



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, March 22, 2018

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, March 22, 2018, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklintn.gov/planning.

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

The typical process for discussing an item is as follows:

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

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

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

CALL TO ORDER

MINUTES

1. [18-0254](#) Approval of the February 22, 2018 FMPC minutes

Attachments: [DRAFT FMPC Minutes February 2018](#)

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. [18-0245](#) Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); extend the performance agreement for sidewalks improvements for one year. (CONSENT AGENDA)
3. [18-0246](#) Nissan North America Subdivision, site plan, revision 2 (Parking Addition); extend the performance agreement for drainage improvements. (CONSENT AGENDA)
4. [18-0247](#) Rizer Point PUD Subdivision, site plan, section 1; release the maintenance agreement for streets improvements; extend the performance agreement for sidewalks improvements. (CONSENT AGENDA)
5. [18-0248](#) Synergy Bank Addition Subdivision, site plan, revision 3 (Phases 3 and 4); extend the performance drainage improvements. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

6. [18-0156](#) Cardel Village PUD Subdivision, Development Plan, Revision 1, Revision To Approved Development Plan To Change Rear Yard Setbacks, Located At 1040 Carlisle Lane.

Attachments: [Cardell Village PUD Subd DP REV 1 March Map](#)
[Cardel Village PUD Subdivision Dev Plan Rev 1 -Architecture](#)
[Cardel Village PUD Subdivision Dev Plan Rev 1 Layout](#)
[Item 6 Attachment Handout from Applicant March 2018](#)

Legislative History

2/22/18 Franklin Municipal Planning Commission referred to the Franklin Municipal Planning Commission

7. [18-0133](#) Consideration of Ordinance 2018-04, To Be Entitled: "An Ordinance To Rezone 3.95 Acres From Light Industrial District (LI) To Neighborhood Commercial (NC) District For The Property Located West Of Columbia Avenue And South Of Fairgrounds Street (Near 200 And 300 Downs Boulevard)." (3/22/18 FMPC 8-0, 04-10-18 WS, 04/10/18 BOMA 1st Reading 7-0, 05/08/18 2ND Reading 7-0) THIRD AND FINAL READING

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

Attachments: [map_200300dOWNSbLVD.pdf](#)
[Ord2018-04 Downs Blvd.pdf](#)
[Ord 2018-04 rezone Downs Blvd with Map.Law Approved \(2\).pdf](#)
[Item 7 Attachment Handout from Applicant March 2018](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

8. [18-0252](#) Downs Boulevard Commercial Subdivision, Final Plat, Lot 5, Revision 12, Revision of Required Easements, On 4.3 Acres, Located North of Downs Boulevard and East of West Main Street, 500 Downs Boulevard. (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: [MAP 500Downs.pdf](#)
[Lot 5 Downs Blvd PLat revision 020518-signed.pdf](#)
[500Downs Conditions of Approval 01.pdf](#)

9. [18-0249](#) Fair Park Cottages Subdivision, Final Plat, Lot 2, Revision 1, Creating 5 Single-Family Lots And Two Open Space Lots On 2.58 Acres, Located At 326 11th Avenue North. (CONSENT AGENDA)

Attachments: [MAP Fair Park FP Lot 2 Rev 1](#)
[Fair Park FP Rev1 Conditions of Approval 01](#)
[6628 Plat Fair Park Cottages FP Revision 1](#)

10. [18-0253](#) Wild Duck Subdivision, Final Plat, Lots 4 and 6, Revision 8, Revision of Two Existing Lots and Recording of Required Easements, On 6.15 Acres, Located South of Murfreesboro Road and East of Carothers Parkway, 220 and 221 Rosa Helm Way. (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: [MAP WildDuck.pdf](#)
[277001FP2 lot 4and 6 replat 022818-signed.pdf](#)
[WildDuck Conditions of Approval 01.pdf](#)

ZONING ORDINANCE TEXT AMENDMENTS

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN



Meeting Minutes - Draft

Franklin Municipal Planning Commission

Thursday, February 22, 2018

7:00 PM

Board Room

CALL TO ORDER

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

MINUTES

1. Approval of the January 25, 2018 FMPC Minutes.

Attachments: [DRAFT January 2018 FMPC Minutes 3](#)

Alderman Petersen moved, seconded by Commissioner Allen, to approve the minutes from January 25, 2018, as presented. The motion carried by the following vote:

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

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.

Mr. James Svoboda, Assistant Director of the Planning & Sustainability Department, stated that the Planning Commission Retreat will be on Wednesday (February 28th) at the Eastern Flank Event Facility. He stated that the doors would open at 8:30 for breakfast and to pick up packets. He stated the retreat started at 9 am and would go until about 3 pm.

Mr. Svoboda also announced that there was a proposed amendment to the Addressing Manual that is posted on the BNS website under Public Notices. This will allow for the Veterans Street Naming Program that has been discussed by the BOMA. He stated that the information about that program could also be found on the Building and Neighborhood Services website.

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.

ELECTION OF THE OFFICERS FOR 2018

2. Election of Chair and Vice-Chair of the Franklin Municipal Planning Commission for 2018.

A motion to elect Commissioner Hathaway as Chair was made by Commissioner Harrison, seconded by Commissioner Allen. The motion carried unanimously (9-0).

A motion to elect Commissioner Lindsey as Vice-Chair was made by Commissioner Harrison, seconded by Commissioner Orr. The motion carried unanimously (9-0).

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

CONSENT AGENDA

Approval of the Consent Agenda

Commissioner McLemore moved, seconded by Commissioner Harrison, to approve Items 3-6,10,12, and 13 as presented on the Initial Consent Agenda. The motion carried by the following vote

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

Approval of the Consent Agenda

Chair Hathaway recused himself from Item 11. He turned the Chair over to Vice-Chair Lindsey.

Commissioner Harrison moved, seconded by Commissioner McLemore, to approve Item 11 as presented on the Secondary Consent Agenda. The motion carried by the following vote:

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

Recused: 1 - Chairperson Hathaway

SITE PLAN SURETIES

3. Alexander Plaza PUD Subdivision, site plan, (Kroger Site Renovations); extend the performance agreement for drainage improvements. (CONSENT AGENDA)

This Planning Item was approved.
4. Bancorp South Subdivision, site plan, (Liberty Pike Office Building); release the maintenance agreement for drainage improvements. (CONSENT AGENDA)

This Planning Item was approved.
5. Franklin Park Subdivision, site plan, (One Franklin Park Office Building); extend the performance drainage improvements for one year. (CONSENT AGENDA)

This Planning Item was approved.
6. Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); extend the performance agreement for drainage improvements for one year. (CONSENT AGENDA)

This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

7. Consideration of Ordinance 2018-03, To Be Entitled: "An Ordinance To Rezone 22.37 Acres From Specific Development Variety (SD-X 0/34,500) District To Specific Development Variety (SD-X 0/60,820) District For The Property Located South Of Moores Lane And East Of Franklin Road, (Near 554 And 562 Franklin Road) (Family Legacy PUD Subdivision, Revision 1)."

Attachments: [MAP_FamilyLegacy.pdf](#)
[2018-03 ORD_Family Legacy_with Map.Law Approved.pdf](#)

Chair Hathaway recused himself from Item 7.

Mr. Josh King, Principal Planner, stated that this rezoning and development plan comply with Envision Franklin.

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

Vice-Chair Lindsey asked if there were any citizen comments. There were none.

The Applicant was represented by Mr. Greg Gamble, of Gamble Design. The Applicant stated he was there to answer any questions.

Vice-Chair Lindsey asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Harrison, that Ordinance 2018-03 be recommended to the Board of Mayor and Aldermen for approval.

Vice-Chair Lindsey asked for a vote on the motion.

The motion carried unanimously by the following vote (8-0).

Commissioner McLemore moved, seconded by Commissioner Harrison, that Ordinance 2018-03 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Recused: 1 - Chairperson Hathaway

8. Consideration of Resolution 2018-07, To Be Entitled: "A Resolution Approving A Revised Development Plan For Family Legacy PUD Subdivision, For The Property Located South Of Moores Lane And East Of Franklin Road, Near 554 And 562 Franklin Road."

Attachments: [MAP_FamilyLegacy.pdf](#)

[RES 2018-07 Family Legacy PUD Subdivision Rev1 with Map.Law Approved.pdf](#)

[FamilyLegacy Conditions of Approval 01.pdf](#)

[Family Legacy Development Plan Revision 1 02.01.2018.pdf](#)

[ELEVATIONS_FamilyLegacy.pdf](#)

[LAYOUT_Family Legacy Development Plan Revision 1 02.01.2018-2.pdf](#)

Chair Hathaway recused himself from Item 8.

Mr. King, Principal Planner, stated that this development plan removes the previously approved funeral home from the site and replaces it with an equally well-designed office building. Envision Franklin recommends a Neighborhood Commercial Node and this development plan meets that intent.

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

Vice-Chair Lindsey asked if there were any citizen comments. There were none.

The Applicant was represented by Mr. Greg Gamble, of Gamble Design. The Applicant stated he was there to answer any questions.

Vice-Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Allen, that Resolution 2018-07 be recommended to the Board of Mayor and Aldermen for approval.

Vice-Chair Lindsey asked for a vote on the motion.

The motion carried unanimously by the following vote (8-0).

Commissioner Harrison moved, seconded by Commissioner Allen, that Resolution 2018-07 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

Recused: 1 - Chairperson Hathaway

9. Cardel Village PUD Subdivision, Development Plan, Revision 1, Revision To Approved Development Plan To Change Rear Yard Setbacks, Located At 1040 Carlisle Lane.

Attachments: [Cardell Village PUD Subd DP REV 1 Map](#)
[Cardel Village PUD Subdivision Dev Plan Rev 1 -Architecture](#)
[Cardel Village PUD Subdivision Dev Plan Rev 1 Layout](#)

Ms. Amy Diaz-Barriga, Current Planning Supervisor, stated that the applicant is proposing a Development Plan Revision to vary the rear yard setbacks to allow for the creation of a garage to the rear of the lot. The garage would be to the rear of the lot, similar to a detached garage, but connected by a breezeway.

Staff recommended approval.

Chair Hathaway asked if there were any citizen comments.

The following citizens spoke concerning Item 9:

- 1. Mike Rose, 4000 Blossom Trail Lane, opposed Item 9. He stated there was an issue with the detention pond for Cardel Village. He stated that the pond is overflowing sending streams of water onto his property. This is causing damage to his mulch and trees. He asked that the Planning Commission defer the vote for Item 9 until this issue was resolved.*
- 2. Williams Pals, 4006 Blossom Trail Lane, opposed Item 9. Mr. Pals presented a possible solution. He asked the engineers to have an overflow protection valve installed. He stated that the pond was not a detention pond, but a retention pond. He stated that the water is flowing downhill toward their yards and going into their neighborhood pond. He asked for the building to be halted until a resolution to the overflow problem is found.*
- 3. Robert L. Baker, 3021 Blossom Trail Lane, opposed Item 9. Mr. Baker stated that the previous speakers had video available for viewing. He requested that the vote for Item 9 be deferred until a resolution was found for the overflow issue.*

The Applicant was represented by Greg Gamble, of Gamble Design. The Applicant stated he would like to address the concerns of the neighbors. He stated that he just learned about the issue. He stated he would ask Mr. Jimmy Wiseman, Assistant Director of the Engineering Department, to meet him on February 23rd for a site visit. He also would like for the Civil Engineer who designed the pond to be there. He stated that the developer is under bond and will want to make sure that the issue is fixed. Mr. Gamble presented information about the stormwater drainage plan for Cardel Village. He stated that he would review the plan. He also stated that he would be glad to defer the development plan until next month in order to address the issue.

Mr. Gamble provided detailed information about the request before the Commission:

Lots 1-5 have a 20 ft. drainage easement which restricts anything from being built.

Lots 6-9 back up to an open area which has stormwater controls.

Lots 11-20 are alley access from behind. Lot 10 will also be alley access. Lots 10 and 11 back up to a tree preserved open space. Mr. Gamble stated in the City of Franklin, a detached garage could be located 5 feet from the rear and side property line. He stated that the builder is only requesting to be able to include an attached garage within the building envelope for lots 6-20. He stated, at this time, that the builder can only build detached garages for lots 6-20.

Chair Hathaway asked for a motion.

Alderman Petersen confirmed that Mr. Gamble would be willing to defer.

Mr. Gamble confirmed that he would be willing to defer.

Commissioner Franks moved, seconded by Commissioner Harrison, that Item 9 be deferred until the March 22, 2018, Planning Commission meeting.

Commissioner McLemore confirmed that the Engineering Department would be working to help with the overflow issue. Mr. Wiseman stated he would be on site the next morning.

Commissioner Franks and Commissioner Lindsey discussed the complex details for stormwater regulations from TDEC. Mr. Franks stated it may be necessary to dig out the pond and include overflow piping.

The motion to defer carried unanimously by the following vote (9-0).

Commissioner Franks moved, seconded by Commissioner Harrison, that Item 9 be deferred until the March 22, 2018, Planning Commission meeting. The motion carried by the following vote

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

- 10.** Chickasaw PUD Subdivision, Final Plat, Creating A New Multi-Family Lot On 14.20 Acres, Located West Of North Petway Drive And South Of Boyd Mill Avenue. (CONSENT AGENDA)

Attachments: [Chickasaw PUD Subd, Final Plat Map](#)
[Chickasaw FP Conditions of Approval_01](#)
[Chickasaw Place Subdivision, final plat - submittal 002](#)

This Planning Item was approved.

- 11.** Family Legacy PUD Subdivision, Final Plat, Creating 2 Commercial and 3 Open Space Lots On 22.52 Acres, Located Near 554 and 562 Franklin Road, South of Moores Lane and West of Franklin Road. (CONSENT AGENDA)

Attachments: [MAP_FP_FamilyLegacyFP.pdf](#)
[FamilyLegacy_FP_Conditions of Approval_01.pdf](#)
[Family Legacy PUD Subdivision, final plat \(formerly COF 6221\) - submittal 002.pdf](#)

Chair Hathaway recused himself from Item 11.

This Planning Item was approved.

12. October Park PUD Subdivision, Final Plat, Creating 19 Detached Residential Lots and Three Open-Space Lots on 11.88 Acres, Located At 1100 Ridgeway Drive. (CONSENT AGENDA)

Attachments: [MAP October Park PUD FP Sec 1](#)
[October Park PUD_FP_COAs](#)
[OCTOBER PARK FINAL PLAT SET 013118](#)

This Planning Item was approved.

13. Stream Valley PUD Subdivision, Final Plat, Creating 20 Detached Residential Lots And 47 Attached Residential Lots On 10.73 Acres, Located Between Verbana Drive And Ledgebrook Drive Within The Stream Valley PUD Development, East Of Lewisburg Pike And South Of Goose Creek Bypass. (CONSENT AGENDA)

Attachments: [MAP_FP_StreamValleySec16FP.pdf](#)
[SV16_Conditions of Approval_01.pdf](#)
[COF 6614 Stream Valley, Section 16 Final Plat.pdf](#)

This Planning Item was approved.

FMPC BYLAWS AMENDMENTS

14. Consideration of Resolution 2018-05, To Be Entitled: "A Resolution Approving An Amendment To The Franklin Municipal Planning Commission Bylaws."

Attachments: [Resolution 2018-05 FMPC Bylaws Amendment 2018.Law Approved 2](#)

Ms. Amy Diaz-Barriga, Current Planning Supervisor, stated that his amendment to the Franklin Municipal Planning Commission (FMPC) Bylaws makes several updates and changes. First, it adds the Assistant Planning Director to the list of staff members who can sign final subdivision plats in the absence of the Planning Director. Second, it changes the schedule of the FMPC meetings from a 12-month schedule to an 11-month schedule. It keeps the sequencing and frequency of deadlines the same for each review cycle, but moves the typical November meeting to the second Thursday in December, and removes the review cycle for the typical December meeting. It keeps all other meeting times the same, on the fourth Thursday of the month.

She stated that this amendment also clarifies that each motion or action of the Planning Commission will reference specific findings of fact, to ensure compliance with TCA requirements. The Bylaws are also changed to allow electronic media presentations by the applicant (powerpoints), so long as they are provided and reviewed by the Planning Department at least 24 hours before the FMPC meeting. Lastly, this amendment changes the deadline for the Joint Conceptual Workshop (JCW). Applications for the JCW will now be required as part of the initial submittal application, and projects will be placed on a JCW agenda between their initial and resubmittal deadlines.

