



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, February 25, 2016

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, February 25, 2016, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklintn.gov/planning.

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

The typical process for discussing an item is as follows:

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

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

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

CALL TO ORDER

MINUTES

1. [16-0204](#) January 28, 2016 FMPC minutes

Attachments: [1-28-16 FMPC Minutes](#)

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

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

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

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

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

SITE PLAN SURETIES

2. [16-0198](#) Galleria Commercial Complex Subdivision, site plan, revision 1, lot 82 (VGT Addition); release the maintenance agreement for drainage improvements. (CONSENT AGENDA)
3. [16-0199](#) Generals Retreat PUD Subdivision, site plan; extend the performance agreement for drainage/detention improvements. (CONSENT AGENDA)
4. [16-0200](#) Westhaven PUD Subdivision, site plan, section 21, revision 2 (resubdivision of lot 1140); release the maintenance agreement for drainage and streets improvements. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

5. [15-1020](#) Consideration Of Ordinance 2015-46, To Be Entitled, "An Ordinance to Rezone 3.40 Acres From CFCO-Central Franklin Character Area Overlay District, Special Area CFCO-2, to CFCO-Central Franklin Character Area Overlay District, Special Area CFCO-9, And To Rezone 51.80 Acres From CFCO- Central Franklin Character Area Overlay District, Special Area CFCO-2, to CFCO-Central Franklin Character Area Overlay District, Special Area CFCO-10, For Properties In And Near Bicentennial Park, East Of 5th Avenue North And North Of Bridge Street. (02-25-16 FMPC 9-0; 03-08-16 WS & 1st BOMA Reading 6-0; 04-12-16 BOMA 2nd Reading 8-0) THIRD AND FINAL READING

Sponsors:

Ald. Ann Petersen

Attachments:

[Ordinance 2015-46 Rezoning CFCO 9 and 10 Overlay AS AMENDED FMPC 2](#)
[Ordinance 2015-46 - MAP Rezoning CFCO 9 and 10 Overlay AS AMENDED.pc](#)
[Ordinance 2015-46 Rezoning CFCO 9 and 10 Law Approved 00028893](#)
[MAP Rezoning CFCO 9 and 10 Overlay.pdf](#)
[Letter Gerald Bucy 2 2 2016.pdf](#)
[2 Foot Contours.pdf](#)

Legislative History

11/19/15	Franklin Municipal Planning Commission	deferred
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SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

6. [16-0102](#) Cool Springs East Subdivision, Final Plat, Section 1, Revision 4, Resubdivision of Lots 370 & 372 Located at 1000 Corporate Centre Drive (CONSENT AGENDA)

Attachments:

[Map 6009 Cool Springs E Subd, FP, sec 1, rev 4 resub of lots 370 372](#)
[6009 Conditions of Approval 01](#)
[20140454 2016-2-8 Final Plat.pdf](#)

7. [16-0187](#) Clouston Park Addition Subdivision, final plat, portion of lots 10 and 11, revision 1, located at 813 Evans Street (CONSENT AGENDA)

Sponsors:

Franklin Municipal Planning Commission and Josh King

Attachments:

[Map CloustonParkAdditron.pdf](#)
[6020 Plat CloustonParkAdd signed plat 2-4-16.pdf](#)
[6020 ConditionsofApproval.pdf](#)

8. [16-0197](#) West End Circle Subdivision, final plat, revision 1, lot line shift affecting 7 existing lots, on .67 acres, located at 601 West End Circle (CONSENT AGENDA).

Attachments: [MAP COF# 5926 West End Circle](#)
 [West end Final plat plan](#)
 [COF# 5926 Conditions of Approval](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN



City of Franklin

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

Meeting Minutes - Draft

Franklin Municipal Planning Commission

Thursday, January 28, 2016

7:00 PM

Board Room

CALL TO ORDER

- Present** 8 - Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway
- Absent** 1 - Commissioner Harrison

MINUTES

1. December 17, 2015 Minutes

Attachments: [12-17-15 FMPC Minutes](#)

A motion was made by Commissioner Petersen, seconded by Commissioner McLemore, that the December 17, 2015, minutes be approved. The motion carried by the following vote:

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

Absent: 1 - Commissioner Harrison

Chairing: 0

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

ANNOUNCEMENTS

ELECTIONS OF OFFICERS FOR 2016

2. Election of Chair and Vice-Chair of the Franklin Municipal Planning Commission for 2016.

Commissioner Allen moved, seconded by Commissioner Orr that Commissioner Hathaway be re-elected as chair. The motion carried by the following vote:

Commissioner Orr moved, seconded by Commissioner Petersen that Commissioner Lindsey be re-elected as vice-chair. The motion carried by the following vote:

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

Absent: 1 - Commissioner Harrison

Chairing: 0

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Commissioner Lindsey, seconded by Commissioner McLemore, to approve items 3 through 11, items 13 through 16, and item 20 on the Consent Agenda. The motion carried by the following vote:

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

Absent: 1 - Commissioner Harrison

Chairing: 0

SITE PLAN SURETIES

3. Alexander Subdivision, site plan, section 1, revision 1, lot 1 (Ford Lincoln Addition); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
4. Aspen Grove Subdivision, site plan, section O, revision 3, lot 122 (Medical Office Building); extend the performance agreement for traffic signal and driveway/median modification improvements. (CONSENT AGENDA)
This Planning Item was approved
5. Cool Springs East Subdivision, site plan, revision 1, section 36, lots 700, 701, 702 and 707 (Carothers Park Shoppes); extend the performance agreement for landscaping lot 707 improvements. (CONSENT AGENDA)
This Planning Item was approved.
6. Cool Springs East Subdivision, site plan, section 24, lots 11 and 703 (Hilton Garden Inn/Medical Office Building Unified Plan); release the maintenance agreement for drainage improvements. (CONSENT AGENDA)
This Planning Item was approved.

7. Cool Springs East Subdivision, site plan, section 36, revision 1, lots 700, 701 and 702 (Carothers Park Shoppes); extend the performance agreement for landscaping lot 702 improvements. (CONSENT AGENDA)
This Planning Item was approved.
8. Cool Springs Life Science Center Subdivision, site plan; extend the performance agreement for stormwater drainage/detention improvements for ten months. (CONSENT AGENDA)
This Planning Item was approved.
9. Cool Springs West Subdivision, site plan, section 2, revision 3, lots 16 and 27 (Thoroughbred Village Wild Wing Café); extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
This Planning Item was approved.
10. Harpeth Village Subdivision, site plan, revision 2 (Harpeth Village Unified Development); extend the performance agreement for landscaping (Building C) improvements. (CONSENT AGENDA)
This Planning Item was approved.
11. Highlands at Ladd Park PUD Subdivision, site plan, section 5 (Neighborhoods H and F); extend the performance agreement for landscaping Phase 2 improvements. (CONSENT AGENDA)
This Planning Item was approved.
- Aye:** 8 - Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway
- Absent:** 1 - Commissioner Harrison
- Chairing:** 0
13. Jamison Station PUD Subdivision, site plan, sections 2 and 3, revision 1; release the maintenance agreement for drainage improvements. (CONSENT AGENDA)
This Planning Item was approved.
14. McKays Mill PUD Subdivision, site plan, section 23, lot 2001 (Bank and Office); extend the performance agreement for landscaping (Building B) improvements. (CONSENT AGENDA)
This Planning Item was approved.

15. Seward Hall Subdivision, site plan, lot 1 (Bethel Community Church); extend the performance agreement for stormwater drainage/detention and landscaping Phase 3 improvements for one year. (CONSENT AGENDA)
This Planning Item was approved.
16. South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); extend the performance agreement for landscaping Building B improvements for one year. (CONSENT AGENDA)
This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

17. *Consideration of Ordinance 2015-71 To Be Entitled "An Ordinance to Rezone .4578 Acres from Specific Development-Residential (SD-R 0) District to Office Residential (OR) District for the Property Located at 1102 West Main Street."; Establishing a Public Hearing On March 8, 2016 (01/28/16 FMPC 8-0) FIRST OF THREE READINGS

Attachments: [5976 Ord2015-71 1102WMainSt Revised](#)

[5976 Map 1102WMain Rezoning](#)

[1102 W Main Street - Rezoning.pdf](#)

[ZoningMapsHistorical.pdf](#)

[Public Notice Affidavit, Labels & Rcpt.pdf](#)

Mr. King stated that this was a rezoning for the property at 1102 West Main Street. The property is zoned SDR-0, and the intended zoning is Office Residential (OR). OR allows both residential and selected office-commercial uses within the same structure. OR is also the least-intensive noncommercial zoning district. The property and structure are under the Historic Preservation Overlay (HPO). Approval of Ordinance 2015-71 was recommended.

Chair Hathaway asked for citizen comments. There were none.

Mr. Kevin Bohman, of CESO Inc., stated that he represented the land owner, he felt that the rezoning was appropriate, and he requested approval of Ordinance 2015-71.

Commissioner McLemore moved, seconded by Commissioner Lindsey, that approval of Ordinance 2015-71 be recommended to the Board of Mayor and Aldermen. The motion carried by the following vote:

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

Absent: 1 - Commissioner Harrison

Chairing: 0

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

18. Carothers Crossing East Subdivision, preliminary plat, creating 4 commercial lots on 6.01 acres located at the northeast corner of Liberty Pike and Carothers Parkway.

Attachments: [6005 MAp CarothersCrossingEastPP.pdf](#)

[6005_SubmittedSet_Carothers_Crossing_East_Outparcel_Preliminary
Plat_16-01-07.pdf](#)
[6005_CarothersCrossingEast_Conditions_of_Approval_01.pdf](#)

Mr. King stated that Carothers Crossing East Preliminary Plat was intended to create four outparcels adjacent to the Carothers Crossing East Planned Unit Development (PUD) Subdivision, currently under review by the Board of Mayor and Aldermen. Each outparcel will require a site plan and a final plat to be recorded for each parcel. Infrastructure and driveway access were previously coordinated with the adjacent development. Approval of the final plat, with conditions, was recommended.

Chair Hathaway asked for citizen comments. There were none.

Mr. Christopher Wood, with Kiser+Vogrin Design, stated that they agreed with the conditions and requested approval.

Commissioner Orr moved, seconded by Commissioner Lindsey, that Item 18 be approved. The motioned carried by the following vote:

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

Absent: 1 - Commissioner Harrison

Chairing: 0

19. Franklin Summit Subdivision, preliminary plat, creating 4 commercial lots and 1 open space lot, on 30.15 acres, and in addition 22 acres included to request preliminary plat approval for private streets located at Huffines Ridge Drive and the southeast quadrant of Interstate 65 and East McEwen Drive.

Attachments: [MAP 5986 Franklin Summit, preliminary plat](#)
[COF# 5986 UDPATED 1.21.16 Conditional of Approval](#)
[COF 5986 preliminary plat](#)

Ms. Diaz-Barriga stated that this project was a commercial subdivision consisting of 30.15 acres located in the southeastern quadrant of Interstate 65 and East McEwen Drive. In addition to the 30.15 acres, the preliminary plat included the adjoining Vanderbilt University property to the east (approximately 22 acres) in order to accommodate the access (private streets) that would be shared between the two properties when both are developed. Approval with conditions was recommended.

Chair Hathaway asked for citizen comments. There were none.

Mr. Brad Slayden, of Ragan-Smith Associates, stated that they were in agreement with the conditions of approval. Since the conditions related to Vanderbilt, he had provided a letter of support from the Vanderbilt University Medical Center.

Mr. Orr asked about the building height. Mr. Slayden stated that this property was in the Height Overlay District, but no official site plans had been prepared.

Commissioner Lindsey moved, seconded by Commissioner Allen, that Item 19 be approved. The motion carried by the following vote:

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

Absent: 1 - Commissioner Harrison

Chairing: 0

20. Westhaven PUD Subdivision, final plat, section 33, creating 33 single family lots and 1 open space lot on 10.83 acres, located along Cavanaugh Lane and Stonewater Boulevard in the Westhaven Community (CONSENT AGENDA).

Attachments: [6008 Map Westhaven Section 33 FP.pdf](#)
[6008_FulSet_WesthavenPUDSec33FP.pdf](#)
[6008_WesthavenSec33_Conditions of Approval_01.pdf](#)

This Planning Item was approved.

ZONING ORDINANCE TEXT AMENDMENTS

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

There being no further business, the meeting adjourned at 7:10 p.m.

**ORDINANCE 2015-46
(AS AMENDED)**

TO BE ENTITLED “AN ORDINANCE TO REZONE +/- 3.40 ACRES FROM CFCO - CENTRAL FRANKLIN CHARACTER AREA OVERLAY DISTRICT, SPECIAL AREA CFCO-2, TO CFCO - CENTRAL FRANKLIN CHARACTER AREA OVERLAY DISTRICT, SPECIAL AREA CFCO-9, AND TO REZONE +/-51.80 ACRES FROM CFCO - CENTRAL FRANKLIN CHARACTER AREA OVERLAY DISTRICT, SPECIAL AREA CFCO-2, TO CFCO - CENTRAL FRANKLIN CHARACTER AREA OVERLAY DISTRICT, SPECIAL AREA CFCO-10, FOR PROPERTIES IN AND NEAR BICENTENNIAL PARK, EAST OF 5TH AVENUE NORTH AND NORTH OF BRIDGE STREET.”

WHEREAS, the Franklin Land Use Plan was amended in March, 2015 to revise the Special Area boundaries and change the policy recommendations to allow redevelopment in the shallower part of the floodway fringe in the 5th Avenue North area because the area is already developed and serves as a gateway into historic Franklin; and

WHEREAS, this rezoning modifies the Central Franklin Character Area Overlay District, Special Area 9 (CFCO 9) boundaries and establishes new boundaries for the Central Franklin Character Area Overlay District, Special Area 10 (CFCO 10) to coincide with the Land Use Plan.

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 properties shall be, and are hereby, rezoned from their present overlay zoning classification of CFCO - Central Franklin Character Area Overlay District, Special Area CFCO-2, to CFCO - Central Franklin Character Area Overlay District, Special Area CFCO-9:

Map-Group-Parcel	Acres
063N-D-17.00	±0.25
063N-D-16.00	±0.25
063N-D-15.00	±0.09
063N-D-18.00	±1.12
Right-of-Way	±0.45
TOTAL	±2.16

Land in the City of Franklin, Williamson County, Tennessee commencing at a point along the center line of the 5th Avenue North right-of-way, 41 feet north of the center line of North Margin Street,

which is also a point along the south line of Parcel 15.00, Map 063N, Group D, if extended; thence northerly 662 feet along the centerline of 5th Avenue North to a point, if extended, along the north line of Parcel 18.00, Map 063N, Group D; thence generally northeast 32 feet along the north line of Parcel 18.00, if extended, to the northwest corner of Parcel 18.00; thence generally northwest 179 feet along the north line of Parcel 18.00 to the northeast corner of Parcel 18.00; thence generally south 689 feet along the east lines of Parcels 18.00, 17.00, 16.00, and 15.00 to the southeast corner of Parcel 15.00, Map 063N, Group D; thence southwest 25 feet along the south line of Parcel 15.00 to the southwest corner of Parcel 15.00; thence continuing 27 feet along the south line of Parcel 15.00, if extended, to the point of beginning, and containing 2.16 acres, more or less.

