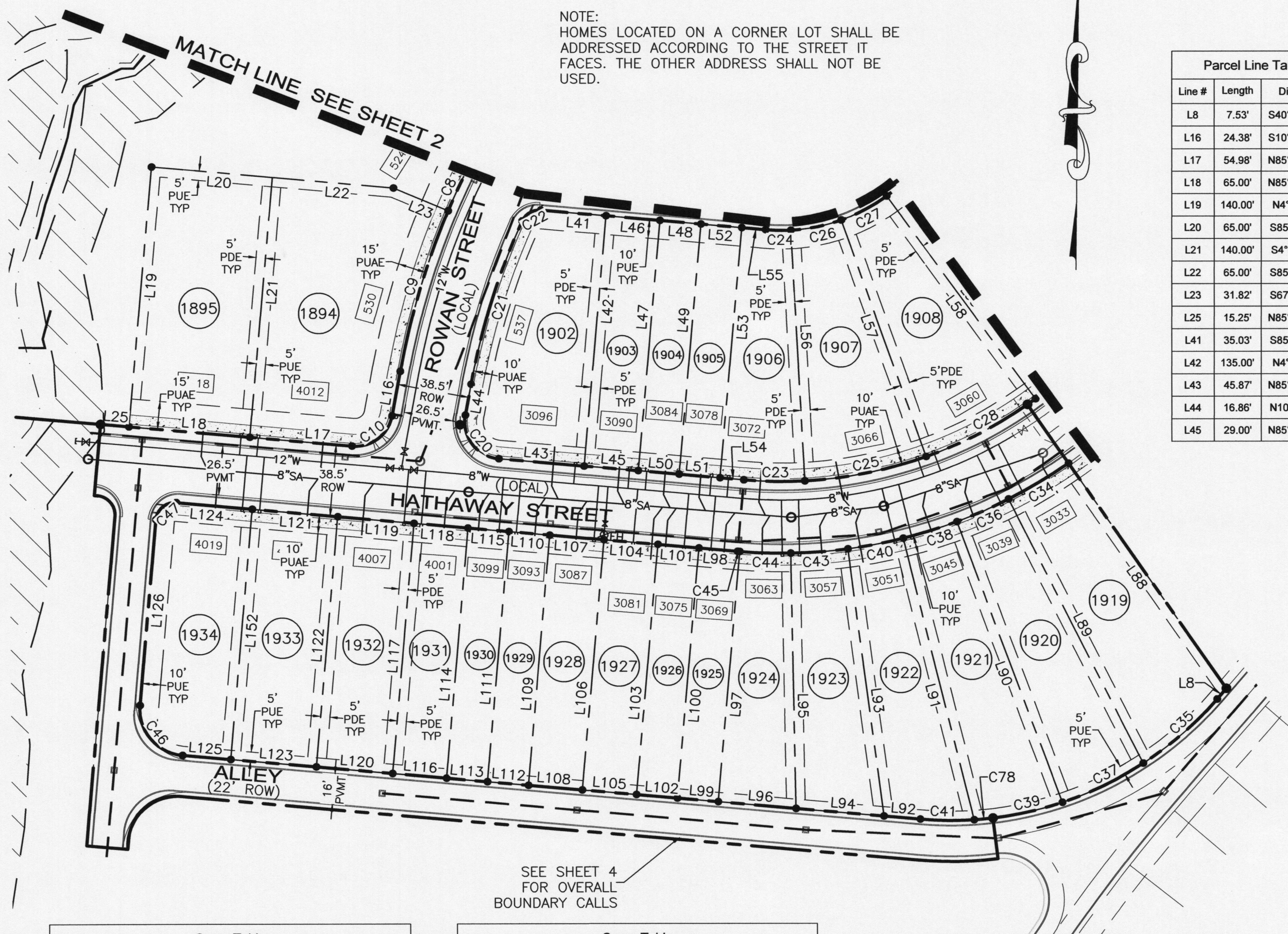
FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES 10.30 TOTAL # OF LOTS 46
ACRES NEW RD/ST 1.53 (ROW) L.F. OF NEW RD/ST 2318.82
ACRES OPEN SPACE 2.36 CIVIL DISTRICT 5th
DRAWN BY JAG CLOSURE ERROR < 1:10,000
SCALE = NO SCALE DATE = 04/04/2019

COF PROJECT # 6967

SHEET 1 OF 4

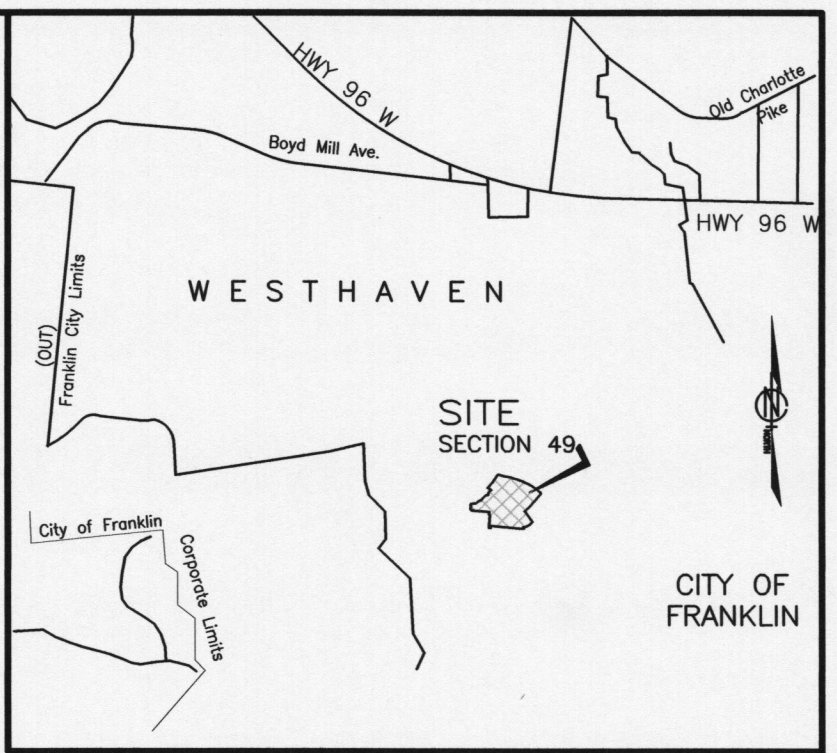




NOTE:
HOMES LOCATED ON A CORNER LOT SHALL BE
ADDRESSED ACCORDING TO THE STREET IT
FACES. THE OTHER ADDRESS SHALL NOT BE
USED.