The goal of the changes are to create a more efficient process, and to continue compliance with TCA requirements.

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 Ordinance 2018-05 be approved.

Alderman Petersen moved, seconded by Commissioner Harrison, to amend Resolution 2018-05, to remove the proposed changes that reference Findings of Facts in Sections 8.1.6 and 8.1.9 (1) g.

Commissioner Franks asked for further explanation.

Alderman Petersen stated that Law or Planning may want to further explain. She provided the location of the items that she was requesting to remove.

Shauna Billingsley, City Attorney, stated in order to make a motion, an explanation would have to be added to the record. She stated she would like time to research this, and would probably have answers by the retreat on February 28, 2018. If this amendment is approved, it will change how the Commission does motions in the future.

Alderman Petersen stated that everything else would be approved.

Chair Hathaway called for a vote on the motion to amend the main motion.

The motion to amend carried unanimously by the following vote (9-0).

Chair Hathaway asked for a vote on the main motion, as amended.

The main motion, as amended, carried unanimously by the following vote (9-0).

Commissioner Harrison moved, seconded by Commissioner Allen, that Ordinance 2018-05 be approved. Alderman Petersen moved, seconded by Commissioner Harrison to amend Resolution 2018-05, to remove the proposed changes that reference Findings of Facts in Sections 8.1.6 and 8.1.9 (1) g. The motion to amend carried unanimously by the following vote (9-0). The main motion, as amended, carried by the following vote:

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

NON-AGENDA ITEMS

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

ANY OTHER BUSINESS

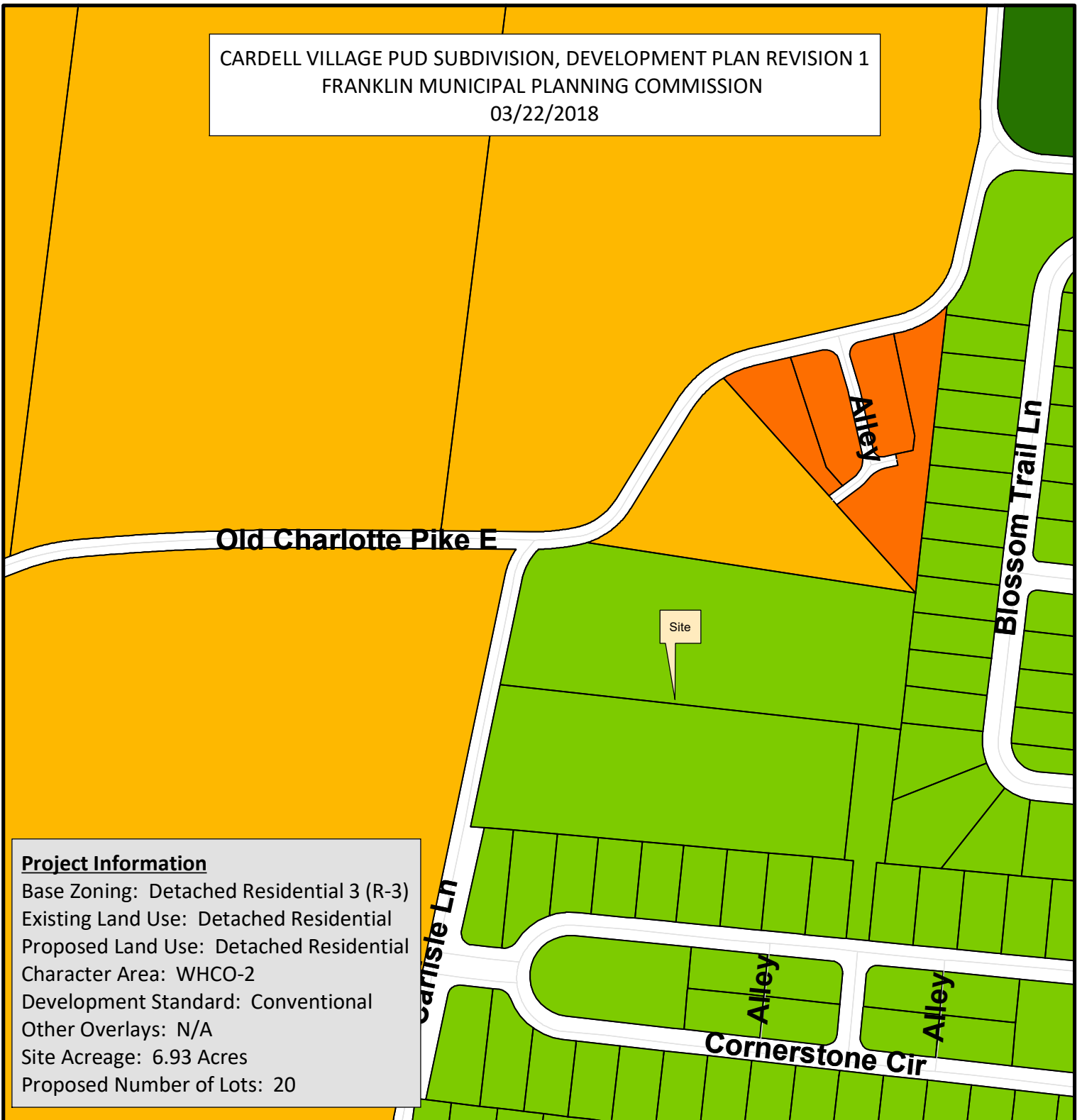
Chair Hathaway asked if there was any further business. There was none.

ADJOURN

There being no further business, the meeting adjourned at 7:38 p.m.

Chair, Mike Hathaway

CARDELL VILLAGE PUD SUBDIVISION, DEVELOPMENT PLAN REVISION 1
FRANKLIN MUNICIPAL PLANNING COMMISSION
03/22/2018



Project Information

Base Zoning: Detached Residential 3 (R-3)
Existing Land Use: Detached Residential
Proposed Land Use: Detached Residential
Character Area: WHCO-2
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 6.93 Acres
Proposed Number of Lots: 20

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



0 125 250 500
Feet

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



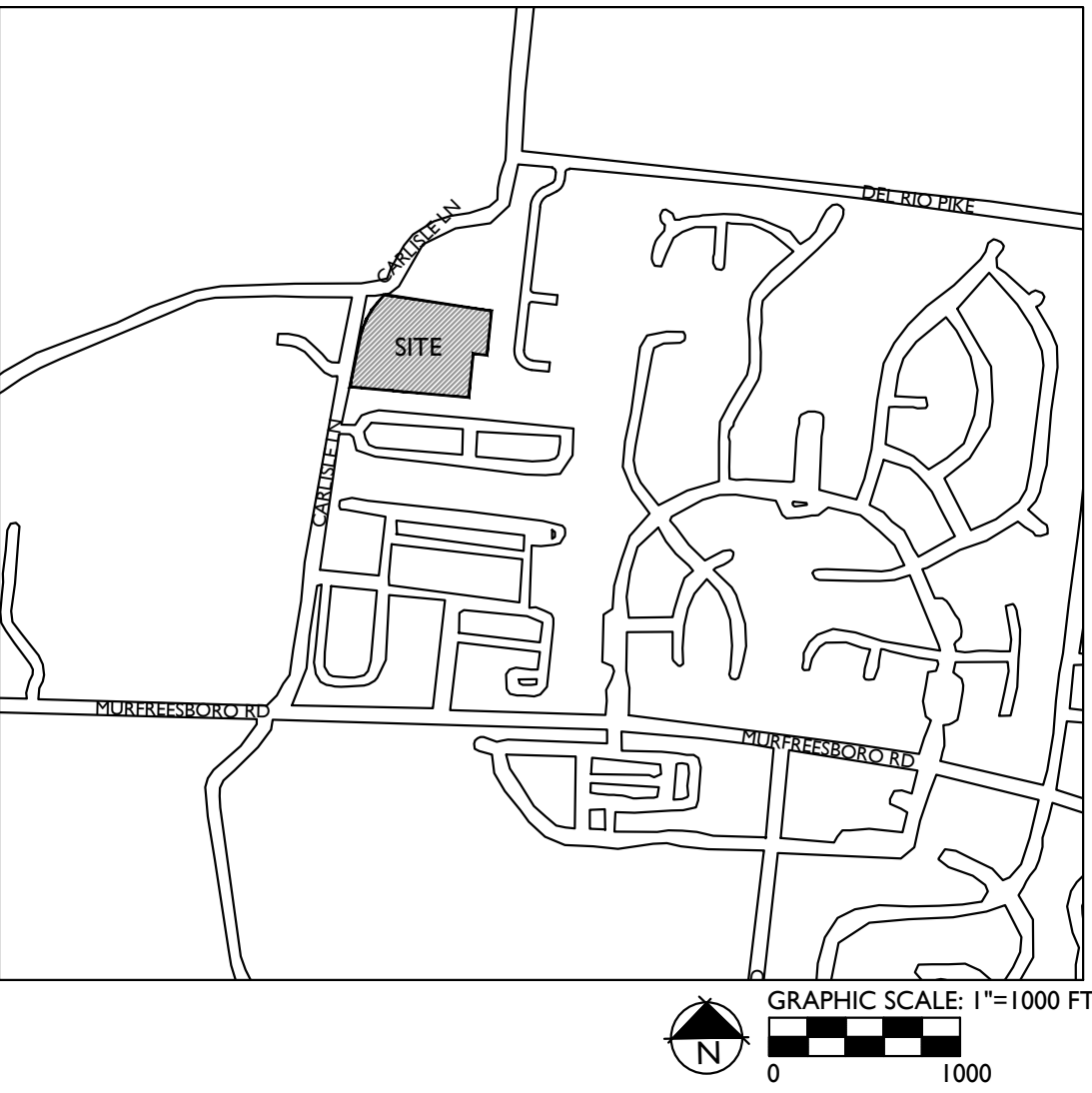
TYPICAL HOME ELEVATION

1. HOME STYLE WITH SIDE YARD DRIVEWAYS TO A GARAGE LOCATED AT THE REAR OF THE LOT, OR WITH A GARAGE THAT IS ACCESSED FROM AN ALLEY.
2. ONE TO TWO STORIES IN HEIGHT.
3. MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIOUS SIDING, AND ARCHITECTURAL SHINGLES.
4. THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE CODES DIRECTOR OR THE PLANNING COMMISSION.
5. ELEVATIONS SHOWN ARE TYPICAL FOR THIS DEVELOPMENT. FINAL DESIGN PLANS SHALL BE SUBMITTED WITH THE REQUEST FOR BUILDING PERMITS AND SHALL INDICATE COMPLIANCE WITH THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS. SPECIFICALLY THE REQUIREMENT FOR EXPOSED FOUNDATIONS OR WATER TABLES/ELEVATED FINISHED FLOORS AND GARAGE DOOR SEPARATION/MAXIMUM WIDTHS.
6. BUILDINGS WITH SIDE ELEVATIONS FACING A PUBLIC RIGHT-OF-WAY SHALL HAVE WINDOWS AND ARCHITECTURAL FEATURES SIMILAR TO THE FRONT ELEVATION.
7. SINGLE FAMILY HOME SQUARE FOOTAGE RANGE: 2400 SF TO 4000 SF
8. THE FINISHED FLOOR ELEVATION OF THE FRONT FACADE TO BE A MINIMUM OF 18 INCHES ABOVE THE FINISHED GRADE.



The home elevations shown here are representative of the homes planned for Cardel Village. They are the basis for design review by the City of Franklin at the time of Site Plan Submittal. Based on my professional experience, the plans presented meet or exceed the design standards set forth by the City of Franklin.

Greg Gamble, Registered Landscape Architect.



Revisions:

Drawing Notes:

GDC

GAMBLE

DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND

LANDSCAPE ARCHITECTURE

Date: JANUARY 8, 2017

CARDEL VILLAGE PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
Parcels 16.00, 17.00 on Map 64
Franklin, Williamson County, Tennessee



GAMBLE DESIGN COLLABORATIVE

144 SOUTHEAST PARKWAY

SUITE 230

FRANKLIN, TENNESSEE 37064

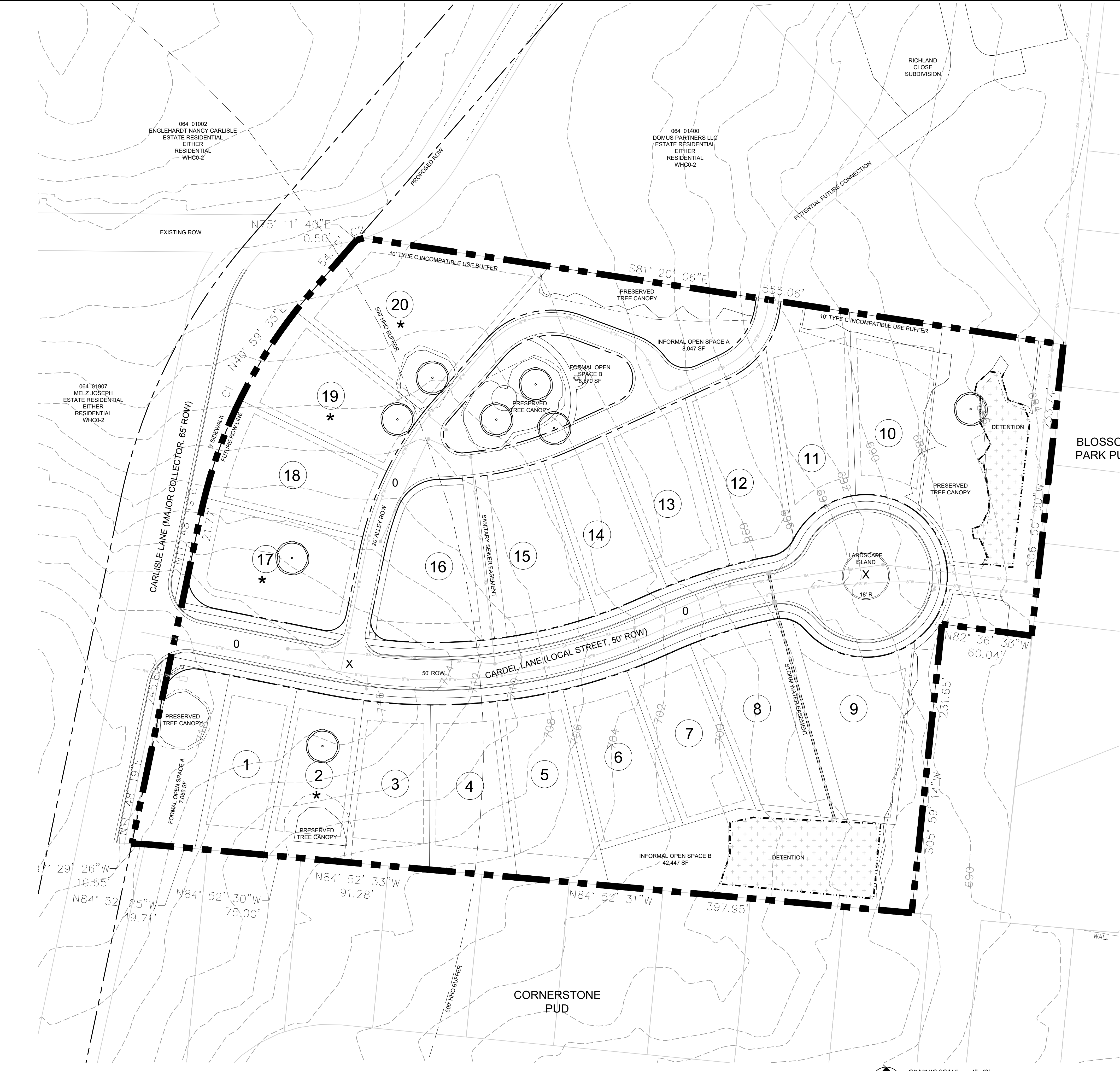
GREG GAMBLE

greggamble209@gmail.com

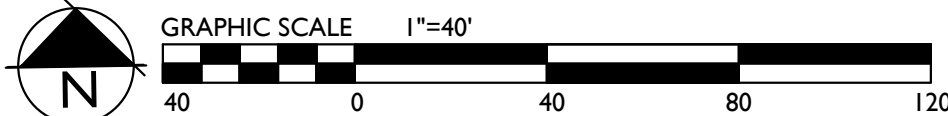
615.975.5765

TYPICAL
ARCHITECTURE

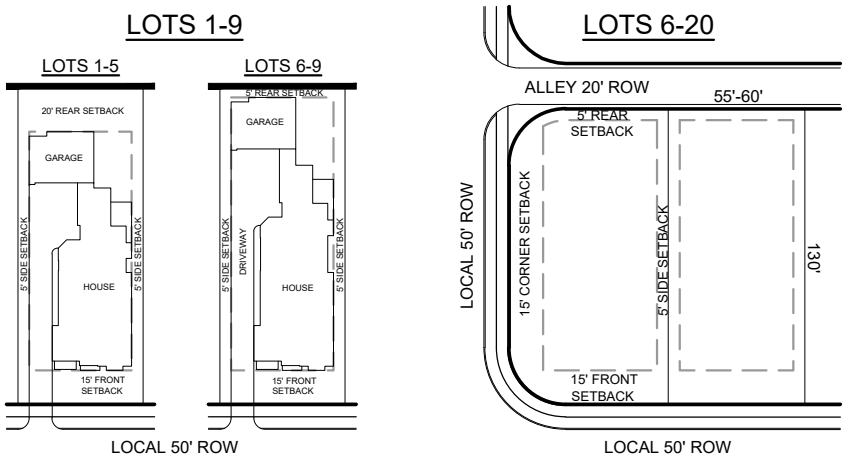
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NOTE: AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.