SECTION II: That the following described properties shall be, and are hereby, rezoned from their present overlay zoning classification of CFCO - Central Franklin Character Area Overlay District, Special Area CFCO-2, to CFCO - Central Franklin Character Area Overlay District, Special Area CFCO-9:

Map-Group-Parcel	Acres
078C-A-11.00	±0.68
078C-A-22.00	±0.22
Right-of-Way	±0.34
TOTAL	±1.24

Land in the City of Franklin, Williamson County, Tennessee commencing at a point along the center line of North Margin Street at the west line of Parcel 11.00, Map 078C, Group A, if extended; thence northeast 293 feet along the center line of North Margin Street to a point along the east line of Parcel 22.00, if extended; thence southeast 17 feet to the northeast corner of Parcel 22.00; thence southeast 98 feet along the east line of Parcel 22.00 to the southeast corner of Parcel 22.00; thence southwest 100 feet along the south line of Parcel 22.00 to the southwest corner of Parcel 22.00; thence southwest 26 feet along the south line of Parcel 22.00, if extended, to a point along the center line of 4th Avenue North; thence southeast 122 feet along the center line of 4th Avenue North to a point along the south line of Parcel 11.00, if extended; thence southwest 33 feet along the south line of Parcel 11.00, if extended, to the southeast corner of Parcel 11.00; thence southwest 133 feet along the south line of Parcel 11.00 to the southwest corner of Parcel 11.00; thence northwest 222 feet along the west line of Parcel 11.00 to the northwest corner of Parcel 11.00; thence continuing along the

west line of Parcel 11.00, if extended, 17 feet to the point of beginning, and containing approximately 1.24 acres, more or less.

SECTION III: That the following described properties shall be, and are hereby, rezoned from their present overlay zoning classification of CFCO - Central Franklin Character Area Overlay District, Special Area CFCO-2, to CFCO - Central Franklin Character Area Overlay District, Special Area CFCO-10:

Map-Group-Parcel	Acres
063N-B-65.00	±2.89
063N-D-1.00	±4.45
063N-D-2.00	±0.55
063N-D-3.00	±7.83
063N-D-3.01	±1.32
063N-D-6.00	±1.89
063N-D-6.01	±2.41
063N-D-6.02	±2.85
063N-D-6.03	±1.03
063N-D-7.00	±0.21
063N-D-8.00	±0.21
063N-D-9.00	±0.33
063N-D-12.00	±0.81
063N-D-14.00	±6.05
063N-E-1.00	±0.50
063N-E-2.00	±0.34
063N-E-2.01	±0.51
063N-E-3.00	±0.25
063N-E-4.00	±0.21
063N-E-5.00	±0.22
063N-E-6.00	±0.22
063N-E-7.00	±0.18
063N-E-7.01	±0.22
063N-E-8.00	±0.18
063N-E-9.00	±0.14
063N-E-10.00	±0.11
063N-E-11.00	±0.12
063N-E-12.00	±0.29
063N-E-13.00	±0.35
063N-E-14.00	±0.23
078C-A-1.00	±0.24
078C-A-2.00	±0.15
078C-A-12.00	±0.18
078C-A-13.00	±0.18

078C-A-14.00	±0.18
078C-A-15.01	±0.21
078C-A-16.00	±0.32
078C-A-17.00	±0.14
078C-A-18.00	±0.22
078C-A-19.00	±0.29
078C-A-20.00	±0.38
078C-A-21.00	±0.46
078C-A-23.00	±0.12
078C-A-24.00	±0.11
078C-A-25.00	±0.06
078C-A-26.00	±0.23
078C-A-27.00	±0.23
078C-A-28.00	±0.37
078C-A-29.00	±0.47
078C-A-30.00	±0.44
078C-A-31.00	±0.30
078C-A-32.00	±0.32
078C-A-33.00	±0.30
078C-A-34.00	±0.46
Right-of-Way	±8.54
TOTAL	±51.80

Land in the City of Franklin, Williamson County, Tennessee commencing at a point along the center line of 5th Avenue North, 177 feet south of the Del Rio Pike intersection, which is also a point along the northern line of Parcel 6.03, Map 063N, Group D, if extended; thence southeast 51 feet along the north line of Parcel 6.03, if extended, to the northwest corner of Parcel 6.03; thence southeast 145 feet along the north line of Parcel 6.03 to the northeast corner of Parcel 6.03; thence continuing southeast 42 feet along the north line of Parcel 6.03, if extended, to a point along the center line of the Harpeth River; thence generally eastward and southward 2,783 feet along the center line of the Harpeth River to a point along the south line of Parcel 65.00, Map 063N, Group B, if extended; thence southwest 41 feet along the south line of Parcel 65.00, if extended, to the southeast corner of Parcel 65.00; thence southwest 458 feet along the south lines of Parcel 65.00 to the southwest corner of Parcel 65.00, which is also a point along the east right-of-way line of 2nd Avenue North; thence continuing along the south line of Parcel 65.00, if extended, 26 feet to the center line of 2nd Avenue North; then southeast 252 feet along the center line of 2nd Avenue North to the center point of the intersection of Bridge Street and 2nd Avenue North; thence southwest 1,090 feet along the center line of

Bridge Street to a point along the west line of Parcel 2.00, Map 078C, Group A, if extended; thence northwest 27 feet along the west line of Parcel 2.00, if extended, to the southwest corner of Parcel 2.00; thence generally northwest 377 feet along the west lines of Parcels 2.00, 15.01, 14.00, 13.00, and 12.00 to the northwest corner of Parcel 12.00, Map 078C, Group A; thence northeast 133 feet along the north line of Parcel 12.00 to the northeast corner of Parcel 12.00; thence continuing northeast 33 feet along the north line of Parcel 12.00, if extended, to a point along the center line of 4th Avenue North; thence northwest 122 feet to a point along the north line of Parcel 21.00, if extended; thence northeast 26 feet along the north line of Parcel 21.00, if extended, to the northwest corner of Parcel 21.00; thence northwest 100 feet to the southwest corner of Parcel 23.00; thence northwest 98 feet along the west line of Parcel 23.00 to the northwest corner of Parcel 23.00; thence northwest 17 feet along the west line of Parcel 23.00, if extended, to a point along the center line of North Margin Street; thence southwest 585 feet along the center line of North Margin Street to a point along the center line of 5th Avenue North; thence northwest 41 feet along the center line of 5th Avenue North to a point along the south line of Parcel 15.00, Map 063N, Group D, if extended; thence continuing northwest 26 feet along the south line of Parcel 15.00, if extended, to the southwest corner of Parcel 15.00, which is also a point along the east right-of-way line of 5th Avenue North; thence northeast 25 feet along the south line of Parcel 15.00 to the southeast corner of Parcel 15.00; thence north 689 feet along the east lines of Parcels 15.00, 16.00, 17.00, 18.00 to the northeast corner of Parcel 18.00, Map 063N, Group D; thence southwest 179 feet along the north line of Parcel 18.00 to the northwest corner of Parcel 18.00, which is also a point along the east right-of-way line of 5th Avenue North; thence continuing southwest 32 feet along the north line of Parcel 18.00, if extended, to a point along the center line of 5th Avenue North; thence northwest 881 feet along the center line of 5th Avenue North to the point of beginning; and containing approximately 51.80 acres, more or less.

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____
ERIC S. STUCKEY

BY: _____
DR. KEN MOORE

CITY ADMINISTRATOR/RECORDER

MAYOR

Approved as to form by:

Kristen L. Corn
Assistant City Attorney

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

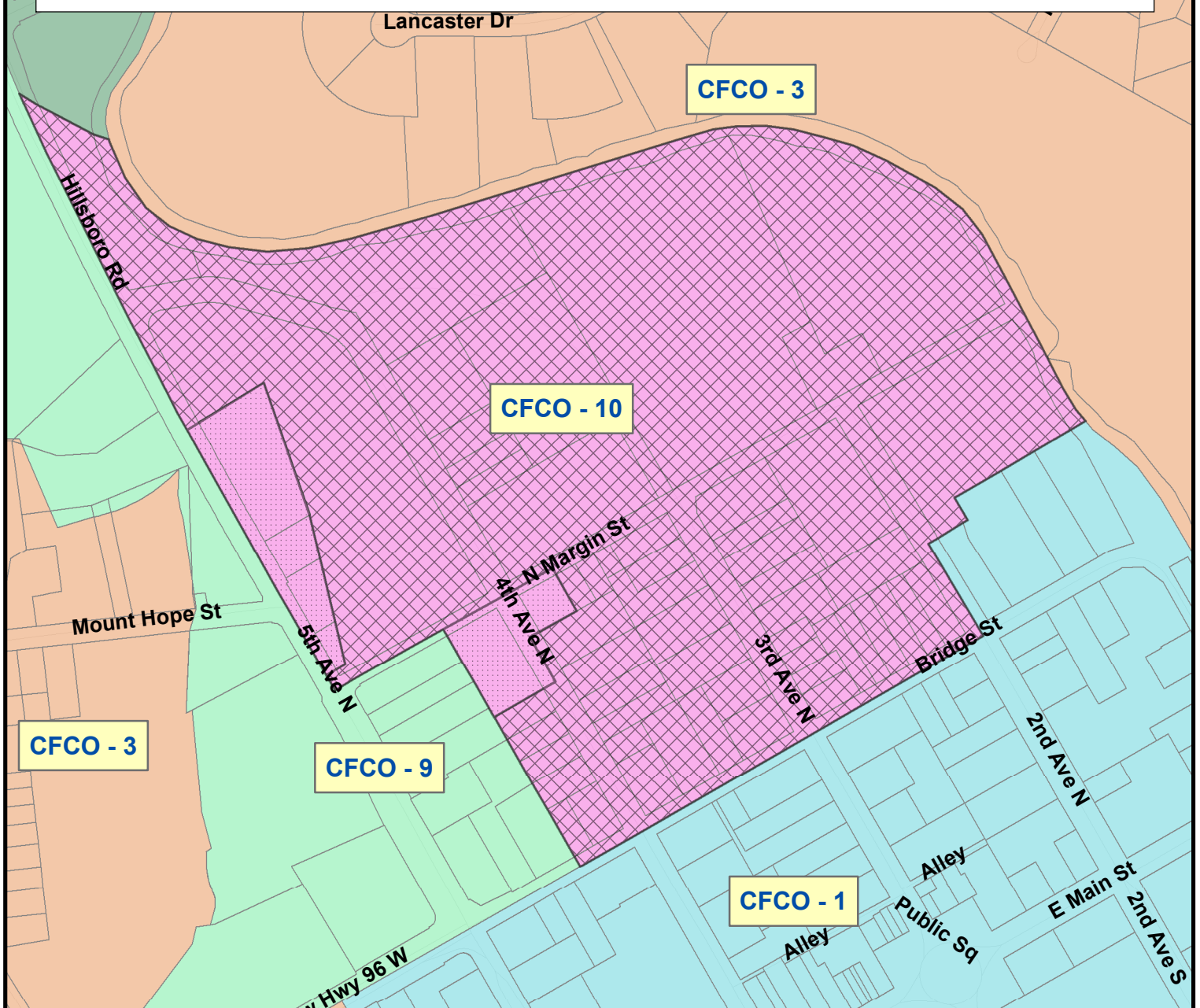
PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____

ORDINANCE 2015-46 (AS AMENDED)
 REZONING +/-3.40 ACRES FROM CFCO SPECIAL AREA 2
 TO SPECIAL AREA 9 AND +/-51.80 ACRES FROM CFCO SPECIAL AREA 2 TO SPECIAL AREA 10
 BICENTENNIAL PARK/5TH AVE NORTH AREA
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 2/25/2016



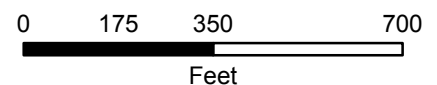
Legend

Central Franklin Character Area Overlay District

Special Areas

- CFCO-1
- CFCO-2
- CFCO-3
- CFCO-4
- CFCO-7
- CFCO-9
- Rezone to Special Area 9
- Rezone to Special Area 10

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 2013. All rights reserved.



ORDINANCE 2015-46

TO BE ENTITLED “AN ORDINANCE TO REZONE +/- 3.07 ACRES FROM CFCO - CENTRAL FRANKLIN CHARACTER AREA OVERLAY DISTRICT, SPECIAL AREA CFCO-2, TO CFCO - CENTRAL FRANKLIN CHARACTER AREA OVERLAY DISTRICT, SPECIAL AREA CFCO-9, AND TO REZONE +/-52.13 ACRES FROM CFCO - CENTRAL FRANKLIN CHARACTER AREA OVERLAY DISTRICT, SPECIAL AREA CFCO-2, TO CFCO - CENTRAL FRANKLIN CHARACTER AREA OVERLAY DISTRICT, SPECIAL AREA CFCO-10, FOR PROPERTIES IN AND NEAR BICENTENNIAL PARK, EAST OF 5TH AVENUE NORTH AND NORTH OF BRIDGE STREET.”

WHEREAS, the Franklin Land Use Plan was amended in March, 2015 to revise the Special Area boundaries and change the policy recommendations to allow redevelopment in the shallower part of the floodway fringe in the 5th Avenue North area because the area is already developed and serves as a gateway into historic Franklin; and

WHEREAS, this rezoning modifies the Central Franklin Character Area Overlay District, Special Area 9 (CFCO 9) boundaries and establishes new boundaries for the Central Franklin Character Area Overlay District, Special Area 10 (CFCO 10) to coincide with the Land Use Plan.

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 properties shall be, and are hereby, rezoned from their present overlay zoning classification of CFCO - Central Franklin Character Area Overlay District, Special Area CFCO-2, to CFCO - Central Franklin Character Area Overlay District, Special Area CFCO-9:

Map-Group-Parcel	Acres
063N-D-17.00	±0.25
063N-D-16.00	±0.25
063N-D-15.00	±0.09
063N-D-18.00	±1.12
Right-of-Way	±0.45
TOTAL	±2.16

Land in the City of Franklin, Williamson County, Tennessee commencing at a point along the center line of the 5th Avenue North right-of-way, 41 feet north of the center line of North Margin Street, which is also a point along the south line of Parcel 15.00, Map 063N,

Group D, if extended; thence northerly 662 feet along the centerline of 5th Avenue North to a point, if extended, along the north line of Parcel 18.00, Map 063N, Group D; thence generally northeast 32 feet along the north line of Parcel 18.00, if extended, to the northwest corner of Parcel 18.00; thence generally northwest 179 feet along the north line of Parcel 18.00 to the northeast corner of Parcel 18.00; thence generally south 689 feet along the east lines of Parcels 18.00, 17.00, 16.00, and 15.00 to the southeast corner of Parcel 15.00, Map 063N, Group D; thence southwest 25 feet along the south line of Parcel 15.00 to the southwest corner of Parcel 15.00; thence continuing 27 feet along the south line of Parcel 15.00, if extended, to the point of beginning, and containing 2.16 acres, more or less.

