



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, February 22, 2018

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, February 22, 2018, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklinton.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. [18-0149](#) Approval of the January 25, 2018 FMPC Minutes.

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

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.

ELECTION OF THE OFFICERS FOR 2018

2. [18-0126](#) Election of Chair and Vice-Chair of the Franklin Municipal Planning Commission for 2018.

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

3. [18-0151](#) Alexander Plaza PUD Subdivision, site plan, (Kroger Site Renovations); extend the performance agreement for drainage improvements. (CONSENT AGENDA)
4. [18-0152](#) Bancorp South Subdivision, site plan, (Liberty Pike Office Building); release the maintenance agreement for drainage improvements. (CONSENT AGENDA)
5. [18-0153](#) Franklin Park Subdivision, site plan, (One Franklin Park Office Building); extend the performance drainage improvements for one year. (CONSENT AGENDA)
6. [18-0154](#) Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); extend the performance agreement for drainage improvements for one year. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

7. [18-0131](#) 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)." (2/22/18 FMPC 8-0, 3/13/18 WS & 1st BOMA Reading 8-0; 04/10/18 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_FamilyLegacy.pdf](#)
[2018-03 ORD_Family Legacy_with Map.Law Approved.pdf](#)

8. [18-0132](#) PUBLIC HEARING: 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." (02/22/18 FMPC; 03/13/18 WS)

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

Attachments: [MAP_FamilyLegacy.pdf](#)
[RES 2018-07 Family Legacy PUD Subdivision Rev1_with Map.Law Approved.p](#)
[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](#)

9. [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](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

10. [18-0157](#) 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)
- Sponsors:** Ald. Ann Petersen, Emily Hunter and Brad Baumgartner
- Attachments:** [Chickasaw PUD Subd,Final Plat Map](#)
[Chickasaw FP Conditions of Approval_01](#)
[Chickasaw Place Subdivision, final plat - submittal 002](#)
11. [18-0134](#) 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)
- Sponsors:** Franklin Municipal Planning Commission and Josh King
- Attachments:** [MAP_FP_FamilyLegacyFP.pdf](#)
[FamilyLegacy_FP_Conditions of Approval_01.pdf](#)
[Family Legacy PUD Subdivision, final plat \(formerly COF 6221\) - submittal 002.](#)
12. [18-0135](#) 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](#)
13. [18-0150](#) 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)
- Sponsors:** Franklin Municipal Planning Commission and Josh King
- Attachments:** [MAP_FP_StreamValleySec16FP.pdf](#)
[SV16_Conditions of Approval_01.pdf](#)
[COF 6614 Stream Valley, Section 16 Final Plat.pdf](#)

FMPC BYLAWS AMENDMENTS

14. [18-0093](#) 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](#)

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 25, 2018

7:00 PM

Board Room

CALL TO ORDER

MINUTES

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

1. Approval of the December 14, 2017 FMPC Minutes.

Attachments: [DRAFT FMPC Minutes 12-14-17](#)

Commissioner Lindsey moved, seconded by Alderman Petersen, to approve the minutes from December 14, 2017, 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.

Ms. Emily Hunter, Director of Planning and Sustainability, stated that the Planning Commission retreat was scheduled for February 28, 2018, at Eastern Flank from 9 am to 3 pm. A more detailed agenda would be emailed to the Commissioners. Booklets with the handouts would be provided.

Alderman Petersen asked Ms. Hunter if she would like to mention the Mayes Creek Mobile Workshop. Ms. Hunter stated there would be a mobile workshop for the Mayes Creek Basin Study. It was scheduled for February 6, 2018, at 11:45 am.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Commissioner Harrison, seconded by Commissioner Lindsey, to approve items 3-12 and items 19-25 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

Commissioner Gregory recused herself from the vote on Item 2.

A motion was made by Commissioner McLemore, seconded by Commissioner Harrison, to approve Item 2 on the Secondary Consent Agenda as presented. The motion carried by the following vote:

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

Recused: 1 - Commissioner Gregory

SITE PLAN SURETIES

2. Berry Farms Town Center PUD Subdivision, site plan, section 6; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

3. 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.

4. Creekstone Commons PUD Subdivision, site plan, section 4; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

5. Downs Boulevard Properties Subdivision, site plan, lots 16 and 17; extend the performance agreement for landscaping improvements for six months. (CONSENT AGENDA)

This Planning Item was approved.
6. 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.
7. Highlands at Ladd Park PUD Subdivision, site plan, section 5 (Neighborhoods H and F); release the maintenance agreement for landscaping Phase 2 improvements. (CONSENT AGENDA)

This Planning Item was approved.
8. Hurstbourne Park PUD Subdivision, site plan, sections 1-3; accept the landscaping (section 3) improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.
9. Seward Hall Subdivision, site plan, lot 1 (Bethel Community Church); extend the performance agreement for stormwater drainage/detention and landscaping Phase 3 improvements. (CONSENT AGENDA)

This Planning Item was approved.
10. 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.
11. Through the Green PUD Subdivision, site plan, section 2, lots 9-42 (Shadow Green Townhomes); accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.
12. Westhaven PUD Subdivision, site plan, section 15 (resubdivision of lot 4001) and section 25 (resubdivision of lot 4021) Condo Building and Live-Work Units; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

- 13.** PUBLIC HEARING: Consideration Of Ordinance 2017-55, To Be Entitled: "An Ordinance To Rezone 0.9 Acres From Specific Development-Residential 10.0 (SD-R 10) District to Specific Development-Residential 11.5 (SD-R 11.5) District For The Property Located South Of West Main Street And East Of 9th Avenue South, 725 West Main Street (Arlington PUD Subdivision)." (01-25-18 FMPC 9-0, 02/13/18 First BOMA Reading 02/13/18 8-0) SECOND OF THREE READINGS

Attachments: [MAP Arlington PUD Sub, Rez](#)
[ORD 2017-55- Arlington PUD Sub rezoning with Map.Law Approved](#)
[COF 6599_SDR Rezone Resubmittal](#)

Mr. Joseph Bryan, Planner, stated that the purpose of this ordinance is to rezone 0.9 acres from Specific Development-Residential (SD-R 10) to Specific Development-Residential (SD-R 11.5) at 725 W. Main St. The property was previously rezoned to SD-R 10 on August 23, 2016, to accommodate a new 8-unit multifamily building. The applicant wishes to adjust the floorplans to add two more units. The footprint of the building will not change. The revised development plan (COF #6600) was also heard at this meeting.

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

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

The Applicant was represented by Matthew Taylor, Studio 8 Design. The Applicant stated he was asking for the rezoning to create ten smaller units, but the footprint of the building would not change. The height of the building would not change.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Lindsey, that Ordinance 2017-55 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for a vote on the motion.

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

Commissioner Harrison moved, seconded by Commissioner Lindsey, that Ordinance 2017-55 be recommended to the Board of Mayor and Aldermen for approval. 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

14. PUBLIC HEARING: Consideration of Resolution 2017-91, To Be Entitled: "A Resolution Approving A Revised Development Plan For The Arlington PUD Subdivision, For The Property Located South Of West Main Street and East Of 9th Avenue South, 725 West Main Street." (01-25-18 FMPC 9-0, 02/13/18 WS)

Attachments: [MAP Arlington PUD Sub, DP, Rev 1](#)

[Res 2017-91--Resolution Arlington PUD Sub DP Rev 1 with Map.Law Approved 2](#)

[Arlington PUD Subd DP Rev 1 Conditions of Approval 01 EDIT](#)

[COF 6600_PUD Revision 1 plan](#)

[COF 6600_PUD Revision 1 elevations](#)

Mr. Bryan, Planner, stated that the applicant is adding two additional units to the existing multi-residential entitlement of eight rooms. Mr. Bryan stated that he applicant is accomplishing this without modifying the existing footprint or changing the elevations of the building. The project has one existing Modification of Standards (MOS), but those changes would not be proposed at this meeting.

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

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

The Applicant was represented by Matthew Taylor, Studio 8 Design. The Applicant stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Resolution 2017-91 be recommended to the Board of Mayor and Aldermen for approval, with conditions.

Chair Hathaway asked for a vote on the motion.

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

Commissioner Harrison moved, seconded by Commissioner McLemore, that Resolution 2017-91 be recommended to the Board of Mayor and Aldermen for approval, with conditions. 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

15. PUBLIC HEARING: Consideration Of Ordinance 2018-01, To Be Entitled: "An Ordinance To Rezone 1.11 Acres From Neighborhood Commercial (NC) District to Office Residential (OR) District For The Properties Located South Of West Main Street And West Of 11th Avenue South, 1101 & 1107 West Main Street." Establishing a Public Hearing for March 13, 2018 (01-25-18 FMPC 9-0; 02/13/18 1st BOMA 8-0) SECOND OF THREE READINGS

Attachments: [MAP W Main Rez](#)

[ORD 2018-01 1101 and 1107 W Man Rezoning_with Map.Law
Approved](#)

[W Main 1101 - Survey](#)

[W Main 1107 Survey](#)

Mr. Bryan, Planner, stated that the purpose of this ordinance is to rezone 1.11 acres from the Neighborhood Commercial (NC) District to the Office Residential (OR). The properties contain historic homes and are currently being used as residential, which is a nonconforming use in NC. The Envision Franklin Land Use Plan supports the rezoning request as the properties sit within the Office Residential Design Concept. No corresponding development plan or site plan has been submitted at this time.

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

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

The Applicant was represented by the owners, Mr. Robin Hood and Mr. Tom Fox. The Applicants stated they were there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Allen moved, seconded by Commissioner McLemore, that Ordinance 2018-01 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for a vote on the motion.

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

Commissioner Allen moved, seconded by Commissioner McLemore, that Ordinance 2018-01 be recommended to the Board of Mayor and Aldermen for approval. 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

16. PUBLIC HEARING: Consideration of Ordinance 2018-02, To Be Entitled: "An Ordinance To Rezone 19.11 Acres From Specific Development Variety (SD-X 2.5/40,536) District To Specific Development Variety (SD-X 0/96,536) District For The Property Located South Of Moores Lane And East Of Franklin Road, (Near 574 And 580 Franklin Road) (Branch Creek Crossing PUD Subdivision, Revision 3)." (01-25-18 FMPC 9-0; 02/13/18 1st BOMA 8-0) SECOND OF THREE READINGS

Attachments: [MAP_Branchcreekcrossing.pdf](#)
[2018-02_ORD_Branch Creek rezoning_with Map.Law Approved](#)
[Branch Creek Rezoning Revision 3 - Resubmittal 1.4.2018.pdf](#)

Mr. Josh King, Principal Planner, stated that this Ordinance was for the Specific Development Variety District for Branch Creek Crossing PUD Subdivision Revision 3. A separate Resolution 2018-04 accompanies this Rezoning. Envision Franklin recommends a Neighborhood Mixed Use form and land use in this area. The SD-X Zoning and accompanying Development Plan (2018-04) meet the overall intent of Envision Franklin, although this Rezoning and Development Plan do remove the multifamily component of this PUD, and replace it with additional office square footage.

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

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

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

Chair Hathaway asked for a motion.

Commissioner Orr moved, seconded by Commissioner Harrison, that Ordinance 2018-02 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for a vote on the motion.

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

Commissioner Orr moved, seconded by Commissioner Harrison, that Ordinance 2018-02 be recommended to the Board of Mayor and Aldermen for approval. 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

17. PUBLIC HEARING: Consideration Of Resolution 2018-04, To Be Entitled: "A Resolution Approving A Revised Development Plan For Branch Creek Crossing PUD Subdivision, For The Property Located South Of Moores Lane And East Of Franklin Road, Near 574 And 580 Franklin Road." (01-25-18 FMPC 9-0, 02/13/18 WS)

Attachments: [MAP Branchcreekcrossing.pdf](#)
[RES 2018-04 BranchCreekCrossing with Map.Law Approved](#)
[BranchCreekCrossingDevPlan_Conditions of Approval_02](#)
[Layout Branch Creek PUD Revision 3 - Resubmittal 1.4.2018.pdf](#)
[ARCH Branch Creek PUD Revision 3 - Resubmittal 1.4.2018-2.pdf](#)
[Branch Creek PUD Revision 3 - Resubmittal 1.4.2018.pdf](#)

Mr. King, Principal Planner, stated that this Resolution is the Development Plan for Branch Creek Crossing PUD Subdivision located near 574 and 580 Franklin Road. Envision Franklin recommends a Neighborhood Mixed Use form and land use in this area.

Mr. King stated that the properties adjacent to this proposed development are neighborhood-scale commercial developments with both multi-family and single-family residential located across Franklin Road in the Gateway Village Development. The applicant is seeking to remove the residential entitlements associated with Branch Creek Crossing PUD Subdivision Revision 2 and add nonresidential entitlements.

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

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

The Applicant was represented by Greg Gamble, Gamble Design. The Applicant stated that BCC Investments is currently working with the adjacent church (Gateway Community Church) to construct additional parking that can be used by the church on the weekend and the office building on the weekdays. A letter from the pastor of Gateway Community Church, which stated that the coordination was taking place between BCC Investments and the church, was provided to Staff prior to the meeting.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Lindsey, that Resolution 2018-04 be recommended to the Board of Mayor and Aldermen for approval, with conditions.

Chair Hathaway asked for a vote on the motion.

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

Commissioner Harrison moved, seconded by Commissioner Lindsey, that Resolution 2018-04 be recommended to the Board of Mayor and Aldermen for approval, with conditions. 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

18. PUBLIC HEARING: Consideration Of Resolution 2018-03, To Be Entitled: "A Resolution Approving A Development Plan For Wards Mill PUD Subdivision, With 1 Modifications Of Development Standards (Cul-De-Sac Length), For The Property Located North Of Boyd Mill Avenue And West Of Downs Boulevard, 3206 Boyd Mill Avenue." (01-25-18 FMPC 9-0, 02/13/18 WS)

Attachments: [Res 2018-03 Wards MillPUD Subd, Dev Plan Map](#)
[2018-03 RES Wards Mill PUD Subd with Map.Law Approved](#)
[Wards Mill DP Conditions of Approval 01](#)
[Wards Mill PUD Dev Plan Resubmttal 1.4.2018 Dev Plan Layout](#)
[Wards Mill PUD Dev Plan Resubmttal 1.4.2018 Architecture Page](#)

Mr. Brad Baumgartner, Principal Planner, stated the applicant is proposing 18 single-family lots off Boyd Mill Avenue. The property is within the Single-Family Residential Design Concept, which supports single-family, detached residential lots. The proposed lot sizes are compatible with surrounding development. The building placement and lot width is consistent with Envision Franklin and the Zoning Ordinance. The applicant is also requesting one Modification of Standards.

Mr. Baumgartner stated that the applicant is requesting a Modification of Standards from Section 5.10.8 (1) (d) to allow a cul-de-sac length over 500'. The applicant is proposing the linear feet to be 1,425 feet. The applicant will install residential fire sprinkler systems in the homes along the proposed street and proposed stub road to the east. The cul-de-sac length will become compliant with 500' maximum length requirement whenever development of the neighboring property occurs.

Staff recommended approval of the Modification of Standards.

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

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

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

Chair Hathaway asked for a motion.

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

Chair Hathaway asked for a motion for an amendment to the main motion for the Modification of Standards.

Commissioner Franks moved, seconded by Commissioner McLemore to amend the main motion to approve the Modification of Standards.

Chair Hathaway asked for a vote on the amendment to approve the Modification of Standards.

The motion for the amendment to approve the Modification of Standards carried by the

following vote (9-0).

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

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

Commissioner McLemore moved, seconded by Commissioner Harrison, that Resolution 2018-03 be recommended to the Board of Mayor and Aldermen for approval. Commissioner Franks moved, seconded by Commissioner McLemore to amend the main motion to approve the Modification of Standards. The motion for the amendment to approve the Modification of Standards carried 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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

- 19.** Cardel Village PUD Subdivision, Final Plat, Creating 20 Detached Residential Lots And 4 Open Space Lots On 6.93 Acres, Located East Of Carlisle Lane And North Of Murfreesboro Road. (CONSENT AGENDA)

Attachments: [Cardell Village PUD Subd FP Map](#)
[Cardell Village FP Conditions of Approval_01](#)
[Final Plat Cardell Village COF Rev Jan 4th Submittal](#)
[Cardel Village FP](#)

This Planning Item was approved.

- 20.** Franklin Park Subdivision, Final Plat, Revision 2, Resubdivision Of Lots 3 And 6 To Create 3 Open Space Lots And 6 Buildable Commercial Lots On 44.45 Acres, Located Near The Intersection Of Carothers Parkway And Interstate 65. (CONSENT AGENDA)

Attachments: [MAP_FranklinPark_FP](#)
[FranklinPark_FP_Conditions of Approval_01.pdf](#)
[COF 6592 - Franklin Park Revision 2 Plat.pdf](#)

This Planning Item was approved.

- 21.** Liberty Station Subdivision, Final Plat, Creation Of 2 Commercial Lots On 2.66 Acres, Located At The Southeast Intersection Of Liberty Pike And Carothers Parkway. (CONSENT AGENDA)

Attachments: [MAP_LibertyStationFP](#)
[LibertyStation_FP_Conditions of Approval_01.pdf](#)
[Liberty Station Subdivision, final plat, lots 1 and 2 - submittal 002.pdf](#)

This Planning Item was approved.

22. Natures Landing PUD Subdivision, Final Plat, Creating 32 Detached Residential Lots And 4 Open Space Lots On 34.1 Acres Located East Of Lewisburg Avenue And West Of Henpeck Lane, At 1093 Lewisburg Pike. (CONSENT AGENDA)

Attachments: [NATURES LANDING Subd FP REV 1 Map](#)
[Natures Landing FP Rev 1 Conditions of Approval 01](#)
[T294003_FP_010118=2-signed-signed](#)

This Planning Item was approved.

23. Perry Subdivision, Final Plat, Creating Two Detached Residential Lots, On 1.33 Acres, Located At 903 West Main Street. (CONSENT AGENDA)

Attachments: [MAP Perry Subd FP](#)
[Perry Subd FP Conditions of Approval 01](#)
[WILLIAM C. PERRY SUB FINAL](#)

This Planning Item was approved.

24. Stream Valley PUD Subdivision, Final Plat, Section 13, Revision 1, (Lots 431-434 & 495), Revision Of 5 Residential Lot Lines And Floodplain Boundary On 4.97 Acres, Located Within The Stream Valley PUD Subdivision, At 431, 432, 433, And 434 Coffenbury Court And A 3.91 Acre Open Space Lot Behind All Four Lots. (CONSENT AGENDA)

Attachments: [MAP_StreamValleyFP.pdf](#)
[Stream Valley Sec 13 Plat Revision 1 12-20-17 signed.pdf](#)
[Boeh Owner Affidavit \(Signed\).pdf](#)
[SV Sec 13 Conditions of Approval 01.pdf](#)

This Planning Item was approved.

25. Wynfield Village Subdivision, Final Plat, Creating 12 Detached Residential Lots And 1 Open Space Lot On 8.01 Acres, Located At 821 Murfreesboro Road. (CONSENT AGENDA)

Attachments: [Wynfield Village PUD Subd FP Map](#)
[Wynfield Village FP Conditions of Approval 01](#)
[COF 6597 Wynfield Village Final Plat signed](#)

This Planning Item was approved.

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.

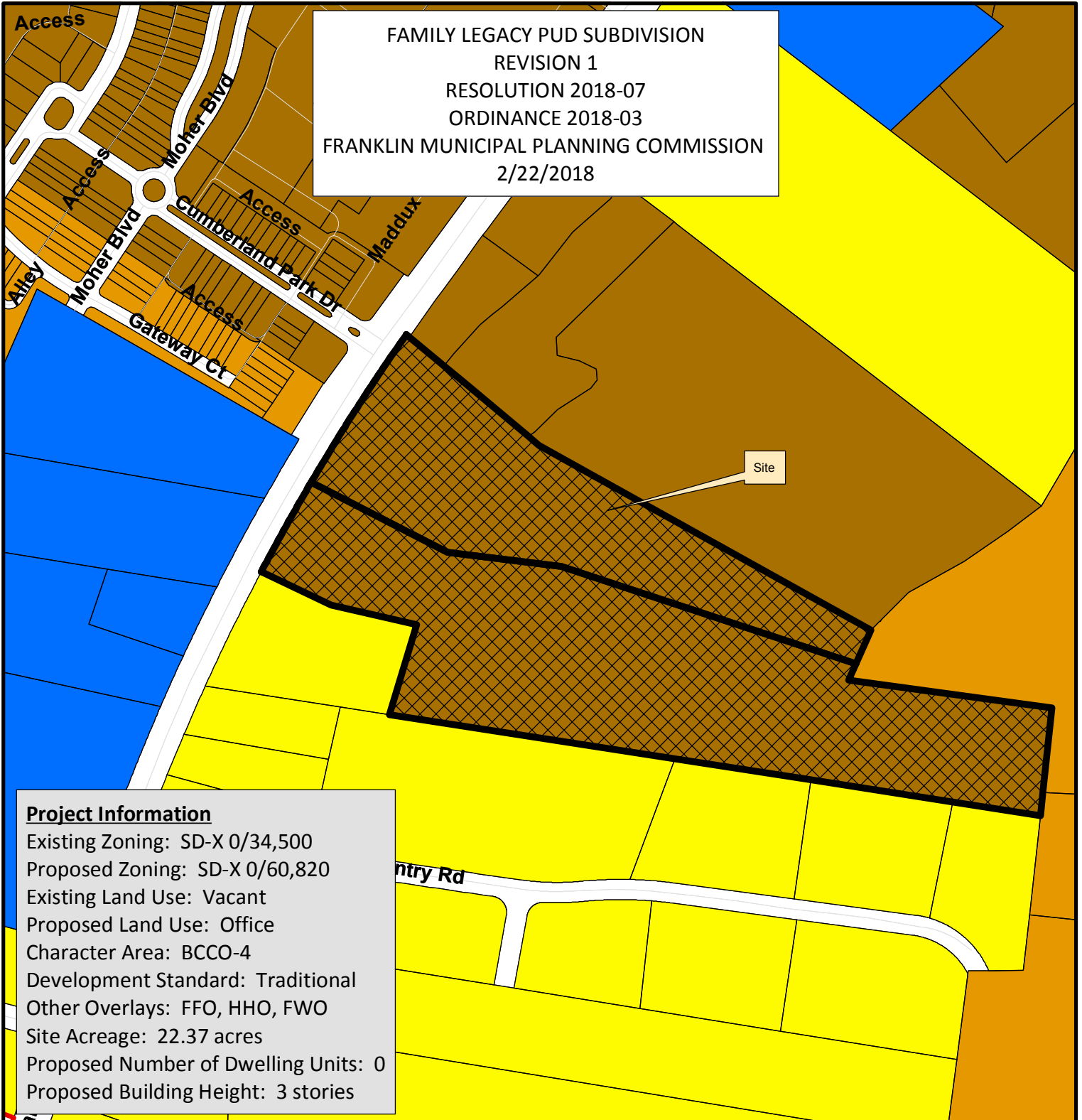
ADJOURN

Commissioner Harrison moved, seconded by Commissioner Orr, to adjourn. The motion carried by a vote of 9-0.

There being no further business, the meeting adjourned at 7:17 p.m.

Chair, Mike Hathaway

FAMILY LEGACY PUD SUBDIVISION
 REVISION 1
 RESOLUTION 2018-07
 ORDINANCE 2018-03
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 2/22/2018



Project Information

Existing Zoning: SD-X 0/34,500
 Proposed Zoning: SD-X 0/60,820
 Existing Land Use: Vacant
 Proposed Land Use: Office
 Character Area: BCCO-4
 Development Standard: Traditional
 Other Overlays: FFO, HHO, FWO
 Site Acreage: 22.37 acres
 Proposed Number of Dwelling Units: 0
 Proposed Building Height: 3 stories

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



0 250 500 1,000
 Feet

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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)."

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

WHEREAS, the Specific Development Variety (0/60,820) district provides zoning for land uses compatible with both the Envision Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2018-07, approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of Specific Development Variety (0/34,500) District to Specific Development Variety (0/60,820) District:

PREMISES CONSIDERED

Map-Parcel	Acres
053---07300	14.38
053---07401	7.99
Total	22.37

The following legal description is for two tracts of land in the Eighth Civil District of Williamson County, City of Franklin, Tennessee, located on the lands of Stephen Rogers, of record in Deed Book 1062, Page 272, R.O.W.C., TN., and James Holloway, of record in Deed Book 2405, Page 554, R.O.W.C., TN.

Tract A

Beginning at a Point located approximately 690 feet northwest of the intersection of Franklin Road and Country Road, along the east margin of Franklin Road right of way, said point being the southwestern corner of said Rogers and the northwestern corner of Amy Jenkins Smith, of record in Plat Book 60, Page 91, R.O.W.C., TN;

Thence, with the east margin of said Franklin Road, along a curve to the right, having a delta of 05 degrees 11 minutes 49 seconds, a radius of 2906.80 feet, a tangent of 131.92 feet, an arc of 263.66 feet, a chord bearing of North 22 degrees 54 minutes 31 seconds East, and a chord length of 263.57 feet to a point, said point being the southwest corner said Holloway;

Thence, leaving the east margin of said Franklin Road and following the south line of said Holloway, South 67 degrees 05 minutes 29 seconds East, a distance of 427.77 feet to a point;

Thence South 89 degrees 34 minutes 42 seconds East, a distance of 268.73 feet to a point;

Thence South 73 degrees 35 minutes 30 seconds East, passing the southeast corner of said Holloway and following the west line of VR Landings at Brentwood LP, of record in Plat book 10, Page 68, R.O.W.C., TN along the way, for a total distance of 762.47 feet to a point;

Thence South 88 degrees 01 minutes 17 seconds East, a distance of 509.59 feet to a point;

Thence South 01 degrees 21 minutes 43 seconds West, a distance of 276.48 feet to a point, said point being the northeast corner of Jeffery Parris, of record in Deed Book 1124, Page 282;

Thence, leaving the west line of said VR Landings and following the north line of said Parris, North 85 degrees 46 minutes 29 seconds West, passing by the lands of Huirong Zhu, of record in Deed Book 3710, Page 181, R.O.W.C., TN, John Jason Rovenstine, of record in Deed Book 5974, Page 532, R.O.W.C., TN, and Teresa Brooks Hughes, of record in Deed Book 5267, Page 316, R.O.W.C., TN, along the way for a total distance of 1658.10 feet to a point, said point being the southeast corner of said Smith;

Thence, leaving the north line of said Hughes and following the east line of said Smith, North 15 degrees 23 minutes 12 seconds East, a distance of 232.18 feet to a point, said point being the northeast corner of said Smith;

Thence, with the north line of said Smith, North 83 degrees 40 minutes 25 seconds West, a distance of 231.00 feet to a point;

Thence North 70 degrees 19 minutes 31 seconds West, a distance of 188.93 feet to the Point of Beginning and containing 626,507.73 square feet or 14.38 acres more or less.

Tract B

Beginning at a Point located approximately 965 feet northwest of the intersection of Franklin Road and Country Road, along the east margin of Franklin Road right of way, said point being the southwestern corner of said Holloway and the northwestern corner of said Rogers;

Thence, with the east margin of said Franklin Road, along a curve to the right, having a delta of 08 degrees 21 minutes 23 seconds, a radius of 2906.80 feet, a tangent of 212.35 feet, an arc of 423.95 feet, a chord bearing of North 29 degrees 41 minutes 07 seconds East, and a chord length of 423.58 feet to a point, said point being the southwest corner of Gary Dwayne Fagan, of record in Deed Book 2153, Book 880, R.O.W.C., TN;

Thence, leaving the east margin of said Franklin Road and following the south line of said Fagan, South 54 degrees 52 minutes 06 seconds East, a distance of 431.60 feet to a point;

Thence South 65 degrees 34 minutes 52 seconds East, a distance of 933.63 feet to a point, said point being the southeast corner of said Fagan and in the west line of VR Landings at Brentwood LP, of record in Plat book 10, Page 68, R.O.W.C., TN;

Thence, thence with the west line of said VR Landings, South 26 degrees 32 minutes 12 seconds West, a distance of 119.89 feet to a point, said point being in the north line of said Rogers;

Thence, leaving the west line of said VR Landings and following the north line of said Rogers, North 73 degrees 35 minutes 30 seconds West, a distance of 726.12 feet to a point;

Thence North 89 degrees 34 minutes 42 seconds West, a distance of 268.73 feet to a point;

Thence North 67 degrees 05 minutes 29 seconds West, a distance of 427.77 feet to the Point of Beginning and containing 348,219.28 square feet or 7.99 acres more or less.