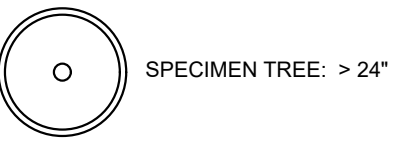


TYPICAL LOT DIAGRAMS



TREE CANOPY RETENTION

TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	30,162 SF	9,791 SF	20,371 SF
TREE B	8,528 SF	3,558 SF	4,970 SF
TREE C	8,287 SF	8,287 SF	0 SF
TREE D	5,166 SF	2,311 SF	2,855 SF
TOTAL SF	52,143 SF	23,947 SF	28,196 SF
TREE CANOPY DATA			
EXISTING TREE CANOPY: 52,143 SF			
52,143 SF/301,423 SF = .173 (17.3%) OF TOTAL SITE			
REQUIRED CANOPY PRESERVATION = 54% OF TOTAL CANOPY			
52,143 SF * 54% = 28,157 SF			
PROVIDED CANOPY PRESERVED = 28,196 SF (54%) OF TOTAL EXISTING CANOPY			



SPECIMEN TREE: > 24"

HYDRANT FIRE FLOW
HETHCOAT AND DAVIS, INC.
HYDRANT LOCATED AT THE INTERSECTION OF CARLISLE LANE AND OLD CHARLOTTE PIKE.
FLOW: 2,771 PSI AT 20 GPM
STATIC PRESSURE: 59 PSI
RESIDUAL PRESSURE: 55 PSI

CONNECTIVITY INDEX

0 LINKS	3
X NODES	2

INDEX = 1.5

DUE TO EXISTING CONDITIONS OF THIS PROPERTY, AND ADJACENT EXISTING SUBDIVISION, OFF-SITE CONNECTIONS ARE NOT POSSIBLE AND ARE NOT PROVIDED WITH THIS PUD. A SPECIAL EXCEPTION IS REQUESTED FROM THE ENGINEERING DEPARTMENT FOR OFF SITE CONNECTIONS.

CRITICAL TREE LOTS
LOTS 2, 17, 19, AND 20 ARE CRITICAL TREE LOTS.

★ CRITICAL TREE LOT

LAND USE PLAN COMPLIANCE

CARDEL VILLAGE IS LOCATED IN THE WEST HARPETH CHARACTER AREA. THE DESIGN STANDARDS PERMIT EITHER TRADITIONAL OF CONVENTIONAL DEVELOPMENT FORMS. SINGLE FAMILY DETACHED HOMES ARE PERMITTED WITHIN THIS CHARACTER AREA AT DENSITIES SIMILAR TO THE EXISTING DEVELOPED SUBDIVISIONS.

- CHARACTER AREA OVERLAY: WHCO-2
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
- THE EXISTING USES WITHIN THE WEST HARPETH CHARACTER AREA 2 ARE PREDOMINANTLY SINGLE FAMILY DETACHED HOMES. THE PROPOSED PLAN PROVIDES SINGLE FAMILY HOME LOTS.
 - THE PROPOSED DEVELOPMENT PLAN FACES FUTURE HOMES TOWARD CARLISLE LANE, FRONTING THE STREET, WITH ALLEY ACCESS ALONG THE REAR OF THE LOT.
 - THE PROPOSED DEVELOPMENT WILL BE ACCESSED FROM CARLISLE LANE.

LOCAL COMPATIBILITY

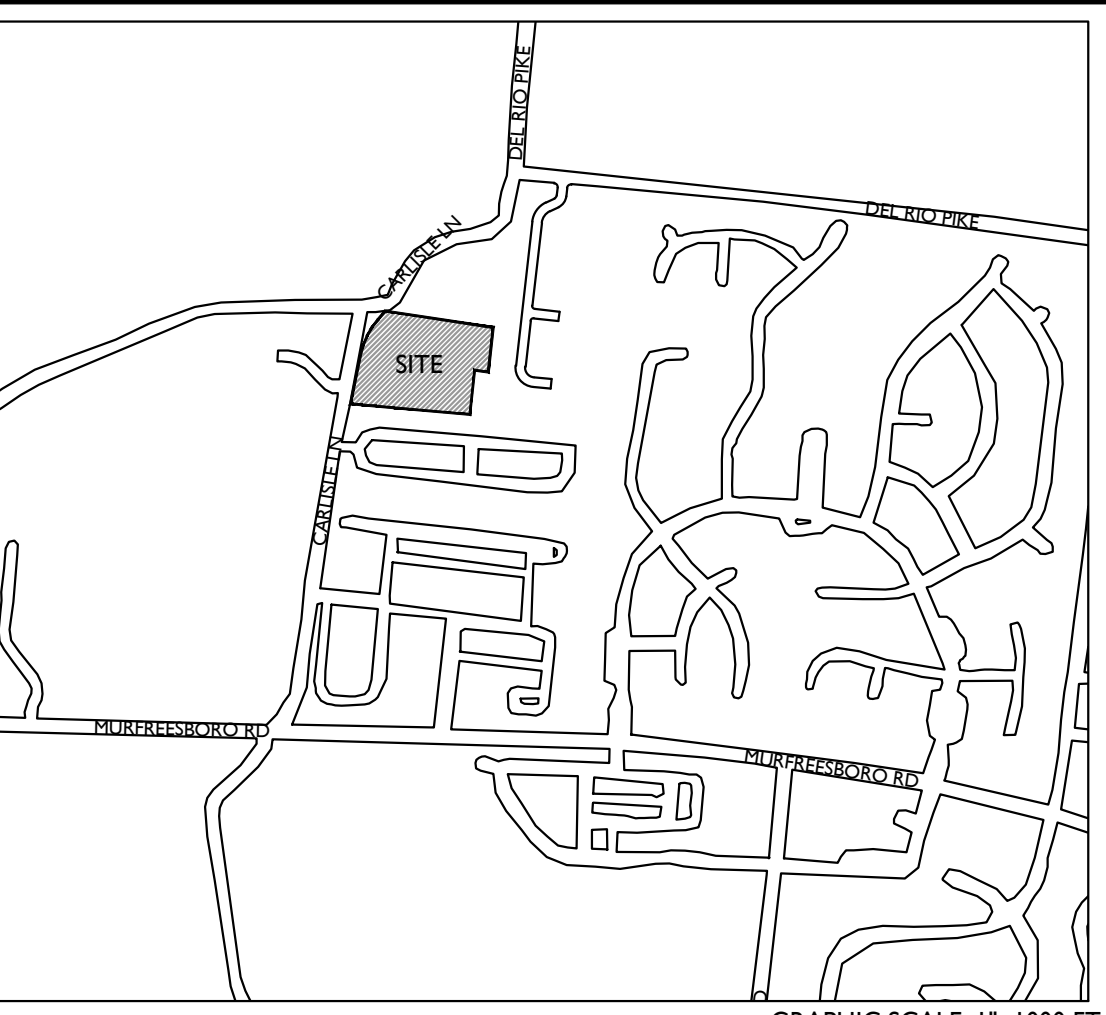
CARDEL VILLAGE IS LOCATED IN THE WHCO-2 CHARACTER AREA. THE DESIGN STANDARDS PERMIT EITHER TRADITIONAL OF CONVENTIONAL DEVELOPMENT FORMS. SINGLE FAMILY DETACHED HOMES ARE PERMITTED WITHIN THIS CHARACTER AREA AT DENSITIES SIMILAR TO THE EXISTING DEVELOPED SUBDIVISIONS.

CARDEL VILLAGE IS A 20 LOT SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION ACCESSED FROM CARLISLE LANE. THE PROPOSED RESIDENTIAL LOTS ARE CONSISTENT WITH THE LOTS OF BLOSSOM PARK TO THE EAST, AND CORNERSTONE TO THE SOUTH. OPEN SPACE AND A TRANSITIONAL FEATURES BUFFER HAS BEEN PLACED ON THE NORTHERN BOUNDARY OF THE SUBDIVISION ADJACENT TO THE NEIGHBORING ESTATE RESIDENTIAL PROPERTY.

THE PROPOSED PLAN INCORPORATES THE FUTURE RIGHT-OF-WAY OF CARLISLE LANE PER THE MAJOR THOROUGHFARE PLAN. RIGHT-OF-WAY WILL BE DEDICATED TO THE CITY OF FRANKLIN FOR THESE FUTURE IMPROVEMENTS. AN ALLEY IS PROPOSED BEHIND LOTS 17 TO 20 SO THAT THESE HOMES MAY FRONT ONTO CARLISLE LANE AND SO THAT IN THE FUTURE THE ALLEY MAY BE EXTENDED TO THE NORTH PARALLEL TO CARLISLE LANE.

PHASING
THE DEVELOPMENT WILL BE CONSTRUCTED AS A SINGLE PHASE.

HILLSIDE PROTECTION OVERLAY BUFFER.
LOTS 1, 2, 3, 4, 16, 17, 18, 19, AND 20 ARE LOCATED WITHIN THE BUFFER YARD. NO 14 PERCENT SLOPES ARE PRESENT ON THESE LOTS.



SITE DATA:	
PROJECT NAME:	CARDEL VILLAGE, DEVELOPMENT PLAN.
REVISION 1:	6615
PROJECT NUMBER:	NA
SUBDIVISION:	NA
LOT NUMBER:	1034 & 1040 CARLISLE LANE
ADDRESS:	FRANKLIN, TN
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 64, PARCELS 16.00, 17.00
EXISTING ZONING:	ESTATE RESIDENTIAL (ER)
PROPOSED ZONING:	R-3 2.89 DU/A
CHARACTER AREA OVERLAY:	WHCO-2
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACREAGE:	7.16 AC (312,165.8 SF)
TOTAL DEDICATED ROW (CARLISLE LANE):	0.24 AC (10,742.8 SF)
TOTAL PUD ACREAGE:	6.919 AC
TOTAL SQUARE FOOTAGE:	301,423 SF
MINIMUM REQUIRED SETBACKS:	LOTS 1-5: 15' FRONT YARD, 20' REAR YARD, 5' SIDE YARD LOTS 6-20: 15' FRONT YARD, 15' REAR YARD, 5' SIDE YARD

OWNER/APPLICANT:	MELZ COMMERCIAL PROP LLC
ADDRESS	1025 CARLISLE LANE
CONTACT	FRANKLIN, TN 37064
	JOE MELZ
	(615) 794-6912 joe@homesbydeercreek.com

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

PROJECT CHARACTERISTICS	N/A
BUILDING SQUARE FOOTAGE:	2 STORY
BUILDING HEIGHT:	0.40
MINIMUM LANDSCAPE RATIO:	YES
TRANSITIONAL FEATURES BUFFER REQUIRED:	TYPE C BUFFER TO NORTH
MINIMUM PARKING REQUIRED:	2 SPACES PER HOME
MAXIMUM PARKING LIMIT:	N/A
EXISTING PARKING:	N/A
PARKING PROVIDED:	SINGLE FAMILY DETACHED
RESIDENTIAL DENSITY:	2 PER UNIT
EXISTING TREE CANOPY:	2.90 DU/A (20 LOTS)
PRESERVED TREE CANOPY:	1.20 AC
	0.65 AC
PARKLAND	20 HOMES * 1200 SF = 24,000 SF (0.55 AC)
TO BE PAID FEE-IN-LIEU	
OPEN SPACE:	1.52 AC PROVIDED (27.25%)
TOTAL REQUIRED:	1.04 AC (18% OF ACREAGE)
TOTAL PROVIDED:	1.52 AC (21.97%)
FORMAL:	0.36 AC (35.0% OF REQUIRED)
INFORMAL PROVIDED:	1.16 AC

STATEMENT OF IMPACTS
MAJOR THOROUGHFARE PLAN
CARLISLE LANE IS A MAJOR COLLECTOR AND REQUIRES A 65 FOOT RIGHT OF WAY. 10,742.8 SF OF LAND HAS BEEN REMOVED FROM THE PUD AS RIGHT OF WAY DEDICATION.

WATER
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. THE WATER MAIN WILL BE SERVED FROM A MAIN IN CARLISLE LANE.
20 x 350 GDP = 7,000 GDP

SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN THROUGH ADJACENT PROPERTIES TO CONNECT TO THE SEWER MAIN WITHIN BLOSSOM PARK.

DRAINAGE FACILITIES
THE PROPERTY WILL BE DRAINED TO THE EAST TO DETENTION FACILITIES. THE DETENTION PONDS WILL DRAIN TO DEL RIO CREEK TO THE EAST OF THE SITE.

POLICE AND FIRE DEPT
FRANKLIN FIRE DEPT STATION #1 - 2.1 MILES DRIVING DISTANCE
COLUMBIA AVE POLICE STATION - 2.7 MILES DRIVING DISTANCE

RECREATION FACILITIES
JIM WARREN PARK - 1.1 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION
THE STUDENT POPULATION IS PROJECTED AT A RATE OF .64 STUDENTS PER HOME: 20 x .64 = 12.8 STUDENTS
WALNUT GROVE ELEMENTARY SCHOOL 3.4 MILES
GRASSLAND MIDDLE SCHOOL 6.1 MILES
FRANKLIN HIGH SCHOOL 2.5 MILES

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

RESTRICTIVE COVENANTS
A HOME OWNER'S ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOME OWNERS ASSOCIATION WILL REGULATE ARCHITECTURAL STANDARDS AND THE MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATIONAL AREAS.