SECTION II: That the following described properties shall be, and are hereby, rezoned from their present overlay zoning classification of CFCO - Central Franklin Character Area Overlay District, Special Area CFCO-2, to CFCO - Central Franklin Character Area Overlay District, Special Area CFCO-9:

Map-Group-Parcel	Acres
078C-A-11.00	±0.68
Right-of-Way	±0.23
TOTAL	±0.91

Land in the City of Franklin, Williamson County, Tennessee commencing at a point along the center line of North Margin Street at the west line of Parcel 11.00, Map 078C, Group A, if extended; thence northeast 167 feet along the center line of North Margin Street to the center point of the intersection of North Margin Street and 4th Avenue North; thence southeast 237 feet along the center right-of-way line of 4th Avenue North to a point along the south line of Parcel 11.00, if extended; thence southwest 33 feet along the south line of Parcel 11.00, if extended, to the southeast corner of Parcel 11.00, Map 078C, Group A; thence southwest 133 feet along the south line of Parcel 11.00 to the southwest corner of Parcel 11.00; thence northwest 222 feet along the west line of Parcel 11.00 to the northwest corner of Parcel 11.00; thence continuing along the west line of Parcel 11.00, if extended, 17 feet to the point of beginning, and containing approximately 0.91-acre, more or less.

SECTION III: That the following described properties shall be, and are hereby, rezoned from their present overlay zoning classification of CFCO - Central Franklin Character Area

Overlay District, Special Area CFCO-2, to CFCO - Central Franklin Character Area Overlay District, Special Area CFCO-10:

Map-Group-Parcel	Acres
063N-B-65.00	±2.89
063N-D-1.00	±4.45
063N-D-2.00	±0.55
063N-D-3.00	±7.83
063N-D-3.01	±1.32
063N-D-6.00	±1.89
063N-D-6.01	±2.41
063N-D-6.02	±2.85
063N-D-6.03	±1.03
063N-D-7.00	±0.21
063N-D-8.00	±0.21
063N-D-9.00	±0.33
063N-D-12.00	±0.81
063N-D-14.00	±6.05
063N-E-1.00	±0.50
063N-E-2.00	±0.34
063N-E-2.01	±0.51
063N-E-3.00	±0.25
063N-E-4.00	±0.21
063N-E-5.00	±0.22
063N-E-6.00	±0.22
063N-E-7.00	±0.18
063N-E-7.01	±0.22
063N-E-8.00	±0.18
063N-E-9.00	±0.14
063N-E-10.00	±0.11
063N-E-11.00	±0.12
063N-E-12.00	±0.29
063N-E-13.00	±0.35
063N-E-14.00	±0.23
078C-A-1.00	±0.24
078C-A-2.00	±0.15
078C-A-12.00	±0.18
078C-A-13.00	±0.18
078C-A-14.00	±0.18
078C-A-15.01	±0.21
078C-A-16.00	±0.32
078C-A-17.00	±0.14
078C-A-18.00	±0.22
078C-A-19.00	±0.29

078C-A-20.00	±0.38
078C-A-21.00	±0.46
078C-A-22.00	±0.22
078C-A-23.00	±0.12
078C-A-24.00	±0.11
078C-A-25.00	±0.06
078C-A-26.00	±0.23
078C-A-27.00	±0.23
078C-A-28.00	±0.37
078C-A-29.00	±0.47
078C-A-30.00	±0.44
078C-A-31.00	±0.30
078C-A-32.00	±0.32
078C-A-33.00	±0.30
078C-A-34.00	±0.46
Right-of-Way	±8.65
TOTAL	±52.13

Land in the City of Franklin, Williamson County, Tennessee commencing at a point along the center line of 5th Avenue North, 354 feet south of the Del Rio Pike intersection, which is also a point along the northern line of Parcel 6.03, Map 063N, Group D, if extended; thence southeast 51 feet along the north line of Parcel 6.03, if extended, to the northwest corner of Parcel 6.03; thence southeast 145 feet along the north line of Parcel 6.03 to the northeast corner of Parcel 6.03; thence continuing southeast 42 feet along the north line of Parcel 6.03, if extended, to a point along the center line of the Harpeth River; thence generally eastward and southward 2,783 feet along the center line of the Harpeth River to a point along the south line of Parcel 65.00, Map 063N, Group B, if extended; thence southwest 41 feet along the south line of Parcel 65.00, if extended, to the southeast corner of Parcel 65.00; thence southwest 458 feet along the south lines of Parcel 65.00 to the southwest corner of Parcel 65.00, which is also a point along the east right-of-way line of 2nd Avenue North; thence continuing along the south line of Parcel 65.00, if extended, 26 feet to the center line of 2nd Avenue North; then southeast 252 feet along the center line of 2nd Avenue North to the center point of the intersection of Bridge Street and 2nd Avenue North; thence southwest 1,090 feet along the center line of Bridge Street to a point along the west line of Parcel 2.00, Map 078C, Group A, if extended; thence northwest 27 feet along the west line of Parcel 2.00, if extended, to the southwest corner of Parcel 2.00; thence generally northwest 377 feet along the west lines of Parcels 2.00, 15.01, 14.00, 13.00, and 12.00 to the northwest corner

of Parcel 12.00, Map 078C, Group A; thence northeast 133 feet along the north line of Parcel 12.00 to the northeast corner of Parcel 12.00; thence continuing northeast 33 feet along the north line of Parcel 12.00, if extended, to a point along the center line of 4th Avenue North; thence northwest 237 feet along the center line of 4th Avenue North to the center point of the intersection of North Margin Street and 4th Avenue North; thence southwest 459 feet along the center line of North Margin Street to a point along the center line of 5th Avenue North; thence northwest 41 feet along the center line of 5th Avenue North to a point along the south line of Parcel 15.00, Map 063N, Group D, if extended; thence continuing northwest 26 feet along the south line of Parcel 15.00, to the southwest corner of Parcel 15.00, which is also a point along the east right-of-way line of 5th Avenue North; thence northeast 25 feet along the south line of Parcel 15.00 to the southeast corner of Parcel 15.00; thence north 689 feet along the east lines of Parcels 15.00, 16.00, 17.00, 18.00 to the northeast corner of Parcel 18.00, Map 063N, Group D; thence southwest 179 feet along the north line of Parcel 18.00 to the northwest corner of Parcel 18.00, which is also a point along the east right-of-way line of 5th Avenue North; thence continuing southwest 32 feet along the north line of Parcel 18.00, if extended, to a point along the center line of 5th Avenue North; thence northwest 881 feet along the center line of 5th Avenue North to the point of beginning; and containing approximately 52.13 acres, more or less.

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____
ERIC S. STUCKEY
CITY ADMINISTRATOR/RECORDER

BY: _____
DR. KEN MOORE
MAYOR

Approved as to form by:

Kristen L. Corn
Assistant City Attorney

PLANNING COMMISSION RECOMMENDED APPROVAL:

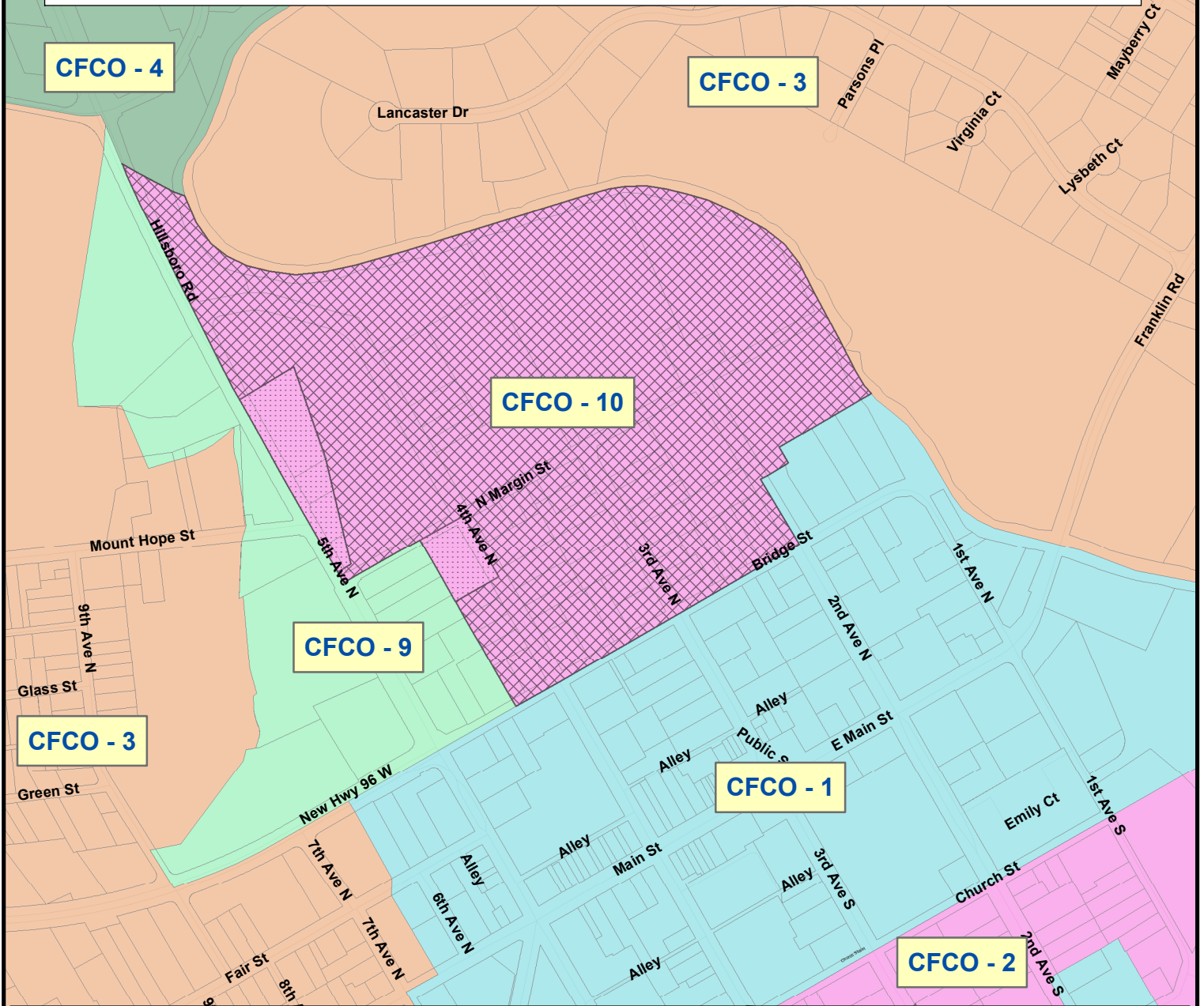
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

ORDINANCE 2015-46
 REZONING +/-3.07 ACRES FROM CFCO - CHARACTER AREA OVERLAY DISTRICT, SPECIAL
 AREA 2 TO SPECIAL AREA 9 AND +/-52.13 ACRES FROM CENTRAL FRANKLIN CHARACTER
 AREA OVERLAY, SPECIAL AREA 2 TO SPECIAL AREA 10
 BICENTENNIAL PARK/5TH AVE NORTH AREA
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 11/19/2015



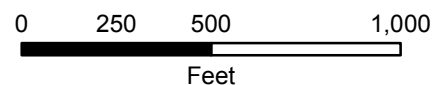
Legend

Central Franklin Character Area Overlay District

Special Areas

- CFCO-1
- CFCO-2
- CFCO-3
- CFCO-4
- CFCO-7
- CFCO-9
- Rezone to Special Area 9
- Rezone to Special Area 10

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GERALD G. BUCY, P.E.

CONSULTING ENGINEER

P.O. Box 1521
FRANKLIN, TN 37065-1521

615/794-0323
FAX 615/791-6090

Ms. Kelly Dannenfelser
Sent via Email - kellyd@franklintn.gov

February 2, 2016

Re: 329 N. Margin St.
Special Area Assignment Request

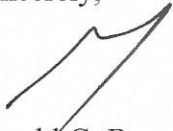
Kelly:

I have been asked by the owners of the vacant lot at 329 N. Margin St. to request that this parcel be reassigned to Special Area 9 rather than to the proposed Special Area 10 as was shown in the proposed Ordinance 2015-46 map.

Also please be aware that the owners are opposed to proposed Ordinance 2015-46 and to the establishment of Special Area 10. They are also opposed to the purpose for which this ordinance proposed.

Should you have questions or comments regarding this request, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gerald G. Bucy', with a stylized flourish at the end.

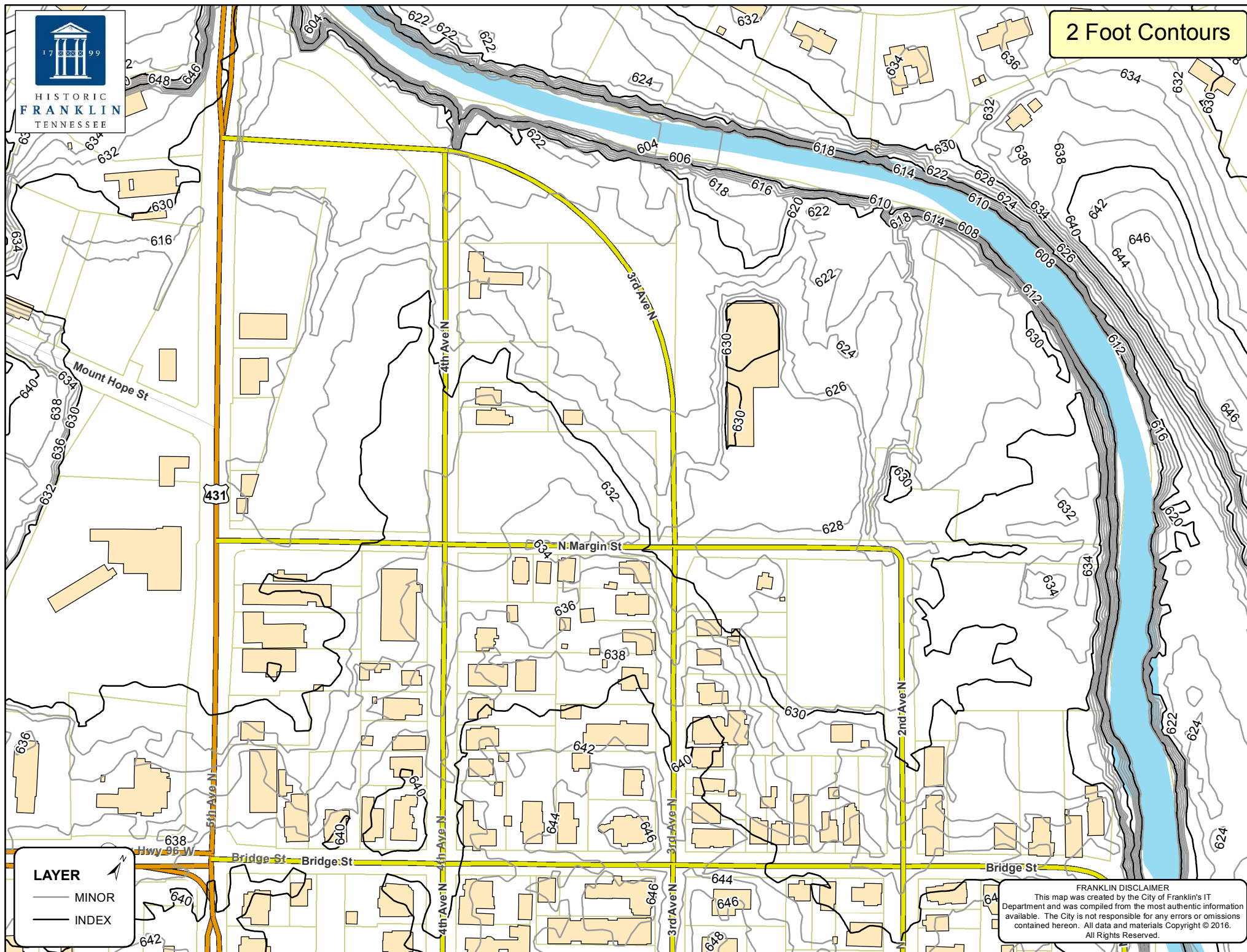
Gerald G. Bucy, P.E.