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

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric S. Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

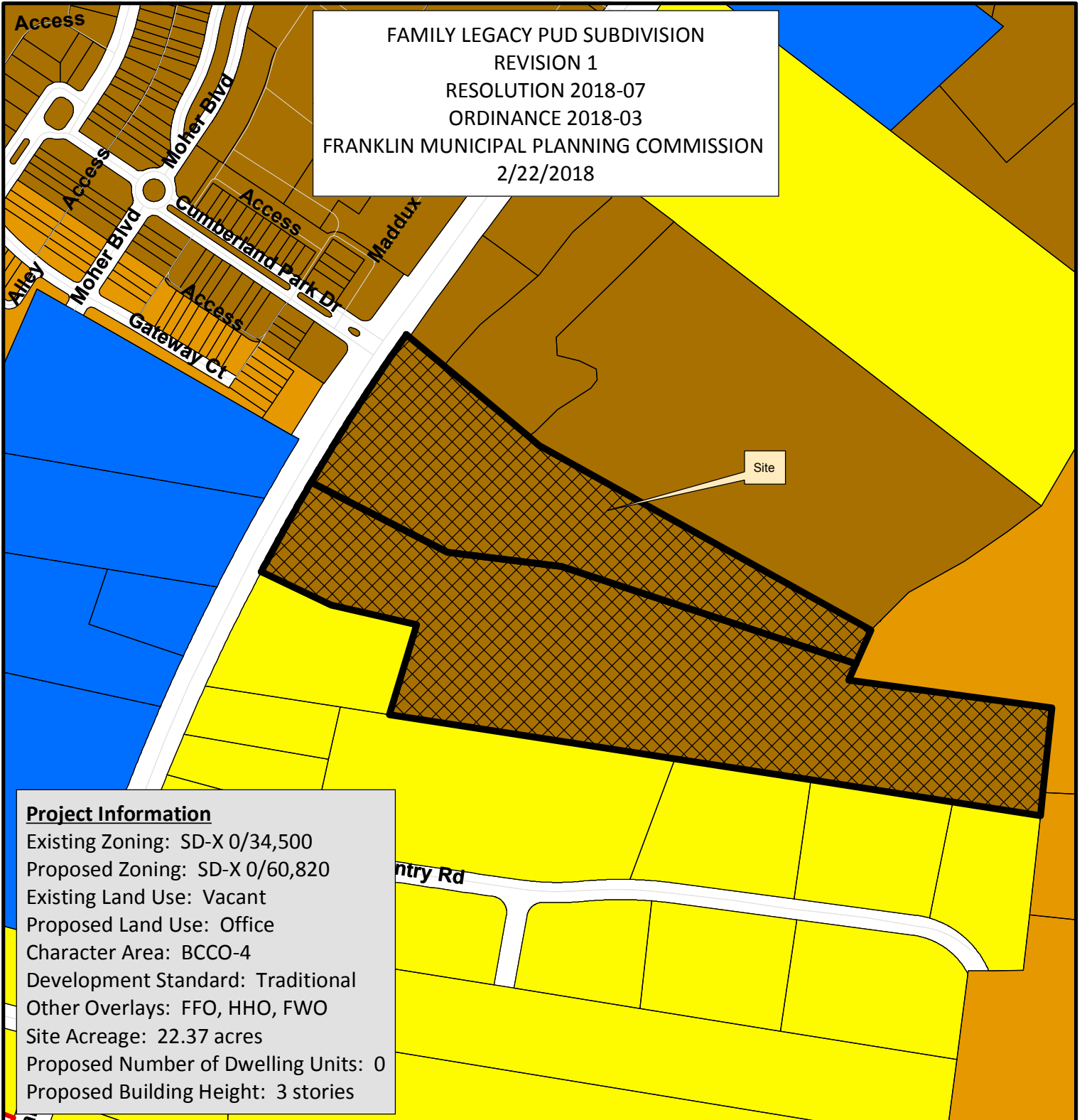
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

FAMILY LEGACY PUD SUBDIVISION
 REVISION 1
 RESOLUTION 2018-07
 ORDINANCE 2018-03
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 2/22/2018



Project Information

Existing Zoning: SD-X 0/34,500
 Proposed Zoning: SD-X 0/60,820
 Existing Land Use: Vacant
 Proposed Land Use: Office
 Character Area: BCCO-4
 Development Standard: Traditional
 Other Overlays: FFO, HHO, FWO
 Site Acreage: 22.37 acres
 Proposed Number of Dwelling Units: 0
 Proposed Building Height: 3 stories

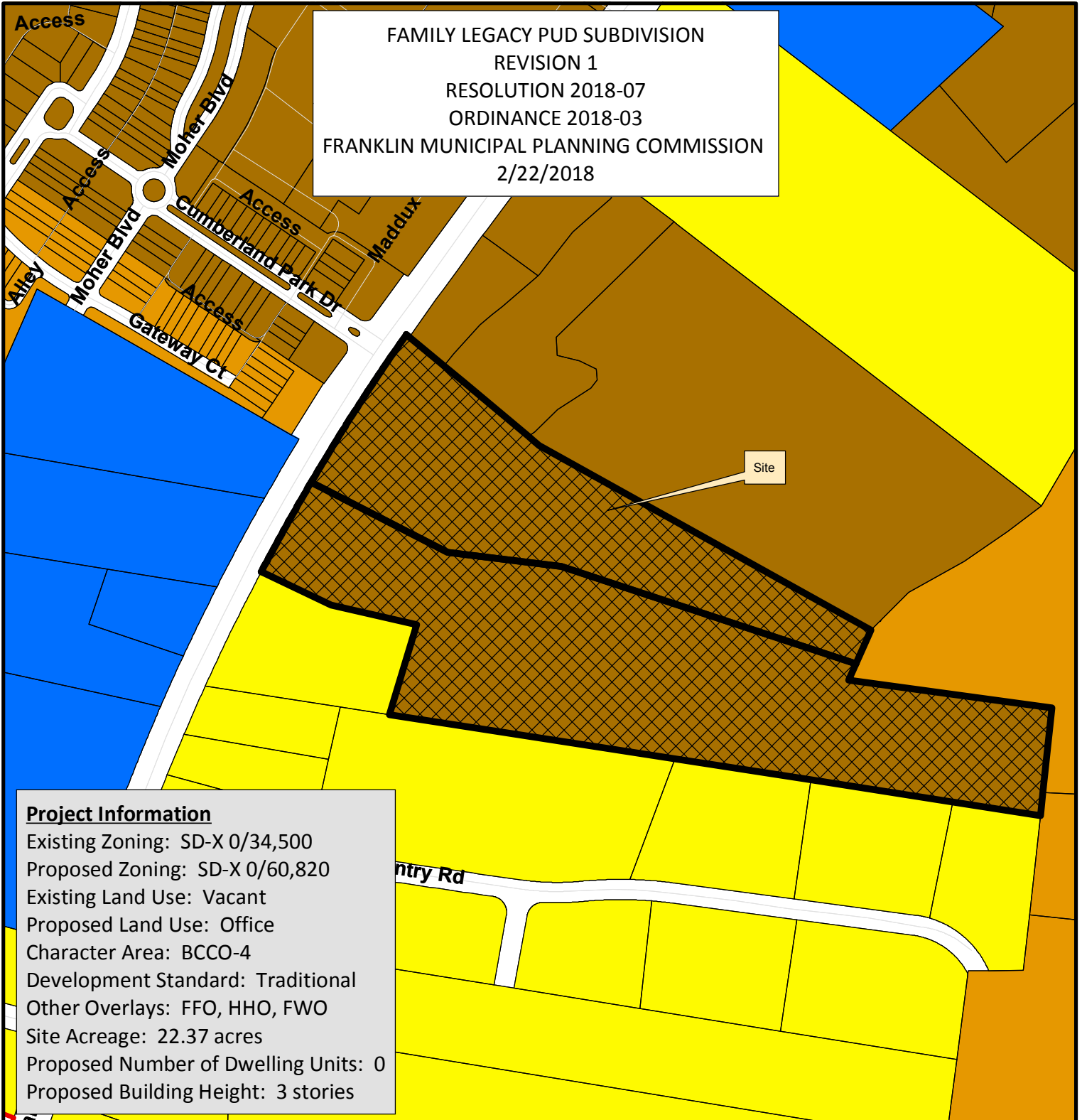
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FAMILY LEGACY PUD SUBDIVISION
 REVISION 1
 RESOLUTION 2018-07
 ORDINANCE 2018-03
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 2/22/2018



Project Information

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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.”

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

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

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

WHEREAS, the BOMA originally rezoned the subject Property as part of Ordinance 2015-17 on 10/12/2015, and originally approved a Development Plan for the subject property as part of Resolution 2015-70 on 9/22/2015; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by *Tennessee Code Annotated* § 13-4-310, as amended, the approval of the Development Plan by the BOMA in Resolution 2015-70, initiated a vesting period during which the development standards adopted by the City, and in effect on the date of approval, remain the standards applicable to the approved PUD Development Plan; and

WHEREAS, the property owner is now wishing to revise the Development Plan and amend the zoning on the property to correspond with the entitlements shown on the Revised Development Plan; and

WHEREAS, amendments to Development Plans approved on, or after January 1, 2015, shall be reviewed pursuant to the requirements of the Franklin Zoning Ordinance Subsection 2.4.2 (15); and

WHEREAS, the BOMA has, or will, approve the amended zoning for the Property as part of Ordinance 2018-03.

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

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

PREMISES CONSIDERED

Map-Parcel	Acres
053---07300	14.38
053---07401	7.99
Total	22.37

The following legal description is for two tracts of land in the Eighth Civil District of Williamson County, City of Franklin, Tennessee, located on the lands of Stephen Rogers, of record in Deed Book 1062, Page 272, R.O.W.C., TN., and James Holloway, of record in Deed Book 2405, Page 554, R.O.W.C., TN.

Tract A

Beginning at a Point located approximately 690 feet northwest of the intersection of Franklin Road and Country Road, along the east margin of Franklin Road right of way, said point being the southwestern corner of said Rogers and the northwestern corner of Amy Jenkins Smith, of record in Plat Book 60, Page 91, R.O.W.C., TN;

Thence, with the east margin of said Franklin Road, along a curve to the right, having a delta of 05 degrees 11 minutes 49 seconds, a radius of 2906.80 feet, a tangent of 131.92 feet, an arc of 263.66 feet, a chord bearing of North 22 degrees 54 minutes 31 seconds East, and a chord length of 263.57 feet to a point, said point being the southwest corner said Holloway;

Thence, leaving the east margin of said Franklin Road and following the south line of said Holloway, South 67 degrees 05 minutes 29 seconds East, a distance of 427.77 feet to a point;

Thence South 89 degrees 34 minutes 42 seconds East, a distance of 268.73 feet to a point;

Thence South 73 degrees 35 minutes 30 seconds East, passing the southeast corner of said Holloway and following the west line of VR Landings at Brentwood LP, of record in Plat book 10, Page 68, R.O.W.C., TN along the way, for a total distance of 762.47 feet to a point;

Thence South 88 degrees 01 minutes 17 seconds East, a distance of 509.59 feet to a point;

Thence South 01 degrees 21 minutes 43 seconds West, a distance of 276.48 feet to a point, said point being the northeast corner of Jeffery Parris, of record in Deed Book 1124, Page 282;

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Thence, leaving the north line of said Hughes and following the east line of said Smith, North 15 degrees 23 minutes 12 seconds East, a distance of 232.18 feet to a point, said point being the northeast corner of said Smith;

Thence, with the north line of said Smith, North 83 degrees 40 minutes 25 seconds West, a distance of 231.00 feet to a point;

Thence North 70 degrees 19 minutes 31 seconds West, a distance of 188.93 feet to the Point of Beginning and containing 626,507.73 square feet or 14.38 acres more or less.

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Thence North 67 degrees 05 minutes 29 seconds West, a distance of 427.77 feet to the Point of Beginning and containing 348,219.28 square feet or 7.99 acres more or less.

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

SECTION III: That the overall entitlements, as amended, for the Family Legacy PUD Subdivision are as follows:

Entitlements	Family Legacy PUD
Original Base Zone District	Specific Development Variety (0/34,500) {SD-X (0/34,500)}
Requested Base Zone District	Specific Development Variety (0/68,620) {SD-X (0/68,620)}
Character Area Overlay	BCCO-4
Other Zoning Overlays	FFO, FWO, HHO
Development Standard	Traditional
Number of Nonresidential Square Footage	68,620
Open Space Requirements	0.68 Formal
Number of Phases in Development	2

Original Development Plan Approval	Resolution No. 2015-70 Date of approval: 9/22/2015
Development Plan Revision Number	1

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

SECTION V. That this Resolution shall take effect from and after the passage of Ordinance 2018-03 on third and final reading, the health, safety, and welfare of the citizens requiring it.

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE: 12/07/2017

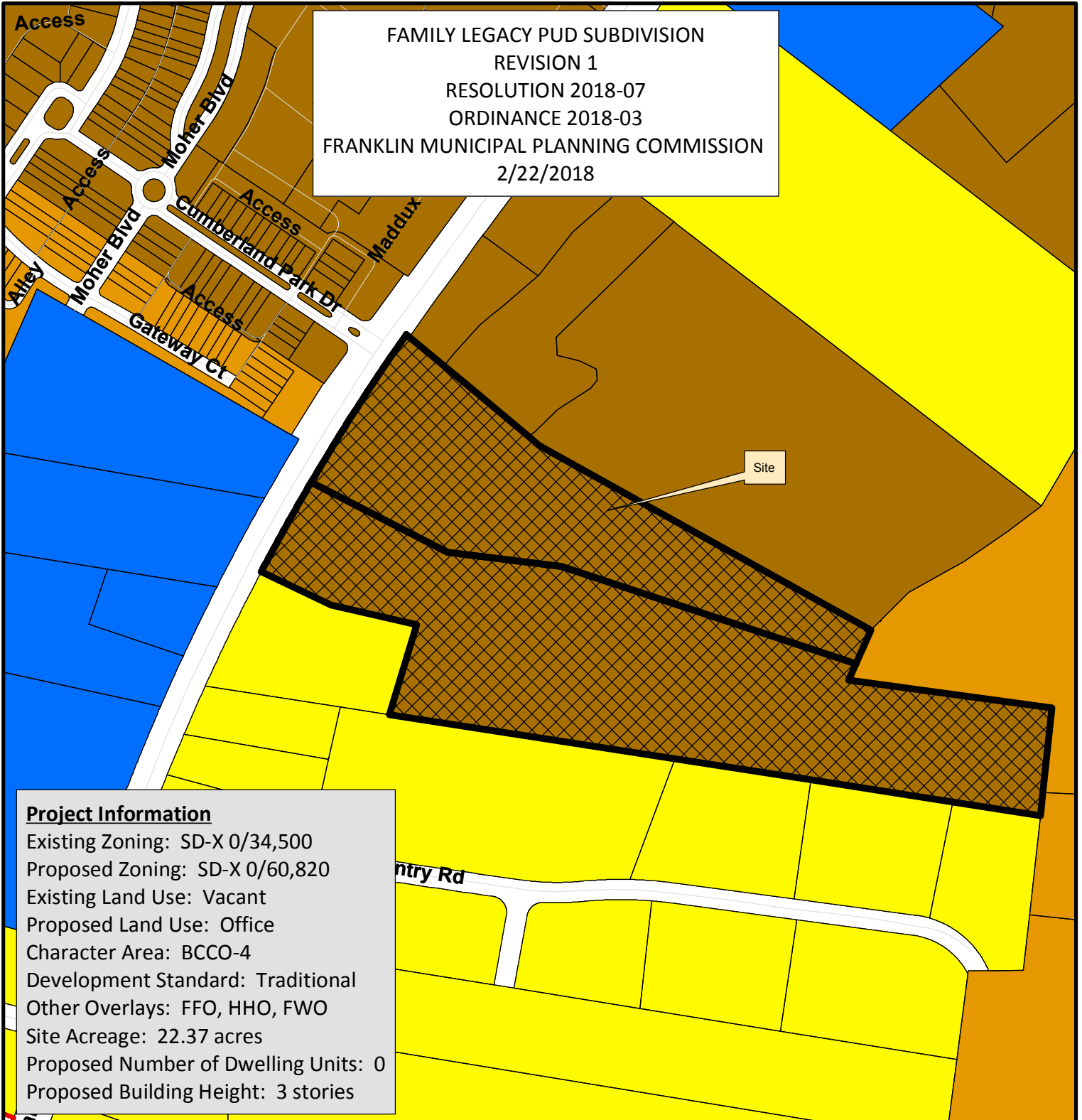
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: 12/14/2017

NEIGHBORHOOD MEETING: 11/29/2017

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____

FAMILY LEGACY PUD SUBDIVISION
 REVISION 1
 RESOLUTION 2018-07
 ORDINANCE 2018-03
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 2/22/2018



Project Information

Existing Zoning: SD-X 0/34,500
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0 250 500 1,000
 Feet

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CONDITIONS OF APPROVAL:

Open Issues: 2 These issues are currently being filtered

Fire-Planning

Family Legacy Development Plan Revision 1.pdf

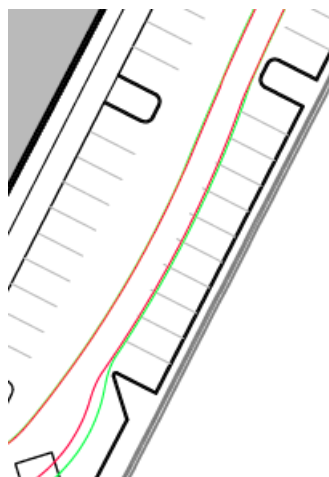
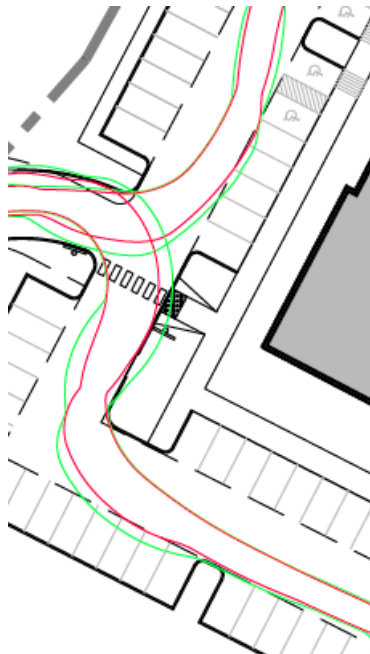
5. Access

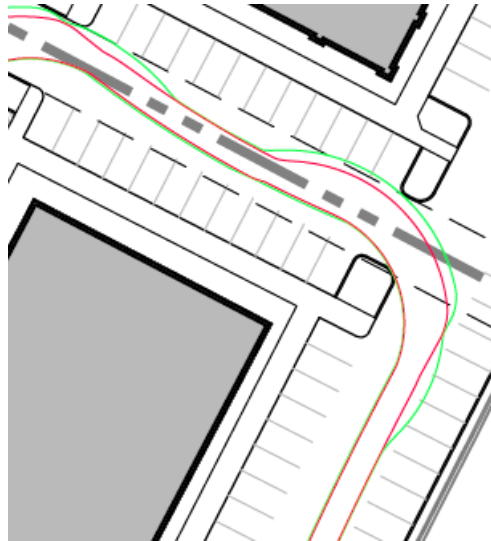
geoffw@franklinn.gov

As noted in November 2017, an autoturn illustration was necessary to determine the ability of the fire department to access the site and navigate around the building with the noted changes to the site layout.

As shown in the recently provided autoturn, the apparatus travel results in collision with multiple parking spaces as well as an undefined "sharp" turn near the entrance which may not be realistic in real-world application.

The applicant shall provide the necessary changes to the site to accommodate the minimum access requirements for emergency and large-vehicle access.





Planning

General Issues

12. Architecture

josh.king@franklinton.gov Draft elevations are not being approved with the development plan. Detailed elevations must be provided at site plan stage and will be reviewed for consistency with Zoning Ordinance as part of site plan review process.

FAMILY LEGACY SUBDIVISION DEVELOPMENT PLAN, REVISION I

WILLIAMSON COUNTY, TENNESSEE

OWNER
FRANKLIN FUNERAL HOME
RODNEY EDWARDS
7427 CHARLOTTE PIKE

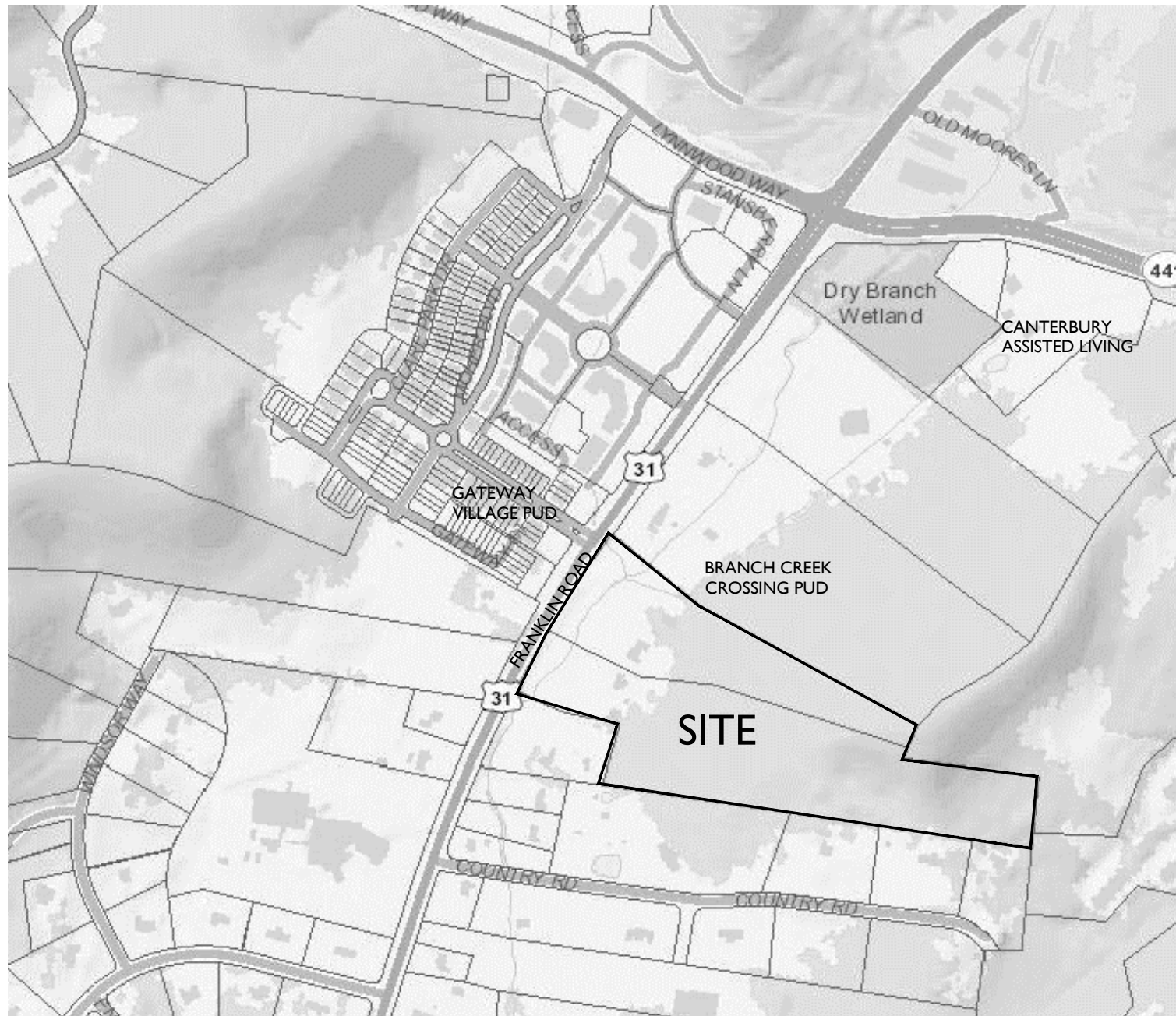
APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064

ENGINEER:
LAND SOLUTIONS COMPANY, LLC
LYNN EALEY
2925 BERRY HILL DRIVE, 2ND FLOOR
NASHVILLE, TN 37204

DEVELOPER LOT 1
FORD CUSTOM CLASSIC HOMES
MIKE FORD
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067

DEVELOPER LOT 2
THE POOL
DAWN CRAWFORD
5100 MARYLAND WAY

MAP 053, PARCEL 73
MAP 053, PARCEL 74.01



SHEET INDEX	
C1.0	OVERALL EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS
C2.0	APPROVED DEVELOPMENT PLAN
C2.1	REVISED DEVELOPMENT PLAN
C3.0	OVERALL GRADING AND DRAINAGE PLAN
C4.0	OVERALL ROW AND ACCESS PLAN
C4.1	AUTO-TURN PLAN
C5.0	OVERALL UTILITY PLAN
A1.0	ARCHITECTURE

DEVELOPMENT SUMMARY	
REVISION 1: SUBMITTED JANUARY 2018	
• LOT 1 APPROVED USE CHANGES FROM A FUNERAL HOME TO OFFICE	
• NO CHANGE PROPOSED FOR LOT 2 (SITE PLAN UNDER REVIEW)	
ORIGINAL DEVELOPMENT PLAN: APPROVED OCTOBER 2015	
• LOT 1, FUNERAL HOME (10,500 SF)	
• LOT 2, 3 STORY OFFICE (24,000 SF)	



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

PRE-APPLICATION SUBMITTAL: NOVEMBER 14, 2017
FIRST SUBMITTAL: JANUARY 8, 2018
SECOND SUBMITTAL: FEBRUARY 1, 2018



**FAMILY LEGACY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION I**
Franklin, Williamson County, Tennessee



ISSUED: 01.08.2018

Revision	Date
1	02.01.2018

OVERALL EXISTING CONDITIONS

S H E E T
C1.0

COF # 6612

LEGAL DESCRIPTION

The following legal description is for two tracts of land in the Eighth Civil District of Williamson County, City of Franklin, Tennessee, located on the lands of Stephen Rogers, of record in Deed Book 1062, Page 272, R.O.W.C., TN., and James Holloway, of record in Deed Book 2405, Page 554, R.O.W.C., TN.

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Thence, with the east margin of said Franklin Road, along a curve to the right, having a delta of 05 degrees 11 minutes 49 seconds, a radius of 2906.80 feet, a tangent of 131.92 feet, an arc of 263.66 feet, a chord bearing of North 22 degrees 54 minutes 31 seconds East, and a chord length of 263.57 feet to a point, said point being the southwest corner said Holloway;

Thence, leaving the east margin of said Franklin Road and following the south line of said Holloway, South 67 degrees 05 minutes 29 seconds East, a distance of 427.77 feet to a point;

Thence South 89 degrees 34 minutes 42 seconds East, a distance of 268.73 feet to a point;

Thence South 73 degrees 35 minutes 30 seconds East, passing the southeast corner of said Holloway and following the west line of VR Landings at Brentwood LP, of record in Plat book 10, Page 68, R.O.W.C., TN along the way, for a total distance of 762.47 feet to a point;

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Thence, leaving the north line of said Hughes and following the east line of said Smith, North 15 degrees 23 minutes 12 seconds East, a distance of 232.18 feet to a point, said point being the northeast corner of said Smith;

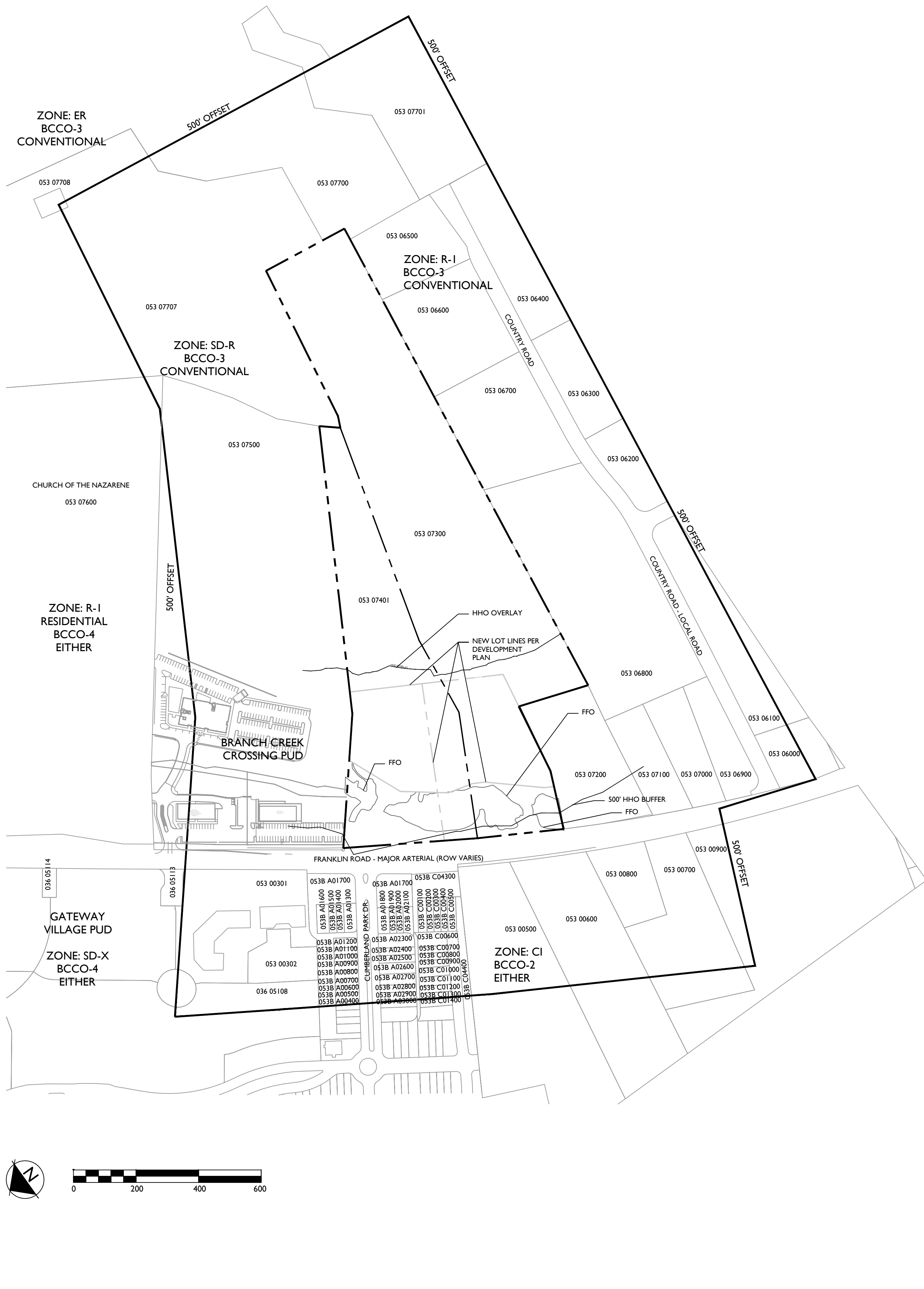
Thence, with the north line of said Smith, North 83 degrees 40 minutes 25 seconds West, a distance of 231.00 feet to a point;

Thence North 70 degrees 19 minutes 31 seconds West, a distance of 188.93 feet to the Point of Beginning and containing 626,507.73 square feet or 14.38 acres more or less.