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

Revisions:

Drawing Notes:

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
Date: JANUARY 8, 2017

CARDEL VILLAGE
DEVELOPMENT PLAN, REVISION 1
Parcels 16.00, 17.00 on Map 64
Franklin, Williamson County, Tennessee



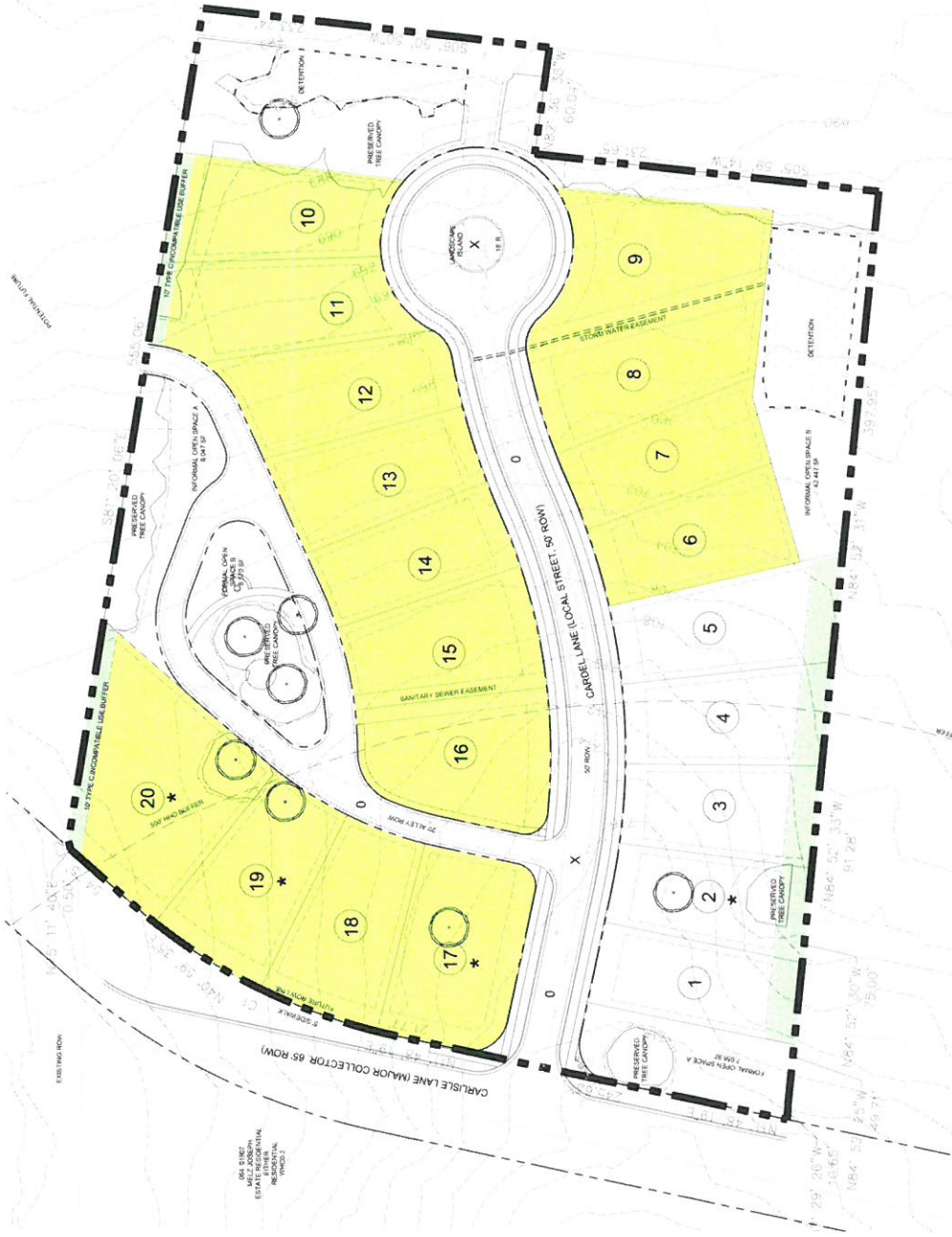
GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambie209@gmail.com
615.975.5765

DEVELOPMENT
PLAN

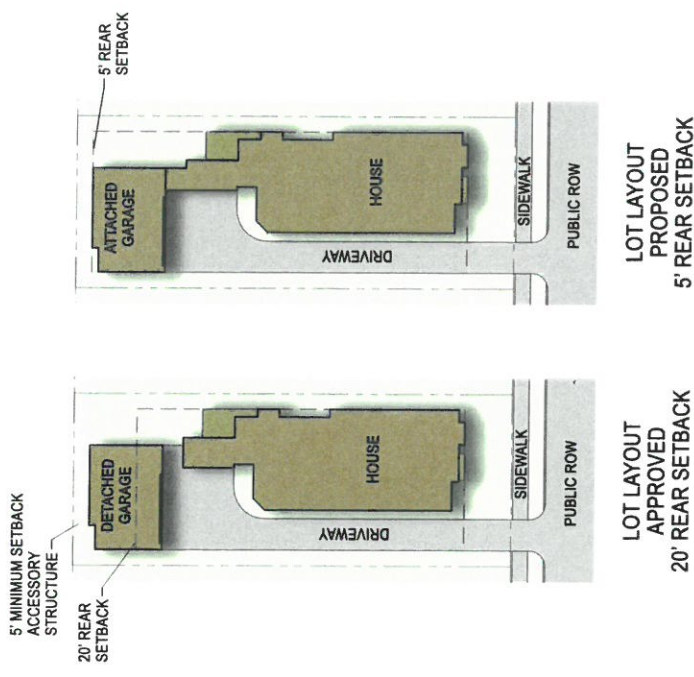
C 3.0

COF 6615

Item 6
Handout from
Greg Gamble
(Applicant)



LOTS WITH PROPOSED REAR SETBACK
REVISION FROM 20' TO 5'



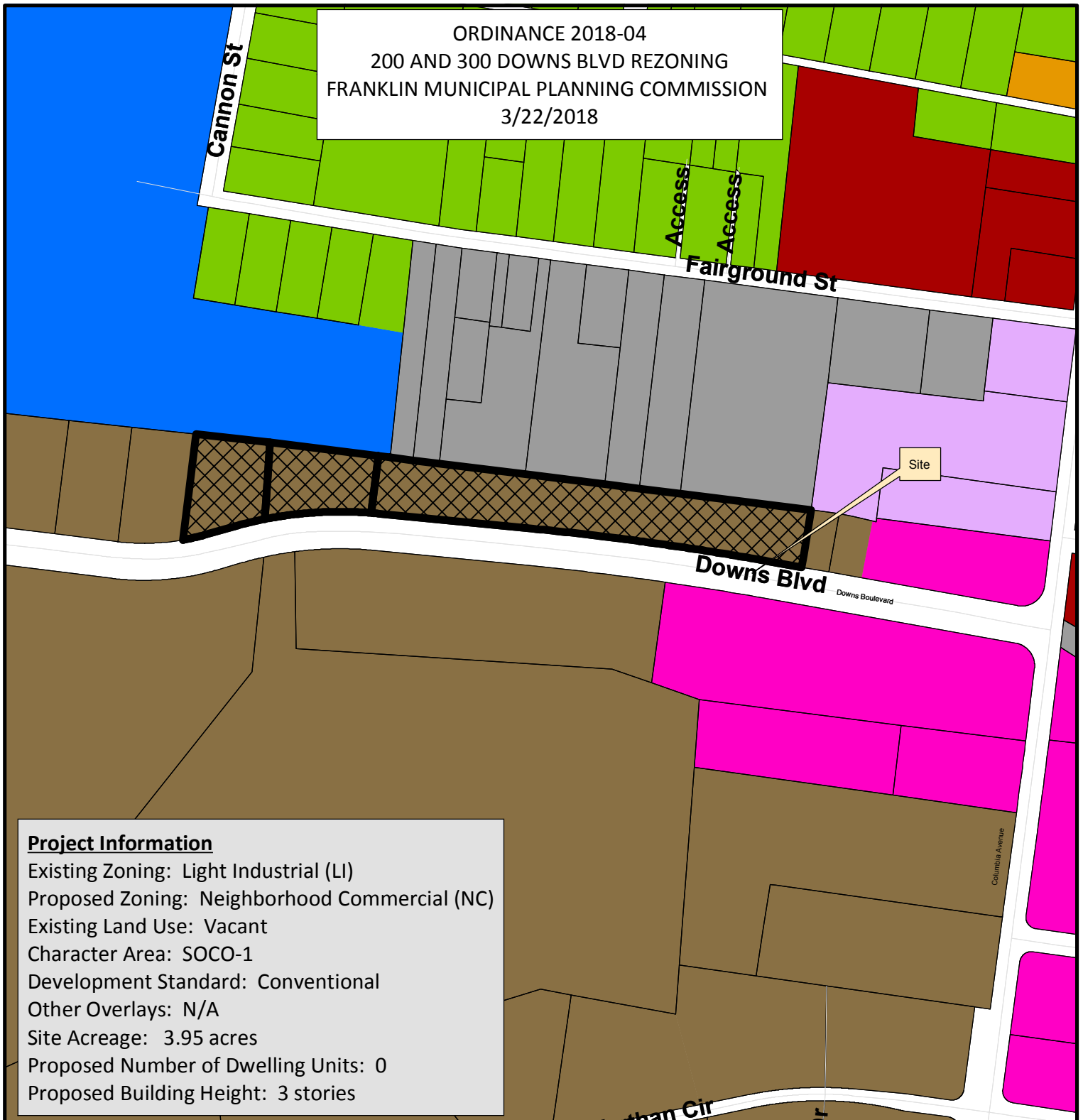
NOT TO SCALE

CARDEL VILLAGE DEVELOPMENT PLAN

REAR SETBACK REVISION EXHIBIT

March 22, 2018

ORDINANCE 2018-04
200 AND 300 DOWNS BLVD REZONING
FRANKLIN MUNICIPAL PLANNING COMMISSION
3/22/2018



Project Information

Existing Zoning: Light Industrial (LI)
Proposed Zoning: Neighborhood Commercial (NC)
Existing Land Use: Vacant
Character Area: SOCO-1
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 3.95 acres
Proposed Number of Dwelling Units: 0
Proposed Building Height: 3 stories

- | | |
|--|---------------------------------------|
| 200 + 300 Downs Blvd | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
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| RM-10 Attached 10 Residential District | LI Light Industrial District |
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| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



0 175 350 700
Feet

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ORDINANCE 2018-04

TO BE ENTITLED, "AN ORDINANCE TO REZONE 3.95 ACRES FROM LIGHT INDUSTRIAL DISTRICT TO NEIGHBORHOOD COMMERCIAL DISTRICT FOR THE PROPERTY LOCATED WEST OF COLUMBIA AVENUE AND SOUTH OF FAIRGROUNDS STREET, (NEAR 200 AND 300 DOWNS BOUELEVARD)."

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

WHEREAS, the Neighborhood Commercial district provides zoning for land uses compatible with both the Envision Franklin Land Use Plan and surrounding development; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of Light Industrial District to Neighborhood Commercial District:

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

PREMISES CONSIDERED	
Map-Parcel	Acres
078---03500	1.48
078---03501	2.46
078---01200B	
Total	3.94

Legal Description

Property Description Lot 22

Land in Williamson County, Tennessee described as follows:

Being Lot 22 of Final Plat Resub. Lot 2, Revision 9, (Resub. of Lots 1 & 2 Downs Blvd. Properties and Resub. Lot 22, Revision 4, Resub. Lots 3-4 & 13-22, which plat is of record in Plat Book P65, Page 65 Register's Office for Williamson County, Tennessee, property of Drew J. Luna and Jay H. Luna of record in Book 3618, page 935 and being more particularly described as follows:
Beginning in the north right-of-way of Downs Blvd. and at the common corner of said Lot 22 and Lot 21, of Plat Book P42, page. 44, property of Coleman of record in Book 5752, page 709;
Thence N 07 deg. 04' 22" E, 228.16' to an iron pin old in the south line of Map 780, Group A, Parcel 1.00 property of the Franklin Special School District, no deed reference found;
Thence S 82 deg. 54' 06" E, 395.87' to an iron pin new and common corner with Lots 22 and 2 said Plat Book P65, page 65;
Thence S 07 deg. 05' 54" W, 120.73' to an iron pin new and in the north right-of-way of Downs Blvd;
Thence with Downs Blvd. for the following 4 calls:

Along a curve to the left, having a central angle of 15 deg. 19' 04", radius of 864.44', an arc length of 231.10' and a chord bearing and distance of S86 deg. 00' 06" W, 230.42' to an iron pin old;
Along a curve to the left, having a central angle of 02 deg. 58' 49", radius of 864.44', an arc length of 44.96' and a chord bearing and distance of S76 deg. 51' 02" W, 44.96' to an iron pin old;
Thence, S 75 deg. 21' 38" W, 77.71' to an iron pin new;
Along a curve to the right, having a central angle of 06 deg. 02' 08", radius of 554.50', an arc length of 58.41' and a chord bearing and distance of S78 deg. 22' 42" W, 58.38' to the Point of Beginning and containing 64,627.20 square feet, or 1.48 acres, more or less.

Property Description Lot 2

Land in Williamson County, Tennessee described as follows:

Being Lot 2 of Final Plat Resub. Lot 2, Revision 9, (Resub. of Lots 1 & 2 Downs Blvd. Properties and Resub. Lot 22, Revision 4, Resub. Lots 3-4 & 13-22, which plat is of record in Plat Book P65, Page 65 Register's Office for Williamson County, Tennessee, property of Drew J. Luna of record in Book 6662, page 29 and being more particularly described as follows:

Beginning in the north right-of-way of Downs Blvd. and at the common corner of said Lot 2 and Lot 221, of Plat Book P65, page. 65, property of Drew and Jay Luna of record in Book 3618, page 935;

Thence N 07 deg. 05' 54" E, 120.73' to an iron pin new in old in the south line of Map 780, Group A, Parcel 1.00 property of the Franklin Special School District, no deed reference found;

Thence with Map 780, Group A, Parcels 6,7,10.01,11, 13, 14 & 15, S 82 deg. 54' 06" E, 940.85' to an iron pin new and common corner of Lot 23, Plat Book P65, page 65;

Thence with Lot 23, S 10 deg. 06' 36" W, 122.21' to an iron pin new and in the north right-of-way of Downs Blvd;

Thence with Downs Blvd. for the following 4 calls:

Thence, N 80 deg. 03' 06" W, 167.96' to an iron pin new;

Along a curve to the left, having a central angle of 04 deg. 01' 35", radius of 3,792.58', an arc length of 266.53' and a chord bearing and distance of N82 deg. 03' 51" W, 266.47' to an iron pin old;

Thence, N 84 deg. 04' 37" W, 466.20' to an iron pin old;

Along a curve to the left, having a central angle of 02 deg. 15' 51", radius of 864.44', an arc length of 34.16' and a chord bearing and distance of N85 deg. 12' 27" W, 34.16' to the Point of Beginning and containing 107,019.05 square feet, or 2.46 acres, more or less.

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

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

ATTEST:

By: _____
Eric Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

ORDINANCE 2018-04

TO BE ENTITLED: "AN ORDINANCE TO REZONE 3.95 ACRES FROM LIGHT INDUSTRIAL DISTRICT TO NEIGHBORHOOD COMMERCIAL DISTRICT FOR THE PROPERTY LOCATED WEST OF COLUMBIA AVENUE AND SOUTH OF FAIRGROUNDS STREET (NEAR 200 AND 300 DOWNS BOULEVARD)."

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Thence with Map 780, Group A, Parcels 6,7,10.01,11, 13, 14 & 15, S 82 deg. 54' 06" E, 940.85' to an iron pin new and common corner of Lot 23, Plat Book P65, page 65;

Thence with Lot 23, S 10 deg. 06' 36" W, 122.21' to an iron pin new and in the north right-of-way of Downs Blvd;

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

ATTEST:

By: _____

Eric Stuckey

City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____

Dr. Ken Moore

Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

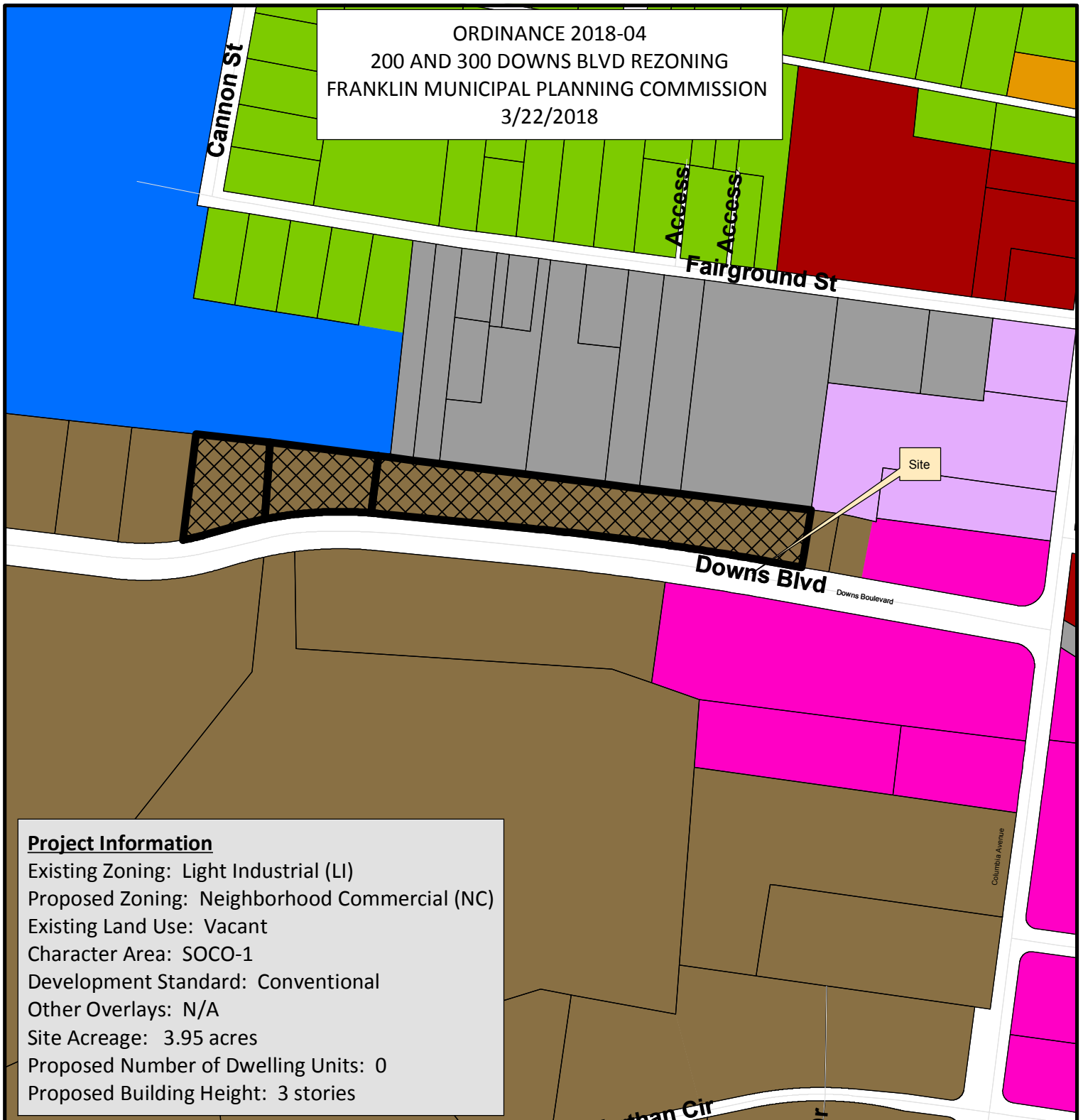
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