Parcel Line Table		
Line #	Length	Direction
L8	7.53'	S40°53'53"W
L16	24.38'	S10°27'08"W
L17	54.98'	N85°01'27"W
L18	65.00'	N85°01'27"W
L19	140.00'	N4°58'33"E
L20	65.00'	S85°01'27"E
L21	140.00'	S4°58'33"W
L22	65.00'	S85°01'27"E
L23	31.82'	S67°15'24"E
L25	15.25'	N85°01'27"W
L41	35.03'	S85°01'27"E
L42	135.00'	N4°58'33"E
L43	45.87'	N85°01'27"W
L44	16.86'	N10°27'08"E
L45	29.00'	N85°01'27"W

Parcel Line Table		
Line #	Length	Direction
L46	29.00'	S85°01'27"E
L47	135.00'	N4°58'33"E
L48	22.00'	S85°01'27"E
L49	135.00'	N4°58'33"E
L50	22.00'	N85°01'27"W
L51	22.00'	N85°01'27"W
L52	22.00'	S85°01'27"E
L53	135.00'	N4°58'33"E
L54	12.77'	N85°01'27"W
L55	12.77'	S85°01'27"E
L56	135.00'	N3°09'11"W
L57	135.00'	N19°41'15"W
L58	135.00'	N36°13'20"W
L88	147.75'	S34°53'47"E
L89	159.45'	S26°54'24"E



VICINITY MAP
NOT TO SCALE

Parcel Line Table		
Line #	Length	Direction
L90	161.20'	S20°28'39"E
L91	156.03'	S14°02'54"E
L92	19.53'	N85°01'27"W
L93	144.97'	S7°37'11"E
L94	47.37'	N85°01'27"W
L95	137.28'	S1°05'25"E
L96	41.81'	N85°01'27"W
L97	135.00'	S4°58'33"W
L98	20.85'	S85°01'27"E
L99	22.00'	N85°01'27"W
L100	135.00'	S4°58'33"W
L101	22.00'	S85°01'27"E
L102	22.00'	N85°01'27"W
L103	135.00'	S4°58'33"W
L104	29.00'	S85°01'27"E

Parcel Line Table		
Line #	Length	Direction
L105	29.00'	N85°01'27"W
L106	135.00'	S4°58'33"W
L107	29.00'	S85°01'27"E
L108	29.00'	N85°01'27"W
L109	135.00'	S4°58'33"W
L110	22.00'	S85°01'27"E
L111	135.00'	S4°58'33"W
L112	22.00'	N85°01'27"W
L113	22.00'	N85°01'27"W
L114	135.00'	S4°58'33"W
L115	22.00'	S85°01'27"E
L116	29.00'	N85°01'27"W
L117	135.00'	S4°58'33"W
L118	29.00'	S85°01'27"E
L119	41.00'	S85°01'27"E

Parcel Line Table		
Line #	Length	Direction
L120	41.00'	N85°01'27"W
L121	46.00'	S85°01'27"E
L122	135.00'	S4°58'33"W
L123	46.00'	N85°01'27"W
L124	40.89'	S85°01'27"E
L125	25.89'	N85°01'27"W
L126	100.00'	N4°58'33"E
L152	135.00'	S4°58'33"W

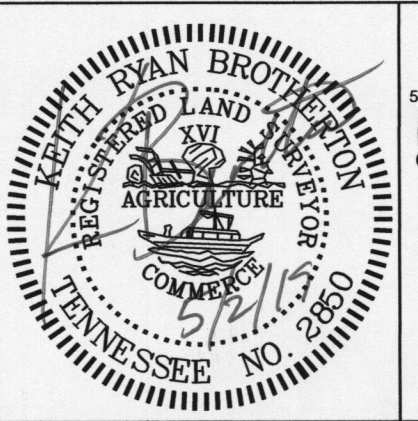
Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C8	24.49'	419.25'	3°20'47"	S24°24'59"W	24.48'
C9	89.94'	419.25'	12°17'28"	S16°35'52"W	89.77'
C10	29.50'	20.00'	84°31'26"	S52°42'51"W	26.90'
C20	33.33'	20.00'	95°28'34"	N37°17'09"W	29.60'
C21	91.98'	380.75'	13°50'29"	N17°22'22"E	91.76'
C22	12.34'	10.00'	70°40'57"	N59°38'05"E	11.57'
C23	32.74'	230.75'	8°07'44"	N89°05'19"W	32.71'
C24	13.58'	95.75'	8°07'44"	S89°05'19"E	13.57'
C25	66.59'	230.75'	16°32'04"	S78°34'47"W	66.36'
C26	27.63'	95.75'	16°32'04"	N78°34'47"E	27.54'
C27	27.63'	95.75'	16°32'04"	N62°02'43"E	27.54'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C28	66.59'	230.75'	16°32'04"	S62°02'43"W	66.36'
C34	37.55'	269.25'	7°59'24"	N59°05'54"E	37.52'
C35	52.77'	189.00'	15°59'51"	S48°53'48"W	52.60'
C36	30.21'	269.25'	6°25'45"	N66°18'29"E	30.20'
C37	48.34'	189.00'	14°39'16"	S64°13'22"W	48.21'
C38	30.21'	269.25'	6°25'45"	N72°44'13"E	30.20'
C39	38.26'	189.00'	11°35'59"	S77°21'00"W	38.20'
C40	30.21'	269.25'	6°25'44"	N79°09'57"E	30.20'
C41	28.88'	189.00'	8°45'18"	N89°24'06"W	28.85'
C43	30.68'	269.25'	6°31'46"	N85°38'42"E	30.67'
C44	27.35'	269.25'	5°49'15"	S88°10'47"E	27.34'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C45	1.15'	269.25'	0°14'43"	S85°08'48"E	1.15'
C46	39.27'	25.00'	90°00'00"	N40°01'27"W	35.36'
C47	15.71'	10.00'	90°00'00"	N49°58'33"E	14.14'
C78	10.13'	189.00'	3°04'16"	S84°41'07"W	10.13'