Cc: Mr. Keith Perryman, Managing Partner



HISTORIC
FRANKLIN
TENNESSEE

2 Foot Contours

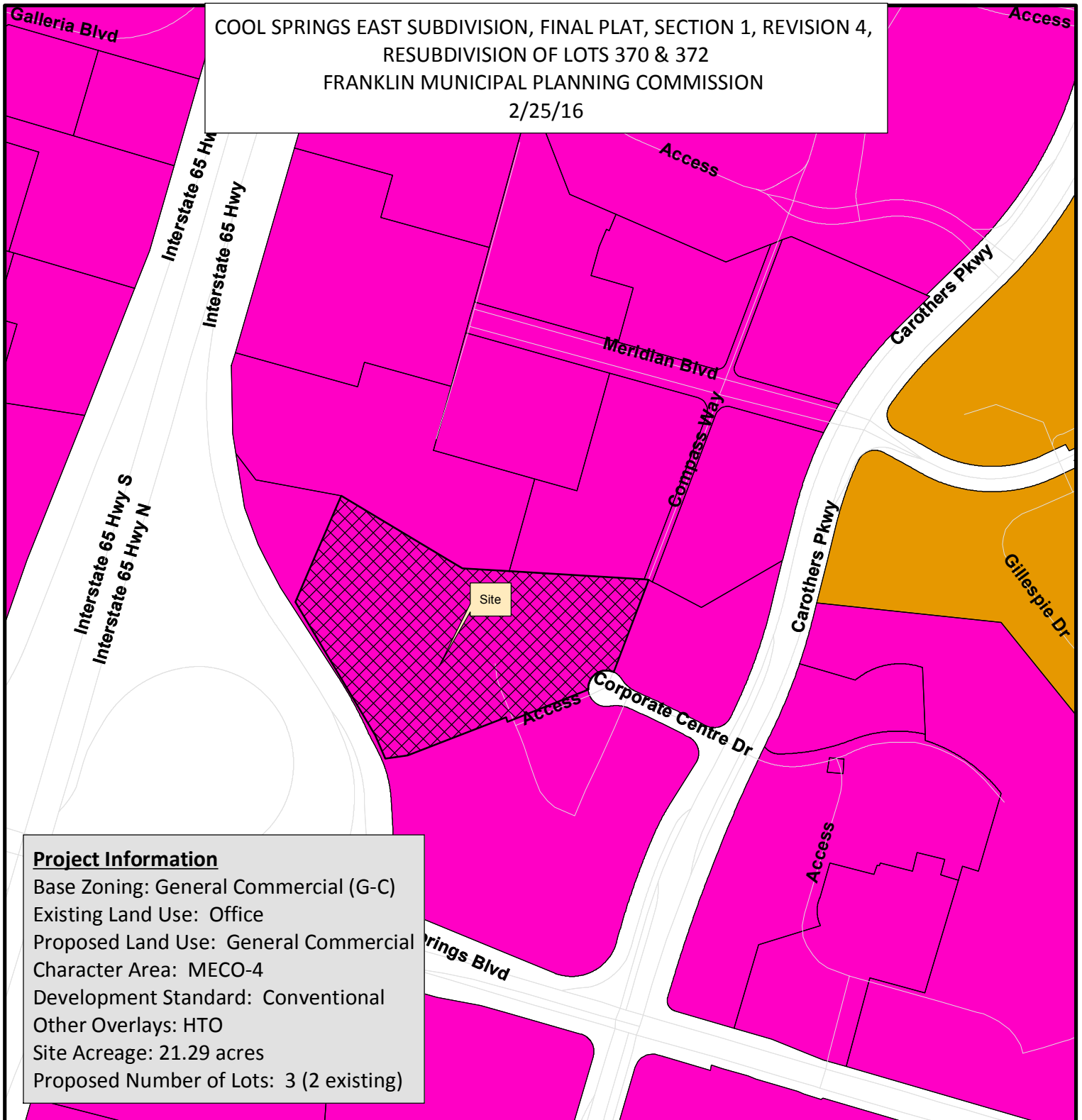


LAYER

— MINOR
— INDEX

FRANKLIN DISCLAIMER
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COOL SPRINGS EAST SUBDIVISION, FINAL PLAT, SECTION 1, REVISION 4,
RESUBDIVISION OF LOTS 370 & 372
FRANKLIN MUNICIPAL PLANNING COMMISSION
2/25/16



Project Information

Base Zoning: General Commercial (G-C)
Existing Land Use: Office
Proposed Land Use: General Commercial
Character Area: MECO-4
Development Standard: Conventional
Other Overlays: HTO
Site Acreage: 21.29 acres
Proposed Number of Lots: 3 (2 existing)

Cool Springs East Subdivision

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



0 250 500 1,000 Feet

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CONDITIONS OF APPROVAL:

Engineering - Final Plat Checklist

General Comments

1. C. Final Plat

- The applicant shall design two distinct projects and construct off-site improvements to Corporate Center Drive (add a second eastbound lane) and Carothers Parkway (add a second southbound left turn lane onto Cool Springs Boulevard). These improvements are to be bonded with the final plat, for completion and acceptance prior to the issuance of the first Certificate of Occupancy.

Performance Agreement and Surety

[20140454_2015-12-11_Final Plat.pdf](#)

2. Engineering Sureties

- Any unposted sureties associated with this development from site plan(s) 6010 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.
- Along with the site plan sureties, the applicant shall bond on the final plat the following two distinct off-site improvements (separated submittals):

1. Widen Corporate Center Drive for a second eastbound lane, including pedestrian signal and traffic signal improvements.

III. CITY STREETS: \$45,000

V. TRAFFIC SIGNALS: \$187,000

VI. PUBLIC SIDEWALK: \$22,000

IX. ITS ELEMENTS: \$9,000

2. Widen Carothers Parkway for a second southbound left turn lane at Cool Springs Boulevard, including traffic signal improvements.

III. CITY STREETS: \$57,000

V. TRAFFIC SIGNALS: \$188,000

IX. ITS ELEMENTS: \$9,000

The sureties for these off-site improvements shall be posted prior to recording this Final Plat. These off-site improvements are to be completed and accepted prior to the issuance of the first Certificate of Occupancy.

Planning

General Comments

3. Shared Access

- Applicant shall show all parking spaces covered under the Shared Parking Agreement shall be shown as having a Public Access Easement. This shall include any sidewalks leading to those aforementioned parking spaces.

4. Shared Parking Agreement

- Applicant shall make a note and reference the Shared Parking Agreement on the plat.

5. Character area

- Applicant shall update Character Area to MECO-4.

[20140454_2016-2-4_Final Plat.pdf](#)

6. One-Stop Procedure

- Due to the applicant's diligence in addressing staff comments and resolving most issues prior to resubmittal, this project is eligible for the One-Stop Post-PC review process. To participate in the One-Stop Post-PC process, the applicant must submit complete and corrected plans electronically through the IDT online review system by the scheduled One-Stop review date and be present at the One-Stop Center on the scheduled date and time that the One-Stop Post-PC service is available. The intent of One-Stop review is to close

all outstanding conditions of approval and gain final document approval in an abbreviated time frame. Plans are reviewed on a first-come, first-serve basis in the One-Stop Center.

- For eligible final plats, the applicant shall bring a mylar with all non-City Hall signatures provided. The applicant will also be required to establish required sureties prior to City Department signatures being applied. The sureties may be established after the one stop process.
- In the case of site plans, the one stop process can only satisfy the City of Franklin review process. The review by State Authority and pre-construction meetings with staff in the field will still be required prior to the issue of stormwater and grading and/or utility construction permits.

If all conditions of approval have not been met at the scheduled One-Stop review, the applicant will be required to submit the project for additional review at another scheduled One-Stop date. The next available One-Stop Post-PC date is **March 2** and the applicant must check in at the One Stop center **between the hours of 8:00 and 11:00 a.m.** in order for their plans to be reviewed that day. The applicant may contact the Department of Building and Neighborhood Services with any questions regarding the process and for any future One-Stop Post-PC dates.

Water/Sewer

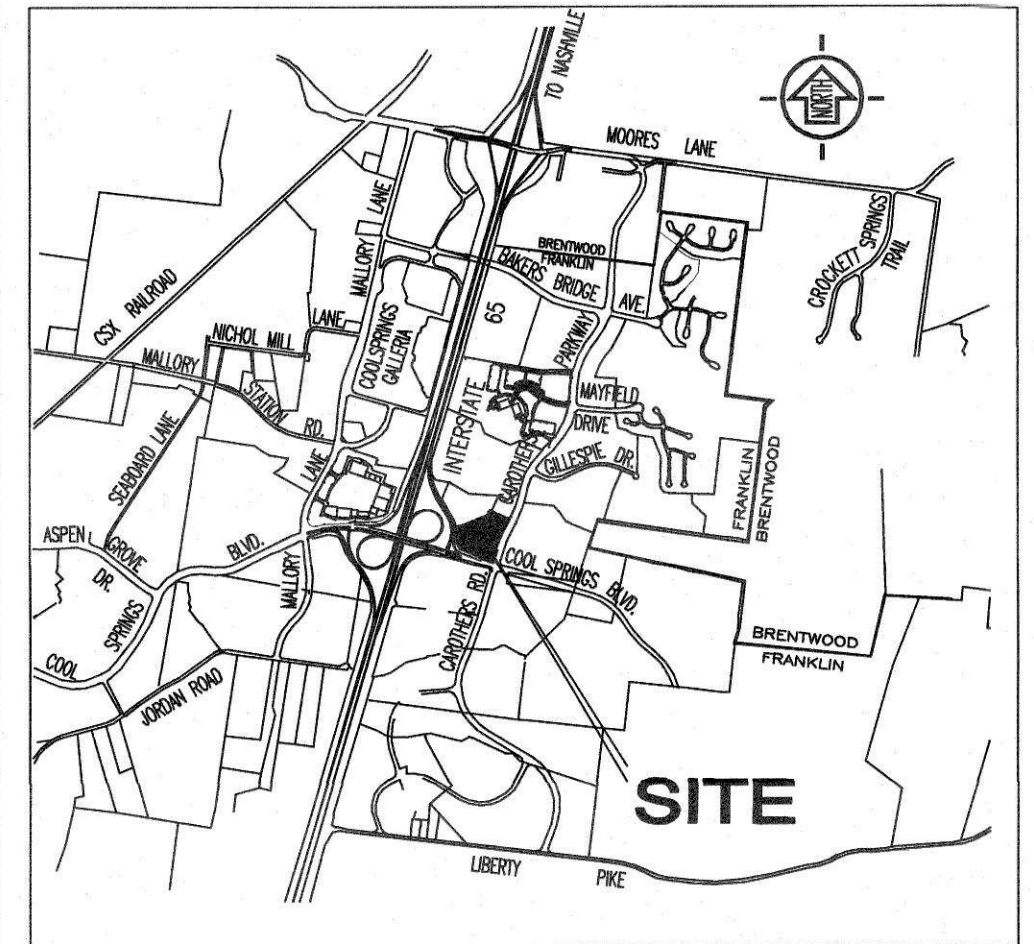
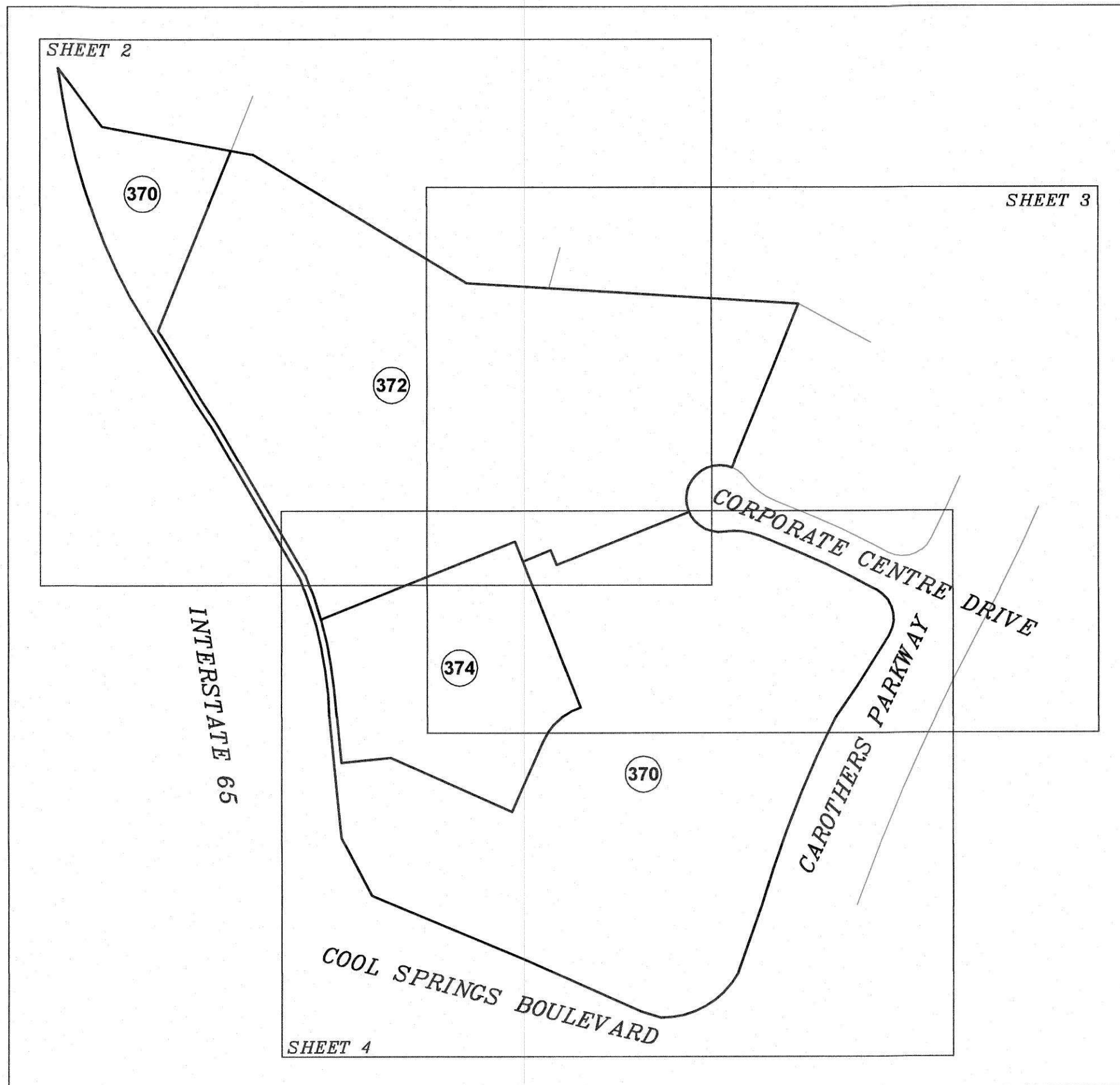
General Comments