ORDINANCE 2018-04
200 AND 300 DOWNS BLVD REZONING
FRANKLIN MUNICIPAL PLANNING COMMISSION
3/22/2018



Project Information

Existing Zoning: Light Industrial (LI)
Proposed Zoning: Neighborhood Commercial (NC)
Existing Land Use: Vacant
Character Area: SOCO-1
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 3.95 acres
Proposed Number of Dwelling Units: 0
Proposed Building Height: 3 stories

- | | |
|--|---------------------------------------|
| 200 + 300 Downs Blvd | 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 |



0 175 350 700
Feet

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Zoning Comparison for 200 & 300 Downs Boulevard

Uses	Light Industrial	Neighborhood Commercial
Automotive Body Shops	X	
Automotive Fuel Services	X	X
Automotive Service Facilities	X	
Automotive Wash Facilities	X	
Clinics		X
Commercial Kennels	X	
Convenience Store		X
Day Care Centers	X	X
Educational Facilities	X	X
Engine and Motor Repair Facilities	X	
Essential Services	X	X
Funeral Home	X	
General Warehouses	X	
Industrial Services	X	
Light Industrial Services	X	
Offices	X	X
Personal Services	X	X
Place of Public Assembly	X	
Public Buildings or Uses	X	
Recreational Facilities (Private)	X	
Restaurants	X	X
Restaurants, Drive-In, Drive-Through	X	
Retail and Commercial Uses	X	X
Self-Storage Facilities	X	
Veterinary Facilities (Outdoor)	X	
Wholesale Sales	X	

Bulk Standards

Light Industrial

Neighborhood Commercial

Height	3	3
LSR	.20	.15
Front Yard (feet)	75	20
Side Yard (feet)	25	10
Rear (feet)	25	25

Item 7
Ord. 2018-04
Handout from Greg
Gamble Applicant

DOWNS BOULEVARD COMMERCIAL SUBDIVISION,
 REVISION 12, LOT 5
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 03/22/2018



Project Information

Existing Zoning: Light Industrial (LI)
 Existing Land Use: Commercial/Industrial
 Character Area: SOCO-1
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 4.296 acres
 Proposed Number of Dwelling Units: 0
 Proposed Building Height: 3 stories

500 Downs

500 Downs

AG Agricultural District
 ER Estate Residential
 R-1 Residential District
 R-2 Residential District
 R-3 Residential District
 R-6 Residential District
 RM-10 Attached 10 Residential District
 RM-15 Attached 15 Residential District
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SD-R Specific Development-Residential
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 OR Office Residential District
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0 175 350 700
 Feet

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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.

REQUIRED MINIMUM BUILDING SETBACK LINES

ZONING	YARD FRONTING ANY STREET	SIDE YARD	REAR YARD
LIGHT INDUSTRIAL (LI)	40' (COLLECTOR) 75'	25'	25'

OWNER INFORMATION

Natchez AREP 500 Downs, LLC
1007 Halcyon Ave.
Nashville, TN 37204
PHONE 615-347-5131
TAYLOR@THENATCHEZGROUP.COM

PARCEL INFORMATION

500 DOWNS BOULEVARD
FRANKLIN TN.
MAP 78 PARCEL 41.08
SCHOOL MANOR SUBDIVISION
P.B. 2 PG. 27

GENERAL NOTES(CONT.)

14. 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.



GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO REVISE BUFFER FENCE AREAS.
- BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE ZONE 5301, FIPSZONE 4100; NAD 83 DATUM
- THE ZONING FOR THIS PROPERTY IS (LI) LIGHT INDUSTRIAL DEVELOPMENT STANDARDS: CONVENTIONAL. CHARACTER AREA : SH-1
- ORIGINAL SUBJECT PLATTED PARCEL IS A REPLAT OF LOT 5 - OF DOWNS BOULEVARD PROPERTIES SUBDIVISION PLAT BOOK 20 PAGE 8 WILLIAMSON COUNTY TENNESSEE.
- OWNER / SUBDIVIDER:
COMPANY: Natchez AREP 500 Downs, LLC
CONTACT: A. TAYLOR PRESTON
ADDRESS: 1007 Halcyon Ave.
Nashville, TN 37204
PHONE 615-347-5131
EMAIL: TAYLOR@THENATCHEZGROUP.COM

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

- THIS PROPERTY LIES IN "ZONE X" AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP NO. 47187C0204F DATED SEPTEMBER 29, 2006.
- THE RECORDING OF THIS PLAT, VOIDS, VACATES, AND SUPERCEDES THE RECORDING OF LOT 5 AS SHOWN ON THE FINAL PLAT OF FINAL PLAT OF LOT 5 REV. 11 - DOWNS BOULEVARD PROPERTIES SUBDIVISION RECORDED AT PLAT BOOK 65 PAGE 85 R.O.W.C
- 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.
- SIDEWALKS AND ACCESS DRIVES OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- 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.
- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

DOWNS BOULEVARD PROPERTIES SUBDIVISION, REV. 12

(REVISION OF LOT 5)
PLAT BOOK 65, PAGE 85
187,030 SF +/-, 4.296 ACRES +/-
MAP 78 PARCEL 41.08

CITY OF FRANKLIN PROJECT NO. 6611
JOB NO: T263-015



REVISIONS:

02-05-18 COF COMMENTS ADDRESSED.

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN 1.) DEED BOOK 6859 PAGE 240 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: Natchez AREP 500 Downs, LLC

DATE: _____
BEAU FOWLER

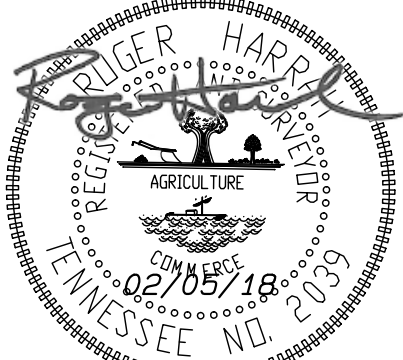
- LEGEND**
- FOUND IRON ROD (FDIR)
 - SET NEW 5/8" IRON ROD WITH CAP (RLS2039)
 - FOUND CONCRETE MONUMENT (TDO)
 - M.B.S.L. MINIMUM BUILDING SETBACK LINE
 - ⊙ EXISTING SANITARY MANHOLE
 - ⊕ POWER POLE
 - ← GUY ANCHOR
 - ⊗ WATER METER
 - ⊗ WATER VALVE
 - ST— STORM SEWER
 - W— WATER LINE
 - O— OVERHEAD POWER LINE
 - SS— SANITARY SEWER LINE
 - G— GAS LINE
 - UE— UNDERGROUND ELECTRIC
 - L.B.E. LANDSCAPE BUFFER EASEMENT
 - ⊙ LIGHT POLE
 - ⊙ FIRE HYDRANT
 - P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
 - ESMT EASEMENT
 - R.O.W. RIGHT-OF-WAY

STORMWATER NOTE

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

LEGAL DESCRIPTION

LOT 5 - REVISION 1
DOWNS BOULEVARD PROPERTIES SUBDIVISION
PLAT BOOK 20, PAGES 88 & 8C



ROGER HARRAH LS 2039

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 _____, 2018.

ROGER H. HARRAH TN. REG. NO. 2039
DATE 02-05-18

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 _____

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:
(1) THE WATER AND SEWER SYSTEMS DESIGNATED IN _____ SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
(2) A PERFORMANCE BOND 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.

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 FINAL PLAT OF LOT 5 - REVISION 1 DOWNS BOULEVARD PROPERTIES SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
(2) A PERFORMANCE BOND IN THE AMOUNT OF \$ _____ FOR STREETS AND \$ _____ FOR DRAINAGE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

SUPT., STREETS
FRANKLIN, TENNESSEE
DATE _____

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: 4.296 TOTAL LOTS: 1

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

CIVIL DISTRICT: 8TH CLOSURE ERROR: >1:10,000

SCALE: 1" = 60' DATE: JANUARY 8TH 2018

CONDITIONS OF APPROVAL:

Open Issues: 1 These issues are currently being filtered

Performance Agreement and Surety

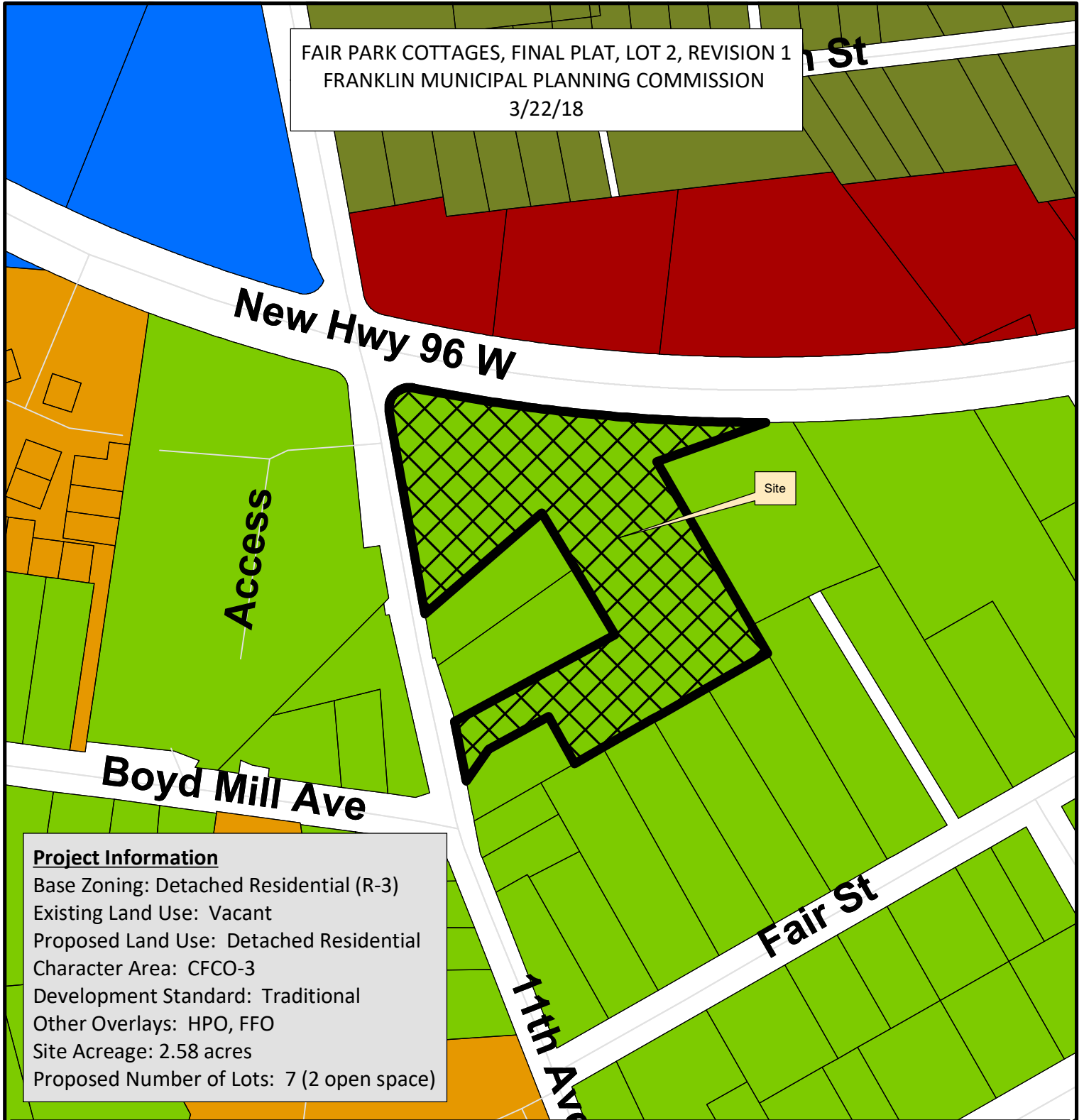
General Issues

2. Engineering Sureties

kevin.long@franklin.tn.gov No sureties are associated with this Final Plat. Sureties were posted with previous version of this plat.

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

FAIR PARK COTTAGES, FINAL PLAT, LOT 2, REVISION 1
FRANKLIN MUNICIPAL PLANNING COMMISSION
3/22/18



Project Information

Base Zoning: Detached Residential (R-3)
Existing Land Use: Vacant
Proposed Land Use: Detached Residential
Character Area: CFCO-3
Development Standard: Traditional
Other Overlays: HPO, FFO
Site Acreage: 2.58 acres
Proposed Number of Lots: 7 (2 open space)

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



0 110 220 440 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 herein.
All data and materials (c) copyright 2016. All rights reserved.

CONDITIONS OF APPROVAL:

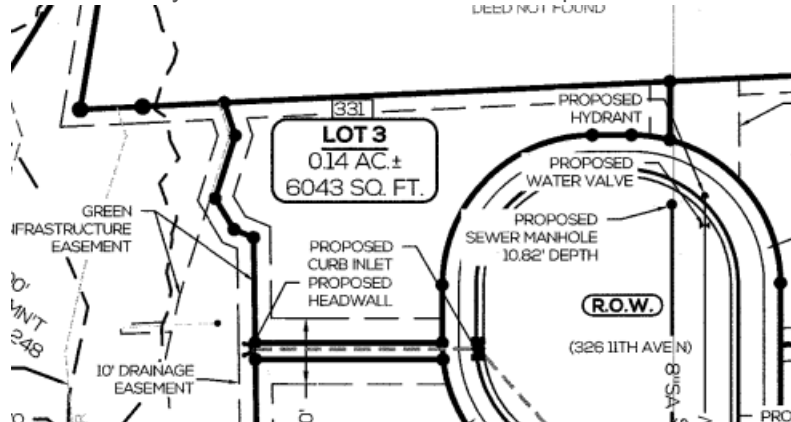
Open Issues: 11 These issues are currently being filtered

Engineering - Final Plat Checklist

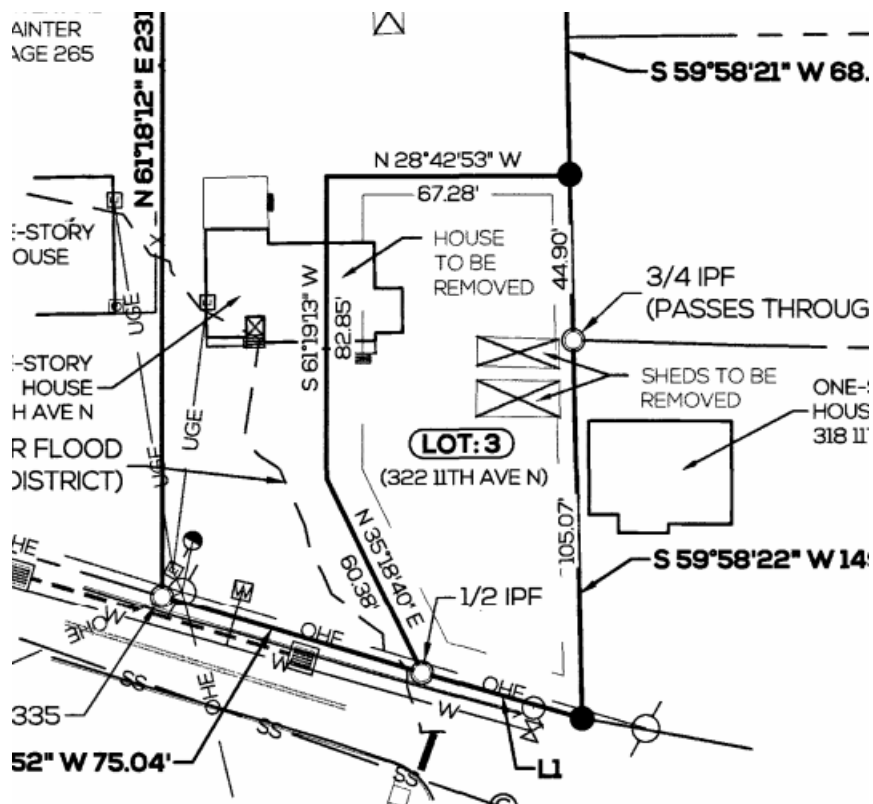
General Issues

9. 0. General Information

lance.fittro@franklin.tn.gov The lot currently labeled as Lot 3 on the submitted plat shall be renumbered:

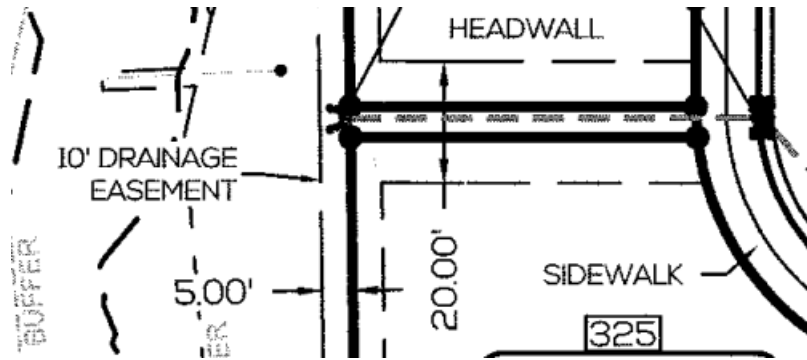


Lot 3 was already assigned to the lot located at 322 11th Ave. N when it was recorded with Plat Book P63 Page 87:



11. C. Final Plat

lance.fittro@franklin.tn.gov Applicant shall add "Drainage Easement" to the 20' dimension label for the easement shown below so that it is clear this is an easement and not just a building setback line.