SOUTHERN LAND
COMPANY
WESTHAVEN
P.U.D. SUBDIVISION
SECTION 49 and SECTION 27 Lot 5047

Certificate of Survey
I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 28th day of February, 2018.
[Signature] 5/2/19
Keith Ryan Brotherton, Tennessee RLS No. 2850
Wilson & Associates, P.C.
Engineering/Surveying/Environmental
108 Beasley Drive, Franklin, TN 37064
Office: 615.794.2275 FAX 615.794.2176
kbrotherton@wilsonpc.com



GRAPHIC SCALE

Legend

- Existing Iron Rod
- Iron Rod Set
- Existing Concrete Monument
- Concrete Monument Set
- Storm Catchbasin
- Sewer Manhole
- Street Address

Legend (cont.)

- Water Valve
- Fire Hydrant
- Street Light
- Sidewalk Pattern
- Public Utility & Drainage Esmt.
- Public Drainage Esmt.
- Public Utility & Access Esmt.

P.U.D.E.
P.D.E.
P.U.A.E.

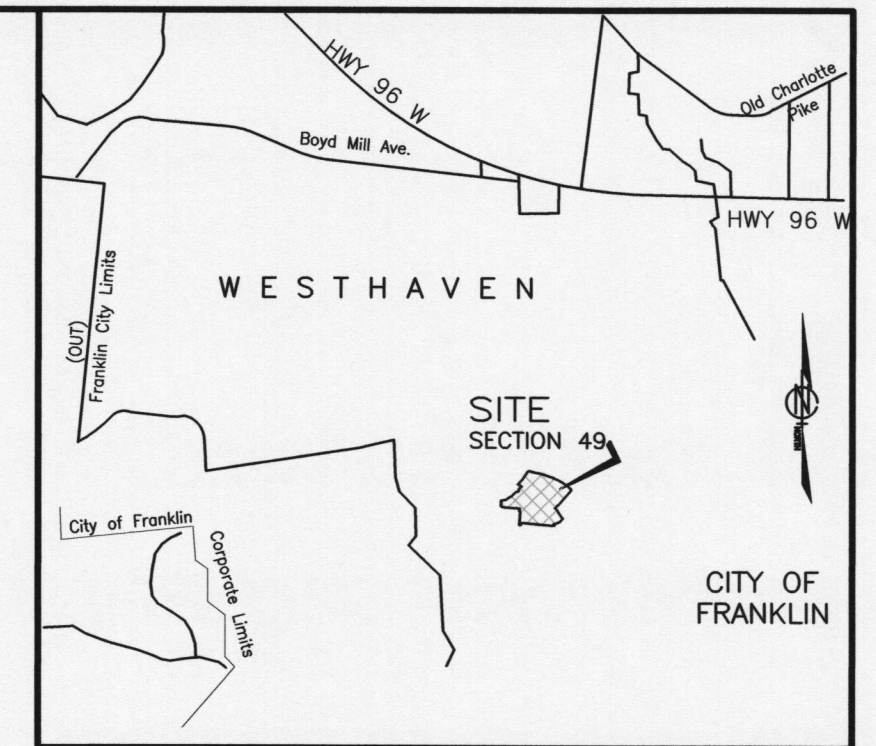
CERTIFICATE OF APPROVAL OF RECORDING

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

Secretary _____ Date _____
Franklin Municipal Planning Commission

IF YOU CAN READ
THIS, YOU ARE
HOLDING AN
UNRECORDED COPY

FINAL SUBDIVISION PLAT			
FRANKLIN - WILLIAMSON COUNTY - TENNESSEE			
TOTAL ACRES 10.30	TOTAL # OF LOTS 46		
ACRES NEW RD/ST 1.53 (ROW)	L.F. OF NEW RD/ST 2318.82		
ACRES OPEN SPACE 2.36	CIVIL DISTRICT 5th		
DRAWN BY JAG	CLOSURE ERROR < 1:10,000		
SCALE = 1"=50'	DATE = 04/04/2019		
COF PROJECT # 6967		SHEET 3 OF 4	



VICINITY MAP
NOT TO SCALE

Parcel Line Table		
Line #	Length	Direction
L127	48.38'	S71°54'19"E
L128	79.14'	S79°52'13"E
L129	185.02'	S71°53'33"E
L130	185.02'	S71°53'33"E
L131	273.09'	S41°03'24"W
L132	180.25'	S34°53'47"E
L133	7.53'	S40°53'53"W
L134	22.00'	S6°51'01"E
L135	396.60'	N85°01'27"W
L136	22.00'	N85°01'27"W

Parcel Line Table		
Line #	Length	Direction
L137	177.50'	N4°58'33"E
L138	38.50'	N4°58'33"E
L139	247.07'	N85°01'27"W
L140	39.06'	N3°50'40"E
L141	53.55'	N82°51'38"E
L142	10.09'	N85°49'04"E
L143	15.20'	N39°40'31"E
L144	25.22'	N47°35'52"E
L145	37.17'	N67°04'53"E
L146	14.07'	N61°31'12"E