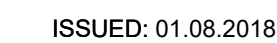
500' ADJACENT PROPERTY OWNERS:

PROPERTY STREET ADDRESS	OWNER1	OWNER2	STREET ADDRESS	CITY	STATE	ZIP	LEGAL DESCRIPTION	ZONING	LAND USE	CHARACTER AREA	DEV
1340 MOVER BLVD	BELL FUND W FRANKLIN GATEWAY LLC		PO BOX 56607	ATLANTA	GA	30343	Subd GATEWAY VILLAGE SEC3 PB 53 Pg 121 Lot 0138	SD-X	VACANT	BCCO-4	T
121 DAVENTPORT BLVD 1	CAMDEN COMMONS I LLC		5042 THOROUGHBRED LN STE 200	BRENTWOOD	TN	37027	Subd CAMDEN COMMONS PB 6240 Pg 673 Unit 11	SD-X		BCCO-4	T
4861 FUND W FRANKLIN GATEWAY LLC	BELL FUND W FRANKLIN GATEWAY LLC		PO BOX 56607	ATLANTA	GA	30343	Subd GATEWAY VILLAGE SEC3 PB 53 Pg 121 Lot 0138	SD-X	OPEN SPACE	BCCO-4	T
557 FRANKLIN RD	CHURCH CLEARVIEW BAPTIST		537 FRANKLIN RD	FRANKLIN	TN	37069		C	CHURCH	BCCO-3	C
553 FRANKLIN RD	CHURCH CLEARVIEW BAPTIST INC		537 FRANKLIN RD	FRANKLIN	TN	37069		C	CHURCH	BCCO-3	C
549 FRANKLIN RD	CHURCH CLEARVIEW BAPTIST		537 FRANKLIN RD	FRANKLIN	TN	37069		C	CHURCH	BCCO-3	C
541 FRANKLIN RD	MASTER PLANS LLC		1228 LAKEVIEW DR	FRANKLIN	TN	37064		C	CHURCH	BCCO-3	C
537 FRANKLIN RD	CHURCH CLEARVIEW BAPTIST		537 FRANKLIN RD	FRANKLIN	TN	37069		C	CHURCH	BCCO-3	C
1211 COUNTRY RD	BROOKS JOY T REV TRUST		1208 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0002	R1	SINGLE FAMILY	BCCO-3	C
1225 COUNTRY RD	MOORE BOB L	MOORE KITTRIA MARY	1215 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0004	R1	SINGLE FAMILY	BCCO-3	C
1219 COUNTRY RD	DEMONEBREUN TROYS	MASSEY-DEMONEBREUN LOR	1219 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0006	R1	SINGLE FAMILY	BCCO-3	C
1223 COUNTRY RD	MCKEENAN KEVIN M		227 3RD AVE N	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0008	R1	SINGLE FAMILY	BCCO-3	C
1226 COUNTRY RD	PARRIS JEFFREY S	PARRIS CINDY B	1226 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0009	R1	SINGLE FAMILY	BCCO-3	C
1222 COUNTRY RD	ZHU HUIRONG	ZHOU TINA	731 W LA CANADA AVE	MOUNTAIN HOUSE	CA	95391	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0007	R1	SINGLE FAMILY	BCCO-3	C
1218 COUNTRY RD	ROVENSTINE JOHN JASON	ROVENSTINE LISA	1218 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 22 Pg 98 Lot 0005	R1	SINGLE FAMILY	BCCO-3	C
1208 COUNTRY RD	HUGHES TERESA BROOKS		1208 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0003	R1	SINGLE FAMILY	BCCO-3	C
536 FRANKLIN RD	BROOKS JOY T TR		1208 COUNTRY RD	FRANKLIN	TN	37069	Subd COUNTRY ROADS PB 5 Pg 43 Lot 0003	R1	SINGLE FAMILY	BCCO-3	C
540 FRANKLIN RD	MARCHESI CECILIA C		407 HORSESHOE LANE	NASHVILLE	TN	37221		R1	SINGLE FAMILY	BCCO-3	C
544 FRANKLIN RD	GARRESTON ROBERTA NELL		544 FRANKLIN RD	FRANKLIN	TN	37069		R1	SINGLE FAMILY	BCCO-3	C
546 FRANKLIN RD	SMITH AMY JENKINS		546 FRANKLIN RD	FRANKLIN	TN	37069	Subd SMITH AMY JENKINS PB 60 Pg 91	R1	SINGLE FAMILY	BCCO-4	T
554 FRANKLIN RD	ROGERS STEPHEN T		554 FRANKLIN RD	FRANKLIN	TN	37069		R1	SINGLE FAMILY	BCCO-4	T
562 -48 FRANKLIN RD	HOLLOWAY JAMES F		562 FRANKLIN RD	FRANKLIN	TN	37069		R1	SINGLE FAMILY	BCCO-4	T
574 FRANKLIN RD	FAGAN GARY DWAYNE		545 LITTLESTONE DR	BRENTWOOD	TN	37027		SD-X	SINGLE FAMILY	BCCO-4	T
580 FRANKLIN RD	FAGAN MARY Y	FAGAN LEONARD B	580 FRANKLIN RD	FRANKLIN	TN	37069		SD-X	SINGLE FAMILY	BCCO-4	T
584 FRANKLIN RD	CHURCH BRENTWOOD OF THE NAZARENE		584 FRANKLIN RD	FRANKLIN	TN	37069		R1	CHURCH	BCCO-4	T
MCKAYS CT	VR LANDINGS AT BRENTWOOD LP		2195 N HWY 83 #11	FRANKTOWN	CO	80116	Subd LANDINGS THE PB 22 Pg 15 Lot 0001 Subd Rev 2	SD-R	APARTMENTS	BCCO-3	C
LANDINGS DR	VR LANDINGS AT BRENTWOOD LP		2195 N HWY 83 #11	FRANKTOWN	CO	80116	Subd LANDINGS THE PB 10 Pg 68 Lot 0005 Subd Rev	SD-R	APARTMENTS	BCCO-3	C
LANDINGS DR	VR LANDINGS AT BRENTWOOD LP		2195 N HWY 83 #11	FRANKTOWN	CO	80116	Subd LANDINGS THE PB 10 Pg 68 Lot 0006 Subd Rev	SD-R	APARTMENTS	BCCO-3	C
1022 CUMBERLAND PARK DR	JONES LAUREN MICHELLE	BROOKS WALTER BRYAN	1022 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0029	SD-X	SINGLE FAMILY	BCCO-4	T
1020 CUMBERLAND PARK DR	FRASER DOUGLAS DAVID		1020 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0028	SD-X	SINGLE FAMILY	BCCO-4	T
1020 CUMBERLAND PARK DR	HIDDEN HILLS FAMILY LTD PRTRNSHP		1126 BECHES TAVERN TRL	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0027	SD-X	SINGLE FAMILY	BCCO-4	T
1018 CUMBERLAND PARK DR	DOMAN FRANK P	DOMAN JESSICA R	1018 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0026	SD-X	SINGLE FAMILY	BCCO-4	T
1016 CUMBERLAND PARK DR	LEPPER BOBBY	LEPPER MARY K	1016 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0025	SD-X	SINGLE FAMILY	BCCO-4	T
1014 CUMBERLAND PARK DR	WYLLIE SUZANNE F		1006 SCRAMBLERS KNOB	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0024	SD-X	SINGLE FAMILY	BCCO-4	T
1012 CUMBERLAND PARK DR	VAN VICKLE JOHN HAYES		1012 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0023	SD-X	SINGLE FAMILY	BCCO-4	T
1010 CUMBERLAND PARK DR	THORNTON DON TYLER		1010 CUMBERLAND DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0022	SD-X	SINGLE FAMILY	BCCO-4	T
1008 CUMBERLAND PARK DR	YOUNG KIMBERLY W		1008 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0004	SD-X	SINGLE FAMILY	BCCO-4	T
1006 CUMBERLAND PARK DR	JONES CHRISTINA ANNE	JONES BRETT THAYER	1006 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0003	SD-X	SINGLE FAMILY	BCCO-4	T
1004 CUMBERLAND PARK DR	COMBS BEDFORD M	JONES MELISSA J	1004 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0002	SD-X	SINGLE FAMILY	BCCO-4	T
1006 CUMBERLAND PARK DR	TAFFE PAULINE		1046 HOLLY TREE GAP RD	BRENTWOOD	TN	37027	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0001	SD-X	SINGLE FAMILY	BCCO-4	T
1004 CUMBERLAND PARK DR	GATEWAY VILLAGE DEV INC		5042 THOROUGHBRED LN # 200	BRENTWOOD	TN	37027	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38	SD-X	SINGLE FAMILY	BCCO-4	T
1001 CUMBERLAND PARK DR	CAMERON DARELL C	CAMERON SHARON W	1001 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0005	SD-X	SINGLE FAMILY	BCCO-4	T
1003 CUMBERLAND PARK DR	KEENAN THOMAS C		1003 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0006	SD-X	SINGLE FAMILY	BCCO-4	T
1005 CUMBERLAND PARK DR	REYNOLDS SALLY M		1360 HOLLY TREE GAP RD	BRENTWOOD	TN	37027	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0007	SD-X	SINGLE FAMILY	BCCO-4	T
1007 CUMBERLAND PARK DR	AILOR RACHEL R	AILOR JAMES J	1007 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0008	SD-X	SINGLE FAMILY	BCCO-4	T
FRANKLIN VILLAGE RESIDENTIAL LLC	FRANKLIN VILLAGE RESIDENTIAL LLC		1113 VILLAGARD LN #A-105	FRANKLIN	TN	37067	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38	SD-X	SINGLE FAMILY	BCCO-4	T
1003 CUMBERLAND PARK DR	TELFER GEORGE CURTIS		7203 BOX 50536	NASHVILLE	TN	37203	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0009	SD-X	SINGLE FAMILY	BCCO-4	T
1003 CUMBERLAND PARK DR	HIME GEORGE ALLEN		1013 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0010	SD-X	SINGLE FAMILY	BCCO-4	T
1005 CUMBERLAND PARK DR	MISIRIAN RAPHAEL A & ANAHID REV INT		1015 CUMBERLAND PARK LN	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0011	SD-X	SINGLE FAMILY	BCCO-4	T
1017 CUMBERLAND PARK DR	BULLARO FRANCESCA		1017 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0012	SD-X	SINGLE FAMILY	BCCO-4	T
1019 CUMBERLAND PARK DR	ROSS RICHARD F	ROSS NANCY L	563 MIDWAY CIR	BRENTWOOD	TN	37027	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0013	SD-X	SINGLE FAMILY	BCCO-4	T
1021 CUMBERLAND PARK DR	WIENCKOM TOM C	WIENCKOM BONNIE A	1021 CUMBERLAND PARK DR	FRANKLIN	TN	37069	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0014	SD-X	SINGLE FAMILY	BCCO-4	T
1023 CUMBERLAND PARK DR	MATRAVERS LAURIE M		215 DEER PARK CIR	NASHVILLE	TN	37205	Subd GATEWAY VILLAGE SEC 1 PB 42 Pg 38 Lot 0015	SD-X	SINGLE FAMILY	BCCO-4	T
201 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0001	SD-X	VACANT	BCCO-4	T
203 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0002	SD-X	VACANT	BCCO-4	T
213 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0003	SD-X	VACANT	BCCO-4	T
219 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0004	SD-X	VACANT	BCCO-4	T
225 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0005	SD-X	VACANT	BCCO-4	T
232 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0006	SD-X	VACANT	BCCO-4	T
238 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0007	SD-X	VACANT	BCCO-4	T
242 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0008	SD-X	VACANT	BCCO-4	T
248 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0009	SD-X	VACANT	BCCO-4	T
254 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0010	SD-X	VACANT	BCCO-4	T
260 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0011	SD-X	VACANT	BCCO-4	T
266 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0012	SD-X	VACANT	BCCO-4	T
272 GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0013	SD-X	OPEN SPACE	BCCO-4	T
GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0014	SD-X	OPEN SPACE	BCCO-4	T
GATEWAY CT	CUMBERLAND PARK LLC		3100 WEST END AVE STE 700	NASHVILLE	TN	37203	Subd COMMONS @ GATEWAY PB 60 Pg 101 Lot 0015	SD-X	OPEN SPACE	BCCO-4	T

BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:
HARRAH & ASSOCIATES
ROGER HARRAH
1722 GENERAL GEORGE PATTON DRIVE
#400
BRENTWOOD, TN 37027



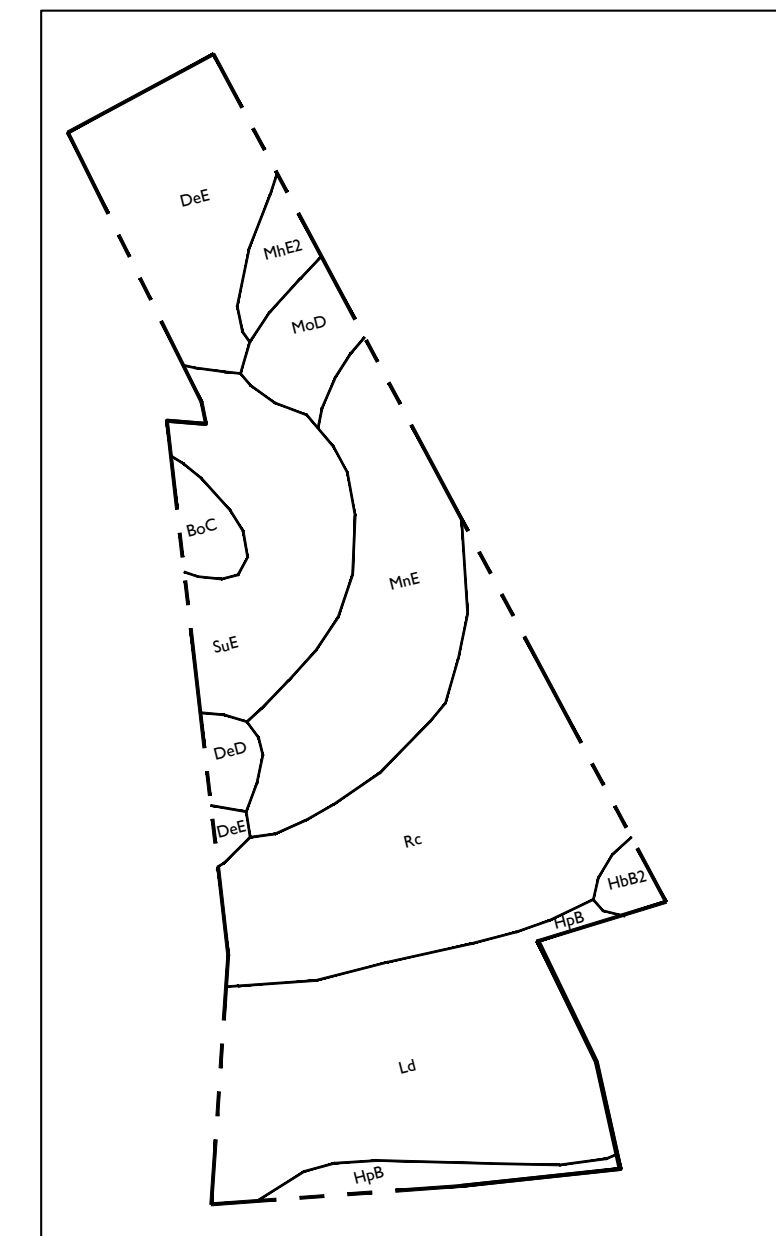
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ROGER HARRAH
1722 GENERAL GEORGE PATTON DRIVE
#400
BRENTWOOD, TN 37027



Revision Date
 1 02.01.2018
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S H E E T
C 1 . 1

COF # 6612

 SOIL MAP : NOT TO SCALE

SOIL KEY

BoC	BODINE GRAVELLY SILT LOAM, 5 TO 12 PERCENT SLOPES
DeD	DELLROE GRAVELLY SILT LOAM, 12 TO 20 PERCENT SLOPES, ERODED
DeE	DELLROE GRAVELLY SILT LOAM, 20 TO 30 PERCENT SLOPES, ERODED
HbB2	HAMPSHIRE SILT LOAM, 2 TO 5 PERCENT SLOPES, ERODED
HbB	HUMPHREYS GRAVELLY SILT LOAM, 2 TO 5 PERCENT SLOPES
Ld	LINDSIDE CHERTY SILT LOAM, PHOSPHATIC
MbE2	MIMOSA GRAVELLY SILT LOAM, 20 TO 35 PERCENT SLOPES, ERODED
MbD2	MIMOSA-DELLROE GRACK-OUTCROP COMPLEX, 15 TO 15 PERCENT SLOPES
MbE	MIMOSA-ROCK OUTCROP COMPLEX, 20 TO 40 PERCENT SLOPES
Sc	ROCKLAND
RuE	SULPHURA CHERTY SILT LOAM, 20 TO 50 PERCENT SLOPES

SLOPES KEY:

 SLOPES >20%
  SLOPES 14-20%

RIPARIAN ZONES KEY:

 RIPARIAN ZONE 1

FLOODPLAIN KEY:

 100 YEAR FLOODPLAIN

TREE CANOPY RETENTION

TREE AREA	EXISTING CANOPY	REMOVED CANOPY / SP LOT 1 (COF # 6072)	REMOVED CANOPY / SP LOT 2 (COF TBD)	REMAINING CANOPY
TREE 'A'	763.507 SF	17.336 SF	24.231 SF	735.069 SF
TREE 'B'	17.549 SF	9.423 SF	----- SF	8.126 SF
TREE 'C'	23.135 SF	----- SF	14.126 SF	9.009 SF
TOTAL SF	804,191 SF	27,159 SF	38,357 SF	752,204 SF
TOTAL ACRES	18.46 AC	0.62 AC	0.88 AC	17.27 AC

TREE CANOPY DATA

EXISTING TREE CANOPY: 804,191 SF (81.3% OF TOTAL SITE)
REQUIRED CANOPY PRESERVATION = 15%
REQUIRED PRESERVATION = 120,629 SF (2.8 AC)

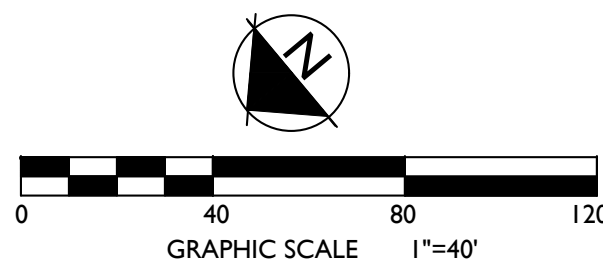
TOTAL CANOPY REMOVED WITH SITE PLAN 1 & 2: 65,516 SF
TOTAL REMAINING TREE CANOPY: 752,204 SF

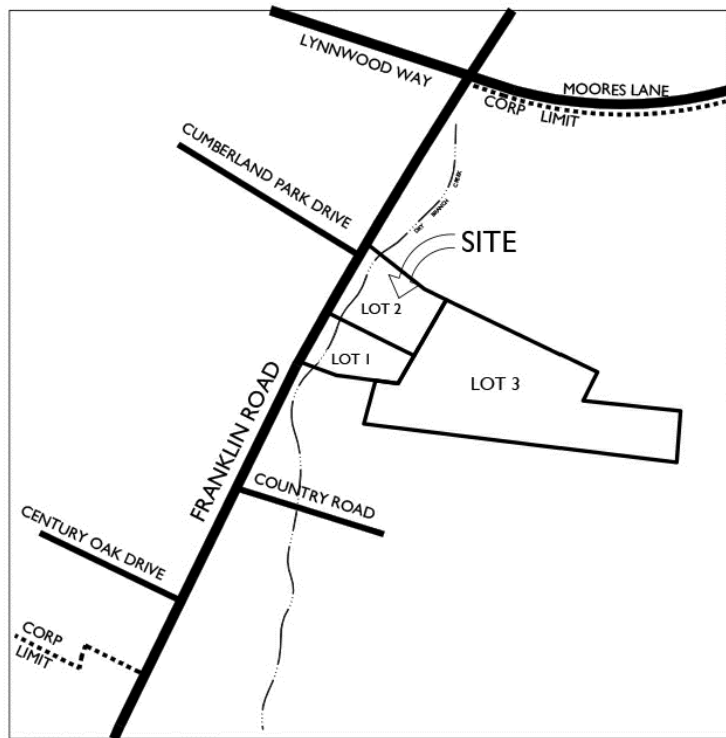
TREE CANOPY KEY:

 EXISTING TREE CANOPY
 TREE CANOPY REMOVED WITH PREVIOUS SITE PLANS

BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY
HARRAH & ASSOCIATES
ROGER HARRAH
1722 GENERAL GEORGE PATTON DRIVE
#400
BRENTWOOD, TN 37027

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

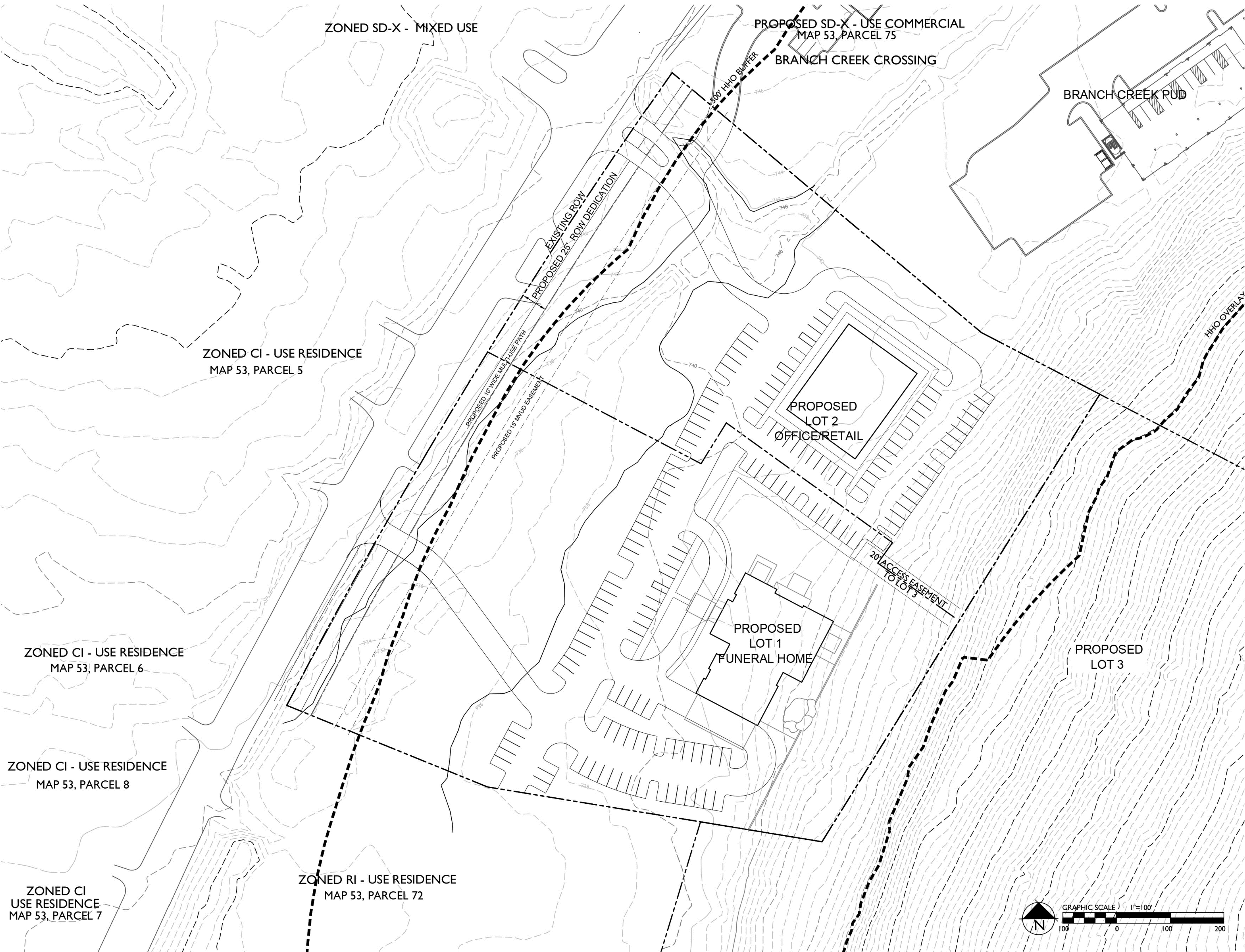




VICINITY MAP

TRIP GENERATION TABLE

LAND USE	SIZE	DAILY TRAFFIC	GENERATED TRAFFIC					
			AM PEAK HOUR		MID PEAK HOUR		PM PEAK HOUR	
			ENTER	EXIT	ENTER	EXIT	ENTER	EXIT
Funeral Home	10,500 sq.ft.	undefined	20	20	20	20	20	20
Office (LUC 210)	24,000 sq.ft.	444	54	7	16	16	18	87
TOTAL	35,500 sq.ft.	undefined	74	27	36	36	38	107



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

SITE DATA:

PROJECT NAME: FAMILY LEGACY SUBDIVISION
PROJECT NUMBER: 5849
SUBDIVISION: NOT APPLICABLE
LOT NUMBER: NOT APPLICABLE
ADDRESS: 554 FRANKLIN ROAD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 6TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS: MAP 53, PARCEL 73.00
EXISTING ZONING: R1
PROPOSED ZONING: SD-X 0/34,500
CHARACTER AREA OVERLAY: BERRYS CHAPEL BC-4
OTHER APPLICABLE OVERLAYS: HHO - HILLSIDEHILLCREST OVERLAY
FLOOD - FLOODWAY OVERLAY
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
PARCEL ACREAGE: 22.72 ACRES OR 989,504 SF
TOTAL ACREAGE/SQUARE FOOTAGE: AS ESTABLISHED BY P.U.D. PLAN
MINIMUM REQUIRED SETBACKS: OWNER PARCEL 73: 14.57 AC
OWNER PARCEL 74.01: 8.15 AC
STEPHEN T. ROGERS
ETHEL R. DETCH
554 FRANKLIN ROAD
FRANKLIN TN 37069
JAMES F. HOLLOWAY
EVELYN A. HOLLOWAY
562 FRANKLIN ROAD
FRANKLIN TN 37069
WILLIAM GREGORY
7627 CHARLOTTE PIKE
NASHVILLE TN 37209
(615) 390-7724 WGregory@familylegacy.com
GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064
615.975.5765
greggambler209@gmail.com
GREG GAMBLE
PROPOSED LOT 1
PROPOSED LOT SIZE: 165,588 SF or 3.80 ACRES
PROPOSED USE: FUNERAL HOME
BUILDING SQUARE FOOTAGE: 10,500 SF
BUILDING HEIGHT: ONE STORY
MINIMUM L.S.R.: 20
L.S.R. PROVIDED: 668
INCOMPATIBLE BUFFER REQUIRED: NONE
MINIMUM PARKING REQUIRED BY CODE: 200
MAXIMUM PARKING PERMITTED: 220
PARKING REQUESTED BY M.O.S.: 86
PARKING PROVIDED: 89
BIKE PARKING PROVIDED: 5
PROPOSED LOT 2
PROPOSED LOT SIZE: 143,331 SF or 3.29 ACRES
PROPOSED USE: 8,000 SF RETAIL + 16,000 OFFICE
BUILDING SQUARE FOOTAGE: 24,000 SF
BUILDING HEIGHT: THREE STORY
MINIMUM L.S.R.: 20
L.S.R. PROVIDED: 641
INCOMPATIBLE BUFFER REQUIRED: NONE
MINIMUM PARKING REQUIRED BY CODE: 66
MAXIMUM PARKING PERMITTED: 83
PARKING PROVIDED: 67
BIKE PARKING PROVIDED: 4
PROPOSED LOT 3
PROPOSED LOT SIZE: 680,787 SF or 15.63 ACRES
PROPOSED USE: UNDEVELOPED
STATEMENT OF IMPACTS
WATER: WATER SERVICE WILL BE PROVIDED BY MALLORY VALLEY UTILITY DISTRICT. ADEQUATE SUPPLY EXISTS AND THERE IS NO ADVERSE IMPACT ANTICIPATED.
SEWER: SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN EXISTS ON THE PROPERTY AND THERE ARE EXISTING TAPS THAT WILL BE RE-PURPOSED. THE EXISTING MAIN LINE IS OF SUFFICIENT SIZE AND NO ADVERSE IMPACTS ARE ANTICIPATED.
DRAINAGE FACILITIES: THE PROPERTY DRAINS TO THE SOUTH VIA DRY BRANCH CREEK TO JACKSON LAKE. PROPOSED SITE DETENTION WILL PREVENT ADDITIONAL VOLUME TO THE CONVEYANCE AND THEREFORE NO ADVERSE IMPACT IS ANTICIPATED.
POLICE AND FIRE PROTECTION: FRANKLIN FIRE DEPT STATION #3 - 1.5 MILES
COLUMBIA AVE. POLICE STATION - 4.7 MILES
RECREATION FACILITIES: THE PROJECT IS A NON-RESIDENTIAL DEVELOPMENT.
PROJECTED STUDENT POPULATION: THE PROJECT IS A NON-RESIDENTIAL DEVELOPMENT.
REFUSE COLLECTION: REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SOLID WASTE.
RESTRICTIVE COVENANTS: THIS IS A PRIVATELY OWNED DEVELOPMENT WITH NO PROPERTY OWNERS ASSOCIATION.
MINERAL RIGHTS: NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.
PLANNED ROAD NETWORK: THE ONLY STREET WITHIN 1500' OF THE SITE THAT APPEARS ON THE MAJOR THOROUGHFARE PLAN IS FRANKLIN ROAD CLASSIFIED AS A MAJOR ARTERIAL & ALTHOUGH THE IMPACT WILL BE TO INCREASE TRAFFIC, IT WILL BE NEGLIGIBLE.
THERE ARE TWO SINGLE FAMILY RESIDENCES ON THE PROPERTY THAT WILL BE MOVED/DEMOLISHED.
THERE ARE NO RAILROADS OR ASSOCIATED RAILROAD RIGHTS OF WAY ON THE PROPERTY.
UTILITY EASEMENTS: THERE ARE NO KNOWN HISTORIC PROPERTIES WITHIN 500' OF THE SITE.
CONNECTIVITY INDEX: NOT APPLICABLE.
PARKLAND DEDICATION: NOT APPLICABLE.
LAND USE PLAN COMPLIANCE
CHARACTER AREA OVERLAY: BERRYS CHAPEL BC-4
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
THE EXISTING SINGLE FAMILY HOMES WILL BE REMOVED AND REPLACED WITH COMMERCIAL STRUCTURES BETWEEN THE DRY BRANCH CREEK STREAM BUFFER AND THE PRESERVED TREE AREA. THIS IS CONSISTENT WITH THE CHARACTER OF OTHER DEVELOPED PROPERTIES LOCATED ON THE EAST SIDE OF FRANKLIN IN THIS CHARACTER AREA. THIS SUPPORTS THE LAND USE PLAN THAT CALLS FOR MIXED USE CENTERS TO MIRROR THE USES ON THE WEST SIDE OF FRANKLIN ROAD. IT ALSO FOR SIGNIFICANT SETBACKS TO MAINTAIN THE RURAL CHARACTER OF FRANKLIN ROAD AND THE PROTECTION OF ENVIRONMENTAL FEATURES.
LOCAL COMPATIBILITY
IN ADDITION TO THE MIXED USE DEVELOPMENT OF GATEWAY VILLAGE LOCATED ON THE WEST SIDE OF FRANKLIN ROAD, A COMMERCIAL DEVELOPMENT, BRANCH CREEK CROSSING AND THE CANTERFIELD ASSISTED LIVING CENTER ARE PROPOSED FOR THE EAST SIDE OF FRANKLIN ROAD NORTH OF THIS PROPOSED DEVELOPMENT.
FRONT SETBACKS ON FRANKLIN ROAD WILL BE CONSISTENT ALONG THE EAST SIDE DUE TO THE REQUIRED BUFFER AREAS ALONG DRY BRANCH CREEK.

MODIFICATION OF STANDARDS

I. TABLE 5-9 STIPULATES THAT A FUNERAL HOME MUST HAVE 25 PARKING SPACES/ PERSON OF MAXIMUM OCCUPANCY. THE PROPOSED STRUCTURE HAS A MAXIMUM OCCUPANCY OF 800 PERSONS WHICH WOULD EQUATE TO 200 PARKING SPACES. AT 10,500 SQUARE FEET, THIS WOULD BE EQUAL TO 19+ SPACES PER ONE THOUSAND SQUARE FEET.
THE APPLICANT IS REQUESTING A MODIFICATION OF STANDARDS FOR THE PARKING REQUIREMENT BASED ON THE FOLLOWING REASONS. THE TWO PRIMARY PUBLIC FUNCTIONS CARRIED OUT AT THE FACILITY ARE CHAPEL AND VISITATION FACILITIES. IF A SERVICE WAS BEING CONDUCTED CONCURRENT WITH A VISITATION THE MAXIMUM OCCUPANCY OF THE CHAPEL IS 200 PEOPLE AND THE VISITATION IS 128 PEOPLE. BASED ON THE PROJECTED 25 SPACES PER PERSON THIS WOULD BE EQUAL TO 82 SPACES. IT IS ANTICIPATED THAT THERE WOULD BE 2-3 STAFF PERSONNEL IN THIS INSTANCE. THIS YIELDS A PARKING DEMAND OF 84-85 SPACES. GIVEN THE ADJOINING FACILITY, A SURPLUS OF SPACES EXISTS WITHIN THE OVERALL SITE AND THIS COULD SATISFY THE DEMAND IN ALL FORESEEABLE INSTANCES.



DEVELOPMENT PLAN
FAMILY LEGACY SUBDIVISION
FRANKLIN, TENNESSEE

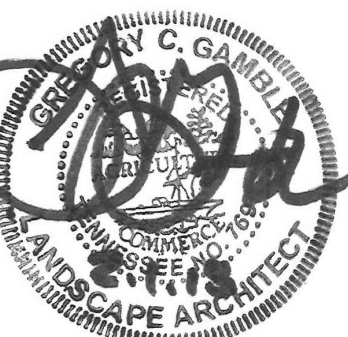
GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambler209@gmail.com
615.975.5765

DEVELOPMENT PLAN
COF # 5849

C 3.0



FAMILY LEGACY PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
Franklin, Williamson County, Tennessee



ISSUED: 01.08.2018

Revision Date
02.01.2018

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PREVIOUSLY
APPROVED
DEVELOPMENT PLAN
SHEET

C2.0

COF # 6612

PREVIOUSLY APPROVED DEVELOPMENT
PLAN FOR REFERENCE (COF # 5849) - N.T.S.



ISSUED: 01.08.2018

Revision Date

02.01.2018

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OVERALL
DEVELOPMENT PLAN

SHEET

C2.1

COF # 6612

DEVELOPMENT SUMMARY

- REVISION 1: SUBMITTED JANUARY 2018
- LOT 1 APPROVED USE CHANGES FROM A FUNERAL HOME TO OFFICE
 - NO CHANGE PROPOSED FOR LOT 2 (SITE PLAN UNDER REVIEW)

ORIGINAL DEVELOPMENT PLAN: APPROVED OCTOBER 2015

- LOT 1, FUNERAL HOME (10,500 SF)
- LOT 2, 3 STORY OFFICE (24,000 SF)

TREE CANOPY RETENTION

TREE AREA	EXISTING CANOPY	REMOVED CANOPY SF LOT 1	REMOVED CANOPY SF LOT 2	REMOVED CANOPY DEV. PLAN REV 1	REMAINING CANOPY
TREE 'A'	763,507 SF	17,736 SF	24,231 SF	12,796 SF	722,273 SF
TREE 'B'	17,549 SF	9,423 SF	----- SF	----- SF	8,126 SF
TREE 'C'	23,135 SF	----- SF	14,126 SF	----- SF	9,009 SF
TOTAL SF	804,191 SF	27,159 SF	38,357 SF	12,796 SF	739,408 SF
TOTAL ACRES	18.46 AC	0.62 AC	0.88 AC	0.29 AC	16.97 AC

TREE CANOPY DATA

EXISTING TREE CANOPY: 804,191 SF (81.3% OF TOTAL SITE)
REQUIRED CANOPY PRESERVATION = 15%
REQUIRED PRESERVATION = 120,629 SF (2.8 AC)

TOTAL CANOPY REMOVED WITH SITE PLAN 1 & 2: 65,516 SF
TOTAL CANOPY REMOVED WITH DEVELOPMENT PLAN REVISION 2: 12,796 SF

TOTAL CANOPY REMOVED: 78,312 SF (1.80 AC)

REMAINING TREE CANOPY TO BE PRESERVED: 739,408 SF (16.97 AC)
(91.9% OF ORIGINAL EXISTING CANOPY)

TREE CANOPY PRESERVATION AREA

PARKING CHART

PARKING RATIO FOR TRADITIONAL OFFICE: 2.85 SPACES/1,000.
TOTAL OFFICE SF: 57,900 SF
SUBDIVISION: 1
TOTAL PARKING REQUIRED: 166 SPACES
TOTAL PARKING PROVIDED: 199 SPACES

LOT 1:
TOTAL OFFICE SF: 35,000 SF
TOTAL PARKING PROVIDED: 122 SPACES
LOT 2:
TOTAL OFFICE SF: 22,900 SF
TOTAL PARKING PROVIDED: 77 SPACES

OPEN SPACE REQUIREMENT CHART

MINIMUM OPEN SPACE REQUIREMENT: 3% OF TOTAL SITE

3% * 22.72 AC = 0.68 AC / 29,690 SF

NOTE: 100% OF OPEN SPACE IS FORMAL

OPEN SPACE PROVIDED:

KEY	CLASSIFICATION	TYPE	AREA
OS1 (LOT 1)	FORMAL	PLAZA	12,662 SF
OS2 (LOT 2)	FORMAL	PLAZA	9,189 SF
OS3 (LOT 1)	FORMAL	GREENBELT	5,327 SF
OS4 (LOT 2)	FORMAL	GREENBELT	1,465 SF

TOTAL REQUIRED OPEN SPACE PROVIDED:
FORMAL = 0.69 AC / 29,843 SF (3.0%)

FLOODPLAIN KEY:

100 YEAR FLOOD PLAIN

FORMAL OPEN SPACE KEY:

FORMAL OPEN SPACE

RIPARIAN BUFFER ZONE KEY:

30' RIPARIAN BUFFER ZONE 1

30' RIPARIAN BUFFER ZONE 2

SITE DATA:

PROJECT NAME: FAMILY LEGACY (PUD), DEVELOPMENT PLAN REVISION 1
PROJECT NUMBER: XXXX
SUBDIVISION: FAMILY LEGACY PUD
LOT NUMBER: NA
ADDRESS: 554 & 562 FRANKLIN ROAD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 8TH CIVIL DISTRICT
MAP 53, PARCELS 73.00 & 74.01

EXISTING ZONING: SD-X 0 / 34,500
PROPOSED ZONING: SD-X 0 / 57,900
CHARACTER AREA OVERLAY: BCCO-4
OTHER APPLICABLE OVERLAYS: HHO, HHO BUFFER, FFO
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
TOTAL ACREAGE: 22.72 AC
TOTAL SQUARE FOOTAGE: 988,971 +/- SF

MINIMUM REQUIRED SETBACKS: AS ESTABLISHED BY P.U.D.

OWNER: FRANKLIN FUNERAL HOME
RODNEY EDWARDS
7427 CHARLOTTE PIKE

DEVELOPER: MIKE FORD
LOT 1
FORD CUSTOM CLASSIC HOMES
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
(615) 503-9727

DEVELOPER: THE POOL
LOT 2
DAWN CRAWFORD
5100 MARYLAND WAY
(615) 371-0049

APPLICANT: GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064
615.975.5765
greggambles200@gmail.com
GREG GAMBLE

BUILDING SQUARE FOOTAGE: TOTAL - 57,900 SF
LOT 1 - 35,000 SF
LOT 2 - 22,900 SF
LOT 1 - 3 & 2 STORIES
LOT 2 - 3 STORIES

LANDSCAPE SURFACE RATIO: 0.87/ 19.9 AC PROVIDED
MINIMUM LANDSCAPE SURFACE RATIO: 0.2/ 4.5 AC REQUIRED
MINIMUM PARKING REQUIREMENT: 2.85 SPACES / 1,000 SF (166 SPACES)

MAXIMUM PARKING LIMIT: 200 SPACES (120% OF MINIMUM)
EXISTING PARKING: N/A
PARKING PROVIDED: 199 SPACES

RESIDENTIAL DENSITY: N/A
TREE CANOPY: 804,191 SF (81% OF TOTAL SITE)

PARKLAND DEDICATION: N/A
OPEN SPACE: 3% REQ. (0.68AC) FOR TRADITIONAL MIXED-USE ZONE, ALL FORMAL PROVIDED LOT 1: 0.44 AC
PROVIDED LOT 2: 0.25 AC
TOTAL PROVIDED: 0.69 AC

OVERALL DENSITY: N/A
NET DENSITY: N/A

RESIDENTIAL UNITS BY USE TYPE: N/A
NON-RESIDENTIAL SF: TOTAL: 57,900 SF
LOT 1 - 35,000 SF OFFICE
LOT 2 - 22,900 SF - OFFICE

STATEMENT OF IMPACTS:

WATER: COMMERCIAL (DEVELOPMENT PLAN REVISION 1)
WATER SERVICE PROVIDED BY MALLORY VALLEY UTILITY DISTRICT
3,658 GPD

SEWER: COMMERCIAL (DEVELOPMENT PLAN REVISION 1)
SEWER PROVIDED BY THE CITY OF FRANKLIN

REPURIFIED (REUSE) WATER FACILITIES:
NONE WITHIN THE DEVELOPMENT

STREET NETWORK:
THE PROPERTY HAS FRONTAGE ON FRANKLIN ROAD, CLASSIFIED AS A MAJOR ARTERIAL. TWO SITE ACCESS POINTS, PREVIOUSLY APPROVED HAVE BEEN INSTALLED. A 25' ROW DEDICATION, PREVIOUSLY REQUESTED BY THE CITY, HAS BEEN PROVIDED.

DRAINAGE FACILITIES:
STORMWATER TO BE TREATED VIA PERVIOUS PAVERS AND THEN RELEASED INTO A STREAM OR WET WEATHER CONVEYANCE

POLICE, FIRE AND RECREATIONAL FACILITIES:
POLICE - 900 COLUMBIA AVE, 4.0 MILES
FIRE - STATION #3, 370 MALLORY STATION ROAD, 1.9 MILES
RECREATIONAL - DRY BRANCH WETLANDS, 0.2 MILES

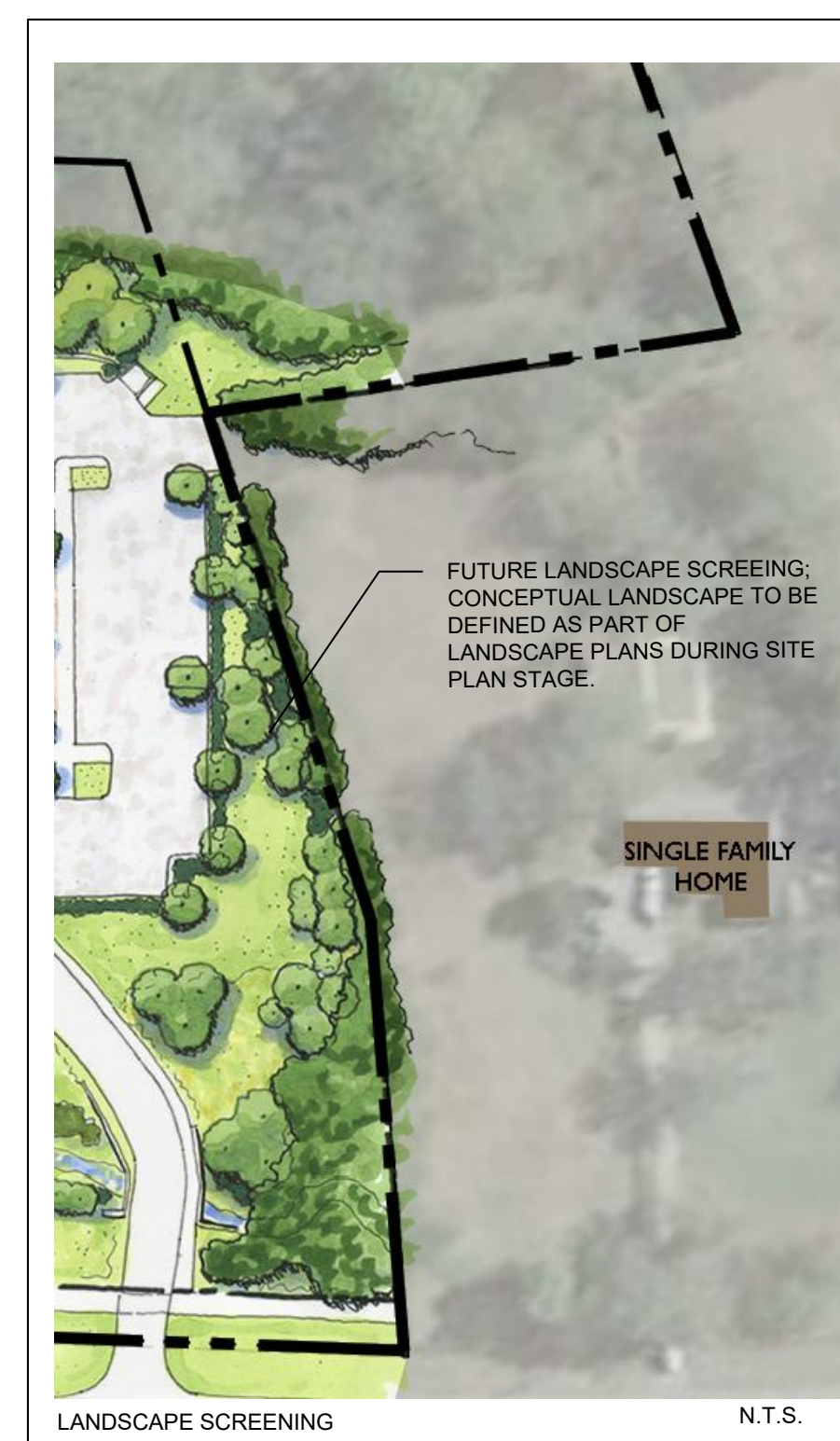
PROJECTED STUDENT POPULATION:
NO STUDENTS

REFUSE COLLECTION:
DEVELOPMENT WILL PROVIDE SCREENED DUMPSTERS.

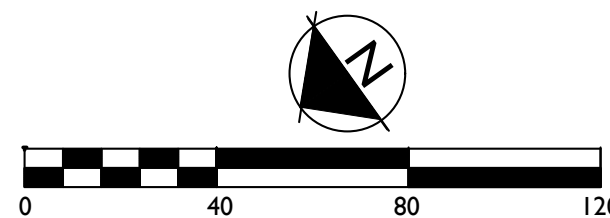
LAND USE PLAN COMPLIANCE & DESIGN CONCEPTS:

ENVISION FRANKLIN: NEIGHBORHOOD MIXED USE
PROFESSIONAL OFFICE IS AN APPROVED USE.

OFFICE USE IS LISTED AS A PRIMARY USE. BUILDING ENTRANCES ARE ORIENTED TO THE STREET; HOWEVER THE BUILDINGS WILL SIT BEHIND A CREEK AND STREAM BUFFER. SIDEWALKS WILL CONNECT BACK TO THE MULTI-USE PATH ALONG FRANKLIN ROAD. FORMAL OPEN SPACE WILL BE PEDESTRIAN PLAZAS AROUND THE BUILDING. OFFICE BUILDINGS ARE AT 3 STORIES IN HEIGHT (AS ENVISION FRANKLIN PROPOSES OUTSIDE OF MACK HATCHER PARKWAY.) HOWEVER, THE LOT 1 OFFICE STEPS DOWN TO TWO-STORY TO TRANSITION TO THE SOUTH.



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



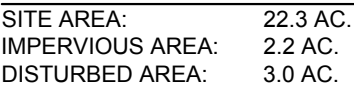


PREVIOUSLY APPROVED DEVELOPMENT PLAN FOR REFERENCE (COF # 5849) - N.T.S.



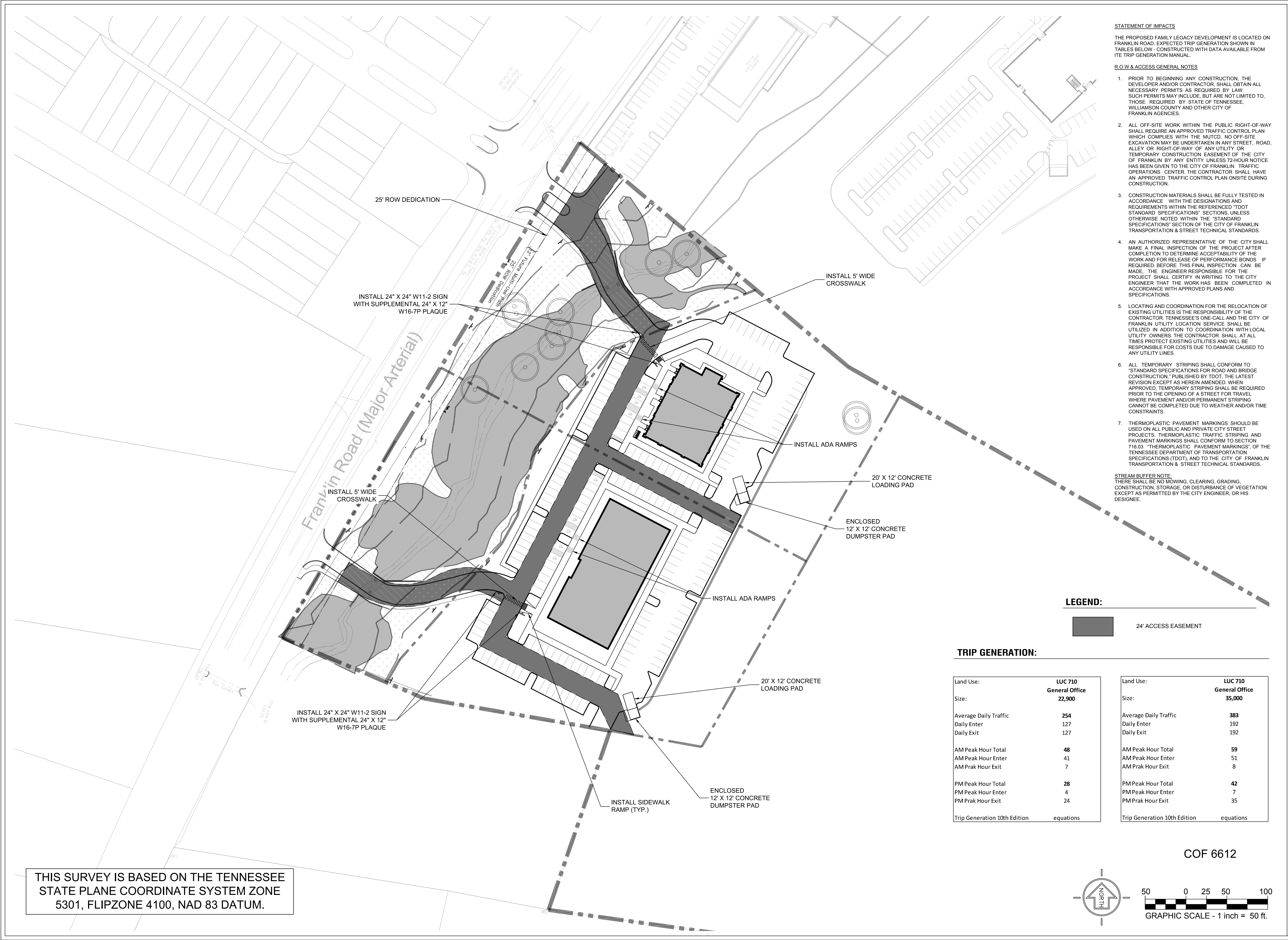
DEVELOPMENT PLAN CHANGE:
REMOVE FUNERAL HOME USE AND
REPLACE WITH OFFICE BUILDING

DEVELOPMENT PLAN REVISION 1



RIAN BUFFER
ZONE 4 - 20'

LSC 17021



THIS SURVEY IS BASED ON THE TENNESSEE
STATE PLANE COORDINATE SYSTEM ZONE
5301, FLIPZONE 4100, NAD 83 DATUM.

STATEMENT OF IMPACTS

THE PROPOSED FAMILY LEGACY DEVELOPMENT IS LOCATED ON FRANKLIN ROAD. EXPECTED TRIP GENERATION SHOWN IN TABLES BELOW - CONSTRUCTED WITH DATA AVAILABLE FROM ITE TRIP GENERATION MANUAL.

R.O.W & ACCESS GENERAL NOTES

1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ALL TEMPORARY STRIPING SHALL CONFORM TO STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

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

LEGEND:

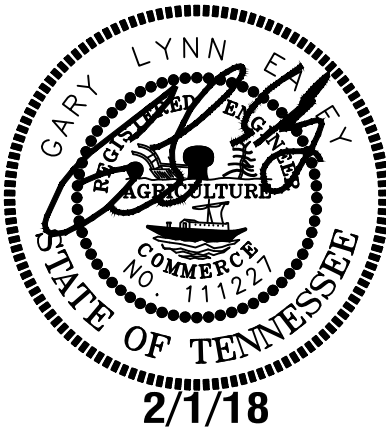
24' ACCESS EASEMENT

TRIP GENERATION:

Land Use:	LUC 710
Size:	General Office 22,900
Average Daily Traffic	254
Daily Enter	127
Daily Exit	127
AM Peak Hour Total	48
AM Peak Hour Enter	41
AM Peak Hour Exit	7
PM Peak Hour Total	28
PM Peak Hour Enter	4
PM Peak Hour Exit	24
Trip Generation 10th Edition equations	

Land Use:	LUC 710
Size:	General Office 35,000
Average Daily Traffic	383
Daily Enter	192
Daily Exit	192
AM Peak Hour Total	59
AM Peak Hour Enter	51
AM Peak Hour Exit	8
PM Peak Hour Total	42
PM Peak Hour Enter	7
PM Peak Hour Exit	35
Trip Generation 10th Edition equations	

COF 6612



ISLAND
solutions
2925 Berry Hill Drive, Nashville, TN 37204

FAMILY LEGACY FORD OFFICE BUILDING

DEVELOPMENT PLAN

BEING PARCELS 73.00 & 74.01 ON TAX MAP 53
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: OCTOBER 12, 2017

- A NONE
- B NONE
- C NONE
- D NONE

ROW &
ACCESS PLAN

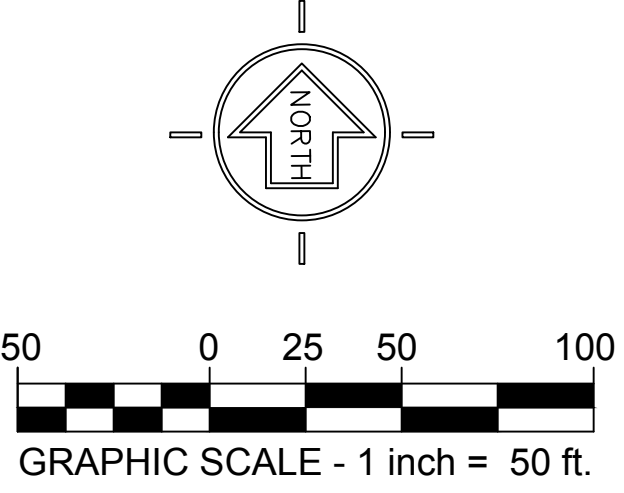
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LSC 17021



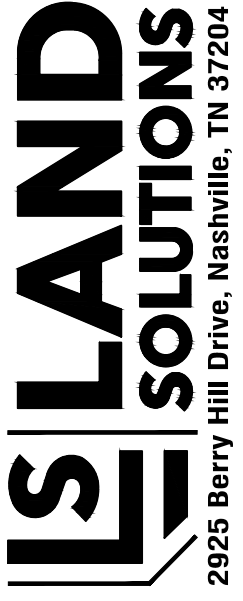
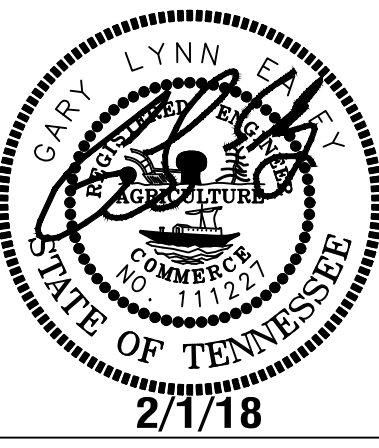
THIS SURVEY IS BASED ON THE TENNESSEE
STATE PLANE COORDINATE SYSTEM ZONE
5301, FLIPZONE 4100, NAD 83 DATUM.