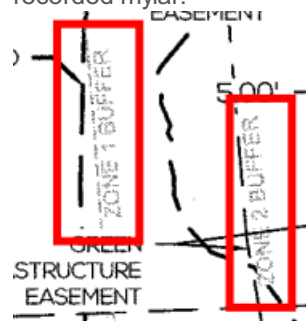


20. Stream Buffer

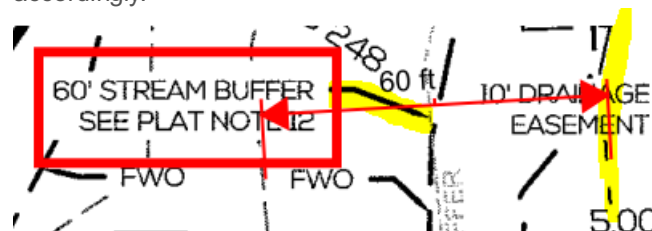
joe.marlo@franklin.tn.gov Comment partially addressed.

Applicant to revise the stream buffer information now shown on the final plat (pages 2 and 3) as follows:

1. Provide all "black" line work and text on the plat to facilitate reproduction from the recorded mylar.



2. "60' stream buffer" note is pointing to an incorrect line. Applicant to revise leader accordingly.



31. Scale

joe.marlo@franklin.tn.gov The following is a new comment based on new information shown on the drawings.

- The scale and associated graphic are shown as 1-inch = 50 feet, however it appears 1-inch = 40 feet is incorrect with the revised graphics. Applicant to correct final plat accordingly (Sheets 2 and 3).
- Applicant to provide scale and associated graphic for the added Sheet 4.

32. Sanitary Easement

joe.marlo@franklintn.gov The following is a newcomment based on newinformation shown on the drawings.

Applicant to draw the revised 30-foot sanitary easement to scale on Sheet 2 and draw and note the sanitary easement correctly on Sheet 3.



Performance Agreement and Surety

General Issues

25. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from [Fair Park Cottages Subdivision, Site Plan, Revision 2 \(COF 6585\)](#) shall be transferred to this final plat as a condition of approval.

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

Planning

14-155 Fairpark Cottages 2 PLAT 2-5-18.pdf

15. Project number

joseph.bryan@franklintn.gov Comment not addressed. Applicant shall include project number **6628** on all plat sheets.

17. HPO

joseph.bryan@franklintn.gov Comment not addressed. Applicant shall include the Historic Preservation Overlay (HPO) in the plat notes.

30. Project name

joseph.bryan@franklintn.gov Comment not addressed. Revise project name to "Fair Park Cottages, Final Plat, Lot 2, Revision 1"

Applicant shall revise all sheets to reflect the revised name in the title bar.

Project 6628 Fair Park Cottages Revision 2.pdf

33. Plat

joseph.bryan@franklintn.gov Remove void and vacate note (Note 12 on cover sheet) from the plat.
[Edited By Joseph Bryan]

Zoning

14-155 Fairpark Cottages 2 PLAT 2-5-18.pdf

28. Plat

mollyp@franklin.tn.gov

The purpose of this plat should be the first note on the cover sheet. The purpose should state: "The purpose of this plat is the subdivision of Lot 2 into _ residential lots and _ open space lots." Please fill in the spaces in the purpose statement to indicate the number of different lots being created.

FAIR PARK COTTAGES REVISION 2

A SUBDIVISION OF LOT 2 OF FAIR PARK COTTAGES
BEING PARCEL 2.00 TAX MAP 78B GROUP M
9TH CIVIL DISTRICT, WILLIAMSON COUNTY
FRANKLIN, TENNESSEE

CERTIFICATE OF OWNERSHIP

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

BRISTOL FAIRPARK HOLDINGS LLC - TITLE

DATE

JAY SHERIDAN

DATE

JESSICA SHERIDAN

DATE

AVENUE 11TH DEVELOPMENT LLC - TITLE

DATE

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 15th DAY OF March, 2018.

ANTHONY S. MANARY
TN. REG. NO. 2939
7500 S. MEMORIAL PKY.
SUITE 209
HUNTSVILLE AL 35802
(256) 539-1221

3/1/18
DATE

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:

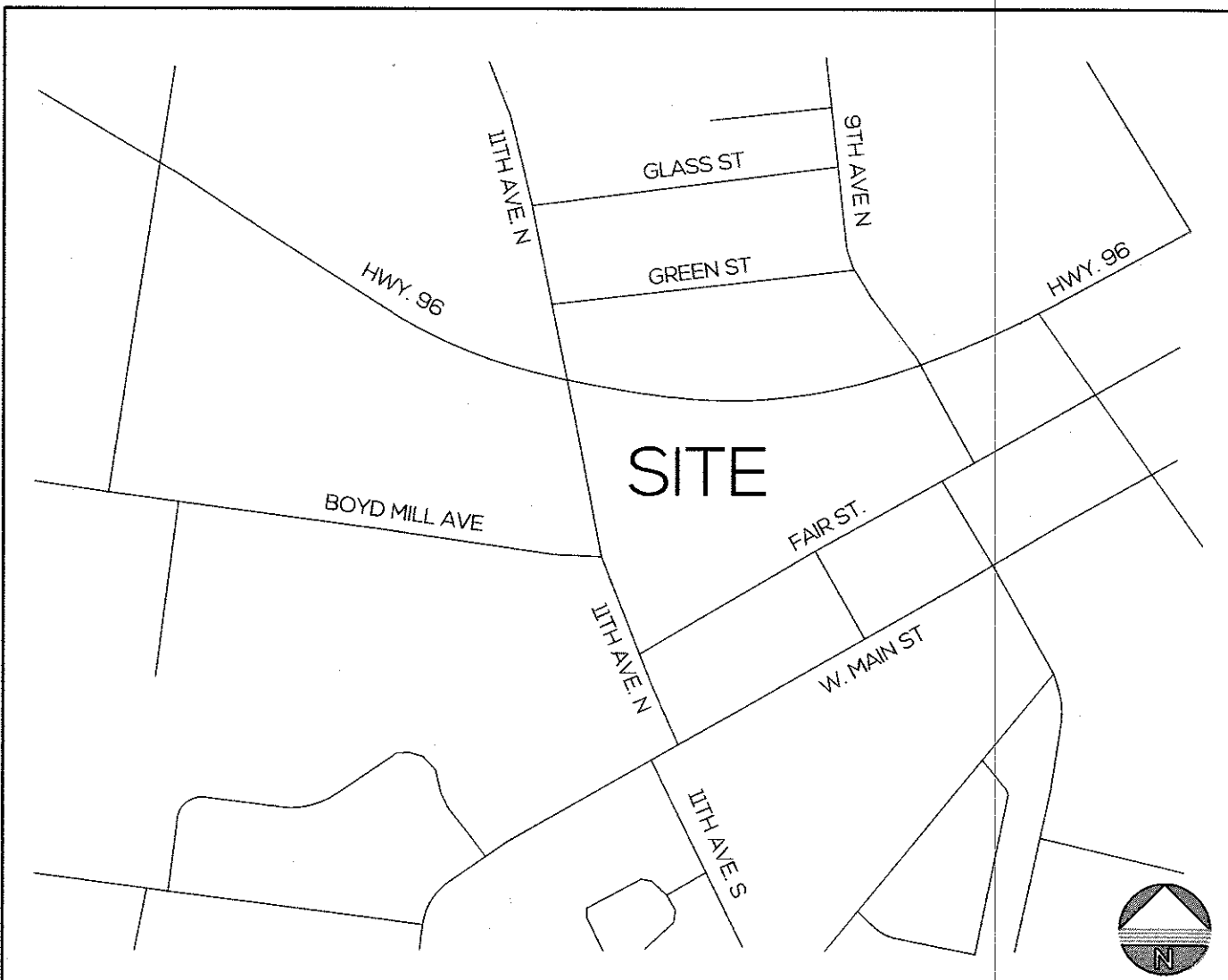
- (1) THE WATER AND SEWER SYSTEMS DESIGNATED IN FAIR PARK COTTAGES HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
- (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$ _____ FOR THE _____ WATER SYSTEM AND \$ _____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

DATE

FLOOD INFORMATION:

BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (SHADED) & ZONE "AE" (SHADED) OF THE NATIONAL FLOOD INSURANCE PROGRAM, FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM), WILLIAMSON COUNTY, TENNESSEE, COMMUNITY PANEL NUMBER 47187C0192G, MAP REVISED DECEMBER 22, 2016.



VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES:

1. NORTH ARROW AND COORDINATES AS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 NAD '83 ZONE.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS.
3. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN.
4. ONLY SURFACE UTILITY, STORM AND SANITARY SEWER STRUCTURES WHICH ARE LOCATED WITHIN THE BOUNDARY AND OUTSIDE OF DESIGNATED EASEMENTS ARE SHOWN. NO EFFORT HAS BEEN MADE TO LOCATE ANY SUB-SURFACE UTILITY, STORM AND SANITARY SEWER LINES EXCEPT AS SHOWN.
5. THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUB-SURFACE STRUCTURES OR EAVE OVERHANGS, EXCEPT AS SHOWN.
6. MAP 078B, GROUP M, PARCEL 9078B
7. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
8. MINERAL RIGHTS COULD NOT BE PROPERLY DETERMINED BY SURVEYOR.
9. ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.
10. 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.
11. NO DIRECT ACCESS TO STATE ROUTE 96 SHALL BE PERMITTED.
12. PLAT BOOK 63 PAGE 87A IS HEREBY VOIDED, VACATED AND SUPERSEDED WITH THE RECORDING OF THIS PLAT.

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I HEREBY CERTIFY THAT:

- (1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN FAIR PARK COTTAGES HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
- (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$ _____ FOR STREETS, \$ _____ FOR DRAINAGE, AND \$ _____ FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR, STREETS DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

DATE

CERTIFICATE OF APPROVAL FOR RECORDING

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

SECRETARY
FRANKLIN MUNICIPAL PLANNING COMMISSION

DATE

CERTIFICATE OF 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

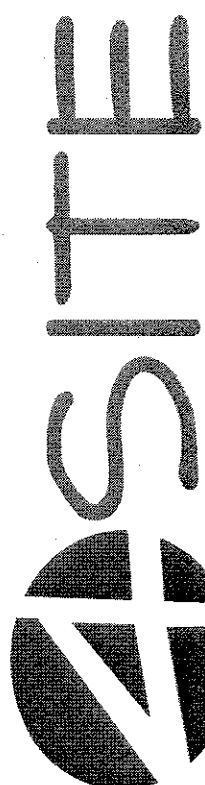
DATE

OWNER OF RECORD:

BRISTOL FAIRPARKS HOLDING LLC
ATTN: SCOTT BLACK
381 MALLORY STATION RD, STE 204
FRANKLIN, TN 37067
(615) 786-97008
BLACK@BRISTOLDEVELOPMENT.COM

FINAL PLAT

land
planning
civil
engineering
land
surveying
landscape
architecture



7500 S. Memorial Pky., Ste. 209 • Huntsville, AL 35802
phone 256.539.1221 • fax 256.539.1220 • www.4siteinc.biz

FAIR PARK COTTAGES REVISION 2

A SUBDIVISION OF LOT 2 OF FAIR PARK COTTAGES
BEING PARCEL 2.00 TAX MAP 78B GROUP M
9TH CIVIL DISTRICT, WILLIAMSON COUNTY
FRANKLIN, TENNESSEE

REVISIONS:

DRAWN BY:

A EAST

FIELD DATE:

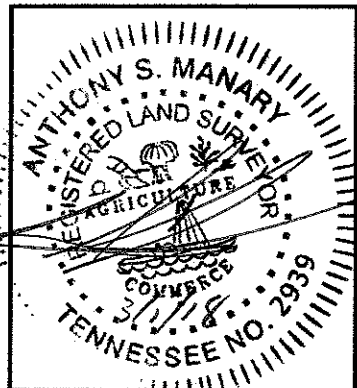
1-10-18

OFFICE DATE:

3-01-18

CHECKED BY:

A MANARY



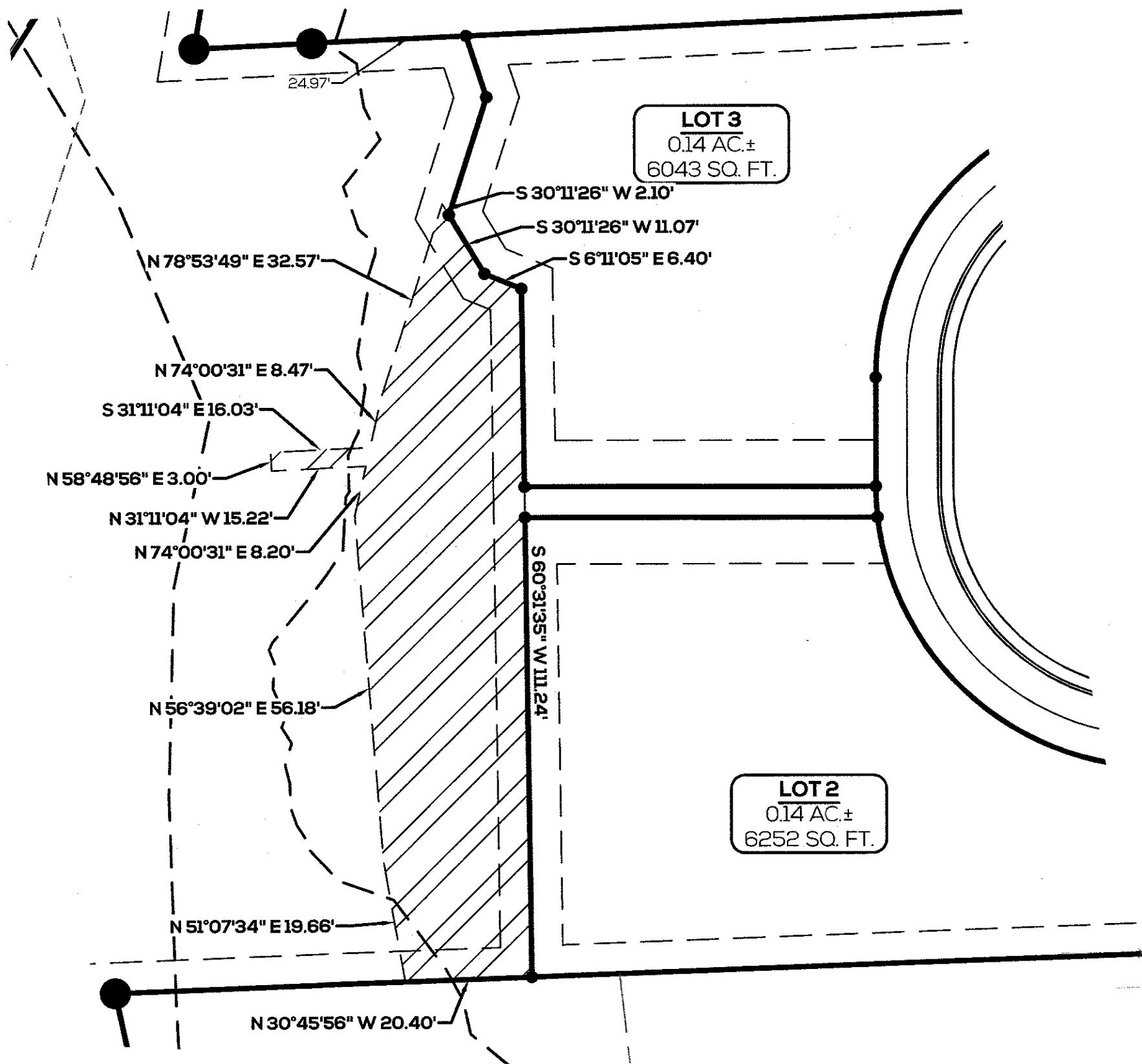
JOB # 14-155

SCALE: AS NOTED

SHT. NO.