7. Utility easement

- Applicant shall show private water lines outside of sewer easment

NOTES

1. THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE 2 LOTS INTO 3 LOTS.
2. EXISTING BASE ZONING: GC (GENERAL COMMERCIAL)
CHARACTER AREA OVERLAY: GCCO-3
OVERLAY DISTRICT: HTO
DEVELOPMENT AREA STANDARD: CONVENTIONAL
(SUBJECT TO THE STANDARDS ESTABLISHED IN THE BOMA APPROVED CONCEPT PLAN AND PATTERN BOOK)
3. NO PORTION OF THE PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47187C0208F, DATED SEPTEMBER 29, 2006.
4. THIS PROPERTY CAN BE FOUND ON WILLIAMSON COUNTY TAX MAP 62 AND IS KNOWN AS PARCELS 10.04 AND 10.09.
5. OWNER/ SUBDIVIDER: BOYLE COOL SPRINGS JOINT VENTURE
ADDRESS: 2000 MERIDIAN BLVD, SUITE 250
FRANKLIN, TENNESSEE 37067
PHONE NO.: 615-550-5580
P.O.C.: JEFF HAYNES (jhaynes@boyle.com)
6. SURVEYOR: LITTLEJOHN ENGINEERING ASSOCIATES, INC.
ADDRESS: 1935 21ST AVE. SOUTH
NASHVILLE, TENNESSEE 37212
PHONE NO.: OFFICE 615-385-4144 FAX: 615-385-4020
P.O.C.: ROBERT SEARSON (rsearson@leainc.com)
7. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
8. UTILITY AND OTHER PRIVATE EASEMENTS SHOWN MAY BE MODIFIED BY SEPARATE INSTRUMENT WITHOUT RE-RECORDING OF THE FINAL PLAT.
9. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF M.T.E.M.C.
10. ALL SIDEWALKS, TRAILS, PATHS, ETC., LYING OUTSIDE OF PUBLIC RIGHT OF WAY OR PUBLIC ACCESS SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION OR ASSIGNS, INCLUDING INDIVIDUAL PROPERTY OWNERS. SIDEWALK LOCATIONS WILL BE PROVIDED WITH THE SITE PLAN FOR EACH LOT.
11. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER OR BY APPROPRIATE FEDERAL OR STATE PERMITS.
12. NO BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS IN THIS SECTION UNTIL THE INDIVIDUAL SITE PLAN HAS BEEN APPROVED.
13. PRIVATE DRIVES SHALL ALSO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENT.
14. THE OWNER/SUBDIVIDER, BOYLE COOL SPRINGS JOINT VENTURE, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.
15. BOYLE COOL SPRINGS JOINT VENTURE, OR ASSIGNS, INCLUDING INDIVIDUAL PROPERTY OWNERS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES.
16. PROJECT GEODETIC REFERENCE NETWORK BASED ON: COORDINATE SYSTEM U.S. STATE PLANE 1983, ZONE 4100; PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM NAVD 88.
17. ALL BRICK PAVER CROSSWALKS, INSIDE OR OUTSIDE OF THE ROW, SHALL BE MAINTAINED BY THE POA/HOA.
18. MINIMUM REQUIRED SETBACK LINES:
FRONT YARD: 30'
SIDE YARD: 10'
REAR YARD: 25'
19. SURVEY FIELD DATA COLLECTED ON 8-14-2015.
20. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES LOTS 370 AND 372 OF THE FINAL PLAT OF COOL SPRINGS EAST SUBDIVISION, SECTION ONE, REVISION TWO AS RECORDED IN PLAT BOOK 25, PAGE 80, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE, (ROWC).
21. ALL LOTS ARE PART OF A UNIFIED SITE PLAN.



VICINITY MAP
NOT TO SCALE

LEGEND

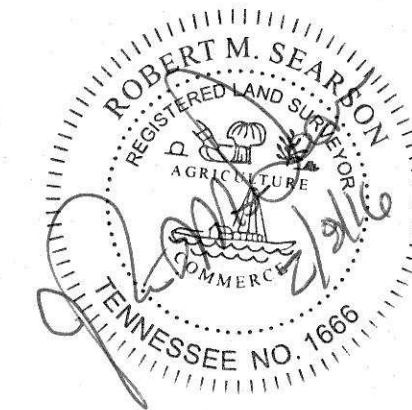
PARCEL NO.	()
LOT NUMBER	(00)
STREET ADDRESS	000
IRON ROD (SET)	●
IRON ROD (OLD)	○ IR(O)
CONC MON (NEW)	☒ MON(N)
PROPERTY LINE	---
FLOODWAY FRINGE	---
FLOODWAY	---
PROPOSED FIRE HYDRANT	⊕ FH
PROPOSED STORM STRUCTURE	■
PROPOSED MANHOLE	●
FENCE	—x—x—x—x—
PROPOSED SANITARY SEWER LINE	—SA—
PROPOSED STORM SEWER LINE	—ST—
PROPOSED WATER LINE	—4"W—
PROPOSED FIRE WATER LINE	—6"F—
PROPOSED UNDERGROUND ELECTRIC LINE	—UGE—

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	81.90'	97.00'	48°22'40"	43.57'	S48°00'40"W	79.49'
C2	179.03'	632.95'	16°12'21"	90.11'	N13°50'50"W	178.43'
C3	314.43'	1747.00'	10°18'45"	157.64'	S21°28'58"W	314.01'
C4	146.43'	136.00'	61°41'26"	81.22'	N60°24'04"E	139.46'
C5	81.79'	50.00'	93°43'21"	53.36'	N15°05'38"W	72.97'
C6	96.41'	970.00'	5°41'40"	48.24'	N64°48'06"W	96.37'
C7	55.90'	104.00'	30°47'54"	28.64'	N83°02'49"W	55.23'
C8	191.24'	52.00'	210°43'17"	189.29'	S06°54'47"W	100.28'
C9	376.96'	1029.35'	20°58'57"	190.62'	S17°37'16"E	374.86'
C10	221.90'	622.95'	20°24'34"	112.14'	N11°40'40"W	220.73'
C11	108.02'	632.95'	9°46'42"	54.14'	N10°38'00"W	107.89'
C12	71.01'	632.95'	6°25'39"	35.54'	N18°44'10"W	70.97'
C13	67.82'	52.00'	74°43'34"	39.70'	S61°05'04"E	63.11'
C14	123.43'	52.00'	135°59'43"	128.69'	S44°16'34"W	96.43'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S34°57'54"W	62.30'
L2	N33°21'52"W	42.22'
L3	S68°18'07"W	47.84'
L4	N21°41'53"W	25.00'
L5	N73°20'49"W	31.92'
L6	S61°57'16"E	39.86'
L7	S67°38'55"E	65.64'
L8	N33°21'52"W	42.10'

AREA		
LOT	SQ. FT.	ACRES
370	422,002	9.69
372	398,157	9.14
374	107,178	2.46
Total	927,337	21.29

SHEET LAYOUT



CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:

- (1) the water and sewer systems designated in "Cool Springs East Subdivision, Section One, Revision Four" Subdivision have been installed in accordance with City specifications, or
- 2) a performance agreement and surety in the amount of \$_____ for the water system and \$_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director Water Management Department
City of Franklin

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 _____, 2015, and this plat has been approved for recording in the Registers Office of Williamson County.

Secretary
Franklin Municipal Planning Commission

Date

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

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

Williamson County Emergency Management Agency

Date

City of Franklin

Date

CERTIFICATE OF ELECTRIC POWER

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

Middle Tennessee Electric Membership Corporation

Date

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I hereby certify that:

- (1) the streets, drainage, and sidewalks designated in "Cool Springs East Subdivision, Section One, Revision Four" Subdivision have been installed in accordance with City specifications, or
- (2) a performance agreement and surety in the amount of \$_____ for streets, \$_____ for drainage, and \$_____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department
City of Franklin, Tennessee

Date

CERTIFICATE OF SURVEY

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been or will be placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 14th day of August, 2015.

Robert M. Searson, Tenn. License No. 1666

Date

CERTIFICATE OF OWNERSHIP

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 3111, Page 713, 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.

Boyle Cool Springs Joint Venture
Owner

Date

Littlejohn
An S&ME Company

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

COOL SPRINGS EAST SUBDIVISION
SECTION ONE, REVISION FOUR
RESUBDIVISION OF LOTS 370 & 372
FINAL PLAT
C.O.F. NO. 6009

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 21.29 TOTAL LOTS: 3
ACRES NEW PUBLIC STREETS: 0 DISTRICT: 8TH
LFT NEW PUBLIC STREETS: 0 CLOSURE ERROR: 1:10000

DATE: 12-11-15 REV: 02-04-16
REV: 01-07-16 REV: 02-08-16

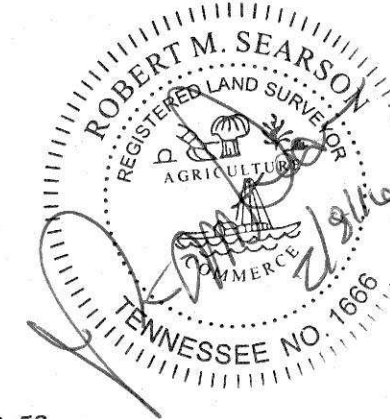
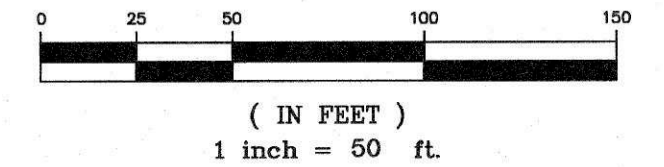
LEA PROJECT #20140454 SHEET 1 OF 4

SEE SHEET 1 FOR NOTES & VICINITY MAP.

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	81.90'	97.00'	48°22'40"	43.57'	S48°00'40"W	79.49'
C2	179.03'	632.95'	16°12'21"	90.11'	N13°50'50"W	178.43'
C3	314.43'	1747.00'	10°18'45"	157.64'	S21°28'58"W	314.01'
C4	146.43'	136.00'	61°41'26"	81.22'	N60°24'04"E	139.46'
C5	81.79'	50.00'	93°43'21"	53.36'	N15°05'38"W	72.97'
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C7	55.90'	104.00'	30°47'54"	28.64'	N83°02'49"W	55.23'
C8	191.24'	52.00'	210°43'17"	189.29'	S06°54'47"W	100.28'
C9	376.96'	1029.35'	20°58'57"	190.62'	S17°37'16"E	374.86'
C10	221.90'	622.95'	20°24'34"	112.14'	N11°40'40"W	220.73'
C11	108.02'	632.95'	9°46'42"	54.14'	N10°38'00"W	107.89'
C12	71.01'	632.95'	6°25'39"	35.54'	N18°44'10"W	70.97'
C13	67.82'	52.00'	74°43'34"	39.70'	S61°05'04"E	63.11'
C14	123.43'	52.00'	135°59'43"	128.69'	S44°16'34"W	96.43'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S34°57'54"W	62.30'
L2	N33°21'52"W	42.22'
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L7	S67°38'55"E	65.64'
L8	N33°21'52"W	42.10'

GRAPHIC SCALE



TAX MAP 53
(143.09)
LOT 705
FINAL PLAT COOL SPRINGS EAST
SUBDIVISION SECTION 35 REV. 5
P.B.49 PG.54
BOYLE 5000 MERIDIAN JOINT
VENTURE
D.B. 5336 PG. 892

TAX MAP 53
(143.07)
LOT 698
FINAL PLAT COOL SPRINGS EAST
SUBDIVISION SECTION 35 REV. 2
P.B.46 PG.79

APPLE TEN SPE FRANKLIN I & II,
INC.
BK. 6075 PG.642

LEGEND

PARCEL NO.	()
LOT NUMBER	00
STREET ADDRESS	000
IRON ROD (SET)	●
CONC MON (NEW)	□ MON(N)
PROPERTY LINE	---
FLOODWAY FRINGE	---
FLOODWAY	---
PROPOSED FIRE HYDRANT	○ FH
PROPOSED STORM STRUCTURE	■
PROPOSED MANHOLE	●
PROPOSED SWITCH BOX	□ SW
PROPOSED ELECTRIC MANHOLE	○
FENCE	---x---x---x---
PROPOSED SANITARY SEWER LINE	---8"SA---
PROPOSED STORM SEWER LINE	---15"RCP---
PROPOSED WATER LINE	---8"W---
PROPOSED RECLAIMED WATER LINE	---2"RCW---
PROPOSED UNDERGROUND ELECTRIC LINE	---UGE---

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An S&ME Company

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**COOL SPRINGS EAST SUBDIVISION
SECTION ONE, REVISION FOUR
RESUBDIVISION OF LOTS 370 & 372
FINAL PLAT
C.O.F. NO. 6009**

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES:	±24.62	TOTAL LOTS:	3
ACRES NEW PUBLIC STREETS:	0	DISTRICT:	8TH
LFT NEW PUBLIC STREETS:	0	CLOSURE ERROR:	1:10000
DATE:	12-11-15	REV:	02-04-16
REV:	01-07-16	REV:	02-08-16

LEA PROJECT #20140454 SHEET 2 OF 4

SEE SHEET 1 FOR NOTES & VICINITY MAP.