COF 6612



TOWER 2 APPARATUS AUTOTURN

Apparatus Specifications
Number of Front Axles 1
Front Track Width = 8'
Wheels on Each Front Axle = 2
Number of Rear Axles = 2
Rear Track Width = 8'
Wheel Base = 21.316'
(Front Axle to Front Rear Axle)
Rear Axle Spacing = 4.417'
Body Length = 50.0417'
Width = 8.333'
Rear Overhang = 22.1424'
Body Style = Fire Truck
Turning Radius Wall to Wall = 42'

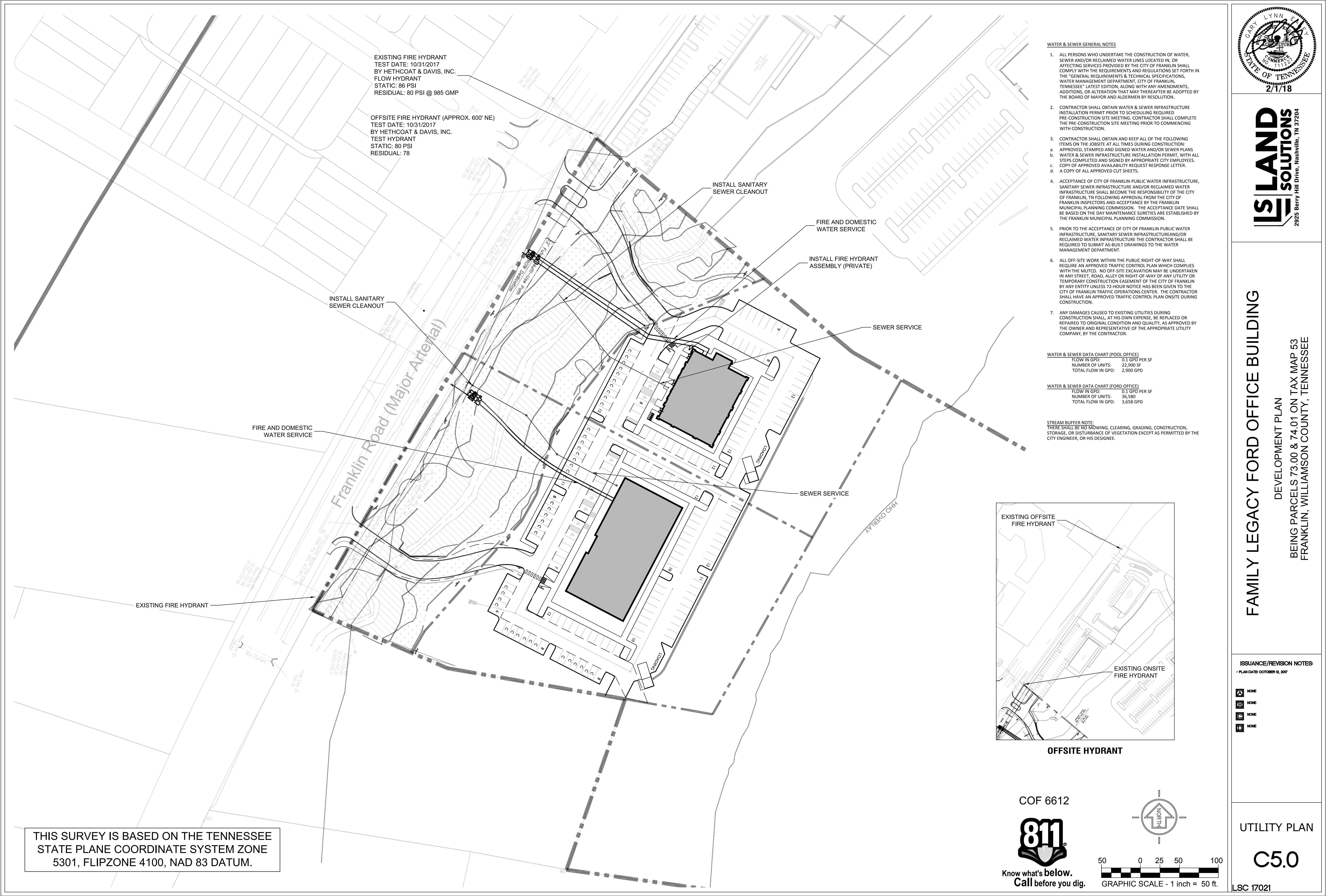


FAMILY LEGACY FORD OFFICE BUILDING
DEVELOPMENT PLAN
BEING PARCELS 73.00 & 74.01 ON TAX MAP 53
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: OCTOBER 12, 2017

- A NONE
- B NONE
- C NONE
- D NONE

AUTOTURN
PLAN
C4.1
LSC 17021



THIS SURVEY IS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM ZONE 5301, FLIPZONE 4100, NAD 83 DATUM.

- WATER & SEWER GENERAL NOTES**
1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
 2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRE-CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
 3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
 - a. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
 - b. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
 - c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
 - d. A COPY OF ALL APPROVED CUT SHEETS.
 4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
 5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE WATER MANAGEMENT DEPARTMENT.
 6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
 7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.

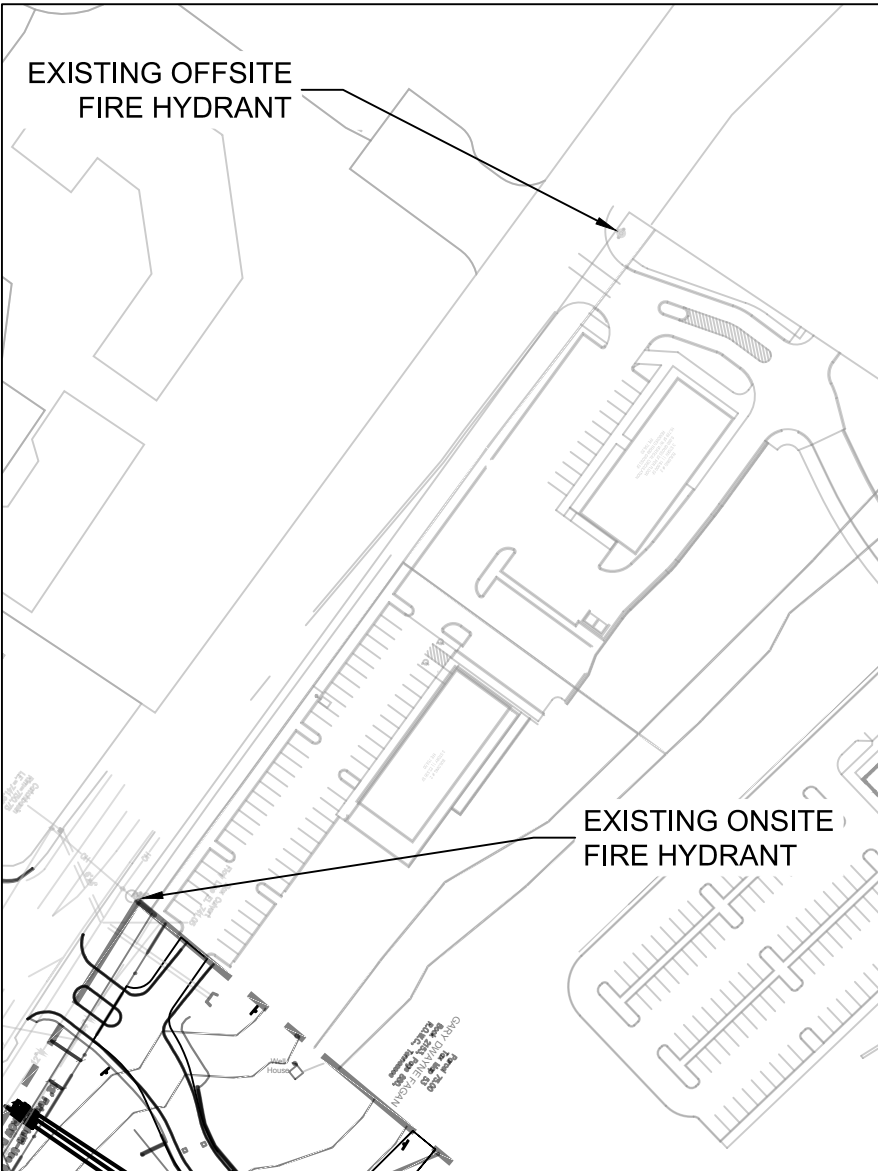
WATER & SEWER DATA CHART (POOL OFFICE)

FLOW IN GPD:	0.1 GPD PER SF
NUMBER OF UNITS:	22,900 SF
TOTAL FLOW IN GPD:	2,900 GPD

WATER & SEWER DATA CHART (FORD OFFICE)

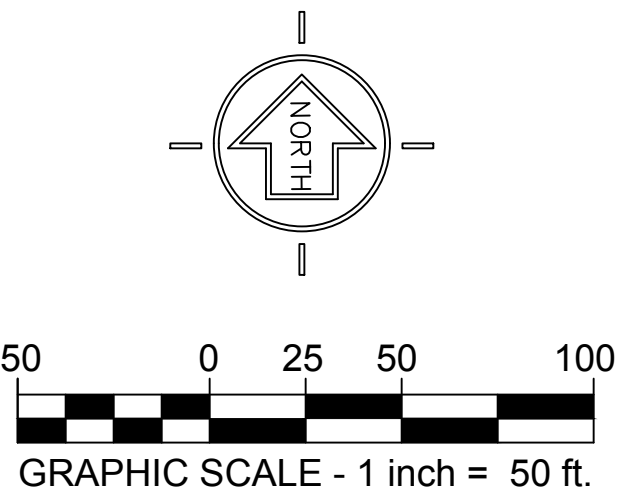
FLOW IN GPD:	0.1 GPD PER SF
NUMBER OF UNITS:	36,580
TOTAL FLOW IN GPD:	3,658 GPD

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



OFFSITE HYDRANT

COF 6612



FAMILY LEGACY FORD OFFICE BUILDING

DEVELOPMENT PLAN
BEING PARCELS 73.00 & 74.01 ON TAX MAP 53
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: OCTOBER 12, 2017

- A NONE
- B NONE
- C NONE
- D NONE

UTILITY PLAN

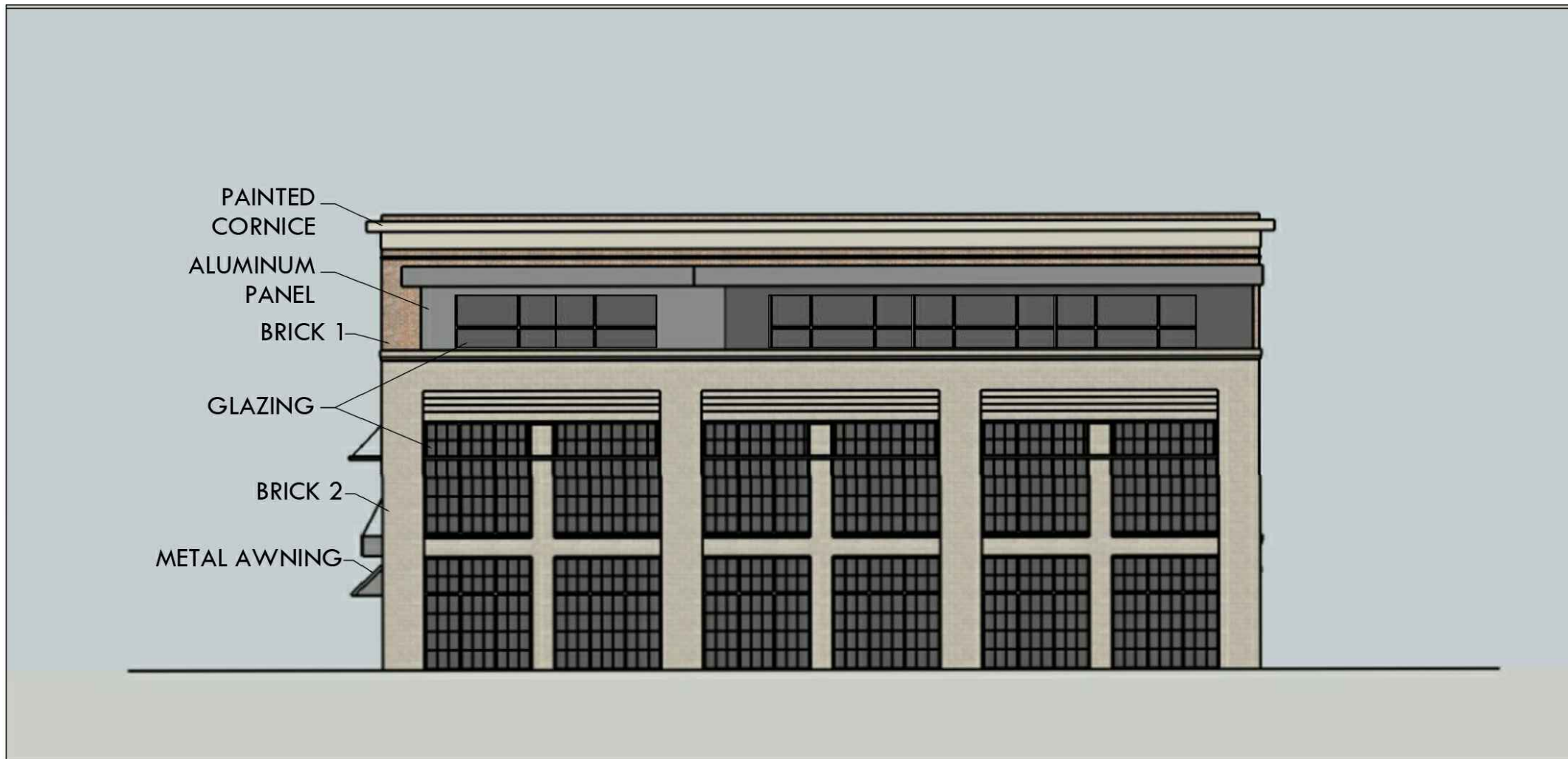
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LSC 17021



1 FRONT ELEVATION
N.T.S.

4 LEFT ELEVATION
N.T.S.



2 REAR ELEVATION
N.T.S.

3 RIGHT ELEVATION
N.T.S.

PROPOSED ARCHITECTURE LOT 1



PROPOSED ARCHITECTURE LOT 2 SUBMITTED WITH SITE PLAN COF# 6574



ISSUED: 01.08.2018

Revision Date

Δ 02.01.2018

Δ

Δ

Δ

ARCHITECTURE

SHEET

A1.0

COF # 6612



1 FRONT ELEVATION
N.T.S.

4 LEFT ELEVATION
N.T.S.



2 REAR ELEVATION
N.T.S.

3 RIGHT ELEVATION
N.T.S.

PROPOSED ARCHITECTURE LOT 1



PROPOSED ARCHITECTURE LOT 2 SUBMITTED WITH SITE PLAN COF# 6574



ISSUED: 01.08.2018

Revision Date
A 02.01.2018

△
△
△

ARCHITECTURE

SHEET
A1.0

COF # 6612

REVISION 1: SUBMITTED JANUARY 2018

- LOT 1 APPROVED USE CHANGES FROM A FUNERAL HOME TO OFFICE
- NO CHANGE PROPOSED FOR LOT 2 (SITE PLAN UNDER REVIEW)

ORIGINAL DEVELOPMENT PLAN: APPROVED OCTOBER 2015

- LOT 1, FUNERAL HOME (10,500 SF)
- LOT 2, 3 STORY OFFICE (24,000 SF)

TREE AREA	EXISTING CANOPY	REMOVED CANOPY SP LOT 1	REMOVED CANOPY SP LOT 2	REMOVED CANOPY DEV. PLAN REV 1	REMAINING CANOPY
TREE 'A'	763.507 SF	17,736 SF	24,231 SF	12,796 SF	722,273 SF
TREE 'B'	17,549 SF	9,423 SF	----- SF	----- SF	8,126 SF
TREE 'C'	23,135 SF	----- SF	14,126 SF	----- SF	9,009 SF
TOTAL SF TOTAL ACRES	804,191 SF 18.46 AC	27,159 SF 0.62 AC	38,357 SF 0.88 AC	12,796 SF 0.29 AC	737,408 SF 16.97 AC

EXISTING TREE CANOPY: 804.191 SF (81.3% OF TOTAL SITE)
 REQUIRED CANOPY PRESERVATION = 15%
 REQUIRED PRESERVATION = 120.629 SF (2.8 AC)
 TOTAL CANOPY REMOVED WITH SITE PLAN 1 & 2: 65,516 SF
 TOTAL CANOPY REMOVED WITH DEVELOPMENT PLAN REVISION 2: 12,796 SF
 TOTAL CANOPY REMOVED: 78,312 SF (1.80 AC)
 REMAINING TREE CANOPY TO BE PRESERVED: 739,408 SF (16.97 AC)
 (91.9% OF ORIGINAL EXISTING CANOPY)



PARKING RATIO FOR TRADITIONAL OFFICE: 2.85 SPACES/1,000.
TOTAL OFFICE SF: 57,900 SF
TOTAL PARKING REQUIRED: 166 SPACES
TOTAL PARKING PROVIDED: 199 SPACES

LOT 1:
TOTAL OFFICE SF: 35,000 SF
TOTAL PARKING PROVIDED: 122 SPACES

LOT 2:
TOTAL OFFICE SF: 22,900 SF
TOTAL PARKING PROVIDED: 77 SPACES

MINIMUM OPEN SPACE REQUIREMENT: 3% OF TOTAL SITE
 $3\% \times 22.72 \text{ AC} = 0.68 \text{ AC} / 29,690 \text{ SF}$
 NOTE: 100% OF OPEN SPACE IS FORMAL

OPEN SPACE PROVIDED:			
KEY	CLASSIFICATION	TYPE	AREA
OS1 (LOT 1)	FORMAL	PLAZA	12,662 SF
OS2 (LOT 2)	FORMAL	PLAZA	9,189 SF
OS3 (LOT 1)	FORMAL	GREENBELT	6,527 SF
OS4 (LOT 2)	FORMAL	GREENBELT	1,465 SF

TOTAL REQUIRED OPEN SPACE PROVIDED
FORMAL = 0.69 AC / 29,843 SF (3.0%)

100 YEAR FLOOD PLAIN

FORMAL OPEN SPACE

 30' RIPARIAN BUFFER ZONE 1

 30' RIPARIAN BUFFER ZONE 2

PROJECT NAME:	FAMILY LEGACY (PUD), DEVELOPMENT PLAN REVISION
PROJECT NUMBER:	XXXX
SUBDIVISION:	FAMILY LEGACY PUD
LOT NUMBER:	NA
ADDRESS:	554 & 582 FRANKLIN ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 53, PARCELS 73.00 & 74.01
EXISTING ZONING:	SD-X 0 / 34.500
PROPOSED ZONING:	SD-X 0 / 57.900
CHARACTER AREA OVERLAY:	BCO-4
OTHER APPLICABLE OVERLAYS	HHO, HHO BUFFER, FFO
APPLICABLE DEVELOPMENT STANDARD:	TRADITIONAL
TOTAL ACREAGE:	22.72 AC
TOTAL SQUARE FOOTAGE:	98,981 +/- SF
MINIMUM REQUIRED SETBACKS:	AS ESTABLISHED BY P.U.D.

OWNER: FRANKLIN FUNERAL HOME
RODNEY EDWARDS
7427 CHARLOTTE PIKE

DEVELOPER: MIKE FORD
LOT 1 FORD CUSTOM CLASSIC HOMES
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
(615) 503-9727

DEVELOPER : THE POOL
LOT 2 DAWN CRAWFORD
5100 MARYLAND WAY
(615) 371-0049

APPLICANT: GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064
615.975.5765
greggambles209@gmail.com
GREG GAMBLE

BUILDING SQUARE FOOTAGE:	TOTAL - 57,900 SF LOT 1 - 35,000 SF LOT 2 - 22,900 SF
BUILDING HEIGHT:	LOT 1 - 3 & 2 STORIES LOT 2 - 3 STORIES
LANDSCAPE SURFACE RATIO:	0.87/ 19.9 AC PROVIDED
MINIMUM LANDSCAPE SURFACE RATIO:	0.27 / 4.5 AC REQUIRED
MINIMUM PARKING REQUIREMENT:	2.85 SPACES / 1,000 SF (166 SPACES)
MAXIMUM PARKING LIMIT:	200 SPACES (120% OF MINIMUM)
EXISTING PARKING:	N/A
PARKING PROVIDED:	199 SPACES
RESIDENTIAL DENSITY:	N/A
TREE CANOPY:	804,191 SF (81% OF TOTAL SITE)
PARKLAND DEDICATION:	N/A
OPEN SPACE:	3% REQ. (0.68AC) FOR TRADITIONAL MIXED-USE ZONE, ALL FORMAL
	TOTAL PROVIDED LOT 1: 0.44 AC
	PROVIDED LOT 2: 0.25 AC
	TOTAL PROVIDED: 0.69 AC

OVERALL DENSITY:
NET DENSITY:
NET DENSITY:
RESIDENTIAL UNITS BY USE TYPE
NON-RESIDENTIAL SF:

# RESIDENTIAL UNITS BY USE TYPE:	N/A
NON-RESIDENTIAL SF:	N/A
	TOTAL: 57,900 SF
	LOT 1 - 35,000 SF OFFICE
	LOT 2 - 22,900 SF - OFFICE

WATER: COMMERCIAL (DEVELOPMENT PLAN REVISION 1)
WATER SERVICE PROVIDED BY MALLORY VALLEY UTILITY DISTRICT
3,658 GPD

SEWER: COMMERCIAL (DEVELOPMENT PLAN REVISION 1)
SEWER PROVIDED BY THE CITY OF FRANKLIN

REPURIFIED (REUSE) WATER FACILITIES:
NONE WITHIN THE DEVELOPMENT

STREET NETWORK:
THE PROPERTY HAS FRONTAGE ON FRANKLIN ROAD, CLASSIFIED AS A MAJOR ARTERIAL. TWO SITE ACCESS POINTS, PREVIOUSLY APPROVED HAVE BEEN INSTALLED. A 25' ROW DEDICATION PREVIOUSLY REQUESTED BY THE CITY, HAS BEEN PROVIDED.

DRAINAGE FACILITIES:
STORMWATER TO BE TREATED VIA PERVIOUS PAVERS AND THEN RELEASED INTO A STREAM OR
WET WEATHER CONVEYANCE

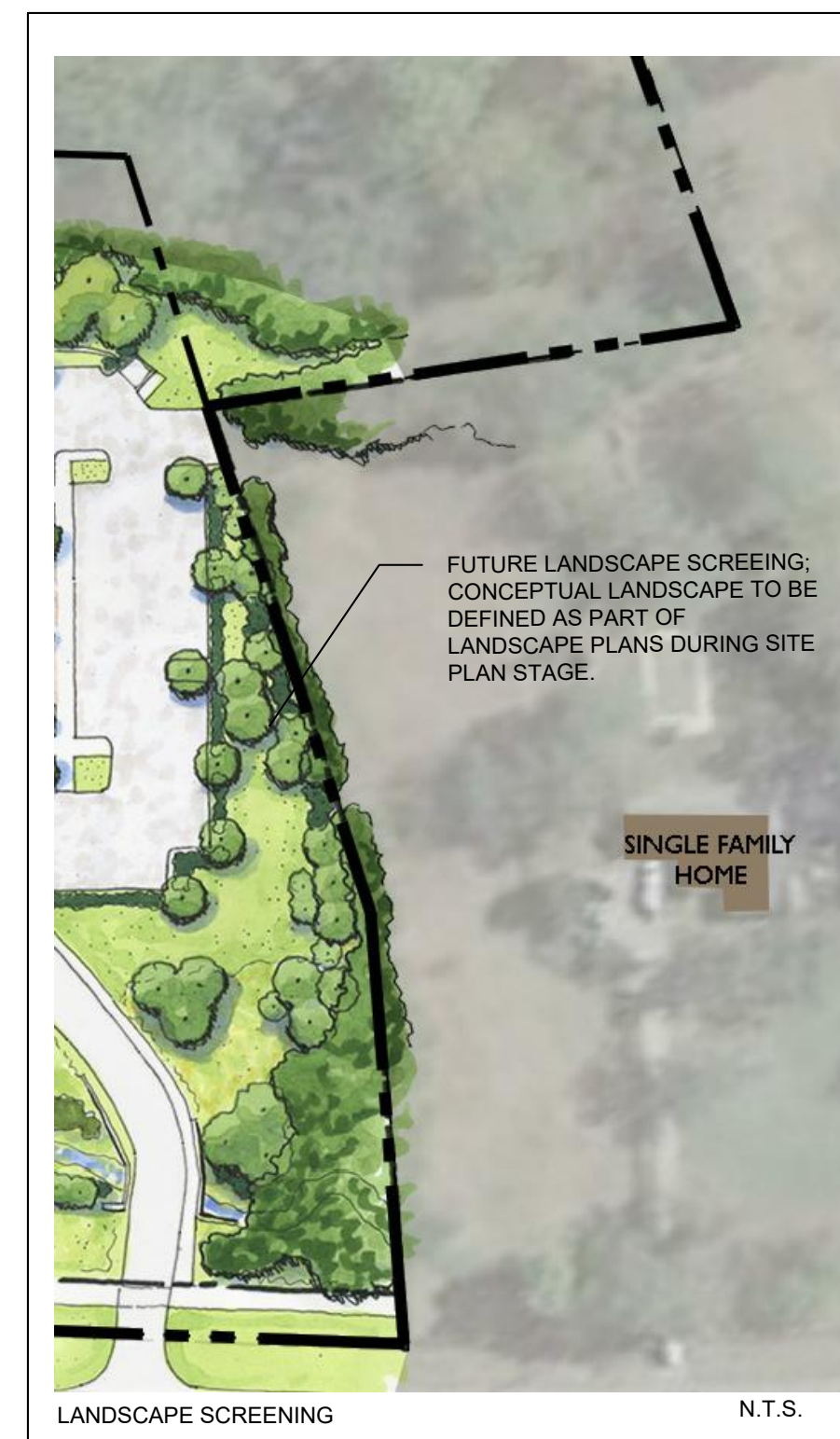
POLICE, FIRE AND RECREATIONAL FACILITIES:
POLICE - 900 COLUMBIA AVE, 4.0 MILES
FIRE - STATION #3, 370 MALLORY STATION ROAD, 1.9 MILES
RECREATIONAL - DRY BRANCH WETLANDS, 0.2 MILES

PROJECTED STUDENT POPULATION
NO STUDENTS

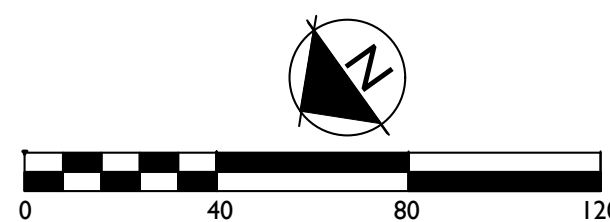
REFUSE COLLECTION:
DEVELOPMENT WILL PROVIDE SCREENED DUMPSTERS

ENVISION FRANKLIN: NEIGHBORHOOD MIXED USE
PROFESSIONAL OFFICE IS AN APPROVED USE.

OFFICE USE IS LISTED AS A PRIMARY USE. BUILDING ENTRANCES ARE ORIENTED TO THE STREET; HOWEVER THE BUILDINGS WILL SIT BEHIND A CREEK AND STREAM BUFFER. SIDEWALKS WILL CONNECT BACK TO THE MULTI-USE PATH ALONG FRANKLIN ROAD. FORMAL OPEN SPACE WILL BE PEDESTRIAN PLAZAS AROUND THE BUILDING. OFFICE BUILDING ARE AT 3 STORIES IN HEIGHT (AS ENVISION FRANKLIN PROPOSES OUTSIDE OF MACK HATCHER PARKWAY.) HOWEVER, THE LOT 1 OFFICE STEPS DOWN TO TWO-STORY TO TRANSITION TO THE SOUTH.