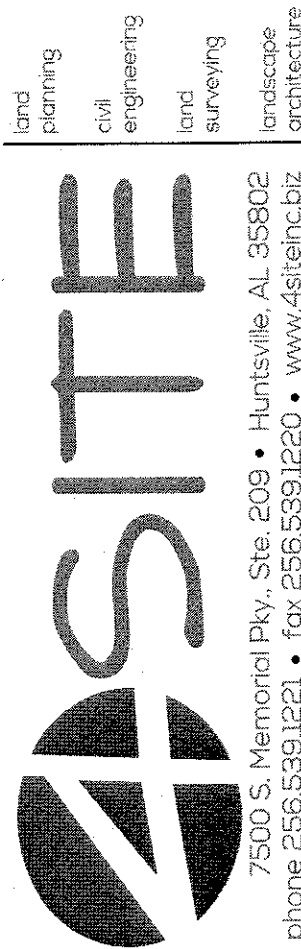
1 OF 4

(GIE) GREEN INFRASTRUCTURE
EASEMENT DETAIL



PLAT NOTES:

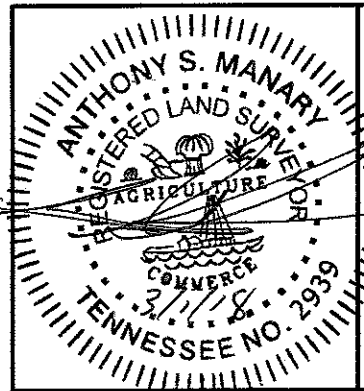
1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 2 OF THE FAIR PARK SUBDIVISION (PB 63 PG 87) INTO SEVEN LOTS AND DEDICATE ROW.
2. TOTAL AREA BEING SUBDIVIDED 2.58 ACRES.
3. THE SMALLEST LOT IS 0.01 ACRES (615 SQ. FT.).
4. A PORTION OF THE SITE IS LOCATED IN THE FLOODWAY FRINGE OVERLAY AREA (FWO).
5. THE SITE IS LOCATED IN THE CENTRAL FRANKLIN CHARACTER AREA (CFCO-3) AND TRADITIONAL STANDARDS APPLY TO THE SITE.
6. EXISTING ZONING: HIGH RESIDENTIAL DISTRICT (R-3) SETBACKS: FRONT YARD AND SIDE STREET: 10-30 FEET, SIDE YARD: 5 FEET, REAR YARD: 5 FEET
7. LOTS SHALL CONFORM TO ALL THE REQUIREMENTS OF THE FRANKLIN ZONING ORDINANCE.
8. SERVICES SHALL BE DISCONNECTED AT MAINS.
9. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
10. THERE IS A TOTAL OF 0.51± ACRES (22030± SQ. FT.) FOR THE TOTAL 365 LINEAR FEET OF NEW STREET FOR THIS PLAT.
11. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDED SERVICE TO, THE DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
12. 60' STREAM BUFFER EASEMENT: THERE SHALL BE NO MOWING, CLEARING GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.
13. ALL NEW DWELLING UNITS ARE TO BE PROVIDED WITH A RESIDENTIAL FIRE SPRINKLER SYSTEM.
14. 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.
15. THE SITE IS LOCATED IN THE HISTORIC PRESERVATION OVERLAY (HPO) SEE THE HPO FOR ALL RESTRICTIONS.



FAIR PARK COTTAGES REVISION 2
A SUBDIVISION OF LOT 2 OF FAIR PARK COTTAGES
BEING PARCEL 2.00 TAX MAP 78B GROUP M
9TH CIVIL DISTRICT, WILLIAMSON COUNTY
FRANKLIN, TENNESSEE

REVISIONS:

DRAWN BY:
A EAST
FIELD DATE:
1-10-18
OFFICE DATE:
3-01-18
CHECKED BY:
A MANARY



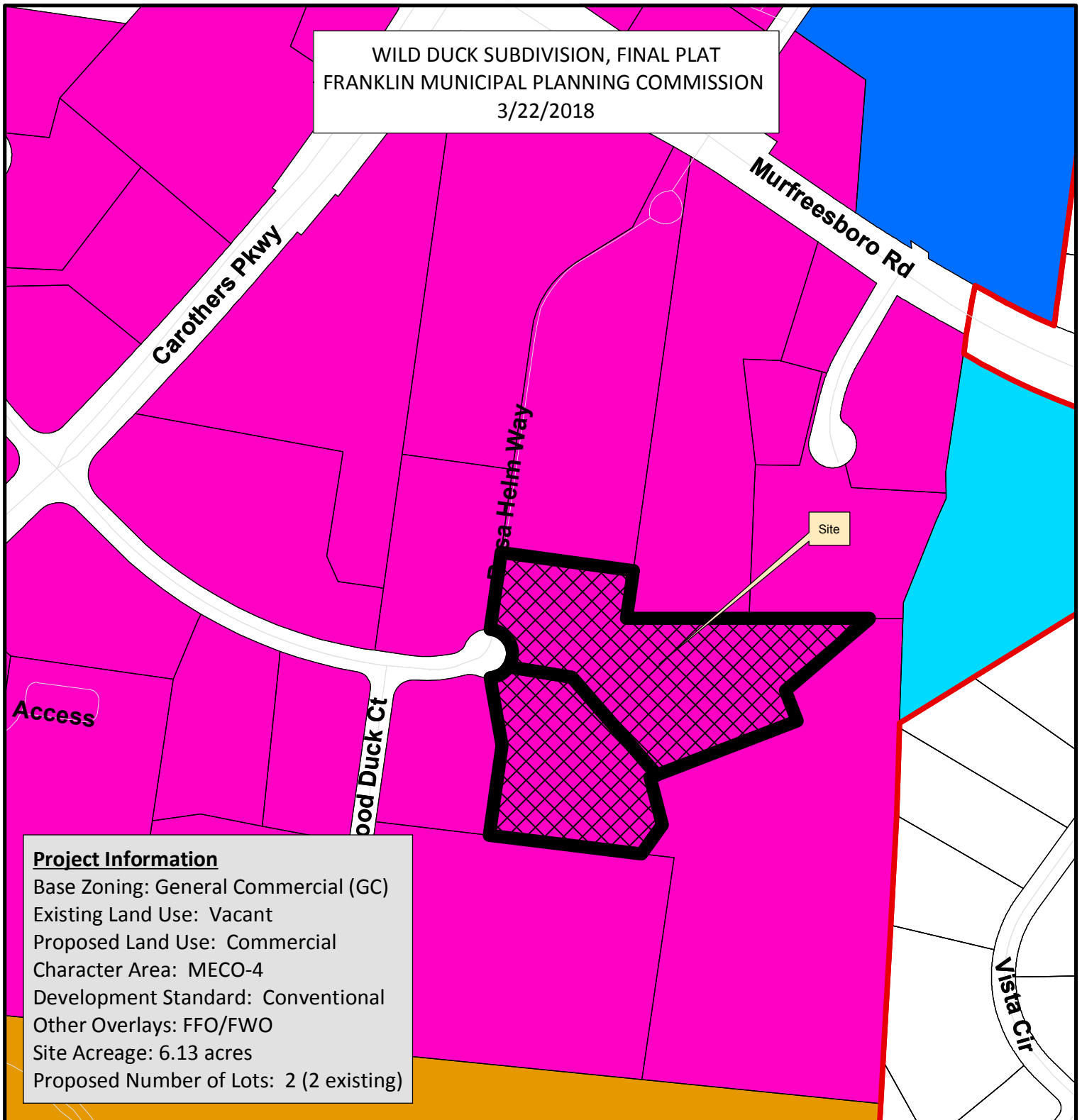
JOB #: 14-159

SCALE: AS NOTED

SHT. NO.

4 OF 4

WILD DUCK SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
3/22/2018



Project Information

Base Zoning: General Commercial (GC)
Existing Land Use: Vacant
Proposed Land Use: Commercial
Character Area: MECO-4
Development Standard: Conventional
Other Overlays: FFO/FWO
Site Acreage: 6.13 acres
Proposed Number of Lots: 2 (2 existing)

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



0 175 350 700 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 2018. All rights reserved.

	FIRE HYDRANT
	PROPOSED LIGHT POLE LOCATION
	FOUND IRON ROD AND CAP
	SET NEW 5/8" IRON ROD WITH CAP (RLS2039)
	CATCH BASIN
	SET CONCRETE MONUMENT
	EXISTING SANITARY MANHOLE
	POWER POLE
	GUY ANCHOR
	WATER METER
	WATER VALVE
	CABLE TELEVISION RISER
	ROAD SIGN
	STORM SEWER
	OVERHEAD POWER LINE
	SANITARY SEWER LINE
	GAS LINE
	WATER LINE
	ELECTRIC BOX
P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
R.O.W.C., TN.	REGISTER'S OFFICE OF WILLIAMSON COUNTY
M.V.U.D.E.	MALLORY VALLEY UTILITY DIST. EASEMENT
M.T.E.M.C.	MIDDLE TENNESSEE ELECTRICAL MEMBERSHIP CORP.
R.O.W.	RIGHT-OF-WAY
FE	FEMA FLOOD ELEVATION PER FIRM MAP
FFO	FLOODWAY FRINGE OVERLAY
FWD	FLOODWAY OVERLAY DISTRICT
DE	DRAINAGE EASEMENT
PB	PLAT BOOK 30, PAGE 91, R.O.W.C., TN WILD DUCK REALTY SUBDIVISION
(EX)	EXISTING
(P.A.E)	PUBLIC ACCESS ESMT

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 SHALL BE CONFIRMED AT THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, 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.

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 DWATER LINES) SHALL
BE PLACED UNDER GROUND.

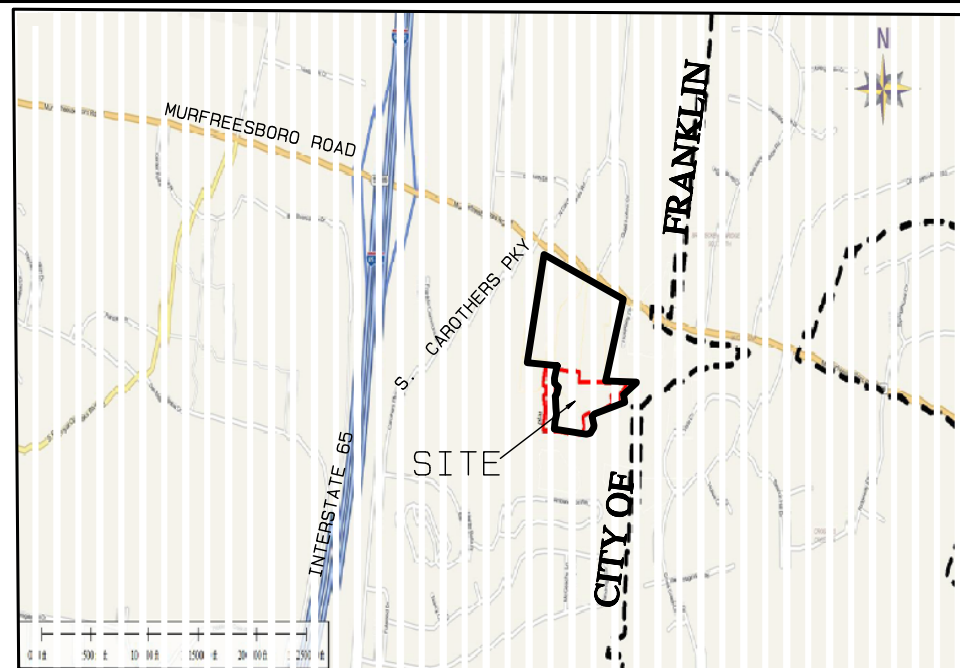
MAINTENANCE OF ALL STORMWATER MANAGEMENT
FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY
OWNER(S) OR HOA.

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

SURVEY: _____ **CIVIL:** _____

CIVIL:

EMH&T
301 McCULLOUGH DRIVE,
SUITE 109
CHARLOTTE, NC 28262
704 548-0333
jmangas@emht.com



NOT TO SCALE

1. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH USING THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPZONE 4100, NAD 83 DATUM.

2. SUBJECT PROPERTY IS LOTS 4 AND 6 AS SHOWN ON THE FINAL PLAT REVISION THREE - WILD DUCK REALTY SUBDIVISION, A RESUBDIVISION OF LOT 3 IN THE PUBLIC RECORDS OF WILLIAMSON COUNTY, TENNESSEE PLAT BOOK 30, PAGE 91. THE RECORDING OF THIS PLAT, VOIDS, VACATES AND SUPERCEDES THE PREVIOUS RECORDING OF THESE LOTS.

3. SUBJECT PROPERTY IS CURRENTLY ZONED GC- GENERAL COMMERCIAL PER CITY OF FRANKLIN ZONING RECORDS. MINIMUM BUILDING SETBACKS ARE AS FOLLOWS (PER PLAT):

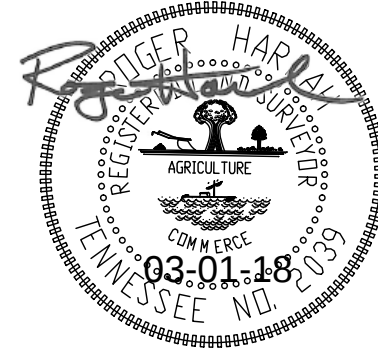
YARD	FRONTING STREET	50'
REAR YARD		25'
SIDE YARD		40'

REQUESTED MODIFICATION

****PROPOSED CULDESAC SETBACK = 30' ****
(FROM 50' PER PLAT)

4. THIS PROPERTY LIES IN "ZONE "AE" AND "X" AS DETERMINED AND DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP NO. 47187C0212F, DATED SEPTEMBER 29, 2006.
5. ANY UNDERGROUND UTILITIES SHOWN ARE SHOWN IN THEIR APPROXIMATE POSITION BASED ON THE SURVEY LOCATION OF ABOVE GROUND FEATURES, MARKINGS, OR INFORMATION SHOWN ON SURVEYS PROVIDED BY THE CLIENT.
6. ALL DISTANCES ARE BASED ON A FIELD RUN SURVEY USING EDM EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
7. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
8. 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 IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN PUBLIC EASEMENTS.

DEVELOPER / OWNER INFO:
HENDRICK AUTOMOTIVE GROUP
CONTACT: GREG CLARK
6000 MONROE ROAD,
CHARLOTTE, NC. 28212
704 566-5550



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

WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BK 1788, PG 225, BOOK 553, PAGE 274, BOOK 1914, PAGE 661, AS CORRECTED IN BOOK 1943, PAGE 837, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, R.O.W.C., 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 FURTHER APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER ANY SUCH CONDITION SHALL SUCH LOT(S) BE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY, I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C.