TAX MAP 53
(143.09)
LOT 705
FINAL PLAT COOL SPRINGS EAST
SUBDIVISION SECTION 35 REV. 5
P.B.49 PG.54
BOYLE 5000 MERIDIAN JOINT
VENTURE
D.B. 5336 PG. 892

TAX MAP 53
(143.07)
LOT 698
FINAL PLAT COOL SPRINGS EAST
SUBDIVISION SECTION 35 REV. 2
P.B.46 PG.79
APPLE TEN SPE FRANKLIN I & II,
INC.
BK. 6075 PG.642

CURVE TABLE							
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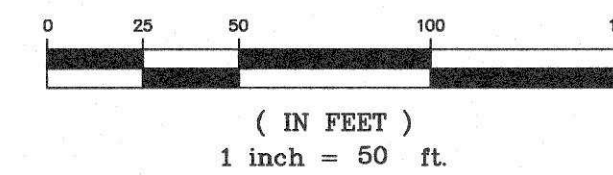
TAX MAP 53
(143.00)
LOT 4
FINAL PLAT COOL SPRINGS EAST
SUBDIVISION SECTION 35 REV. 2
P.B.46 PG.79
BOYLE 1175 MERIDIAN JOINT
VENTURE
BK. 4293 PG.911

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S34°57'54"W	62.30'
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LEGEND

PARCEL NO.	()
LOT NUMBER	(00)
STREET ADDRESS	000
IRON ROD (SET)	●
CONC MON (NEW)	□ MON(N)
PROPERTY LINE	---
FLOODWAY FRINGE	---
FLOODWAY	---
PROPOSED FIRE HYDRANT	○ FH
PROPOSED STORM STRUCTURE	●
PROPOSED MANHOLE	●
PROPOSED SWITCH BOX	□ SW
PROPOSED ELECTRIC MANHOLE	□
FENCE	x-x-x-x-x
PROPOSED SANITARY SEWER LINE	8"SA
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GRAPHIC SCALE



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An S&ME Company

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**COOL SPRINGS EAST SUBDIVISION
SECTION ONE, REVISION FOUR
RESUBDIVISION OF LOTS 370 & 372**

**FINAL PLAT
C.O.F. NO. 6009**

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

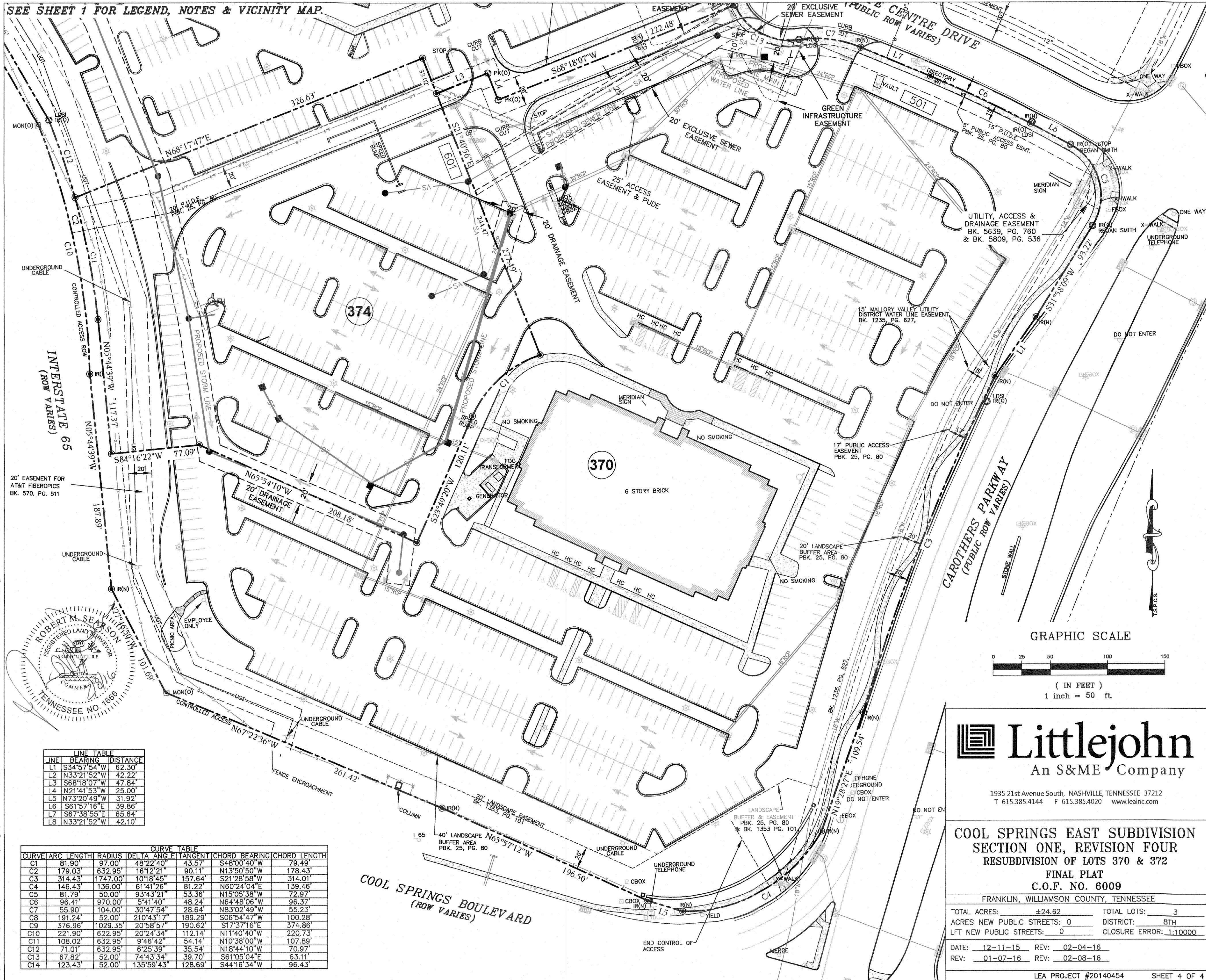
TOTAL ACRES:	±24.62	TOTAL LOTS:	3
ACRES NEW PUBLIC STREETS:	0	DISTRICT:	8TH
LFT NEW PUBLIC STREETS:	0	CLOSURE ERROR:	1:10000

DATE:	12-11-15	REV:	02-04-16
REV:	01-07-16	REV:	02-08-16

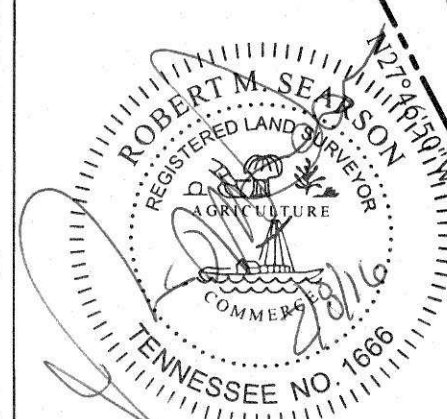
LEA PROJECT #20140454 SHEET 3 OF 4

L:\Projects\2014\20140454\dwg\20140454_2015-12-8_Final Plat_To Be Recorded.dwg-Sheet 3 Feb 08, 2016 - 2:57pm zdavis

SEE SHEET 1 FOR LEGEND, NOTES & VICINITY MAP.



L:\Projects\2014\20140454\dwg\20140454-12-8_Final Plat-To Be Recorded.dwg-Sheet 3 Feb 08, 2016 - 2:57pm zdavis



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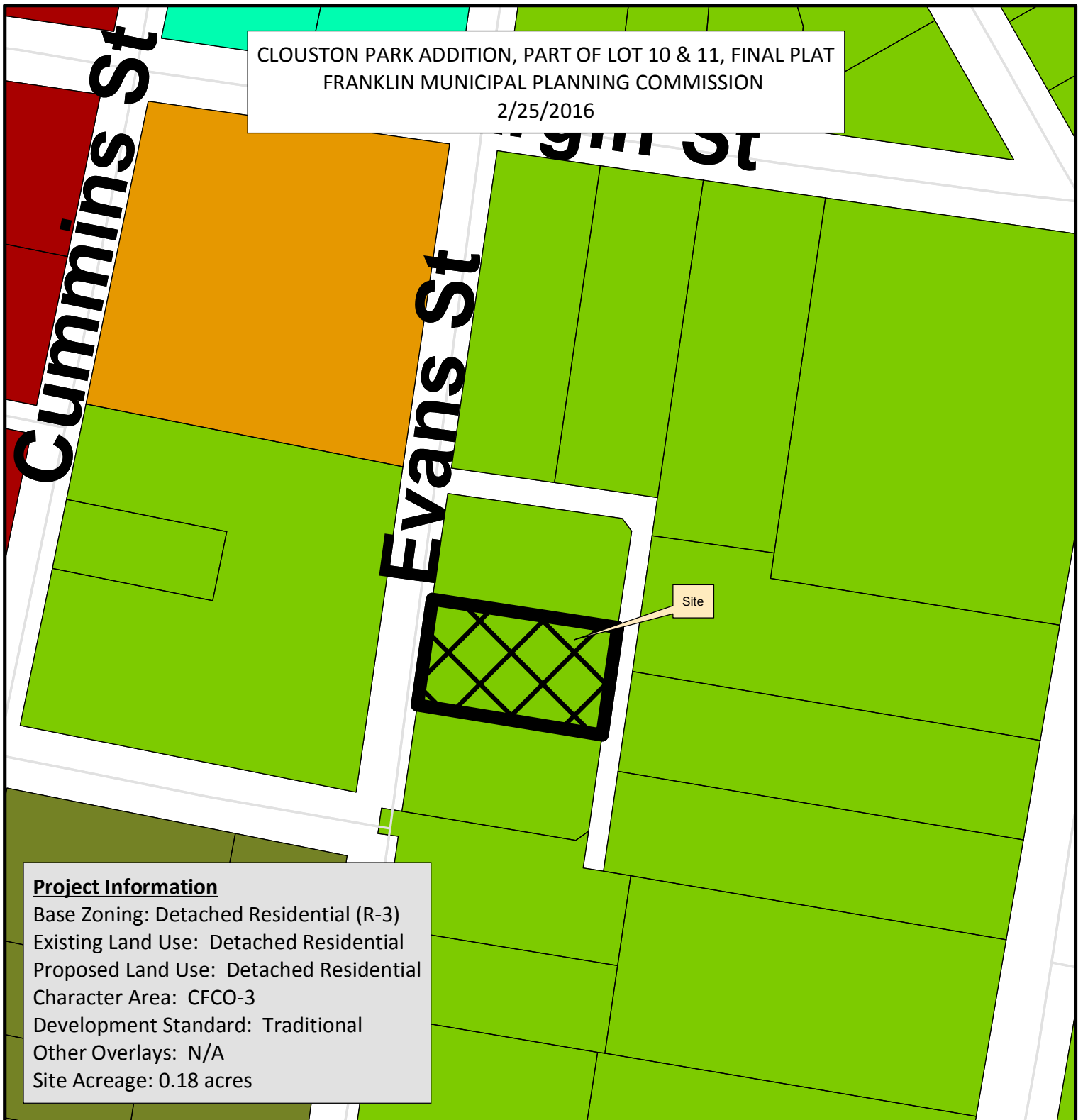
**COOL SPRINGS EAST SUBDIVISION
SECTION ONE, REVISION FOUR
RESUBDIVISION OF LOTS 370 & 372
FINAL PLAT
C.O.F. NO. 6009**

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: ±24.62 TOTAL LOTS: 3
ACRES NEW PUBLIC STREETS: 0 DISTRICT: 8TH
LFT NEW PUBLIC STREETS: 0 CLOSURE ERROR: 1:10000
DATE: 12-11-15 REV: 02-04-16
REV: 01-07-16 REV: 02-08-16

LEA PROJECT #20140454 SHEET 4 OF 4

CLOUSTON PARK ADDITION, PART OF LOT 10 & 11, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
2/25/2016



Project Information

Base Zoning: Detached Residential (R-3)
Existing Land Use: Detached Residential
Proposed Land Use: Detached Residential
Character Area: CFCO-3
Development Standard: Traditional
Other Overlays: N/A
Site Acreage: 0.18 acres

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



0 50 100 200
Feet

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

Owner:

Peter Shea
813 Evans Street
Franklin, Tennessee 37064

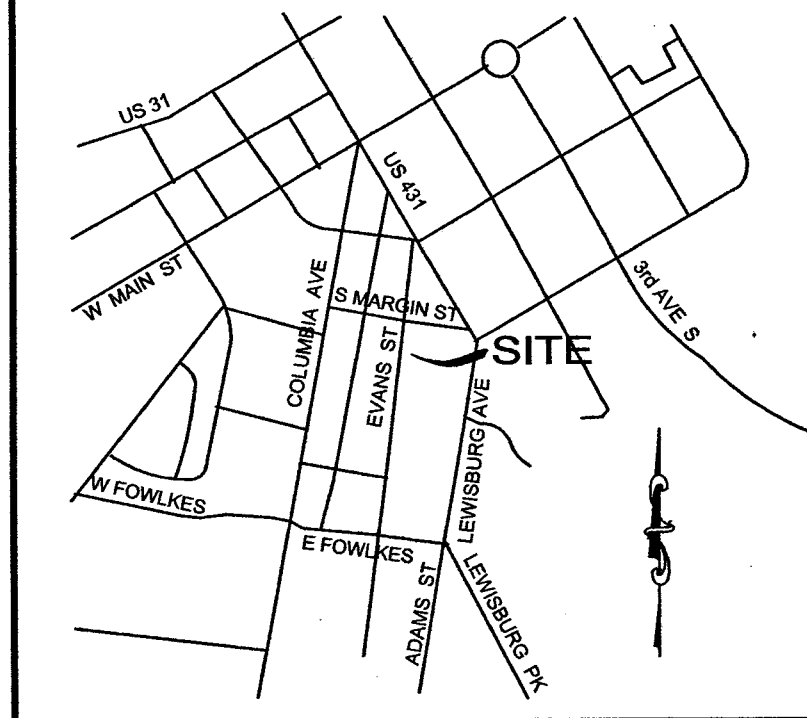
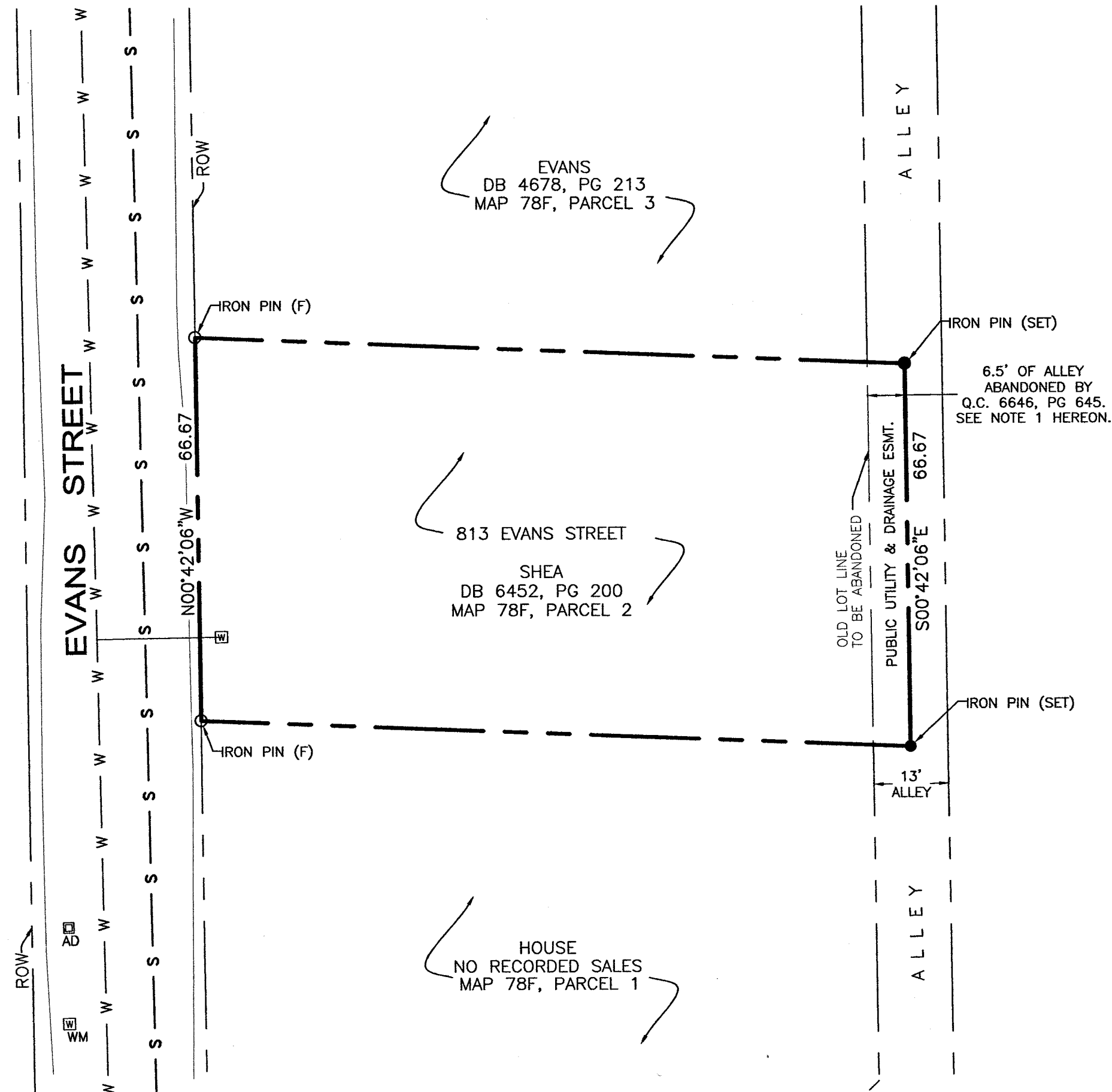
Plat Notes:

- The purpose of this plat is to incorporate 6.5' of the abandoned alley behind subject parcel into said parcel. The portion of said alley being added to this lot has been granted to the owner of said parcel by the City of Franklin by Quitclaim Deed COF Contract No. 2015-0389 as of record in Book 6646, Page 645, R.O.W.C.T.

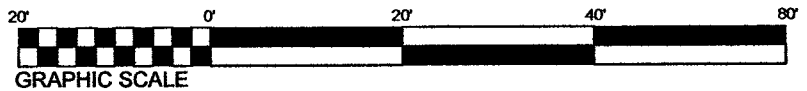
Said abandoned alley right-of-way is reserved as a public utility and drainage easement as described in Book 6646, Page 645, R.O.W.C.T.
- Site is located in Williamson County, TN, and identified as Parcel 2 on Williamson County Property Map No. 78F, Group C, Control Map 78F. Property address is 813 Evans Street, Franklin, Tennessee and is owned by Peter Shea as of record in Deed Book 6452, Page 200. Property is also identified as part of Lot 10 and Lot 11 on the plat of Clouston Park Addition, as of record in Book 1, Page 125 and Deed Book 43, Page 386, R.O.W.C.T.
- The recording of this plat, voids, vacates, and supersedes the recording of Lots 10 and 11 on the plat of Clouston Park Addition, as of record in Deed Book 43, Page 386, R.O.W.C.T.
- Part of Lot 10 and Part of Lot 11 of the Clouston Park Addition was consolidated by deed of record in Deed Book 88, Page 30 and is considered the lot of record.
- Zoning: Property is zoned R-3 Residential.
- Bearings are based on TN Grid System (NAD 83).
- Subject property is not within a Flood Hazard Area as per F.E.M.A. Flood Insurance Rate Map No. 47187C0211F, Revision Date September 29, 2006, Community No. 470206, Panel No. 211, Suffix F.
- There is an existing house on subject property.
- Within new developments and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities (including cable, electrical, natural gas, sewer, telephone, and water lines) shall be placed underground.

Parcel 2 Area

Existing Area	7789.68 sf (Surveyed)
Alley Addition	+ 432.76 sf
New Area	8222.44 sf



VICINITY MAP
NOT TO SCALE



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

Certificate of Survey

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 30th day of November, 2015.

Joey C. Wilson, II, PE, RLS Tennessee RLS No. 2089
Wilson & Associates, P.C.
Engineering/Surveying/Environmental
108 Beasley Drive, Franklin, TN 37064
Office: 615.794.2275 FAX 615.794.2176
jwilson@wilsonpc.com



CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING Subdivision name and street names approved by the Williamson County Emergency Management Agency. Williamson County Emergency Management Agency Date City of Franklin Date		CERTIFICATE OF APPROVAL OF WATER SYSTEMS I hereby certify that: (1) the water system designated in Clouston Park Addition Subdivision, part of Lot 10 and Lot 11 has been installed in accordance with City Specifications, or (2) a performance agreement and surety in the amount of \$_____ for the water system has been posted with HB&TS Utility District to assure completion of such system. HB&TS Utility District Date		MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements. Date Middle Tennessee Electric Membership Corporation					
CERTIFICATE OF OWNERSHIP I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 6452, Page 200, 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, Peter Shea Date		CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE AND SIDEWALKS I hereby certify that: (1) the streets, drainage, and sidewalks designated in Clouston Park Addition Subdivision, part of Lot 10 and Lot 11 have been installed in accordance with City specifications, or (2) a performance agreement and surety in the amount of \$_____ for streets, \$_____ for drainage, and \$_____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements. Director, Streets Department Date City of Franklin, Tennessee		CERTIFICATE OF APPROVAL OF SEWER SYSTEMS I hereby certify that: (1) the sewer system designated in Clouston Park Addition Subdivision, part of Lot 10 and Lot 11 has been installed in accordance with City specifications, or (2) a performance agreement and surety in the amount of \$_____ for the sewer system has been posted with the City of Franklin, Tennessee to assure completion of such system. Director Water Management Department Date City of Franklin, Tennessee		CERTIFICATE OF APPROVAL OF RECORDING Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 20____, and this plat has been approved for recording in the Register's Office of Williamson County, Tennessee. Secretary Date Franklin Municipal Planning Commission		FINAL SUBDIVISION PLAT FRANKLIN - WILLIAMSON COUNTY - TENNESSEE TOTAL ACRES 0.189 TOTAL # OF LOTS 1 ACRES NEW RD/ST 0.00 L.F. OF NEW RD/ST 0.00 ACRES OPEN SPACE 0.00 CIVIL DISTRICT 9* DRAWN BY JAG CLOSURE ERROR < 1:10,000 SCALE = 1"=20' DATE = 01/07/16 COF PROJECT # 6020 SHEET 1 OF 1	

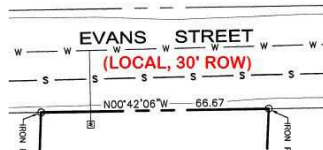
CONDITIONS OF APPROVAL:

Engineering - Final Plat Checklist

General Comments

1. C. Final Plat

- The previous comment, "Applicant shall show the street classification and right-of-way width of all public streets (local, major collector, etc) on the plat. Evans Street is classified as a **Local** street." does not appear to have been addressed. Please label the street classification and ROW width on the drawing:



2. C. Final Plat

- Applicant shall provide the bearing and distance for each boundary line.

"Now that the abandonment issue as stated in the previous comment "Add General Notes indicating the right-of-way abandonment. Provide documentation of the right-of-way abandonment." has been addressed provide the bearing and distance for each boundary line."

Performance Agreement and Surety

General Comments

3. Engineering Sureties

- No sureties expected for this final plat. If final plat is associated with a proposed site plan any unposted sureties associated with this development from site plan(s) shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

Planning

General Comments

4. One-Stop Procedure

- Due to the applicant's diligence in addressing staff comments and resolving most issues prior to resubmittal, this project is eligible for the One-Stop Post-PC review process. To participate in the One-Stop Post-PC process, the applicant must submit complete and corrected plans electronically through the IDT online review system by the scheduled One-Stop review date and be available for questions at the One-Stop Center on the scheduled date and time that the One-Stop Post-PC service is available. The intent of One-Stop review is to close all outstanding conditions of approval and gain final document approval in an abbreviated time frame. Plans are reviewed on a first-come, first-serve basis in the One-Stop Center.

- For eligible final plats, the applicant shall bring a mylar with all non-City Hall signatures provided. The applicant will also be required to establish required sureties prior to City Department signatures being applied. The sureties may be established after the one stop process.
- In the case of site plans, the one stop process can only satisfy the City of Franklin review process. The review by State Authority and pre-construction meetings with staff in the field will still be required prior to the issue of stormwater and grading and/or utility construction permits.

If all conditions of approval have not been met at the scheduled One-Stop review, the applicant will be required to submit the project for additional review at another scheduled One-Stop date. The next available One-Stop Post-PC date is **March 2, 2016** and the applicant must check in at the One Stop center **between the hours of 8:00 and 11:00 a.m.** in order for their plans to be reviewed that day. The applicant may contact the Department of Building and Neighborhood Services with any questions regarding the process and for any future One-Stop Post-PC dates.

[signed plat.pdf](#)

5. Quitclaim Deed

- At Post PC Submittal, applicant shall correct plat note one to reference Book 6646 and Page 639. It is correct in the owners signature block

Water/Sewer

General Comments

6. Water

- Applicant failed to address issue, replace the water block shown on this plat with the City of Franklins water block, as this location is served by COF water. The specific corrections are bolded below:

Certificate of Approval of Water and Sewer Systems

I hereby certify that:

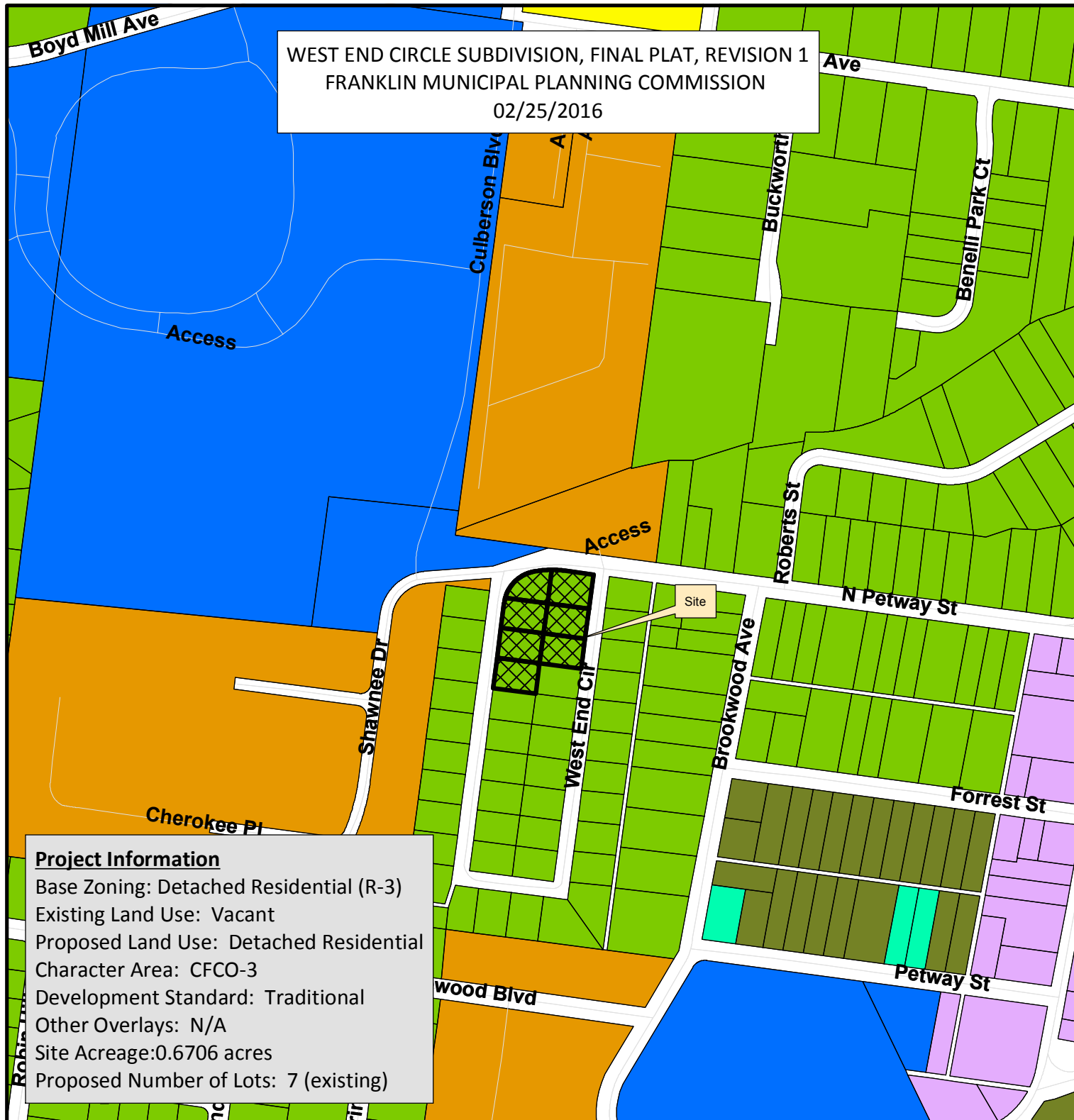
(1) the water and sewer systems designated in _____ Subdivision have been installed in accordance with City specifications, or

2) a performance 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 Date

City of Franklin, Tennessee

WEST END CIRCLE SUBDIVISION, FINAL PLAT, REVISION 1
FRANKLIN MUNICIPAL PLANNING COMMISSION
02/25/2016



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: N/A
Site Acreage: 0.6706 acres
Proposed Number of Lots: 7 (existing)

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



0 220 440 880 Feet

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

- 1) THE PURPOSE OF THIS PLAT IS TO MOVE AND ADJUST THE PREVIOUSLY RECORDED LOT LINES TO CREATE 3 BUILDABLE LOTS.
- 2) EXISTING ZONING: R-3
- DEVELOPMENT STANDARD: TRADITIONAL

- 3) ALL MINIMUM SETBACK REQUIREMENTS SHALL COMPLY WITH THE CITY OF FRANKLIN, TN ZONING ORDINANCE.
- 4) SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS PARCELS 16.01, 17 & 17.01 - GROUP "B" ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 78G.
- 5) STREET ADDRESS ARE SHOWN THUS: [605]
- 6) THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.
- 7) OWNERS/SUBDIVIDER: VALLEY VIEW BUILDERS, LLC

ADDRESS: 418 NORTH PETWAY STREET
FRANKLIN, TENNESSEE 37064

CONTACT: C/O ERIC SMITH
TELEPHONE: (615) 440-3826
EMAIL: eric@valleyviewbuildersllc.com

8) SURVEYOR: ADVANTAGE LAND SURVEYING
ADDRESS: 4636 LEBANON PIKE # 327
HERMITAGE, TENNESSEE 37076

CONTACT: BILLY PERKINS AND /OR MIKE FULLER
TELEPHONE: OFFICE: (615) 319-4701 - CELL: (615) 612-9264
EMAIL: bperkins@adl.com & fuller1939@aol.com

- 9) ○ IRON ROD (OLD)
10) ● IRON ROD (NEW)
11) ○ IRON PIPE (OLD)
12) ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.