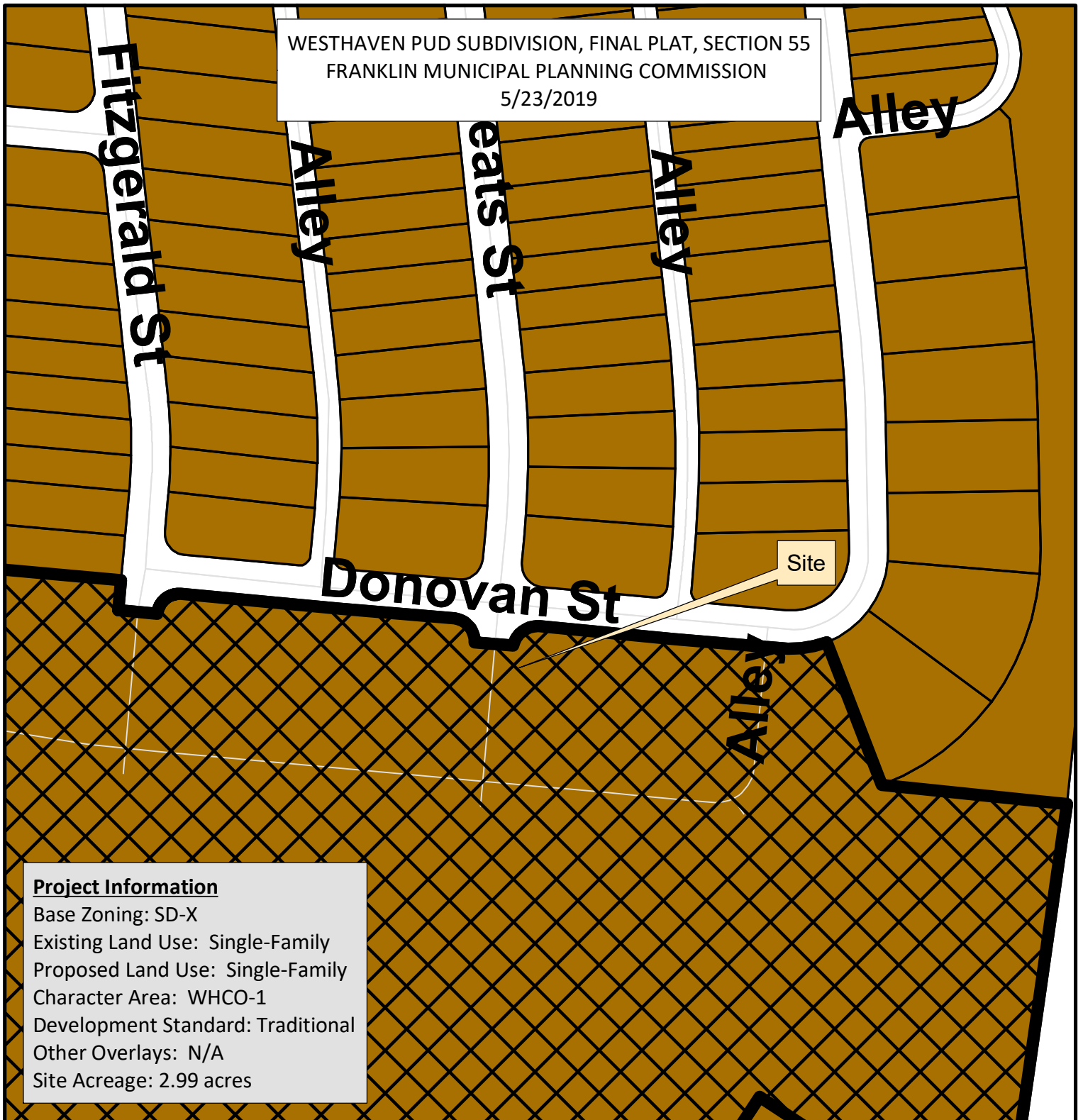
Parcel Line Table		
Line #	Length	Direction
L147	33.38'	N42°31'45"E
L148	18.23'	N42°51'57"E
L149	36.97'	N50°40'55"E
L150	36.26'	N74°09'49"E
L151	15.59'	N3°58'55"E
L177	30.25'	N24°02'54"E
L178	37.70'	N49°25'26"E
L179	57.35'	N58°28'14"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C32	30.08'	20.00'	86°09'45"	S2°11'00"E	27.32'
C42	20.85'	147.63'	8°05'30"	S75°53'19"E	20.83'
C49	285.32'	626.00'	26°06'52"	N58°19'18"W	282.86'
C51	56.52'	196.66'	16°27'59"	N47°19'12"E	56.32'
C52	139.37'	189.00'	42°15'06"	N62°01'26"E	136.24'
C53	43.55'	211.00'	11°49'34"	N89°03'46"E	43.47'
C54	44.42'	26.60'	95°41'30"	S44°18'59"W	39.44'
C55	17.70'	10.36'	97°54'04"	N45°13'07"W	15.62'
C56	31.02'	20.00'	88°52'06"	S40°35'24"E	28.00'
C57	32.60'	180.75'	10°20'03"	S9°00'41"W	32.56'
C58	221.14'	744.25'	17°01'29"	N36°44'52"E	220.33'
C59	27.88'	20.00'	79°51'50"	S68°10'03"W	25.68'