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

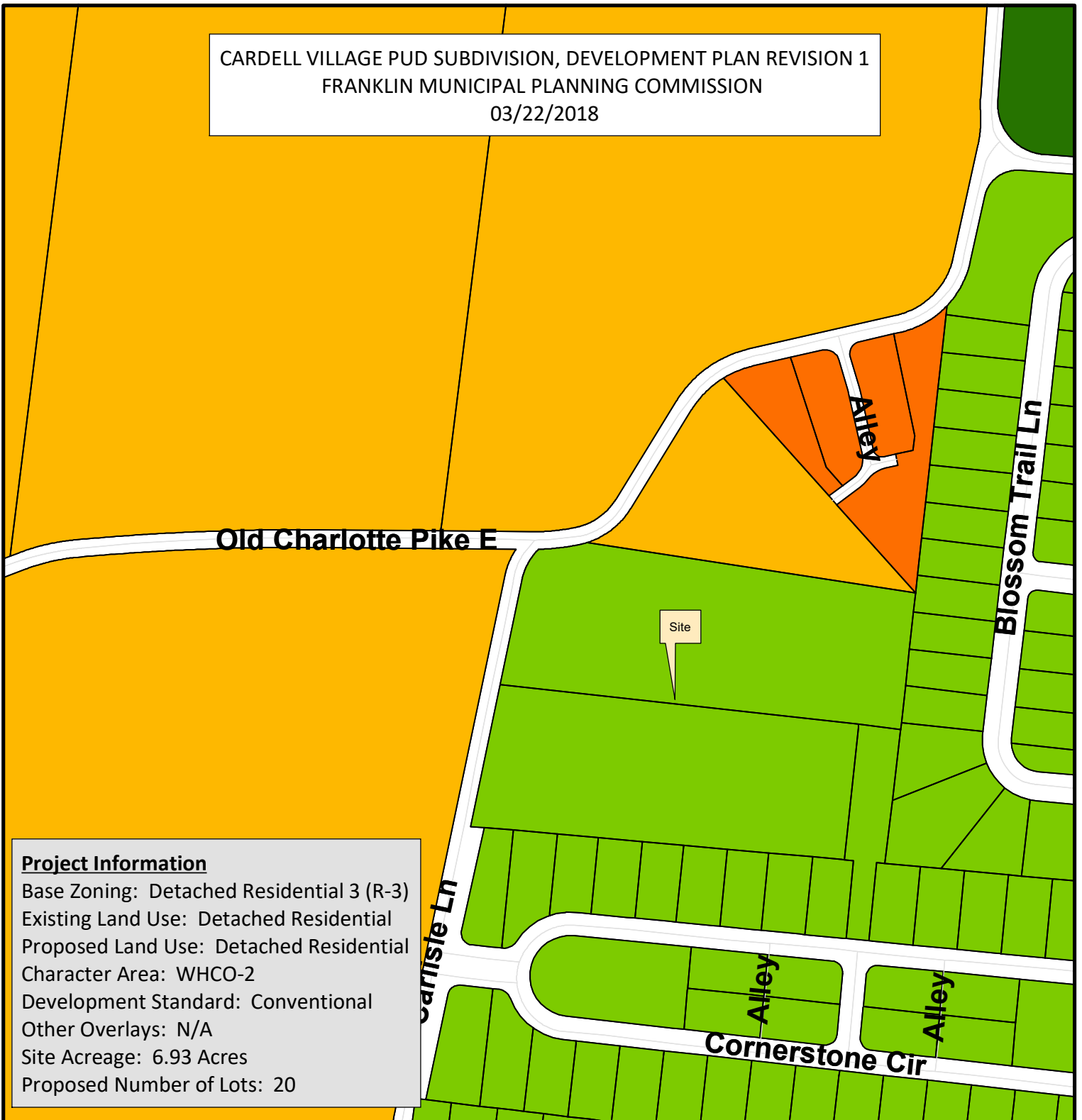


ISSUED: 01.08.2018

Revision Date
02.01.2018

△ _____
△ _____
△ _____

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

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The City is not responsible for any errors or omissions contained herein.
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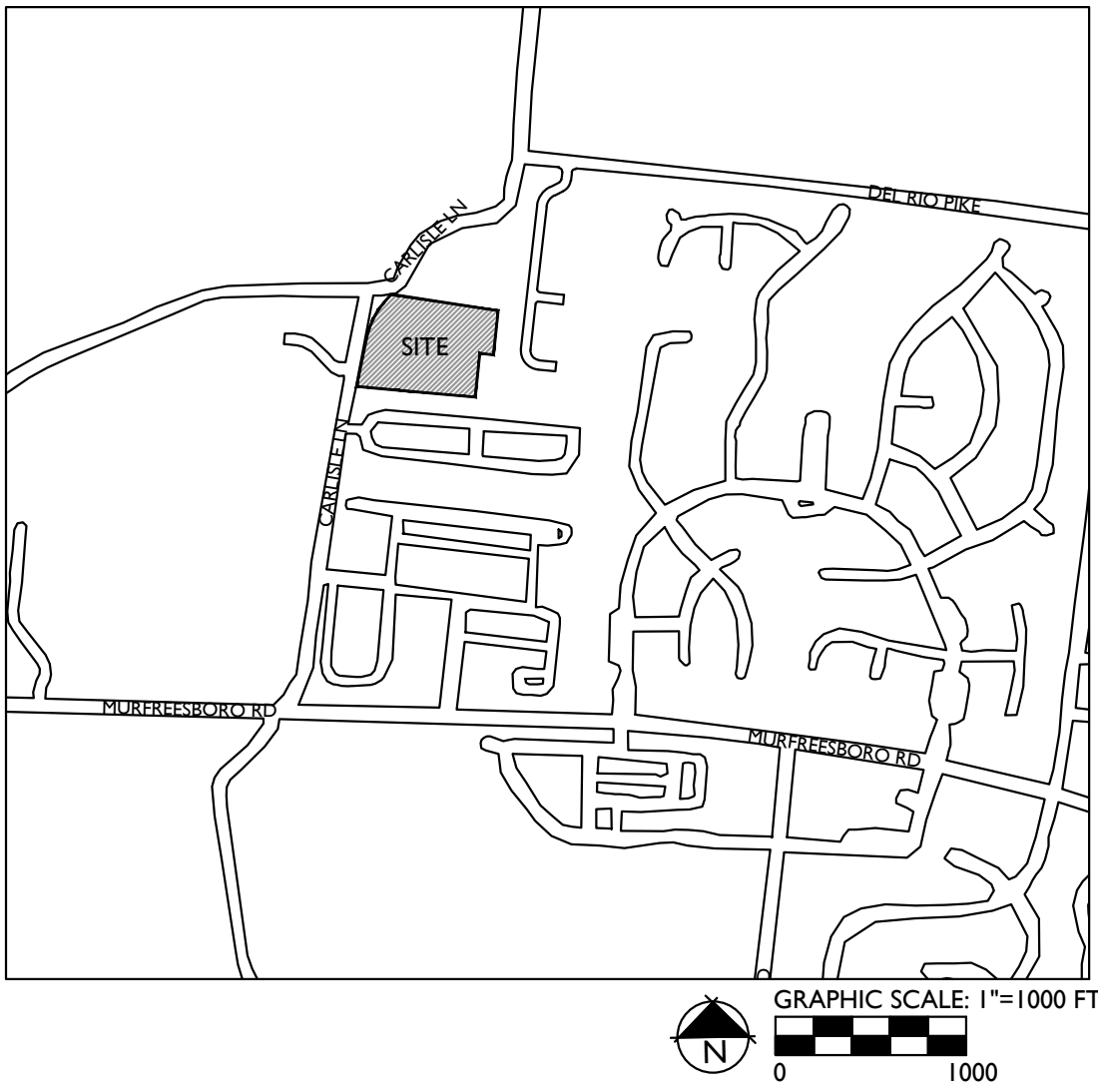
TYPICAL HOME ELEVATION

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

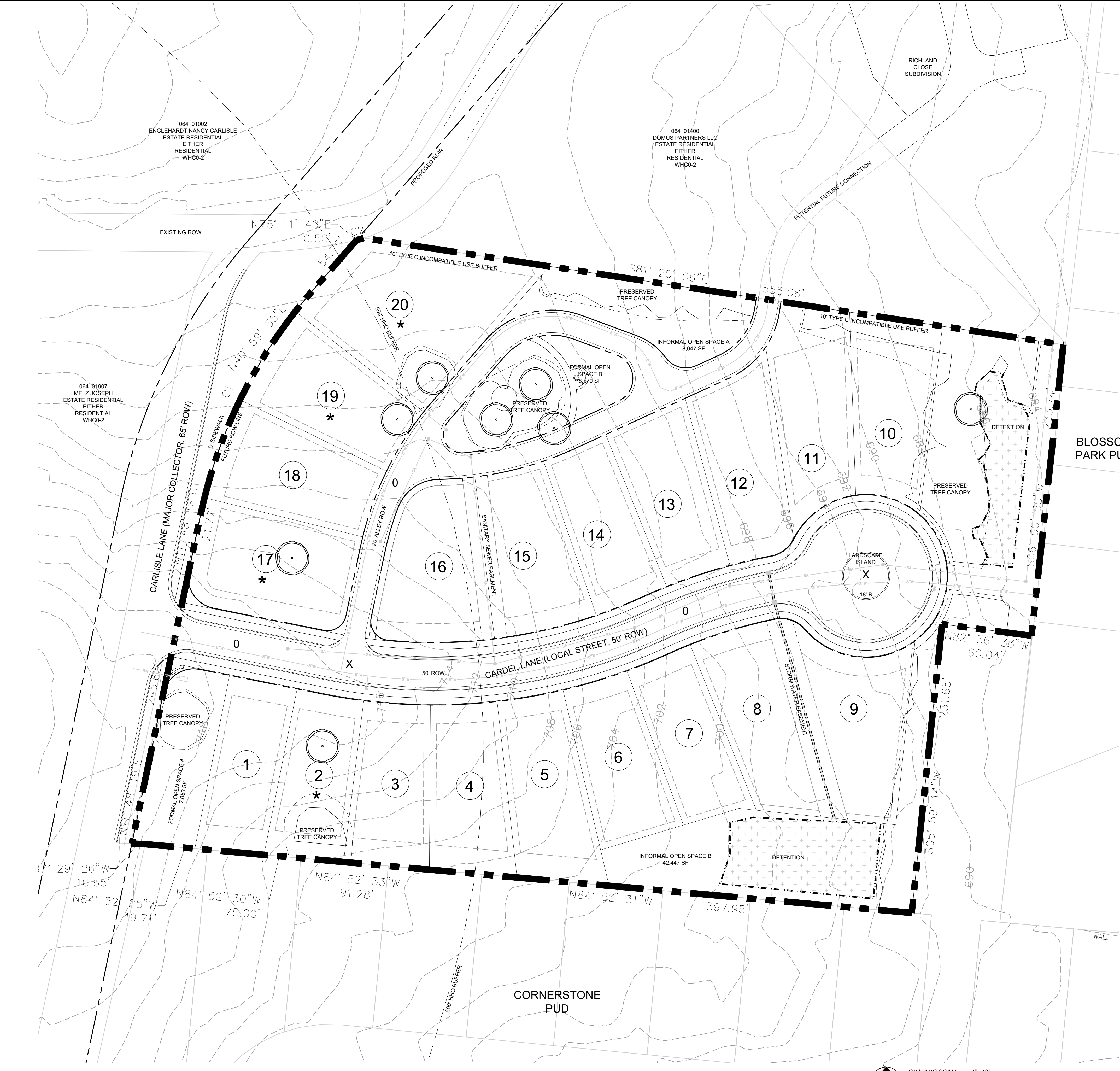
GREG GAMBLE

greggamble209@gmail.com

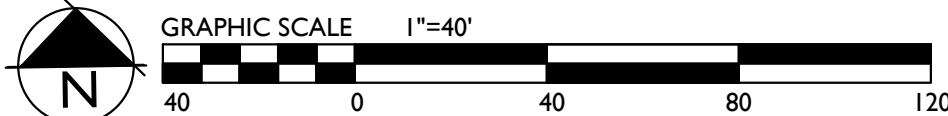
615.975.5765

TYPICAL
ARCHITECTURE

A 1.0



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



TYPICAL LOT DIAGRAMS

LOTS 1-9

LOTS 6-20

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

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
PROJECT NUMBER: 6615
SUBDIVISION: NA
LOT NUMBER: 1034 & 1040 CARLISLE LANE
ADDRESS: 1034 & 1040 CARLISLE LANE
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	LOTS 6-20
FRONT YARD:	15'	15'
REAR YARD:	20'	5'
SIDE YARD:	5'	5'

OWNER/APPLICANT:

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

PLANNER/LANDSCAPE ARCHITECT:

ADDRESS: GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064
615.975.5765
greggambledesign@gmail.com
GREG GAMBLE

PROJECT CHARACTERISTICS

BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2 STORY
MINIMUM LANDSCAPE RATIO:	0.40
TRANSITIONAL FEATURES BUFFER REQUIRED:	YES
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 2 PER UNIT
RESIDENTIAL DENSITY: 2.90 DU/A (20 LOTS)
EXISTING TREE CANOPY: 1.20 AC
PRESERVED TREE CANOPY: 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
REQUIRED: 0.34 AC (33%)
PROVIDED: 0.36 AC (35.0%)

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

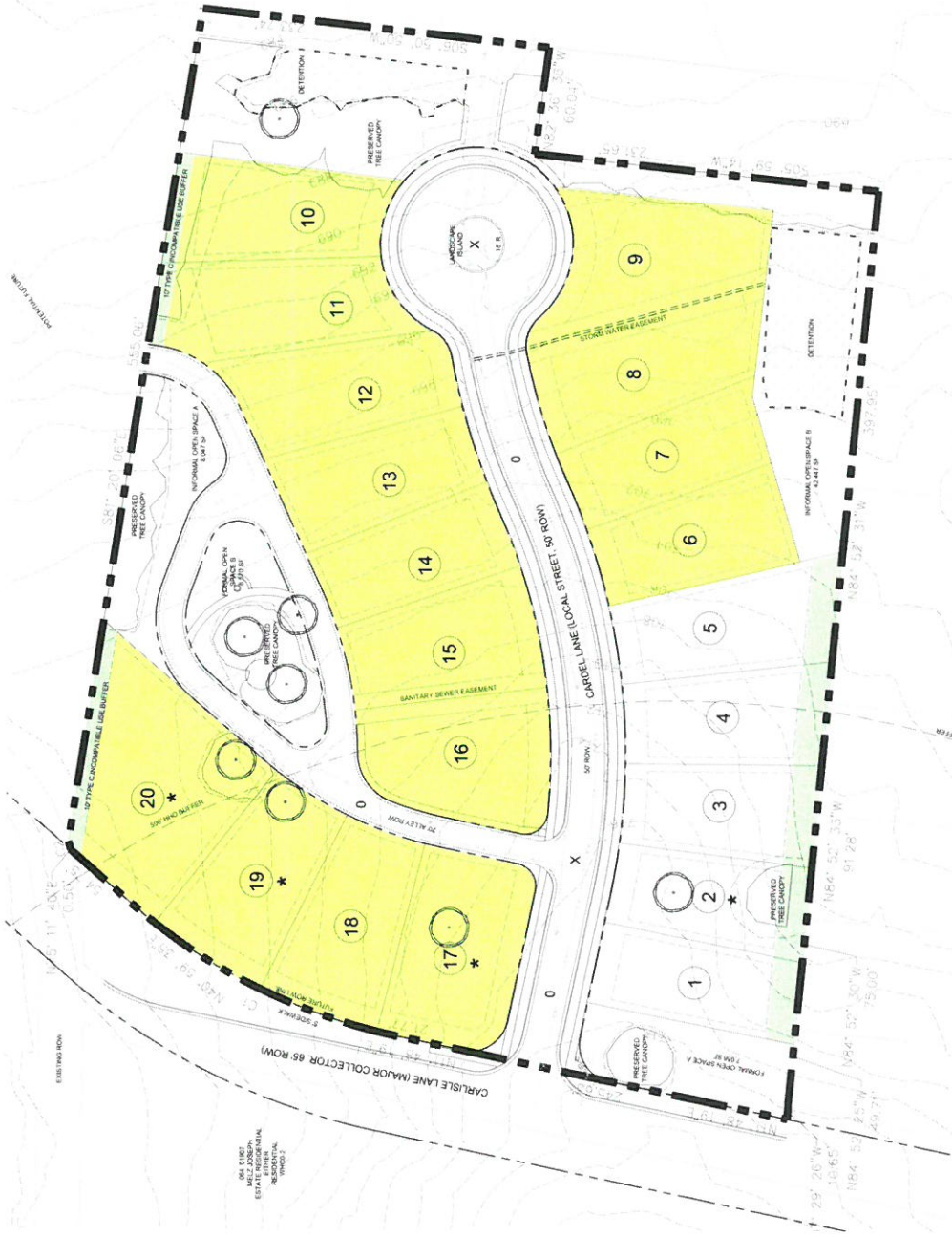
GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
greggambledesign@gmail.com
615.975.5765

DEVELOPMENT PLAN

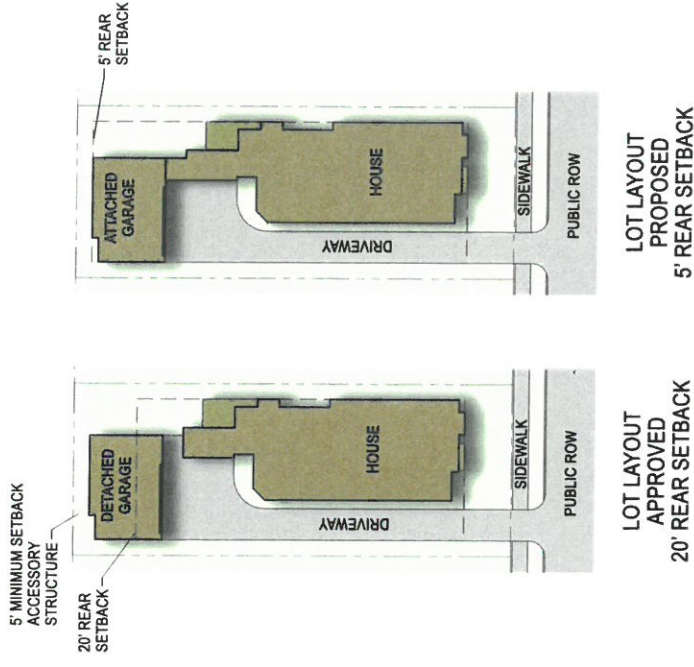
C 3.0

COF 6615

Item 6
Handout from
Greg Gamble
(Applicant)



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



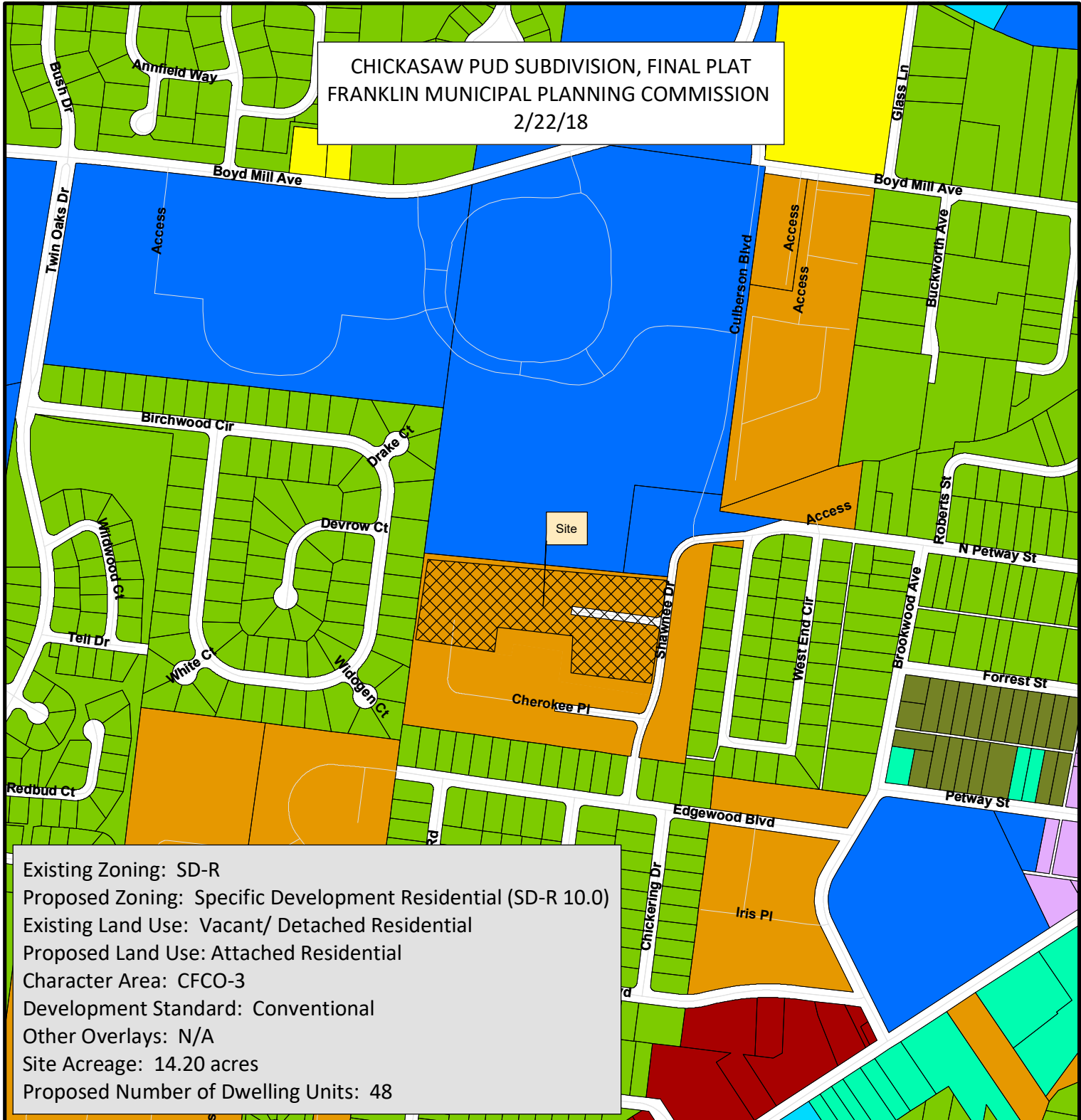
NOT TO SCALE

CARDEL VILLAGE DEVELOPMENT PLAN

REAR SETBACK REVISION EXHIBIT

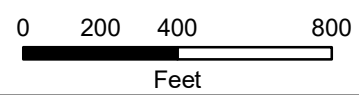
March 22, 2018

CHICKASAW PUD SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
2/22/18



Existing Zoning: SD-R
 Proposed Zoning: Specific Development Residential (SD-R 10.0)
 Existing Land Use: Vacant/ Detached Residential
 Proposed Land Use: Attached Residential
 Character Area: CFCO-3
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 14.20 acres
 Proposed Number of Dwelling Units: 48

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



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Addressing

lori.jarosz@franklin.tn.gov Please show the address on the plat before it is recorded.

joe.marlo@franklin.tn.gov Comment to remain open while Site Plan COF #6617 is still under review.

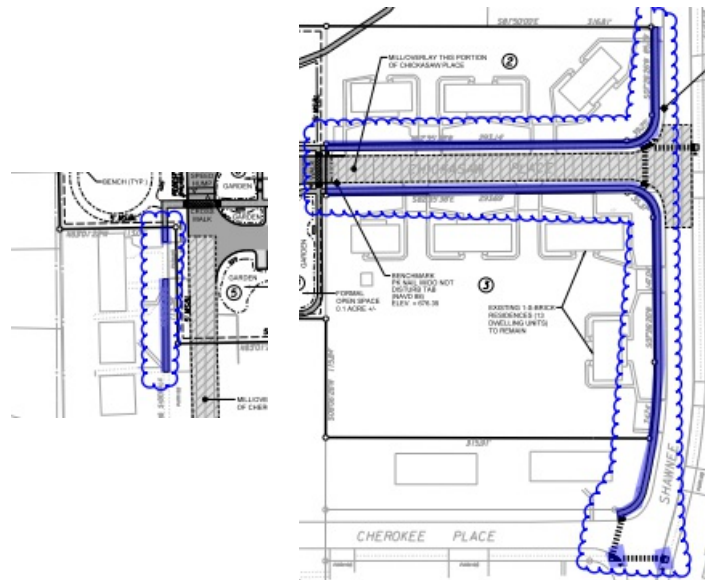
joe.marlo@franklintrn.gov *Comment partially addressed.*

[illegible]

Page 1 of 5

joe.marlo@franklinln.gov Previous comment has been addressed by the Applicant, however the following is a newcomment based on the clarity/enlarged scale nowprovided.

Applicant to show proposed sidewalks in ROW and public access easements, as highlighted below. Infrastructure may be noted on plat as *"proposed"*.



Parks

General Issues

3. Parkland information

kevinl@franklintn.gov This property is located in Quad 4 at \$200,000 max price for an acre or \$4.59 per square foot. This price would be 49,800sf x \$4.59=\$228,582 if used.

You may use the above price or send in an appraisal that is current or within 365 days to show the value of the property. The appraisal will be sent to the Finance Department for approval at which time an invoice would be produced if approved.

Please let me how you would like to proceed? After checking, the trail square footage cannot be used in lowering the total square footage of the parkland requirement.

Contact Kevin Lindsey for more info at KevinL@franklin.tn.gov or 615-794-2103 ext. 6948

Performance Agreement and Surety

General Issues

2. Engineering Sureties

kevin.long@franklintn.gov

Applicant shall post sureties in the following amounts:

I. City Water	\$ 126,000
II. City Sewer	\$ 109,000
III. Public Sidewalk	\$ 67,000
IV: City Streets	\$ -
V. Private Streets (includes shared access drives)	\$ -
VI. Street Access	\$ 10,000
VII. Temporary Turnarounds	\$ -
VIII. Traffic Signals	\$ -
IX: ITS Elements	\$ -
X: Stormwater Drainage	\$ -
XI: Green Infrastructure	\$ 30,000

*NOTE: Performance Calculations - Sureties are calculated from the Site Plan and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final Plat is approved at any time during the development process, all sureties will be transferred to said plat as a Condition of Approval. Sureties posted should include Public Infrastructure, Erosion Control, Street Access, and all necessary repairs for work completed within the public right-of-way. **Any driveway or related encroachment on City of Franklin right-of-way, including the modification, revision, or change in use of any existing driveway facilities, shall require a Street Access Surety.** A 10% contingency is applied to each surety category. EPSC is based on a flat \$7,500 per acre of disturbed area and is distributed proportionally across all surety categories.*

Planning

General Issues

28. Final Plat

brad.baumgartner@franklintn.gov

Applicant shall update title block from Chickasaw Place to Chickasaw PUD Subdivision.

Water/Sewer

General Issues

12. Utility easement

Applicant did not fully address comment, applicant shall add all proposed public water and sanitary sewer infrastructure that will serve this site. Applicant shall label the sewer line depths to ensure the proper easement widths are provided. Applicant shall provide an exclusive easement for both domestic water and sanitary sewer.

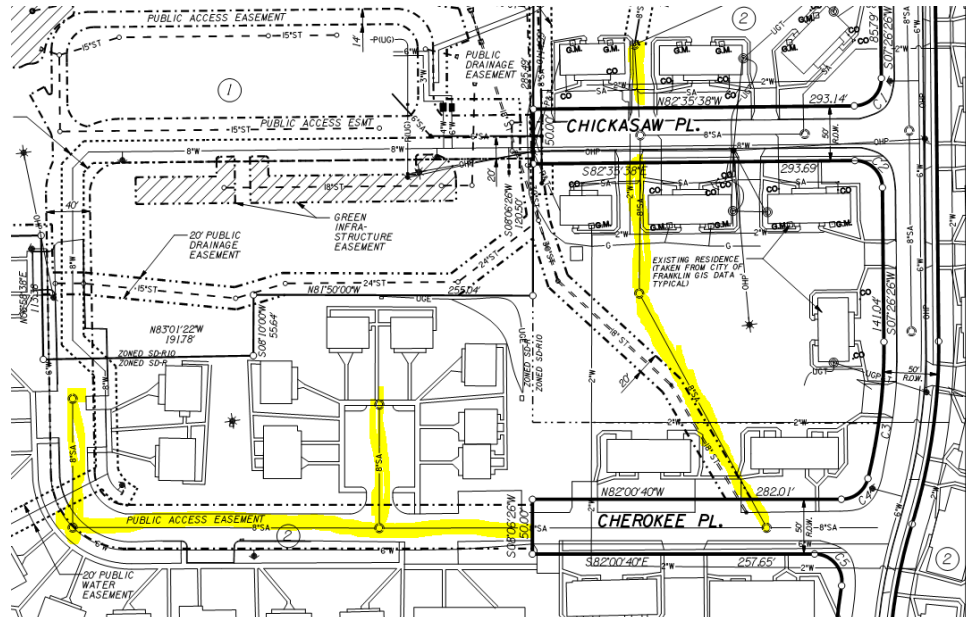
The sanitary sewer mains that are existing on the property shall also have the correct easements shown.