- 13) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH

- 14) THIS PROPERTY IS NOT WITHIN AN AREA OF FLOOD INUNDATION AS DESIGNATED BY CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS WHICH MAKE UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT AS SHOWN ON F.E.M.A. MAP NUMBER 470204 0192 F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006. (MAP ORDER # 471870192F) - ZONE "X".

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

- 16) LOTS SHALL CONFORM TO ALL REQUIREMENTS OF THE FRANKLIN ZONING ORDINANCE.
- 17) NO MINERAL RIGHTS FOUND BY THIS SURVEYOR. ANY MINERAL RIGHTS FOUND TO BE RETAINED BY OWNER.

OWNER: VALLEY VIEW BUILDERS, LLC
ADDRESS: 418 NORTH PETWAY STREET
FRANKLIN, TENNESSEE 37064

CONTACT: ERIC SMITH
TELEPHONE: (615) 440-3826
EMAIL: eric@valleyviewbuildersllc.com

- 18) BEARINGS SHOWN HEREON ARE REFERENCED TO TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPS ZONE 4100, NAD 83 DATUM.

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

- 20) A 10' WIDE STORMWATER EASEMENT, BEING 5' ON EACH SIDE OF THE LOT LINES, BETWEEN LOTS 44, 45 AND 46 SHALL BE MADE A PART OF THIS RECORDING. NO STRUCTURES OF ANY TYPE OR MECHANICAL DEVICES CAN BE CONSTRUCTED WITHIN THIS EASEMENT.

- 21) ALL LOTS AS SHOWN HEREON TO BE SERVED BY THE EXISTING GRAVITY SANITARY SEWER LINES AND PUBLIC WATER.

- 22) AREA SHOWN THUS: [Hatched Pattern] REPRESENTS THE DIFFERENCE BETWEEN THE GRAPHICAL LOCATION OF THE ORIGINAL COMMON LOT LINE PER THE PLAT OF RECORD IN BOOK 1, PAGE 49 R.O.W.C., TN, AND WHERE THE LOT ACTUALLY IS LOCATED IN THE FIELD. UPON THE RECORDING OF THIS PLAT, THE OWNER HEREBY RELINQUISHES ANY CLAIMS OF TITLE OR INTEREST TO THIS AREA THAT MAY EXIST AND ACKNOWLEDGES THAT THE BOUNDARY LINE AS SHOWN HERE ON IS THE COMMON LINE BETWEEN HIS LOTS (44, 45 AND 46) AND THE ADJOINING LOTS TO THE EAST, LOTS (27, 28 AND 29) AND THAT THERE ARE NO STRIPS, GAPS OR GORES BETWEEN SAME.
- 23) THE EXISTING BLOCK [Hatched Pattern] VEWAY BETWEEN LOTS 42 & 43 WILL BE ABANDONED AND A 4' FOOT WIDE INGRESS/EGRESS EASEMENT WILL BE GRANTED TO THE OWNER(S) OF LOT 42 AS SHOWN HEREON.
- 25) THE PORTION OF THE ASPHALT DRIVEWAY WITHIN THE INGRESS/EGRESS EASEMENT ON LOT #43 MUST BE MAINTAINED BY THE OWNERS OF LOT #42 OR WILL BE SUBJECT TO LOSSES OF THE EASEMENT.

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

I HEREBY CERTIFY:
(1) THE WATER SYSTEMS DESIGNATED IN THIS SUBDIVISION ARE EXISTING AND HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE BOND IN THE AMOUNT OF \$_____ FOR THE ON-SITE WATER SYSTEM AND \$_____ FOR THE OFF-SITE WATER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR WATER DEPARTMENT
CITY OF FRANKLIN

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I (AM WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED IN BOOK 6487, PAGE 873, 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 UNLIT 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 THE PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C., TENNESSEE.

BY: VALLEY VIEW BUILDERS, LLC - CO ERIC SMITH

GRAPHIC SCALE : 1" = 50'

0' 25' 50' 100' 150'

CERTIFICATE OF OWNERSHIP CONTINUED:

LOT # 27 BY: DATE
D.B.159b-79,390 BY: DATE
LOT # 28 BY: DATE
D.B.244c-59,131 BY: DATE
LOT # 29 BY: DATE
D.B.563d-79,410 BY: DATE
LOT # 42 BY: DATE
D.B.282-79,208 BY: DATE

MAP 78G GROUP "B" PARCEL (41.00) WEST END CIRCLE S/D P.B.1, PG.48450 R.O.W.C., TENNESSEE

MAP 78G GROUP "B" PARCEL (42.00) WEST END CIRCLE S/D P.B.1, PG.48450 R.O.W.C., TENNESSEE

MAP 78G GROUP "B" PARCEL (43.00) WEST END CIRCLE S/D P.B.1, PG.48450 R.O.W.C., TENNESSEE

MAP 78G GROUP "B" PARCEL (44.00) WEST END CIRCLE S/D P.B.1, PG.48450 R.O.W.C., TENNESSEE

MAP 78G GROUP "B" PARCEL (45.00) WEST END CIRCLE S/D P.B.1, PG.48450 R.O.W.C., TENNESSEE

MAP 78G GROUP "B" PARCEL (46.00) WEST END CIRCLE S/D P.B.1, PG.48450 R.O.W.C., TENNESSEE

MAP 78G GROUP "B" PARCEL (47.00) WEST END CIRCLE S/D P.B.1, PG.48450 R.O.W.C., TENNESSEE

MAP 78G GROUP "B" PARCEL (48.00) WEST END CIRCLE S/D P.B.1, PG.48450 R.O.W.C., TENNESSEE

MAP 78G GROUP "B" PARCEL (49.00) WEST END CIRCLE S/D P.B.1, PG.48450 R.O.W.C., TENNESSEE

MAP 78G GROUP "B" PARCEL (50.00) WEST END CIRCLE S/D P.B.1, PG.48450 R.O.W.C., TENNESSEE



LEGEND

- Existing Iron Rod I.R.(O) □ Electric Meter
- Iron Rod (Set) I.R.(N) ◆ Sign / Marker post
- ⊙ Manhole — 8" SAN — Sanitary Sewer
- ⊙ Water Valve — 6" W — Water Line
- ⊙ Fire Hydrant — MBSL Minimum Building Setback Line
- ⊙ Mailbox — E.O.P. Edge Of Pavement
- ✱ Utility & Light Pole R.O.W.C. Register's Office
- ← Water Meter Williamson County
- ← Guy/Anchor Wire R/W Right-Of-Way
- Gas Meter ♁ Centerline Of R/W
- Water Spigot P.A.E. Public Access Easement
- ⊞ Catch Basin ♁ Utility Pole

LOT AREA SUMMARY:

LOT NUMBER 27 = 9071 S.F. OR 0.2082 OF AN ACRE ±
LOT NUMBER 28 = 7813 S.F. OR 0.1794 OF AN ACRE ±
LOT NUMBER 29 = 7452 S.F. OR 0.1711 OF AN ACRE ±
LOT NUMBER 43 = 7346 S.F. OR 0.1686 OF AN ACRE ±
LOT NUMBER 44 = 7261 S.F. OR 0.1667 OF AN ACRE ±
LOT NUMBER 45 = 6965 S.F. OR 0.1599 OF AN ACRE ±
LOT NUMBER 46 = 7640 S.F. OR 0.1754 OF AN ACRE ±
TOTAL AREA = 53,548 S.F. ± OR 1.2293 OF AN ACRE ±

REVISIONS:

- Revised 9-1-15 - By: T.M.F. Per Review By The City of Franklin Owners request.
- Revised 9-24-15 - By: T.M.F. Per Review By City Officials and Add PAE & Note: Additional Owners request.
- Revised 10-6-15 - By: T.M.F. Per Review By City Officials and Owners request.
- Revised 11-4-15 - By: T.M.F. Add PAE & Note: Additional Signature Lines
- Revised 2-1-16 - By: T.M.F. Per Review By City Officials and Owners request.

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY:
(1) THE SEWER SYSTEMS DESIGNATED IN THIS SUBDIVISION ARE EXISTING AND HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR SEWER DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I HEREBY CERTIFY:
(1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN THIS SUBDIVISION HAVE BEEN INSTALLED WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ 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

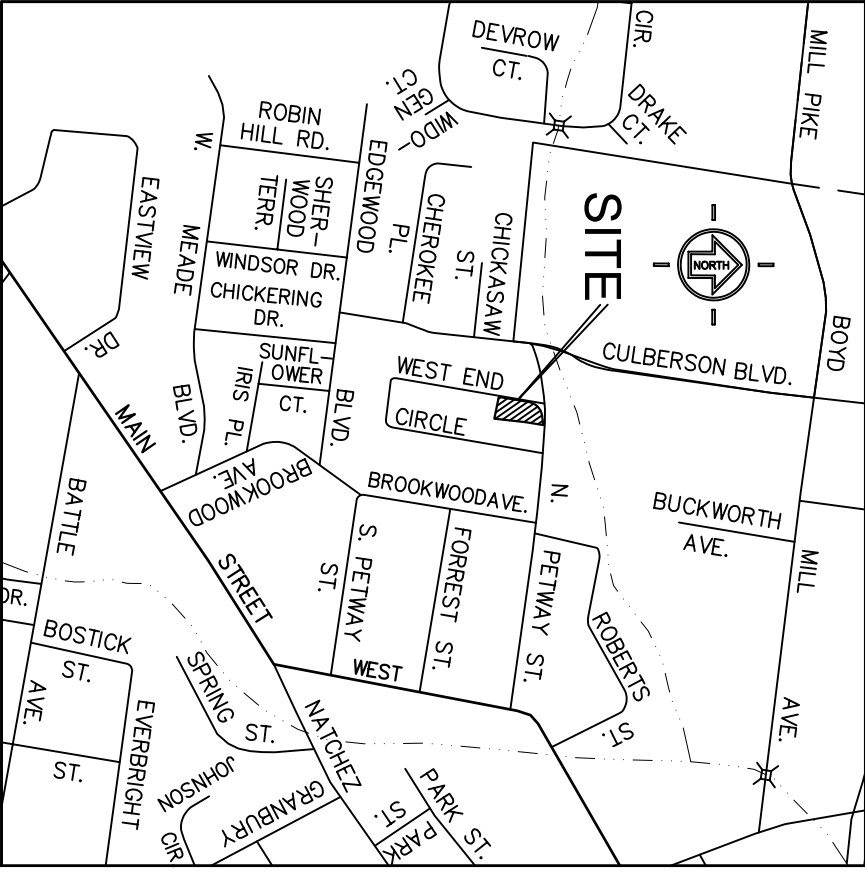
CERTIFICATE OF APPROVAL FOR RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE DAY OF _____, 2015, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTERS OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

DATE

LOCATION MAP

(Not to Scale)



SPECIAL NOTE:

THE RECORDING OF THIS PLAT VOIDS, VACATES & SUPERSEDES THE PREVIOUS RECORDING OF LOTS 44, 45 AND 46 AS SHOWN ON THE PLAN OF WEST END CIRCLE SUBDIVISION AS OF RECORD IN PLAT BOOK 1, PAGES 49 AND 50 R.O.W.C., TENNESSEE.

EXISTING TREE TABLE
LOT 44 - 14" Hack, 16" Hack, 2-16" Trees
LOT 45 - 12" Cedar, 16" Hack, 20" Tree, 26" Tree
LOT 46 - 12" Ash, 14" Ash, 16" Ash, 24" Hack

SURVEYOR

THIS PLAT PREPARED BY:

ADVANTAGE LAND SURVEYING

4636 LEBANON PIKE # 327

HERMITAGE, TENNESSEE 37076

PHONE # 615-319-4701

Drawn By: T.M. Fuller - Dwg Name: 61-2015.dwg

OWNER

VALLEY VIEW BUILDERS, LLC

418 NORTH PETWAY STREET

FRANKLIN, TN 37064

CONTACT : ERIC SMITH

PHONE : (615) 440-3826

FRANKLIN COF # 5926

FINAL PLAT

RESUBDIVISION OF LOTS 44, 45 AND 46

WEST END CIRCLE SUBDIVISION

As Of Record in Plat Book 1, Pages 49 & 50 R.O.W.C., Tennessee
Being All Of Parcels 16.01, 17 & 17.01 on Tax Map 78G - Group "B"

Ninth Civil District - Williamson County,

City Of Franklin, Tennessee

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 0.4894 TOTAL LOTS: 3

ACRES NEW STREETS: 0 FEET NEW STREETS: 0

CIVIL DISTRICT: 9th CLOSURE ERROR: 1:10000

SCALE: 1" = 50' DATE: JULY 11, 2015

CONDITIONS OF APPROVAL:

Engineering - Final Plat Checklist

General Comments

1. C. Final Plat

- The applicant shall update note 24 to state "THE PORTION OF THE EXISTING ASPHALT DRIVEWAY BETWEEN LOTS 42 & 43, THAT IS OUTSIDE THE NEAREST 4' TO LOT 42 WILL BE ABANDONDED. THE 4' PORTION WILL BECOME AN INGRESS/EGRESS EASEMENT GRANTED TO LOT 42 AS SHOWN HEREON.

Performance Agreement and Surety

General Comments

2. Engineering Sureties

- There are no sureties associated with this Final Plat.

Planning

General Comments

3. Plat note

- The Garage marked as to be removed on the plat shall be removed prior to the final plat being recorded.
- Issue Closed
- Issue re-opened