SOUTHERN LAND
COMPANY
WESTHAVEN
P.U.D. SUBDIVISION
SECTION 49 and SECTION 27 Lot 5047

Certificate of Survey I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 28th day of February, 2018. <i>Keith Ryan Brotherton</i> 5/2/15 Keith Ryan Brotherton, Tennessee RLS No. 2850 Wilson & Associates, P.C. Engineering/Surveying/Environmental 108 Beasley Drive, Franklin, TN 37064 Office: 615.794.2275 FAX 615.794.2176 kbrotherton@wilsonpc.com		Legend Existing Iron Rod ○ Iron Rod Set ● Existing Concrete Monument □ Concrete Monument Set ■ Storm Catchbasin ● Sewer Manhole ● Street Address [1234] Legend (cont.) Water Valve H Fire Hydrant FH Street Light * Sidewalk Pattern [Pattern] Public Utility & Drainage Esmt. P.U.D.E. Public Drainage Esmt. P.D.E. Public Utility & Access Esmt. P.U.A.E.	CERTIFICATE OF APPROVAL OF RECORDING Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the ____ day of ____ 20____, and this plat has been approved for recording in the Register's Office of Williamson County, Tennessee. Secretary _____ Date _____ Franklin Municipal Planning Commission	IF YOU CAN READ THIS, YOU ARE HOLDING AN UNRECORDED COPY	FINAL SUBDIVISION PLAT FRANKLIN - WILLIAMSON COUNTY - TENNESSEE <table><tr><td>TOTAL ACRES 10.30</td><td>TOTAL # OF LOTS 46</td></tr><tr><td>ACRES NEW RD/ST 1.53 (ROW)</td><td>L.F. OF NEW RD/ST 2318.82</td></tr><tr><td>ACRES OPEN SPACE 2.36</td><td>CIVIL DISTRICT 5th</td></tr><tr><td>DRAWN BY JAG</td><td>CLOSURE ERROR < 1:10,000</td></tr><tr><td>SCALE = Not to Scale</td><td>DATE = 04/04/2019</td></tr></table> COF PROJECT # 6967 SHEET 4 OF 4	TOTAL ACRES 10.30	TOTAL # OF LOTS 46	ACRES NEW RD/ST 1.53 (ROW)	L.F. OF NEW RD/ST 2318.82	ACRES OPEN SPACE 2.36	CIVIL DISTRICT 5th	DRAWN BY JAG	CLOSURE ERROR < 1:10,000	SCALE = Not to Scale	DATE = 04/04/2019
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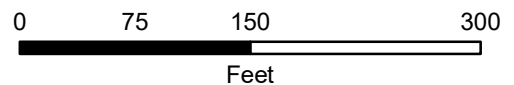
WESTHAVEN PUD SUBDIVISION, FINAL PLAT, SECTION 55
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/23/2019



Project Information

Base Zoning: SD-X
Existing Land Use: Single-Family
Proposed Land Use: Single-Family
Character Area: WHCO-1
Development Standard: Traditional
Other Overlays: N/A
Site Acreage: 2.99 acres

Westhaven Sec. 55, FP	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 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



This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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CONDITIONS OF APPROVAL:

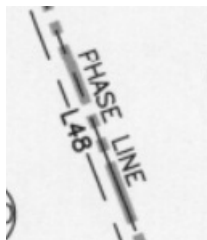
Open Issues: 3 These issues are currently being filtered

Engineering - Final Plat Checklist

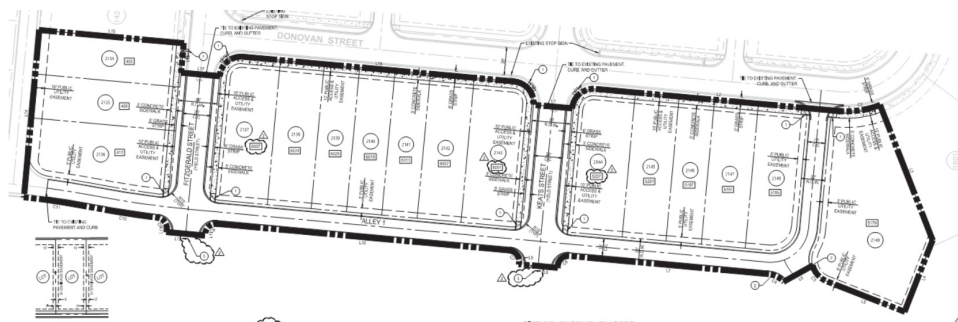
General Issues

8. 0. General Information

lance.fittro@franklin.tn.gov The "Phase Line" notation is still shown in one location, and shall be changed to read "Section Line."



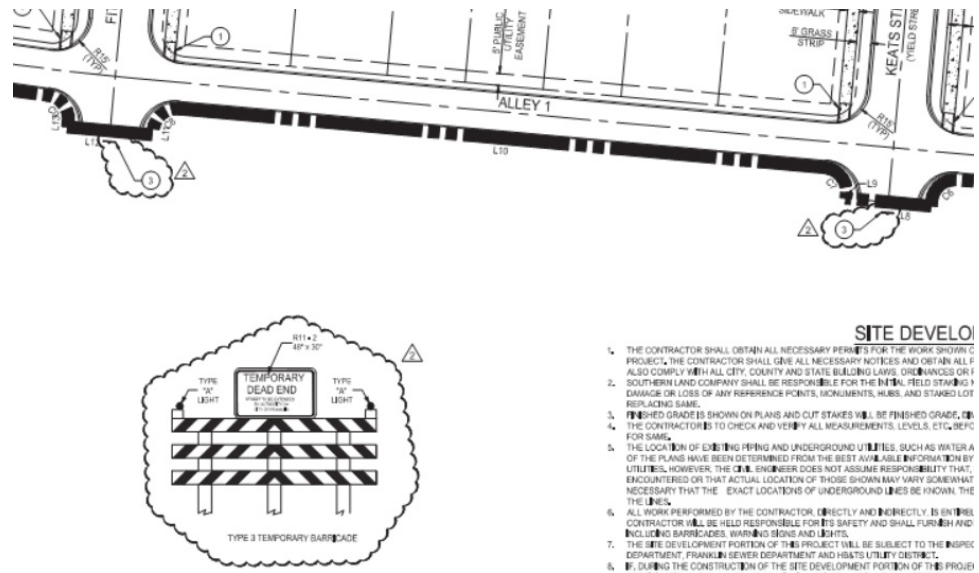
Additionally, the section line should encompass all lots and ROW dedication for this section so that it is clear what portion of ROW is being dedicated. Applicant shall correctly show the entire Section 55 boundary on the plat to match that shown on the Section 55 Site Plan, and provide meets and bounds calls where absent:



[Edited By Lance Fittro]

9. Temporary Turnarounds

lance.fittro@franklin.tn.gov Applicant shall remove the temporary culs-de-sac and easements that were added to the plat with this submittal, and just indicate the location of the "Street To Be Extended" signs at the ends of the street stubs as was shown on the Section 55 site plan. Staff recommends changing the words "temporary turnarounds" in the note to "street stubs" to avoid further confusion.