EASEMENTS

A. Water, Wastewater and/or Reclaimed Water Mains: When required, permanent exclusive easements must be provided with a minimum width of 20 feet. Easement width requirements are as follow:

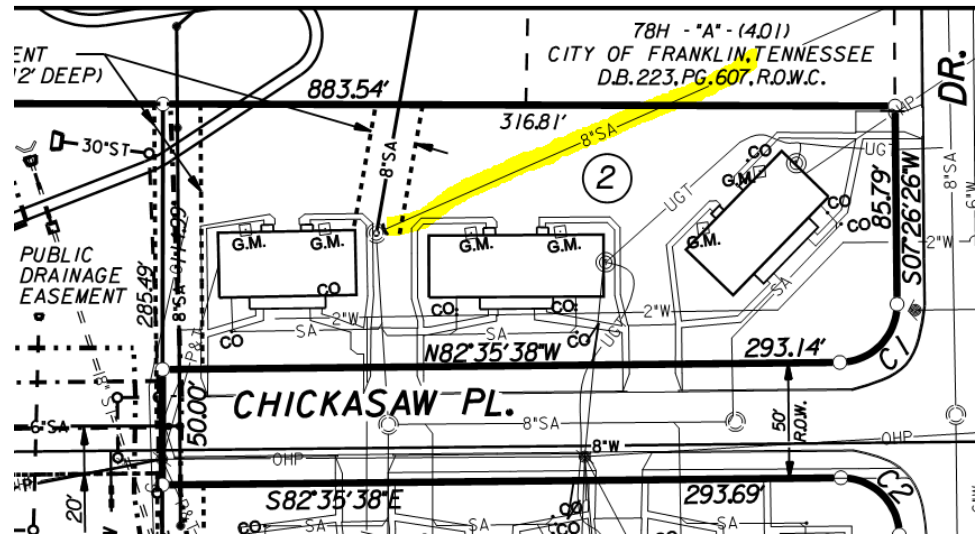
1. 0'-12' depth requires 20' easement.
2. 13'-20' depth requires 30' easement.
3. Depths greater than 20' requires prior approval.

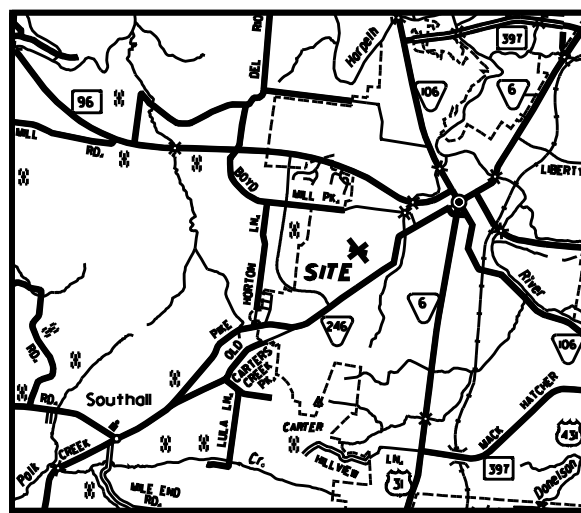
A minimum 10-foot wide temporary construction easement on each side of the permanent easement must also be provided. No trees shall be planted within the permanent easements



26. Sanitary sewer

ben.mcneil@franklin.tn.gov





VICINITY MAP
NOT TO SCALE

SURVEYOR

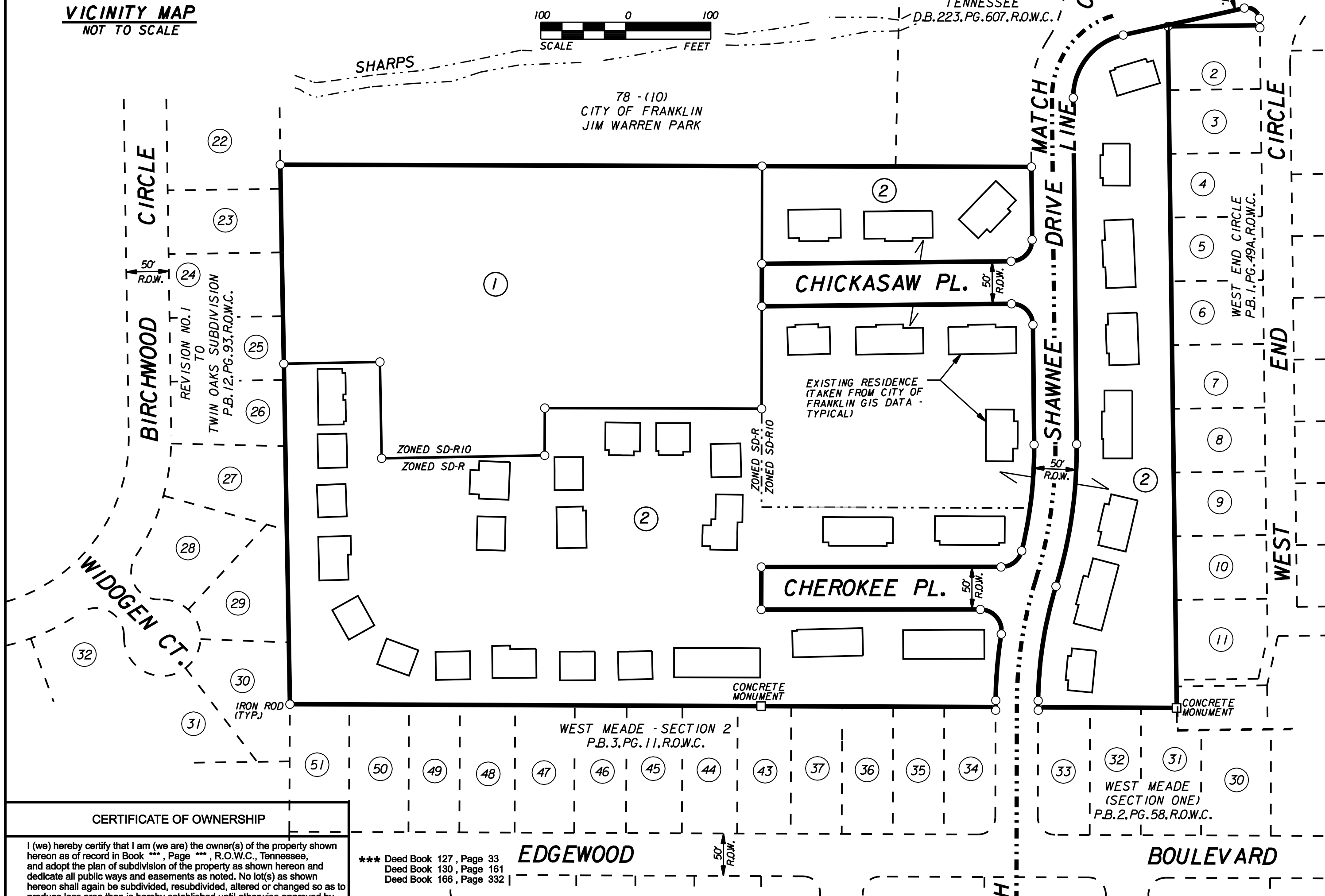
JAMES + ASSOCIATES
ONE VANTAGE WAY
SUITE E220
NASHVILLE, TN. 37228
PHONE: (615) 726-4848
CONTACT: JOHN DUFFER
EMAIL: john.duffer@jamesplus.net

OWNER AND DEVELOPER

FRANKLIN HOUSING AUTHORITY
200 SPRING STREET
FRANKLIN, TN. 37064
PHONE: (615) 794-1247
CONTACT: DOUG JOHNS
EMAIL: djohns@franklinhousingauthority.com

NOTES

1. THIS PLAT IS BEING RECORDED TO CREATE A NEW TAX PARCEL FROM A PORTION OF PARCEL 4, GROUP 'A' ON PROPERTY MAP 78H AND DEDICATE EASEMENTS.
2. BEARINGS SHOWN HEREON BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPS ZONE 4100, NAD83 DATUM.
3. DEED AND PLAT BOOK REFERENCES SHOWN HEREON PERTAIN TO THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
4. SUBJECT PROPERTY IS LOCATED IN ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 47187C0192F DATED SEPTEMBER 29, 2006.
5. CURRENT ZONING IS SD-R, SPECIFIC DEVELOPMENT - RESIDENTIAL DISTRICT - TRADITIONAL STDS. CENTRAL FRANKLIN CHARACTER AREA OVERLAY DISTRICT A 6.38 ACRE PORTION HAS BEEN REZONED SD-R10. FRONT YARD AND SIDE STREET SETBACK 25' REAR YARD SETBACK 5' SIDE YARD SETBACK 5'
6. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR HOA.
7. PROPERTY OWNER(S) OR HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES.
8. 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.
9. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
9. 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.
10. ALL STREETS SHOWN HEREON ARE PUBLIC 'LOCAL'.



CERTIFICATE OF OWNERSHIP

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

Owner _____ Date _____

Owner _____ Date _____

CERTIFICATE OF SURVEY

*** Deed Book 127 , Page 33
Deed Book 130 , Page 161
Deed Book 166 , Page 332

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 25th day of September, 2017.

John M. Duffer 12/12/17
Surveyor Tenn. License No. 1431 Date: 12/12/2017

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 & Sewer _____ Date _____
Franklin, Tennessee

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify that:

(1) the streets and drainage designed in _____ Subdivision have been installed in accordance with City specifications, or

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

Supt., Streets _____ Date _____
Franklin, Tennessee

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAME

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

Williamson County Emergency Management Agency _____ 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 _____, and this plat has been approved for recording in the Register's Office of Williamson County.

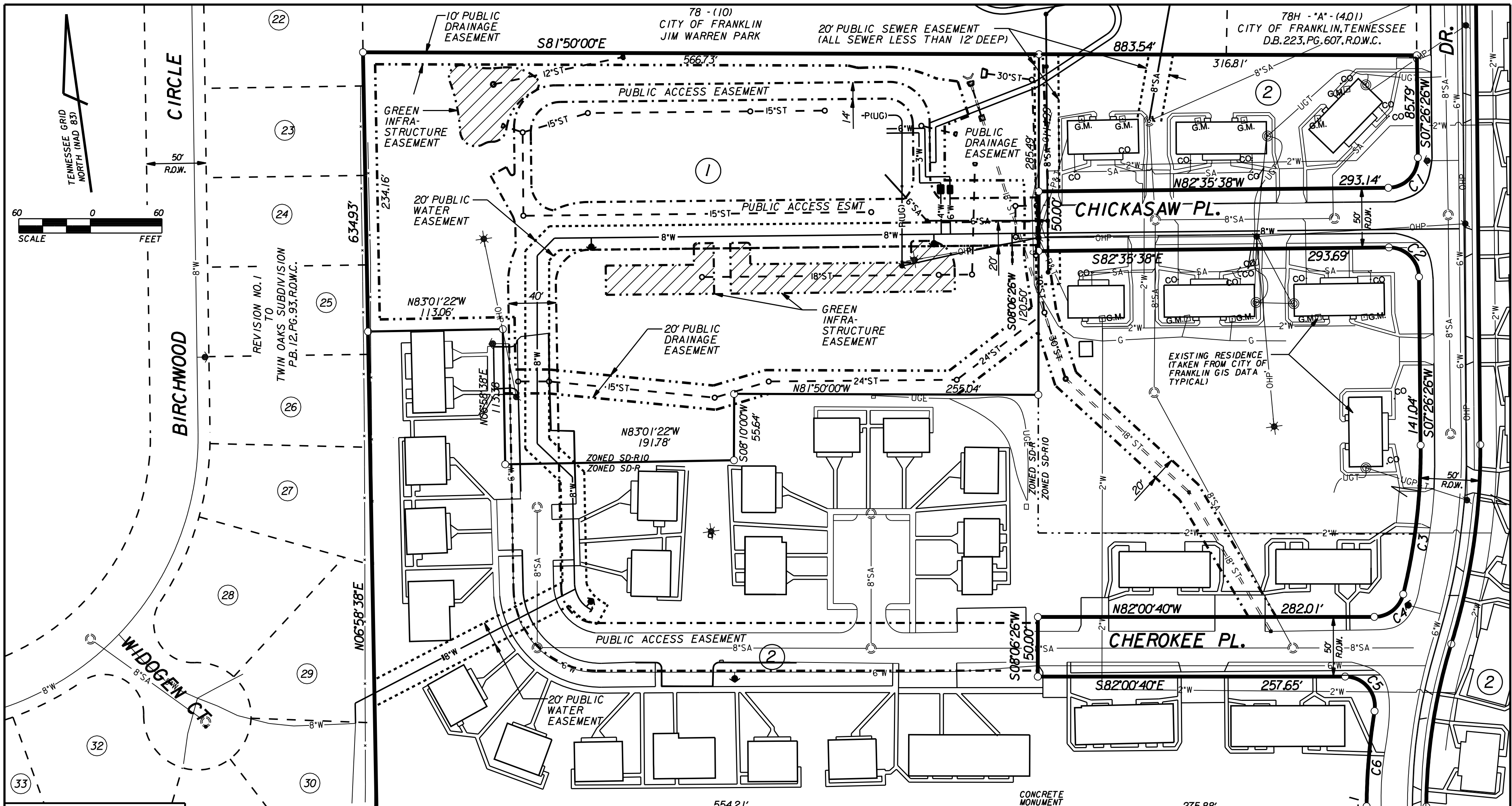
Secretary _____ Date _____
Franklin Municipal Planning Commission



LOT NO.	AREA S.F.	AREA AC.
1	166,139	3.81
2	452,446	10.39
RD.-R/W	0	0
TOTAL	618,585	14.20

CHICKASAW PLACE SUBDIVISION CITY OF FRANKLIN No. 6616

FINAL PLAT - SHEET 1 OF 3			
CITY OF FRANKLIN WILLIAMSON COUNTY, TENNESSEE			
TOTAL ACRES:	14.20	TOTAL LOTS:	2
ACRES NEW PUBLIC STREETS:	0.00	CIVIL DISTRICT:	9+th
MILES NEW PUBLIC STREETS:	0.00	CLOSURE ERROR:	1/10,000
SCALE:	1" = 100'	DATE:	12/12/2017



LINE TABLE		
No.	BEARING	DISTANCE
L1	S08°06'26\"W	3.78'

CERTIFICATE OF OWNERSHIP

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

Owner _____ Date _____

Owner _____ Date _____

CERTIFICATE OF SURVEY

*** Deed Book 127 , Page 33
Deed Book 130 , Page 161
Deed Book 166 , Page 332

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 25th day of September, 2017.

John M. Duffer 12/12/17
Surveyor Tenn. License No. 1431 Date: 12/12/2017



CURVE DATA					
No.	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	89°57'56"	25.00'	24.98'	39.25'	35.34' @ S52°25'24\"W
C2	90°02'04"	25.00'	25.02'	39.28'	35.37' @ S37°34'36\"E
C3	14°27'19"	500.00'	63.41'	126.15'	125.81' @ S14°40'05.5\"W
C4	76°05'35"	25.00'	19.56'	33.20'	30.82' @ S59°56'32.5\"W
C5	99°09'05"	25.00'	29.35'	43.26'	38.06' @ S32°26'07.5\"E
C6	08°59'59"	525.00'	41.32'	82.46'	82.38' @ S12°38'25.5\"W

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 & Sewer Franklin, Tennessee _____ Date _____

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify that:

(1) the streets and drainage designed in _____ Subdivision have been installed in accordance with City specifications, or

(2) a performance bond in the amount of \$ _____ for streets and \$ _____ for the sidewalks 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 OF SUBDIVISION NAME AND STREET NAME

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

Williamson County Emergency Management Agency _____ Date _____

CERTIFICATE OF APPROVAL FOR RECORDING

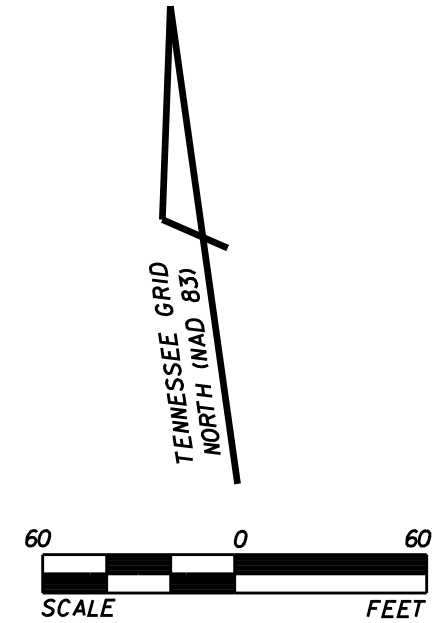
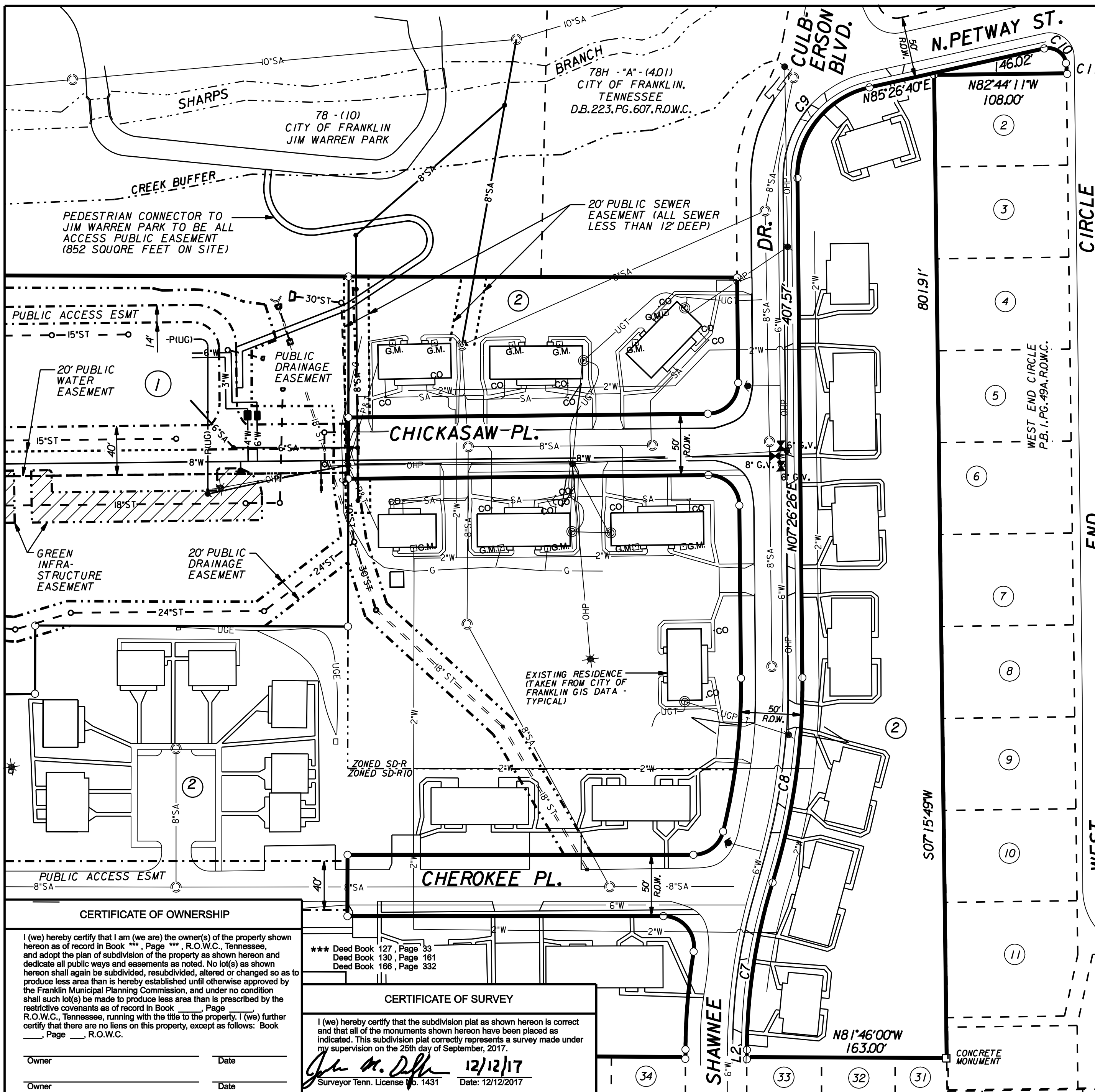
Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, and this plat has been approved for recording in the Register's Office of Williamson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

Secretary Franklin Municipal Planning Commission _____ Date _____

FINAL PLAT - SHEET 2 OF 3

CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES:	14.20	TOTAL LOTS:	2
ACRES NEW PUBLIC STREETS:	0.00	CIVIL DISTRICT:	9th
MILES NEW PUBLIC STREETS:	0.00	CLOSURE ERROR:	1/10,000
SCALE:	1" = 60'	DATE:	12/12/2017



CURVE DATA					
No.	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C7	16°57'46"	475.00'	70.83'	140.63'	140.11' @ N16°37'19"E
C8	17°39'46"	550.00'	85.45'	169.55'	168.88' @ N16°16'19"E
C9	78°00'14"	75.00'	60.74'	102.11'	94.40' @ N46°26'33"E
C10	105°22'14"	15.00'	19.68'	27.59'	23.86' @ S41°52'13"E
C11	02°59'27"	92.00'	2.40'	4.80'	4.80' @ S09°19'10.5"W

LINE TABLE		
No.	BEARING	DISTANCE
L2	N08°08'26"E	3.86'

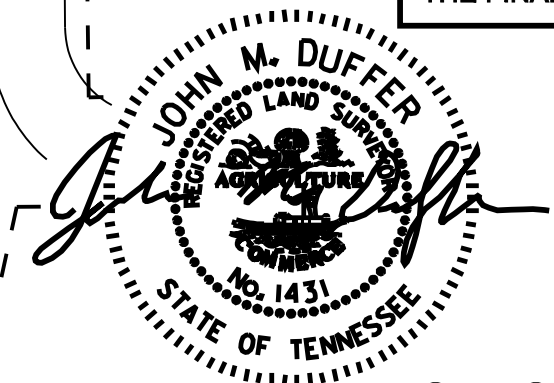
PARKS ORDINANCE - 5.5.4

48 UNITS TOTAL

35 UNITS AT 1,200 SF = 42,000 SF

13 UNITS AT 600 SF = 7,800 SF

TOTAL SQUARE FOOTAGE NEEDED TO MEET ORDINANCE IS 49,800 SF. (FEES SHALL BE PAID AT OR BEFORE THE FINAL PLAT CAN BE RECORDED)



WEST MEADE
(SECTION ONE)
P.B. 2, PG. 58, R.O.W.C.

**CHICKASAW PLACE
SUBDIVISION**
CITY OF FRANKLIN No. 6616

CERTIFICATE OF OWNERSHIP

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

Owner _____ Date _____

Owner _____ Date _____

CERTIFICATE OF SURVEY

*** Deed Book 127, Page 33
Deed Book 130, Page 161
Deed Book 166, Page 332

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John M. Duffer 12/12/17
Surveyor Tenn. License No. 1431 Date: 12/12/2017

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 & Sewer _____ Date _____
Franklin, Tennessee

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify that:

(1) the streets and drainage designed in _____ Subdivision have been installed in accordance with City specifications, or

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

Supt., Streets _____ Date _____
Franklin, Tennessee

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAME

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

Williamson County Emergency Management Agency _____ Date _____

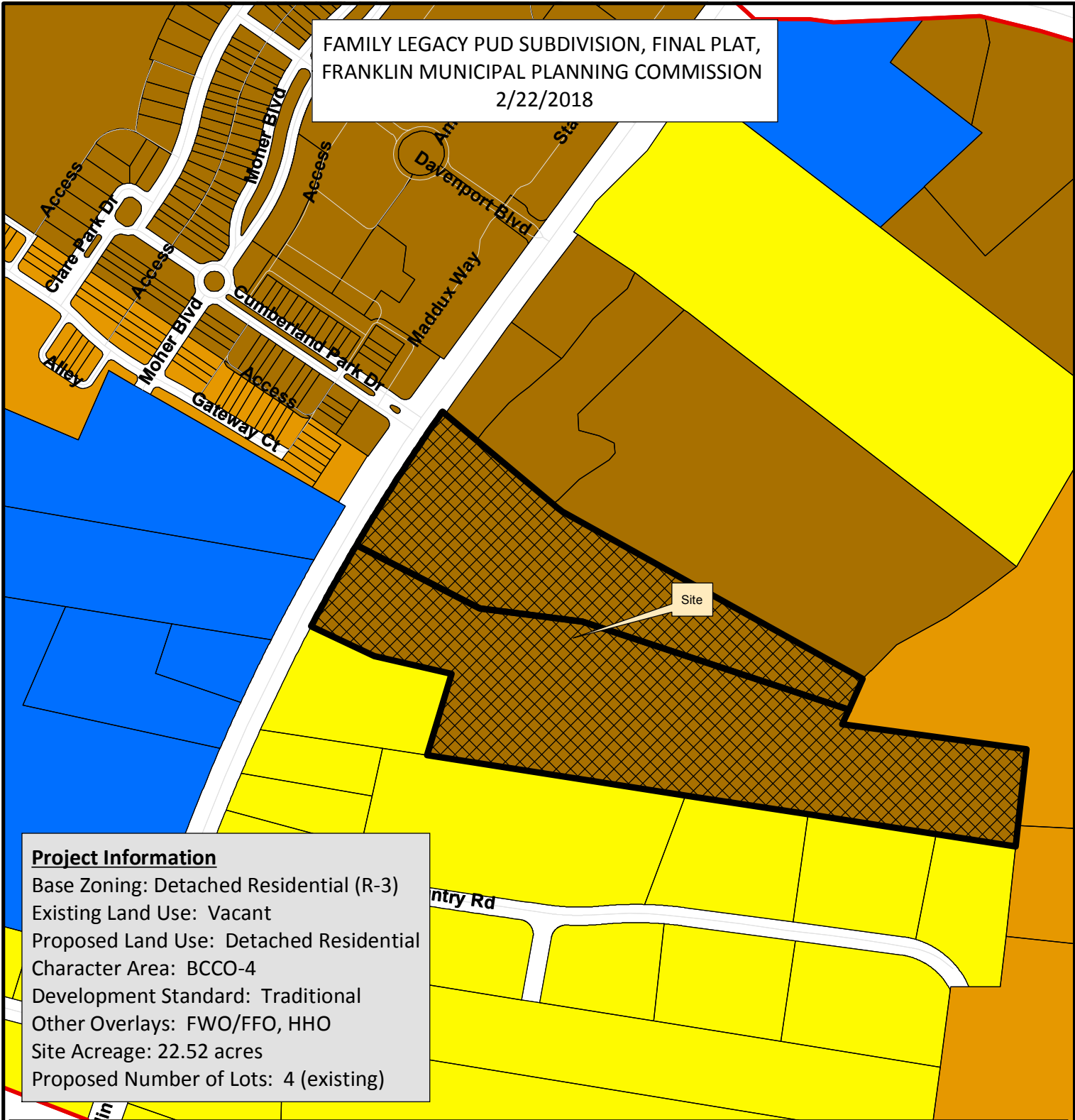
CERTIFICATE OF APPROVAL FOR RECORDING

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 _____, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary _____ Date _____
Franklin Municipal Planning Commission

FINAL PLAT - SHEET 3 OF 3			
CITY OF FRANKLIN WILLIAMSON COUNTY, TENNESSEE			
TOTAL ACRES:	14.20	TOTAL LOTS:	2
ACRES NEW PUBLIC STREETS:	0.00	CIVIL DISTRICT:	9th
MILES NEW PUBLIC STREETS:	0.00	CLOSURE ERROR:	1/10,000
SCALE:	1" = 60'	DATE:	12/12/2017

FAMILY LEGACY PUD SUBDIVISION, FINAL PLAT,
FRANKLIN MUNICIPAL PLANNING COMMISSION
2/22/2018



Project Information
 Base Zoning: Detached Residential (R-3)
 Existing Land Use: Vacant
 Proposed Land Use: Detached Residential
 Character Area: BCCO-4
 Development Standard: Traditional
 Other Overlays: FWO/FFO, HHO
 Site Acreage: 22.52 acres
 Proposed Number of Lots: 4 (existing)

Family Legacy

- Family Legacy
- AG Agricultural District
- ER Estate Residential
- R-1 Residential District
- R-2 Residential District
- R-3 Residential District
- R-6 Residential District
- RM-10 Attached 10 Residential District
- RM-15 Attached 15 Residential District
- RM-20 Attached 20 Residential District

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

0 250 500 1,000 Feet

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

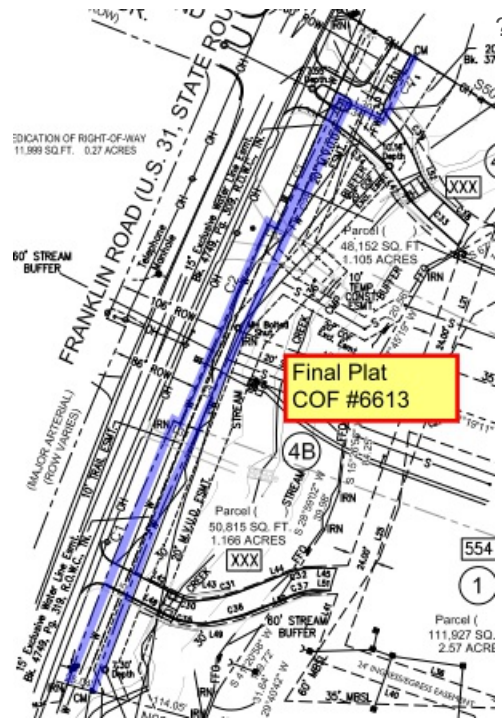
Engineering - Final Plat Checklist

11. 0. General Information

The final plat shall match the corresponding Family Legacy Site Plans (Lot 1, COF #6072 and Lot 2, COF #6574).