OWNER (S) . DATE

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 _____, 2018.

Roger H. Harrah 03-01-18
ROGER H. HARRAH TN. REG. NO. 2039 DATE

I HEREBY CERTIFY THAT:

(1) THE WATER AND SEWER SYSTEMS DESIGNATED IN WILD DUCK SUBDIVISION PLAT LOTS 4 AND 6 HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE BOND 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.

SUPT., WATER AND SEWER
FRANKLIN, TENNESSEE

I HEREBY CERTIFY THAT:

I HEREBY CERTIFY THAT:
(1) THE STREETS AND DRAINAGE DESIGNATED IN WILD DUCK PUD
SUBDIVISION, FINAL PLAT LOTS 4 AND 6 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	DATE
FRANKLIN, TENNESSEE	

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 _____,
2012, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE
REGISTER S OFFICE OF WILLIAMSON COUNTY.

SECRETARY FRANKLIN MUNICIPAL PLANNING COMMISSION	DATE
---	------

CITY OF FRANKLIN PROJECT NO. 6594

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 4.506 TOTAL LOTS: 2

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

CIVIL DISTRICT: 9 CLOSURE ERROR: >1: 12,250

SCALE: 1" = 120 DATE: DECEMBER 2017

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BK 1788, PG 225, BOOK 553, PAGE 274, BOOK 1914, PAGE 661, AS CORRECTED IN BOOK 1943, PAGE 837, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, R.O.W.C. 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, SUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS ESTABLISHED BY THIS INSTRUMENT OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNTIL 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.

INNS OF AMERICA
SUBDIVISION
26 PG 95)
EL 62.01

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE SHOWN THINGS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE ____ DAY OF ____, 2018.

 03-01-18

ROGER H. HARRAH TN. REG. NO. 2039 DATE

I HEREBY CERTIFY THAT:

(1) THE WATER AND SEWER SYSTEMS DESIGNATED IN WILD DUCK SUBDIVISION PLOT LOTS 4 AND 6 REV. B HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE BOND 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.

SUPT., WATER AND SEWER	DATE
FRANKLIN, TENNESSEE	

I HEREBY CERTIFY THAT:

(1) THE STREETS AND DRAINAGE DESIGNATED IN WILD DUCK PUD SUBDIVISION, FINAL PLAT LOTS 4 AND 6, REV. 8, 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	DATE
FRANKLIN, TENNESSEE	

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 _____,
2012, AND THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE
REGISTER S OFFICE OF WILLIAMSON COUNTY.

SECRETARY FRANKLIN MUNICIPAL PLANNING COMMISSION	DATE
---	------

CITY OF FRANKLIN PROJECT NO. 6594

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 4.506 TOTAL LOTS: 2

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

CIVIL DISTRICT: 9 CLOSURE ERROR: >1: 12, 250

SHEET 2 OF 2

LOT 10
212087 SQ. FT.
4.869 ACRES
1450 MURFREESBORO RD
PLAT BOOK 57 PAGE 63

LOT 7
92199 SQ. FT.
2.117 ACRES
200 ROSA HELM WAY
PLAT BOOK*57 PAGE 63

LOT 6
92199 SQ. FT.
3.762 ACRES
220 ROSA HELM WAY

LOT 4
(NON-BUILDABLE
OPEN SPACE
104061 SQ. FT.
2.389 ACRES

DUCKY PROPERTIES, LLC
LOT 3 -WILD DUCK SUB.
(PB 30 PG 91)
PARCEL 65.07

WALKER FAMILY PARTNERS
LOT 5 - WILD DUCK SUB.
(PB 30 PG 91)
PARCEL 65.05

WILLIAM H. WALKER
LOT 15 -FRANKLIN COMMONS SOUTH SUB.
PARCEL 65.02

LINE	BEARING	DISTANCE
L1	S21°42'58"N	139.62
L2	S73°28'47"W	14.85
L3	N75°07'11"E	68.66
L4	S41°01'10"W	19.70
L5	N75°52'07"W	24.75
L6	N27°13'15"W	20.48
L7	S82°21'55"W	21.40
L8	S64°24'04"W	166.50
L9	S39°03'09"W	29.00
L10	S41°42'31"E	12.76
L11	S48°17'29"W	33.48
L12	N41°32'11"E	7.32
L13	S47°28'52"W	74.12
L14	S13°02'35"W	23.90
L15	S54°16'04"W	20.82
L16	S36°56'00"W	42.66
L17	S45°19'43"W	84.48
L18	S65°19'53"W	75.15
L19	N07°53'44"E	47.23
L20	N07°53'44"E	191.12
L21	S82°04'16"E	133.09
L22	S41°32'15"E	274.76

TAX MAP 79, PARCELS 65.04 AND 65.06
ADDRESS: LOT 4 221 ROSA HELMS WAY
LOT 6 220 ROSA HELM WAY

ZONING STANDARDS:
CHARACTER OVERLAY MECO-5; CONVENTIONAL
APPLICABLE OVERLAYS: FFO

LINE	RADIUS	ARC	CENTRAL ANGLE	CHORD BEARING	CHORD	TANGENT
C1	50.00'	70.29'	80°32'40"	N38°44'09"E	64.64'	42.36'
C2	50.00'	70.29'	80°32'40"	S41°48'30"E	64.64'	42.36'
C3	55.00'	57.55'	59°57'15"	N67°52'52"E	54.96'	31.72'

THERE SHALL BE NO MOWING, CLEARING, CONSTRUCTION, STORAGE OR
DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS
PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

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

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

WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS

1. THE PURPOSE OF THIS PLAT IS TO REPLAT LOTS 4 AND 6 INTO A NEW CONFIGURATION S
THAT CREATES ONE BUILDABLE LOT 6 AND ONE UNDEVELOPED LOT 4 SITUATED IN
THE FFO DISTRICT LIMITS.
2. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH USING THE TENNESSEE STATE PLANE
COORDINATE SYSTEM, ZONE 5301, FIPZONE 4100, NAD 83 DATUM.
3. SUBJECT PROPERTY IS LOTS 4 AND 6 AS SHOWN ON THE FINAL PLAT REVISION THREE
- WILD CUDG REALTY SUBDIVISION, A RESUBDIVISION OF LOT 3 IN THE PUBLIC RECORDS
OF WILLIAMSON COUNTY, TENNESSEE PLAT BOOK 30, PAGE 91.
THE RECORDING OF THIS PLAT, VOIDS, VACATES AND SUPERCEDES THE PREVIOUS
RECORDING OF THESE LOTS.
4. SUBJECT PROPERTY IS CURRENTLY ZONED GC- GENERAL COMMERCIAL PER
CITY OF FRANKLIN ZONING RECORDS. MINIMUM BUILDING SETBACKS ARE AS
FOLLOWS (PER PLAT):

DEVELOPER / OWNER INFO:
HENDRICK AUTOMOTIVE GROUP
CONTACT: GREG CLARK
6000 MONROE ROAD,
CHARLOTTE, NC. 28212
704 566-5550

5. THIS PROPERTY LIES IN "ZONE "AE" AND "X" AS DETERMINED AND DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP NO. 47187C0212F, DATED SEPTEMBER 29, 2006.
6. ANY UNDERGROUND UTILITIES SHOWN ARE SHOWN IN THEIR APPROXIMATE POSITION BASED ON THE SURVEY LOCATION OF ABOVE GROUND FEATURES, MARKINGS, OR INFORMATION SHOWN ON SURVEYS PROVIDED BY THE CLIENT.
7. ALL DISTANCES ARE BASED ON A FIELD RUN SURVEY USING EDM EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
8. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEC.
9. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
10. 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 IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN PUBLIC EASEMENTS.

CONDITIONS OF APPROVAL:

Open Issues: 7 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

2. 0. General Information

joe.marlo@franklinton.gov Comment to remain open while Site Plan is still under review

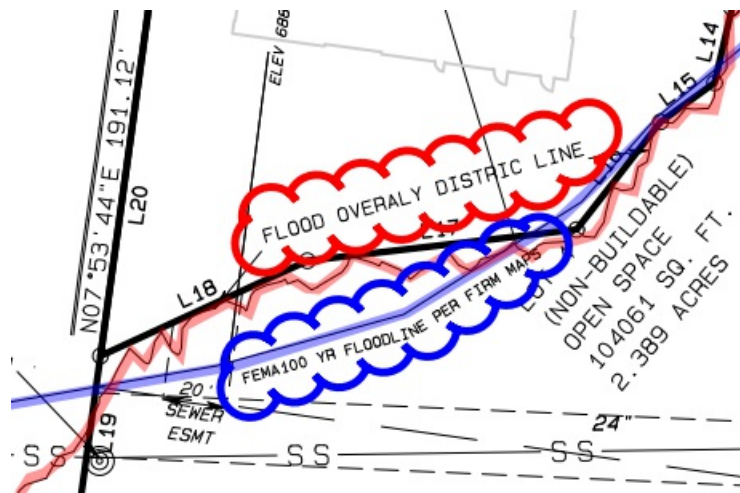
Applicant shall ensure that any modifications to the site plan (COF 6579), which is being reviewed concurrently with this final plat, are reflected on the final plat. The final plat shall match the site plan.

3. Floodway Overlay

joe.marlo@franklinton.gov Comment partially addressed.

Applicant is now showing two 100-year flood lines, one labeled as "Flood Overlay District Line" line (highlighted red) and another labeled as "FEMA 100 Yr Floodline Per FIRM Maps" (highlighted blue). Note that the blue line appears to cross over into Lot 6.

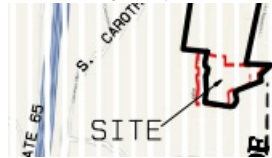
Applicant to revise the plat to only show one FFO line. No portion of the FFO line is to extend into a buildable lot.

**4. C. Final Plat**

Applicant shall replace all grayscale and color line work with "black" line work on the plat to facilitate reproduction from the recorded mylar. Line work other than black becomes muddy and does not duplicate well when reproduced from mylar, which results in a lack of clarity and loss of information when the plat is reprinted.

Note specifically the following items still shown in grayscale or color:

1. Vicinity Map



2. Sidewalk and Easement



3. Storm Structures

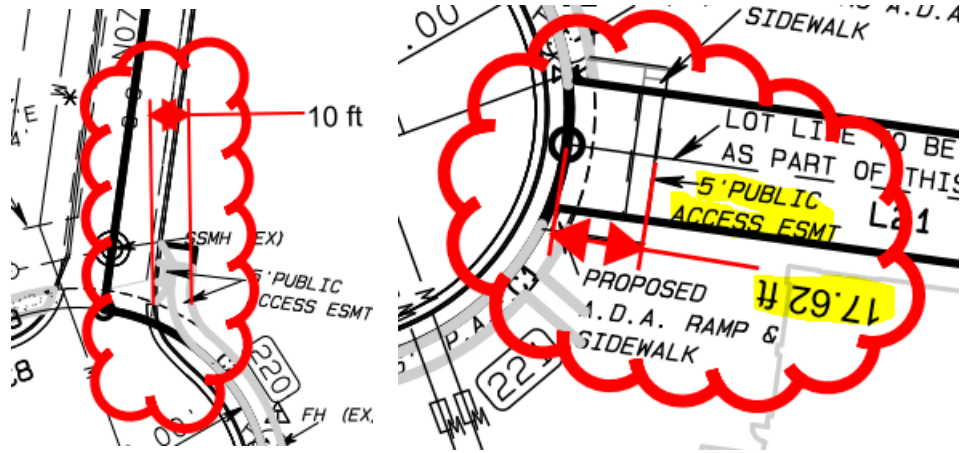


6. C. Final Plat

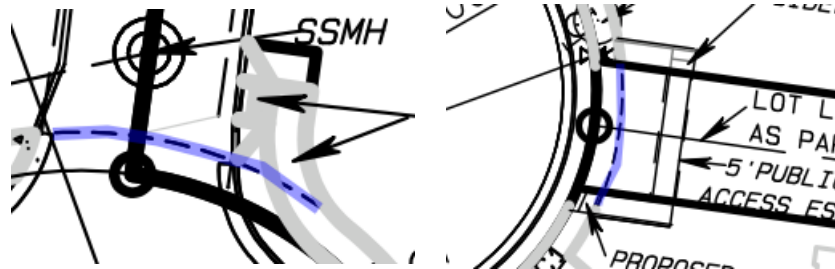
Applicant to show the proposed sidewalk at Rosa Helm Way on the plat, and revise the public access easement for the sidewalk to encompass the revised pedestrian crossing at Rosa Helm Way.

Note specifically the following:

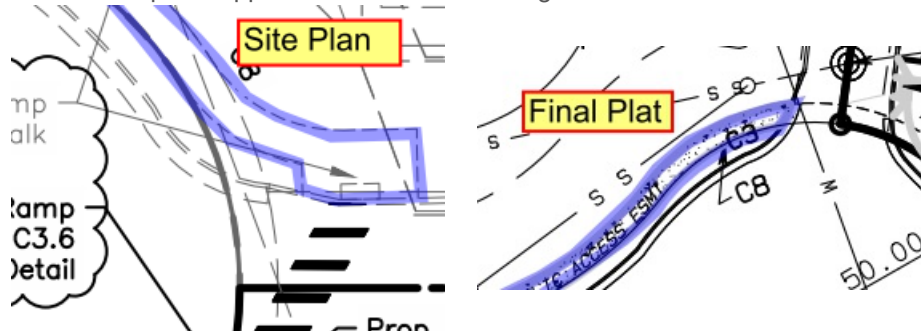
1. The "5' Public Access Esmt (P.A.E.)" note is to be revised to state "Public Access Esmt (P.A.E.)" (without "5' ") and show easement dimensions on the plat, as the easement is more than 5 feet at multiple locations.



2. The dashed easement line is to be revised to follow the back of the sidewalk.



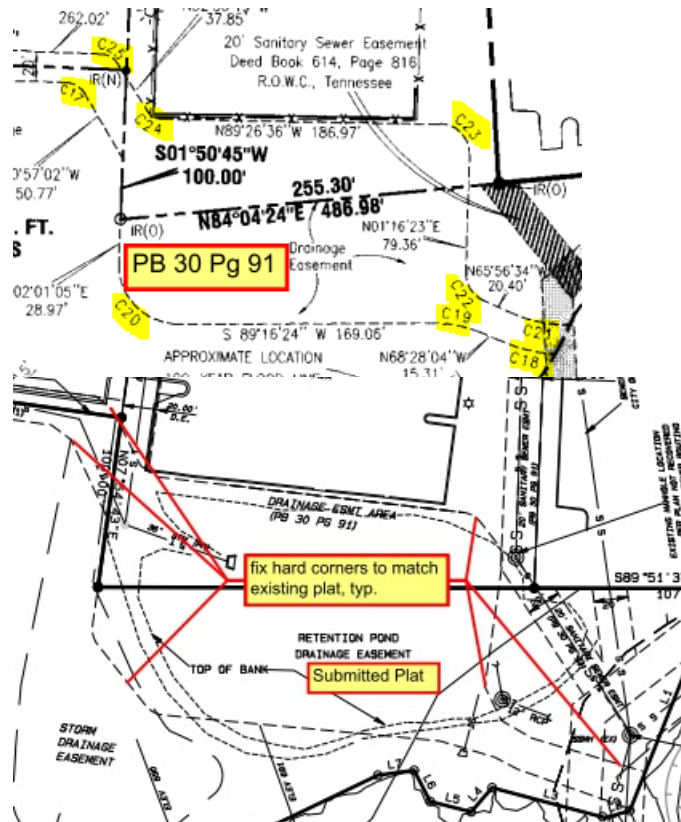
3. The "existing" layout across from the private drive is shown differently on the plat than the site plan. Applicant to revise the existing sidewalk to match that in the field.



7. Existing Easements

Applicant to show all existing easements, and match those shown in the plats in which they were created/modified, including:

1. Revise the existing drainage easement on Lot 6 to show curved corners matching the previous plat PB 30 PG 91



Performance Agreement and Surety

General Issues

22. Engineering Sureties

kevin.long@franklin.tn.gov Any unposted sureties associated with this development from site plan [Wild Duck Subdivision, Site Plan, Section 1, Revision 7, Lots 4 & 6 \(Darrell Waltrip Volvo\) \(COF 6579\)](#) shall be transferred to this final plat as a condition of approval.

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

Water/Sewer

26. COF plat responsibility note

ben.mcneil@franklin.tn.gov Applicant shall add the following note to the plat notes:

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