Performance Agreement and Surety

General Issues

1. Engineering Sureties

kevin.long@franklin.tn.gov (Comment restated for internal City of Franklin reference. No further action is necessary from the applicant, and **this comment does not hinder approval.**)

Any unposted sureties associated with this development from site plan [COF# 6805 \(Westhaven PUD Subdivision, Site Plan, Section 55\)](#) shall be transferred to this final plat as a condition of approval.

Plat Notes:

- The purpose of this plat is to create 16 lots (Lots 2155-2170).
- Site is located in Williamson County, TN, and is a portion of Parcel 26.05 on Property Map 64.
- Zoning: Mixed-Use Local District (ML 1.8/Traditional/MHCO-1).
- All lots in Section 55 fall in the T4 Transect Zone as defined in the Westhaven Concept Plan (Revision 2) and Pattern Book, revised 05/08/07.
- According to the Westhaven Pattern Book, the following building types would be permitted in the T4 and T5 transect zones - courtyard house, sideyard house, cottage or house. Section 55 includes the following building types and sizes: sideyard house, cottage, courtyard house, townhouse, flex house, or house.
Dwelling unit living areas: Exclusive of open porches, garages, and ancillary apartments:
Minimum.....1,000 S.F.
Maximum.....10,000 S.F.
Maximum Height.....2 Stories
- Minimum setback requirements (Section 55 lots):
Front yard - 10'
Side yard - 5' (min. 10' between buildings)

NOTE: Projections shall not extend to a point closer than 4 feet from the property line. Any projections (including soffits) into the 5'-sideyard setback shall have a one-hour fire-resistive construction on the underside. Refer to the 2004 IRC supplement R302.1 Exterior Walls for further explanation.

Rear yard/Alley setback - 5' Minimum to the property line: 10' minimum between buildings (for the main, back, and ancillary buildings).

- Bearings are based on Tennessee state plane coordinate system, Zone 5301, FIPS Zone 4100, NAD 83 Datum.
- Westhaven Section 55 is not in a Flood Hazard Area as per F.E.M.A. Flood Insurance Rate Map No. 47187C0195F, Revision Date September 29, 2006, Community No. 470206, Panel 0195.
- The developer acknowledges that all lots have adequate building envelopes and no variances will be required.
- All streets and alleys are designated as Public Right-of-Way. The City of Franklin is not responsible for the replacement or repair of any private structures within public easements should the structures be disturbed in the process of the City exercising its easement rights.
- Streets, drainage easements, structures and culverts shall be maintained by the City of Franklin. Detention ponds within public drainage easements are to be maintained by the owner.
- Stormwater quality shall be addressed with each site plan.
- Open space areas, roadway medians, brick pedestrian crosswalks, bike paths, sidewalks outside of right-of-ways, trails and detention facilities shall be maintained by the Westhaven Home Owners Association and shall be Public Utility, Drainage and Access Easements.
- Building Elements: Porches, stoops, chimneys, bay windows and balconies may encroach into the front yard setbacks. Chimneys may encroach up to 1'-0" from the property line within the sideyard setback. Where chimneys encroach into the sideyard setback, the minimum separation between dwellings shall be reduced by the distance of the encroachment only at the width of the fireplace. The remainder of the side yard setback shall be the stated minimum. Chimneys that encroach closer than 5'-0" to a property line must meet the fire rating requirements of the City of Franklin building codes.
- Within new developments and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities (including cable television, electrical, natural gas, sewer, telephone and water lines) shall be placed underground.
- All street light locations and quantities are approximate. Final positioning and quantity shall be at the direction of MTEMC.
- Mineral rights are to be held by Westhaven Partners, LLC.
- Property numbers are indicated as such: Lot numbers are encircled and address numbers are enclosed by rectangular shape.
- At all temporary turnarounds, a sign shall be placed stating, "Street to be extended by authority of the City of Franklin."
- Street address numbers are assigned to the following street names: Lots 2155-2158 Fitzgerald Street, Lots 2158-2170 Donovan Street, and 2164-2165 Keats Street.
- Required exterior parking: Single family attached residence—2 spaces required except on street corner lots. Spaces must be on the same lot as the residence. Spaces shall be on a minimum 18' wide by 22' deep paved area (as measured from the face of the alley curb). Parking area may be garage apron or a separate parking pad.
- Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
- 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.
- Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the owners' Association.

Owner/Subdivider: Westhaven Partners, LLC

Owners/Partners with 5% interest or more:

Westhaven Partners, LLC c/o Tim Downey - tim.downey@southernland.com 1550 W. McEwen Drive, Suite 200 Franklin, TN 37067 (615) 778-3150	Frank Mastrapasqua 814 Church Street, #300 Nashville, TN 37203 (615) 244-9400 TPPAC Limited Partnership c/o Pete Serodino P.O. Box 4539 Chattanooga, TN 37405 (423) 266-1855 Monica Smiley 1417 Heritage Landing Drive Chattanooga, TN 37405 (423) 266-1070
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- 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.

Line Table		
Line #	Length	Direction
L1	41.00'	S5°12'29"W
L2	135.00'	N84°47'31"W
L3	41.03'	N5°12'29"E
L4	135.00'	S84°46'45"E
L5	41.00'	S5°12'29"W
L6	135.00'	S84°47'31"E
L7	41.00'	N5°12'29"E
L8	49.86'	S5°14'29"W
L9	103.84'	N80°53'48"W
L10	30.81'	N5°15'16"E

Line Table		
Line #	Length	Direction
L31	41.00'	S84°46'45"E
L32	37.27'	S84°48'05"E
L33	47.25'	N84°46'45"W
L34	105.00'	N5°13'15"E
L35	135.01'	S5°13'15"W
L36	41.00'	S84°48'05"E
L37	135.03'	S5°13'15"W
L38	41.00'	N84°46'45"W
L39	33.00'	S84°48'05"E
L40	33.00'	N84°46'45"W

Line Table		
Line #	Length	Direction
L11	35.00'	S84°46'45"E
L12	135.00'	S5°13'15"W
L13	45.00'	N84°46'45"W
L14	105.00'	N5°13'15"E
L15	41.00'	S84°46'45"E
L16	135.00'	S5°13'15"W
L17	41.00'	N84°46'45"W
L18	33.00'	S84°46'45"E
L19	135.00'	S5°13'15"W
L20	33.00'	N84°46'45"W

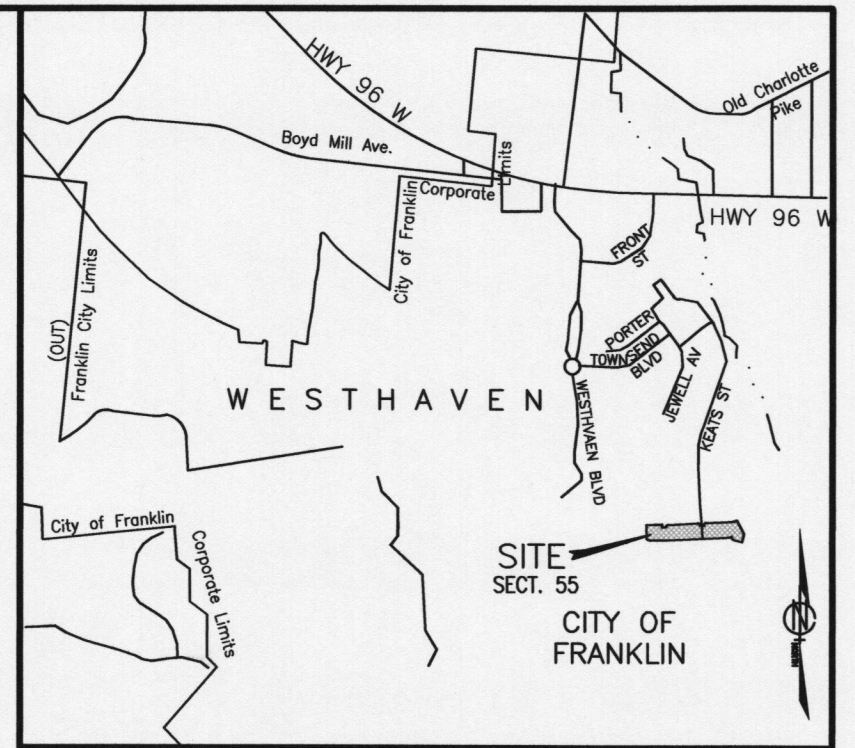
Line Table		
Line #	Length	Direction
L41	135.04'	S5°13'15"W
L42	41.00'	S84°46'45"E
L43	41.00'	N84°46'45"W
L44	135.06'	N5°13'15"E
L45	36.00'	S84°48'05"E
L46	22.00'	N84°46'45"W
L47	101.07'	S5°13'15"W
L48	41.00'	N84°46'45"W
L49	71.48'	S21°19'17"W
L50	77.65'	N68°40'43"W

Line Table		
Line #	Length	Direction
L21	33.00'	N84°46'45"W
L22	33.00'	S84°46'45"E
L23	135.00'	S5°13'15"W
L24	33.00'	S84°46'45"E
L25	33.00'	N84°46'45"W
L26	135.00'	S5°13'15"W
L27	41.00'	N84°46'45"W
L28	37.25'	N84°46'45"W
L29	105.00'	N5°13'15"E
L30	47.25'	S84°46'45"E

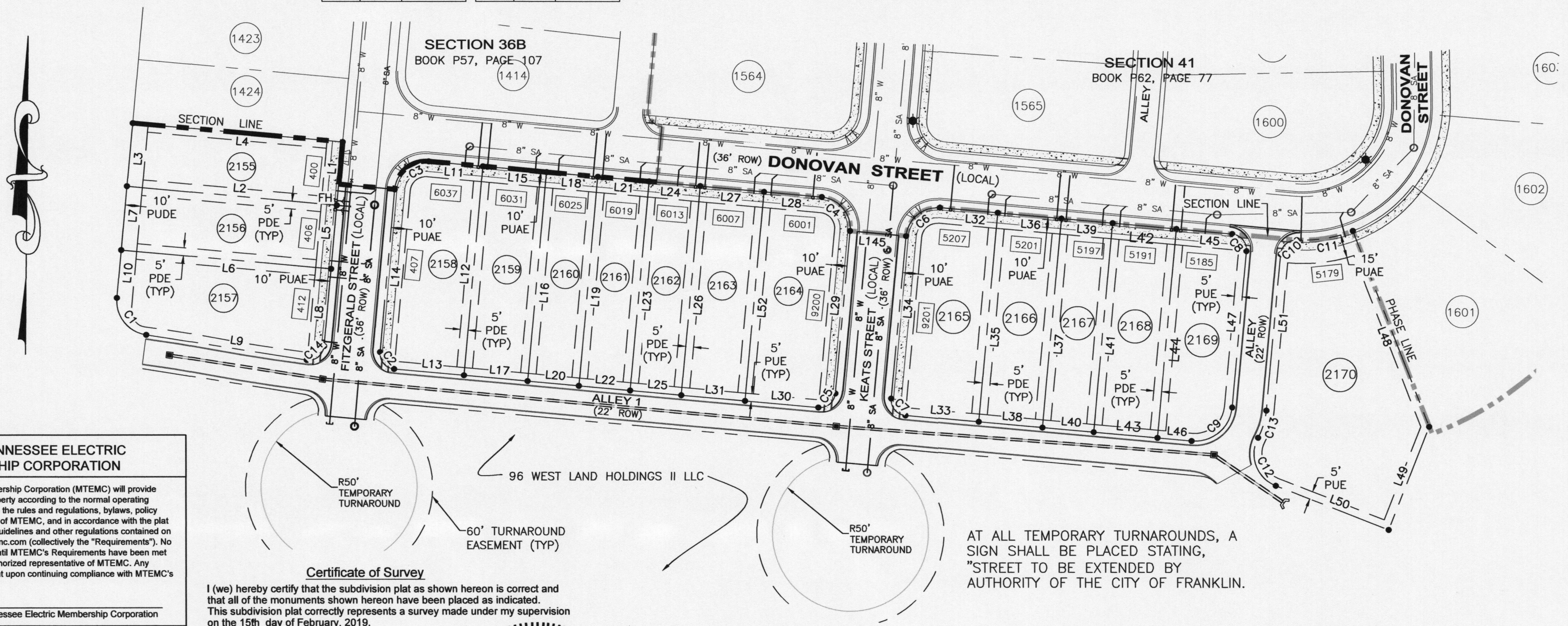
Line Table		
Line #	Length	Direction
L51	101.10'	N5°13'15"E
L52	135.00'	S5°13'15"W
L143	140.00'	N21°12'58"W
L144	229.80'	S84°48'05"E
L145	36.00'	N84°46'45"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	33.60'	22.00'	87.51	N38°32'05"W	30.43'
C2	15.71'	10.00'	90.00	N39°46'45"W	14.14'
C3	31.42'	20.00'	90.00	N50°13'15"E	28.28'
C4	31.42'	20.00'	90.00	N39°46'45"W	28.28'
C5	15.71'	10.00'	90.00	S50°13'15"W	14.14'
C6	31.40'	20.00'	89.96	N50°11'55"E	28.27'
C7	15.71'	10.00'	90.00	N39°46'45"W	14.14'
C8	15.71'	10.00'	90.02	S39°47'25"E	14.14'
C9	37.70'	24.00'	90.00	S50°13'15"W	33.94'
C10	15.26'	10.00'	87.41	N48°55'38"E	13.82'
C11	36.65'	88.00'	23.86	N80°42'52"E	36.38'
C12	37.24'	22.00'	97.00	N20°10'45"W	32.95'
C13	18.55'	46.00'	23.10	N16°46'14"E	18.42'
C14	16.06'	10.00'	92.03	S51°14'09"W	14.39'

HOMES LOCATED ON A CORNER LOT SHALL BE ADDRESSED ACCORDING TO THE STREET IT FACES. THE OTHER ADDRESS SHALL NOT BE USED.



VICINITY MAP
NOT TO SCALE



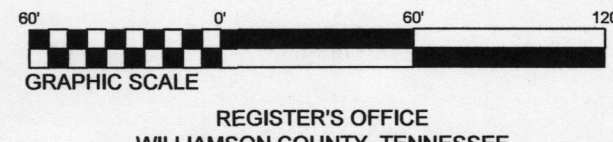
Certificate of Survey

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 15th day of February, 2019.

Keith Ryan Brotherton, Tennessee RLS No. 2850
Wilson & Associates, P.C.
Engineering/Surveying/Environmental
108 Beasley Drive
Franklin, TN 37064
Office: 615.794.2275
kbrotherton@wilsonpc.com



- Legend
- Existing Iron Rod
 - Iron Rod Set
 - Existing Concrete Monument
 - Concrete Monument Set
 - Storm Catchbasin
 - Sewer Manhole
 - Street Address
 - Water Valve
 - Fire Hydrant
 - Street Light
 - Sidewalk Pattern
 - Public Utility & Drainage Esmt.
 - Public Drainage Esmt.
 - Public Utility & Access Esmt.
 - Public Utility Esmt.



AT ALL TEMPORARY TURNAROUNDS, A SIGN SHALL BE PLACED STATING, "STREET TO BE EXTENDED BY AUTHORITY OF THE CITY OF FRANKLIN."

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 OWNERSHIP

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 3810, Page 719, R.O.W.C., Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered, or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Book _____, Page _____, R.O.W.C.

Owner Date

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

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

Date Middle Tennessee Electric Membership Corporation

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that:

- (1) the water system designated in Westhaven PUD Subdivision, Section 55 has been installed in accordance with City Specifications, or
- (2) a performance agreement and surety in the amount of \$_____ for the water system has been posted with HB&TS Utility District to assure completion of such system.

HB&TS Utility District Date

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE AND SIDEWALKS

I hereby certify that:

- (1) the streets, drainage, and sidewalks designated in Westhaven PUD Subdivision, Section 55 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 SEWER SYSTEMS

I hereby certify that:

- (1) the sewer system designated in Westhaven PUD Subdivision, Section 55 has been installed in accordance with City specifications, or
- (2) a performance agreement and surety in the amount of \$_____ for the sewer system has been posted with the City of Franklin, Tennessee to assure completion of such system.

Director Water Management Department Date
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF RECORDING

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

Secretary Date
Franklin Municipal Planning Commission

SOUTHERN LAND COMPANY
WESTHAVEN
P.U.D. SUBDIVISION
SECTION 55

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES 2.99 ± TOTAL # OF LOTS 16
ACRES NEW RD/ST 0.66 ± L.F. OF NEW RD/ST 1156.17
ACRES OPEN SPACE 0.00 CIVIL DISTRICT 5
DRAWN BY JAG CLOSURE ERROR < 1:10,000
SCALE = 1"=60' DATE = 03-19-19

COF PROJECT # 6968

SHEET 1 OF 1