The property lines and ROW Dedication along Franklin Road do not match the corresponding Site Plans. Applicant to revise Final Plat accordingly.

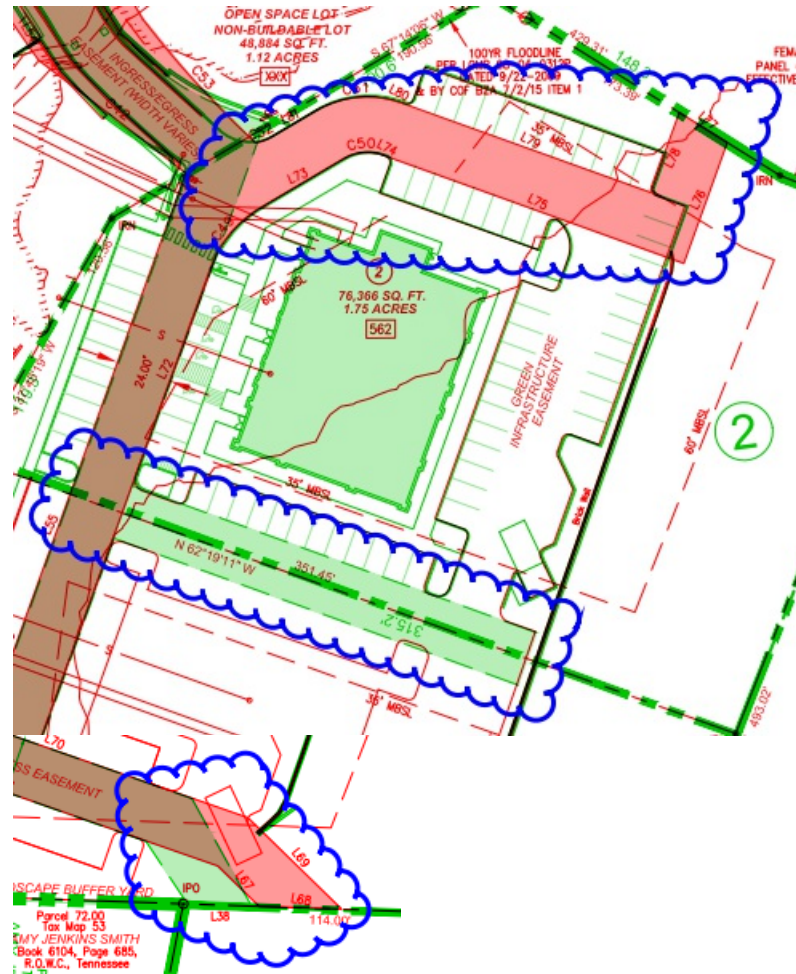




19. Ingress/Egress Easement

joe.marlo@franklin.tn.gov Comment not adequately addressed. There remain several locations where the access easement shown on the Final Plat does not match the associated Site Plan. See overlay below (Site Plan - Green, Final Plat - Red, Areas of Overlay - Brown).

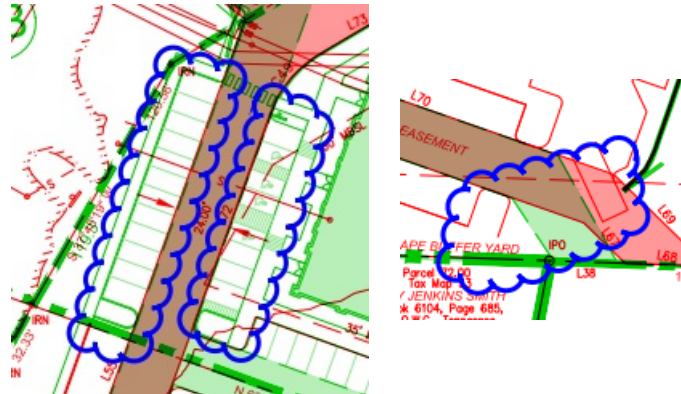
Applicant to revise the Ingress/Egress Easement on the Final Plat to match the associated Site Plan. Hatch the access easement on the Final Plat to clarify its location.



20. Green Infrastructure Easement

joe.marlo@franklin.tn.gov Comment partially addressed, however extents of GIEs remain unclear in some locations on the final plat. See overlay below (Site Plan - Green, Final Plat - Red, Areas of Overlay - Brown).

Applicant to clarify the extents of the Green Infrastructure Easements (GIE) on the Final Plat, particularly at the locations clouded below. Applicant to hatch the extents of the GIEs on the final plat for clarity.

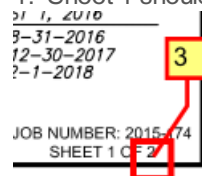


30. Final Plat Text

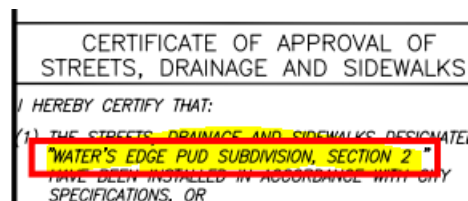
joe.marlo@franklin.tn.gov The following is a new comment based on new information shown on the drawings.

Applicant to correct errant text on the final plat, as noted below.

1. Sheet 1 should be labeled "Sheet 1 of 3".



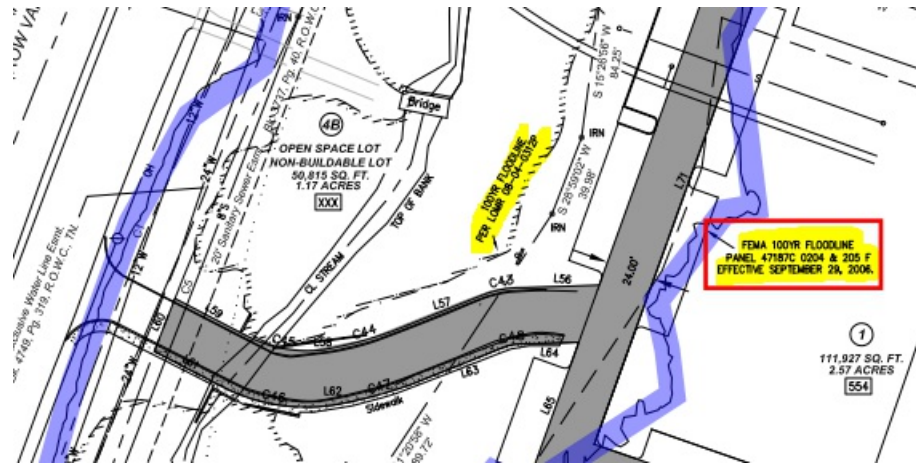
2. Remove all references to Water's Edge PUD, including those in the Certificate blocks, as highlighted below.



31. FFO

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

Per comments made by the COF Floodplain Administrator to the associated PUD (COF 6612), Applicant to remove the flood line from the FEMA FIRM panel dated September 29, 2006 that runs through the buildable lots. As noted on the plat, this went through BZA and the boundary has been relocated outside the buildable lots.



Performance Agreement and Surety

General Issues

7. Engineering Sureties

kevin.long@franklintn.gov Unposted sureties associated with this development from [site plan\(s\) 6072](#) are transferred to this final plat as a condition of approval. Sureties determined with the previously approved Lot 1 Site Plan and Final Plat are as follows:

III. City Streets: \$ 23,000

IV. Private Streets: \$ 141,000

VI. Public Sidewalks: \$ 25,000

VII. Stormwater Drainage: \$ 145,000 (Includes construction of bridge/culverts)

VIII. Green Infrastructure: \$ 642,000

29. Sidewalk Fees In Lieu

kevin.long@franklintn.gov **\$62,000.00** cash contribution for sidewalk. The City will install the **Franklin Road** sidewalk at the project site at an unknown future date, following the **Franklin Road** widening project. Therefore, the applicant shall provide a cash contribution of **\$62,000** in the form of a cashier's check payable to *City of Franklin*, to be utilized by the City to install the aforementioned **Franklin Road** sidewalk onsite by the City at an unknown future date. By submitting the aforementioned cash contribution, the applicant acknowledges and agrees that there is no expectation of reimbursement of any of the funds stipulated in this condition of approval, nor any expectation of any payment for interest. Applicant shall submit the cashier's check, payable to *City of Franklin*, to the attention of the Planning and Sustainability Department.

Planning

FAMILY LEGACY PUD SUBDIVISION (LIFE CELEBRATION CENTER OF FRANKLIN) - submittal 001.pdf

1. Open space lots

josh.king@franklinton.gov Applicant shall update labeling on Open Space Lots 4A and 4B. These lots need to be numbers only. Open Space Lots 1 and Open Space Lot 2 would be acceptable.

Stormwater

General Issues

33. Stream Buffer

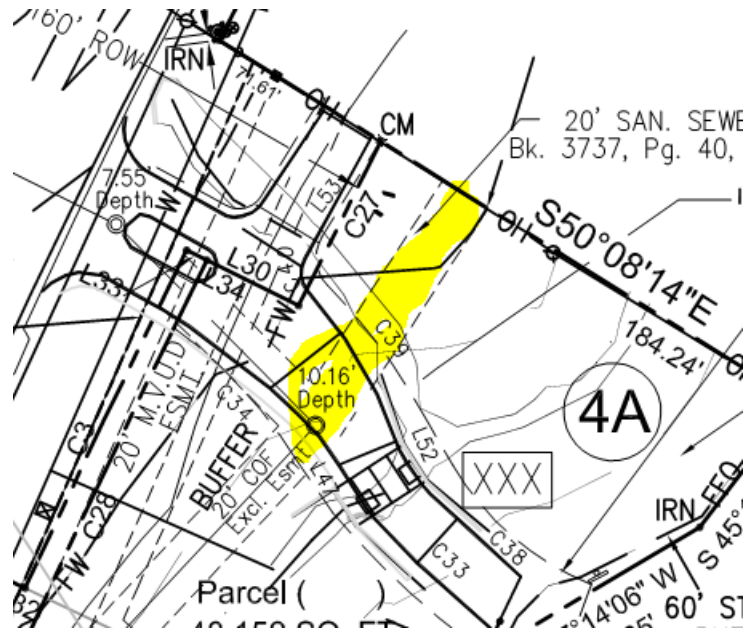
jeff.willoughby@franklinton.gov Show and label stream buffer (applied on each side from top of bank) including applicable Riparian Buffer Zones.

Water/Sewer

General Issues

3. Sanitary sewer

ben.mcneil@franklinton.gov Applicant failed to address the issue, applicant shall provide all sanitary sewer main line and locations on the plat sheets. The sanitary sewer main has been installed and is in use. The survey should have picked up this information. The applicant submit an up to date survey that shows the current site conditions. It appears that the survey being used does not reflect the work that has been completed on this site.



FINAL PLAT

- BEING PARCELS 73.00 & 74.01 ON TAX MAP 53

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

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

DEPARTMENT HAS UNNECESSARY ACCESS TO 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, 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

CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND AREAS OWNED BY THE PROPERTY OWNER OR HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURE REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.

NETYPE TABLE

_____	FEMA 100 Year Floodline
_____	Minimum Building Setback Lines
_____	Access Easement
_____	Property Boundary
.....	HHO Buffer
_____	Stream Buffer(s)
_____	Sewer Easement
_____	Centerline Stream
~~~~~	LOMA Flooding
_____	Green Infrastructure Easement

STREETS, DRAINAGE AND SIDEWALKS DESIGNATED FOR  
CENTRALIZATION CENTER OF FRANKLIN"

PERFORMANCE AGREEMENT A  
QUINT OF \$ FOR STR

- _____, SHERIFF, COUNTY OF FRANKLIN, TENNESSEE, TO  
_____, STREET, DEPARTMENT _____ DATE _____

CERTIFICATE OF SURVEY

HEREBY CERTIFY:

1) THE SEWER SYSTEMS DESIGNATED IN "LIFE CELEBRATION CENTER OF FRANKLIN" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

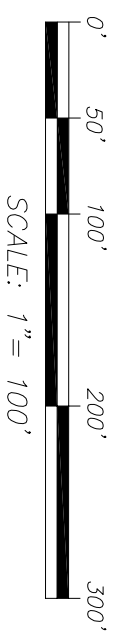
2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE WATER SYSTEM AND \$_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF FRANKLIN'S CONSIDERED PROVISIONS.



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	BEARING
C1	7705.12"	2242.40	227.35	S29.51.56"W	227.17
C2	02708.21"	5686.58	212.31	S31.42.24"W	212.30
C3	01125.13"	5676.58	140.69	S33.29.11"W	140.69
C4	01045.13"	5668.11	105.87	S31.10.05"W	105.87
C5	7704.20"	2212.40	223.71	S29.55.53"W	223.53
C6	35277.08"	100.00	61.88	N41.37.31"W	60.89
C7	3721.35"	126.00	82.16	S42.34.45"E	80.71
C8	8856.18"	10.00	15.52	N16.47.23"W	14.01
C9	8859.58"	5.00	7.85	N72.40.46"E	7.07
C10	2.49.48"	489.00	24.15	S60.54.22"E	24.14
C11	4150.57"	100.00	73.04	N34.08.11"W	71.43
C12	4406.32"	100.00	85.71	S37.45.96"E	83.11
C13	2151.00"	10.00	3.81	N16.45.16"E	3.79
C14	33.33.44"	131.50	77.03	S40.40.49"E	75.93
C15	37109.43"	94.50	51.40	N39.28.49"W	50.77
C16	7759.113"	15.00	20.42	N27.55.96"E	18.88
C17	6602.39"	15.00	17.81	S00.55.01"W	16.79
C18	1953.36"	100.00	34.72	N23.09.31"W	34.55
C19	49306.32"	100.00	85.71	S37.45.96"E	83.11
C20	9026.22"	5.00	7.89	S17.06.06"E	7.10
C21	9000.00"	5.00	7.85	S72.40.46"W	7.07
C22	5703.42"	52.50	52.29	S89.08.55"W	50.15
C23	5953.27"	107.50	112.37	S89.26.12"E	107.32
C24	5953.27"	80.00	83.62	S89.08.56"W	79.87
C25	5703.42"	8.00	79.67	N27.40.46"E	76.42
C26	9000.00"	5.00	7.85	N27.40.46"E	7.07
C27	0.42.13"	5629.58	69.12	S34.32.53"W	69.12
C28	0229.35"	5668.11	246.63	S37.56.59"W	246.62
C30	36.04.16"	61.25	35.66	S17.24.19"E	37.93
C31	12.52.59"	186.25	41.88	N81.34.18"E	41.79
C32	25.49.23"	48.75	21.97	S87.50.21"W	21.79
C33	1516.22"	312.04	83.19	S39.49.23"E	82.94
C34	2220.58"	175.00	68.26	N34.54.55"W	67.83
C35	35.52.08"	88.75	55.56	S71.30.23"E	54.66
C36	12.69.41"	213.75	48.48	N81.41.07"E	48.38
C37	28.50.26"	21.25	10.70	S88.47.45"W	10.58
C38	37.35.52"	106.35	69.79	S41.27.13"E	68.54
C39	1610.10"	225.00	63.51	N28.23.94"W	63.50
C40	75.41.01"	15.00	19.81	S011.19.33"W	18.40

# CELEBRATION CENTER OF FREEDOM

8TH CIVIL DISTRICT, CITY OF FRANKLIN,  
WILLIAMSON COUNTY, TENNESSEE



# MAIL PLATT

# Y LEGACY PUD SUBDIV

BEING PARCELS 73.00 & 74.01 ON TAX MAP 53

8TH CIVIL DISTRICT, CITY OF FRANKLIN,  
WILLIAMSON COUNTY, TENNESSEE

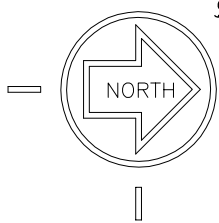
CITY OF FRANKLIN PROJECT # 6613

FINAL SUBDIVISION PLAN  
HINKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 22.52 ± TOTAL LOTS: 5  
ACRES NEW STREETS: 0.40 FEET NEW STREETS: 0.00  
CIVIL DISTRICT: 8TH CLOSURE ERROR: 1:19,000+  
MILES OF NEW ROAD: 0.00 DATE: AUGUST 1, 2016  
REV. 9-71-2016

PREPARED BY: JAMES TERRY & ASSOCIATES

PHONE: (615) 490-6920









## DEED REFERENCE

BEING THE SAME PROPERTY CONVEYED TO FRANKLIN FUNERAL HOME, LLC AS OF RECORD IN BOOK 6625, PAGE 33 & 39, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

TENNESSEE STATE PLANE  
COORDINATE SYSTEM,  
ZONE 5301, FIPSSZONE 4100,  
NAD 83 DATUM

ZONE 5301, FIPZONE 4100,  
NAD 83 DATUM

A horizontal bar with a tick mark at 100' and an end at 150'.

3  
REMAINING PORTIONS OF  
PARCEL 73.00 & 74.01  
TO BE PARCEL 73.00

680,656 SQ. FT.  
15.63 ACRES  
ZONING: SD-X  
NOT A BUILDABLE LOT

—W— Water Line  
☀ Metal Light Pole

—S— Sanitary sewer line  
—EW— Floodplain

or Floodline

ment  
ndary  
 $r(s)$

eam  
re  
Esement

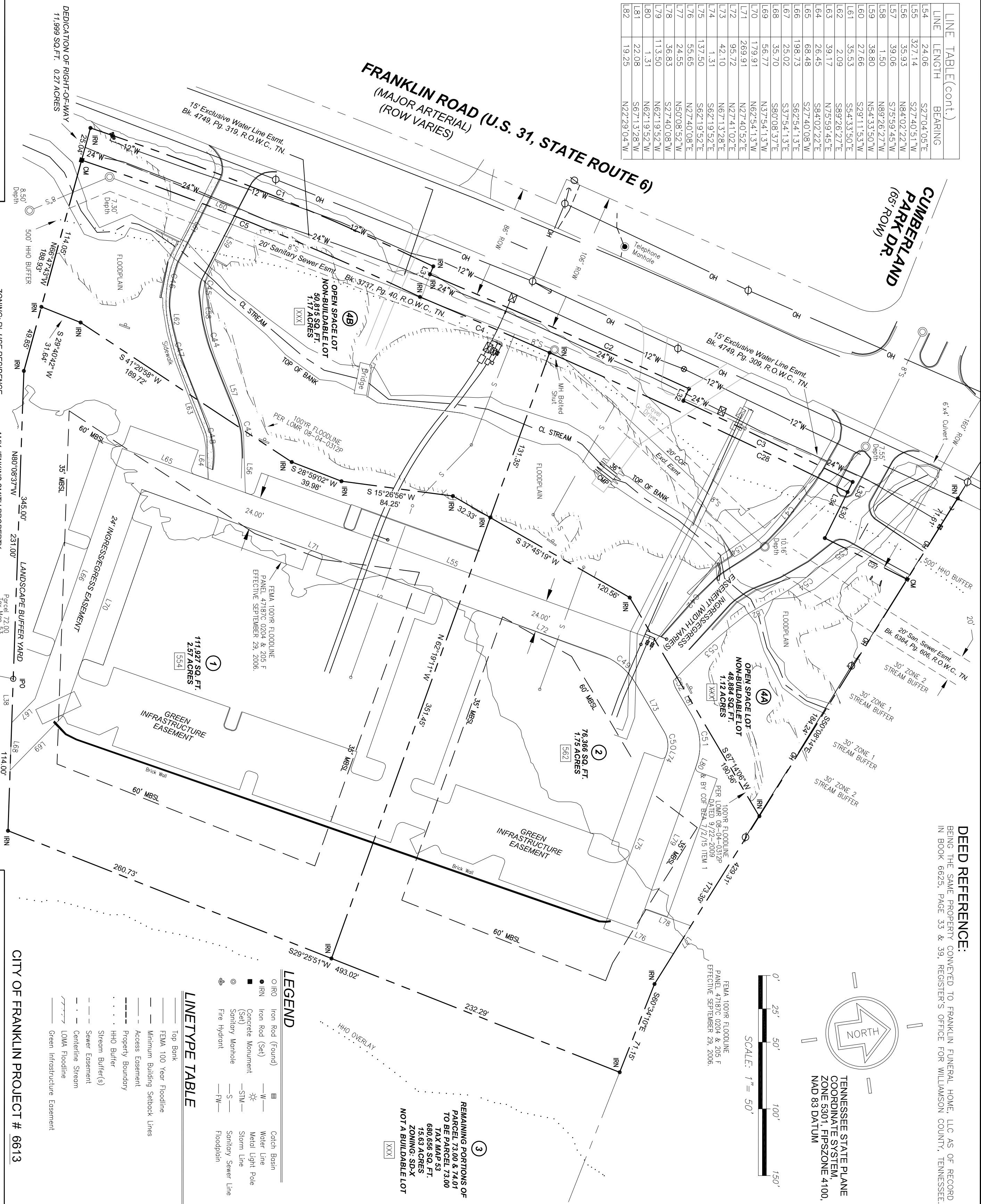
PROJECT # 6613ON PLAY  
COMMUNITY  
TENNESSEE

AL LOTS: 5  
 ET NEW STREETS: 0.00  
 OSURE ERROR: 1:10,000+  
 E: AUGUST 1, 2016  
SEP. 3, 2016

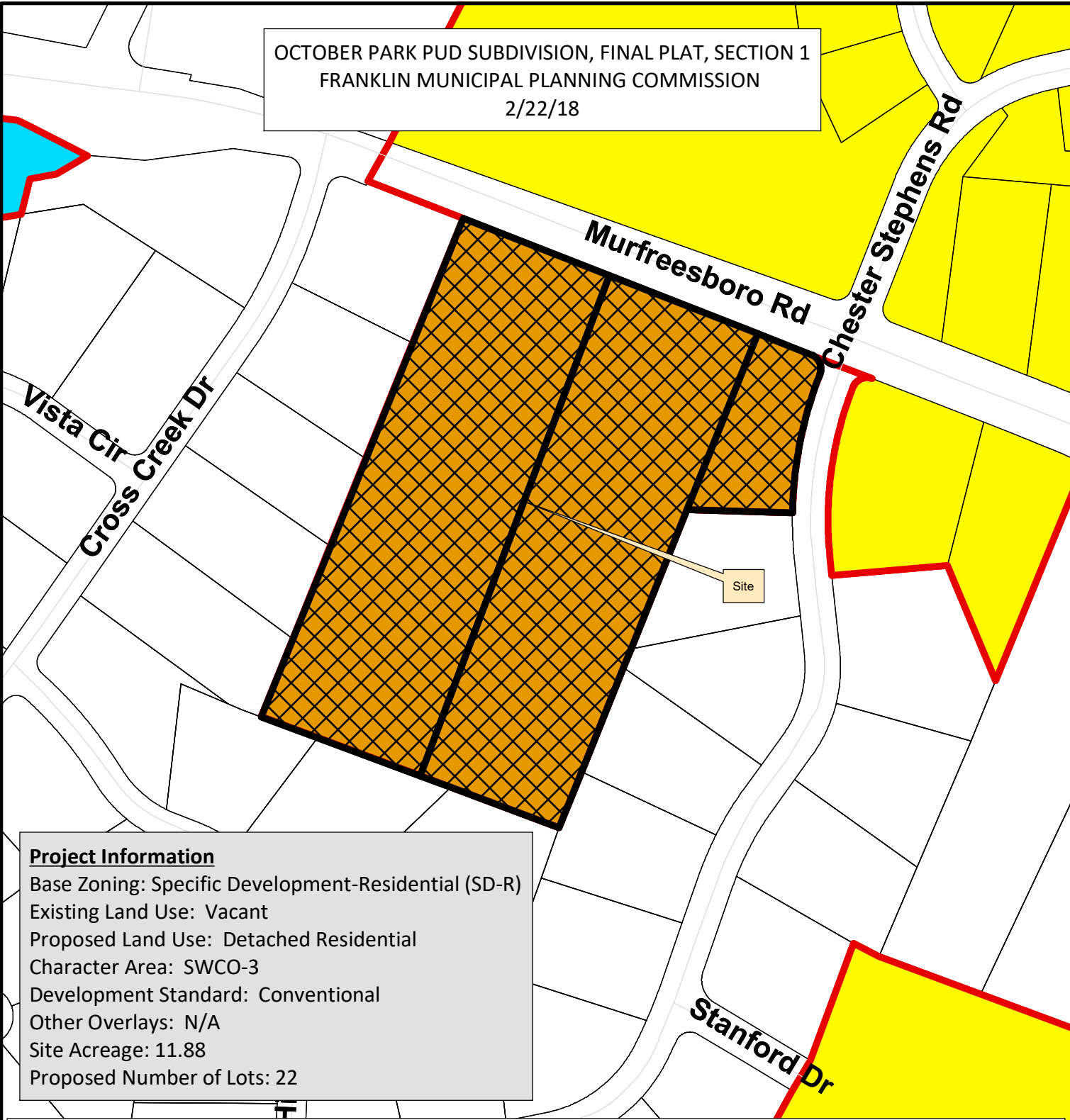
REV. 1-31-2010  
IF "R"

JOB NUMBER: 2015-  
SHEET 3 OF 3

LINE TABLE(cont.)		
LINE	LENGTH	BEARING
L54	24.06	S27.0405°E
L55	32.114	S27.2401°W
L56	33.93	N84.02.22°W
L57	33.06	S75.59.45°W
L58	1.50	N88.26.27°W
L59	38.80	N54.33.50°W
L60	27.66	S29.11.53°W
L61	35.53	S54.53.50°E
L62	2.09	S89.67.27°E
L63	39.17	N75.59.45°E
L64	26.45	S84.02.22°E
L65	68.48	S27.2401°W
L66	198.73	S62.54.13°E
L67	25.02	S37.54.13°E
L68	55.70	S80.08.37°E
L69	56.77	N37.54.13°W
L70	179.91	N62.54.13°W
L71	269.91	N27.40.52°E
L72	95.92	N27.41.02°E
L73	42.10	N67.13.28°E
L74	1.31	S62.19.52°E
L75	137.50	S62.19.52°E
L76	55.65	N27.40.08°E
L77	24.55	N50.08.52°W
L78	36.83	S27.2401°W
L79	113.50	N62.19.52°W
L80	1.31	N62.19.52°W
L81	22.08	S67.13.28°W
L82	19.25	N22.29.04°W



OCTOBER PARK PUD SUBDIVISION, FINAL PLAT, SECTION 1  
 FRANKLIN MUNICIPAL PLANNING COMMISSION  
 2/22/18



**Project Information**  
 Base Zoning: Specific Development-Residential (SD-R)  
 Existing Land Use: Vacant  
 Proposed Land Use: Detached Residential  
 Character Area: SWCO-3  
 Development Standard: Conventional  
 Other Overlays: N/A  
 Site Acreage: 11.88  
 Proposed Number of Lots: 22

- |                                        |                                     |
|----------------------------------------|-------------------------------------|
| October 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  |                                     |



0 150 300 600 Feet

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



## CONDITIONS OF APPROVAL:

Open Issues: 12 These issues are currently being filtered

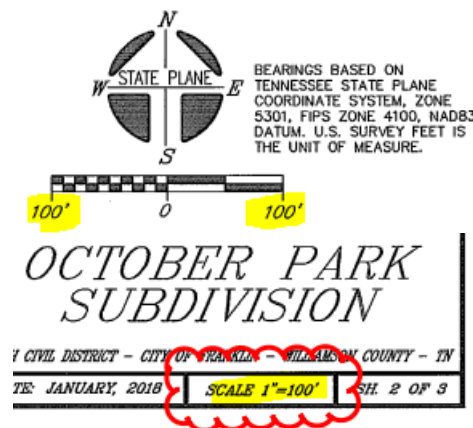
## Engineering - Final Plat Checklist

## General Issues

## 22. C. Final Plat

[joe.marlo@franklin.tn.gov](mailto:joe.marlo@franklin.tn.gov) Previous comment has been addressed by the Applicant, however the following is a new comment based on new information now shown on the drawings.

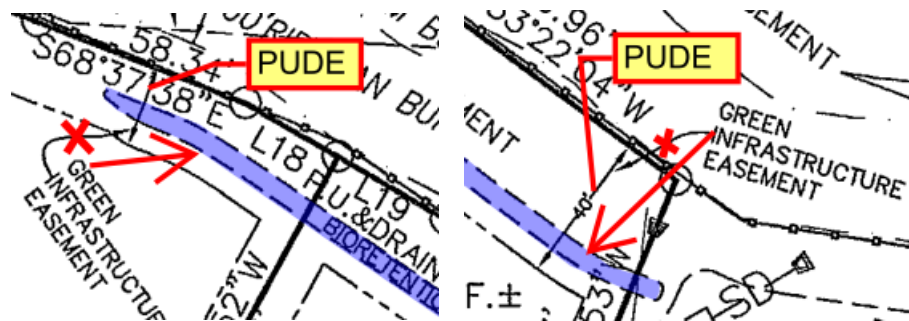
Applicant to revise the final plat such that the graphic scale and title block scale reflects the revised scale (1-inch = 50 feet), typical all sheets.



## 28. Easements

[joe.marlo@franklin.tn.gov](mailto:joe.marlo@franklin.tn.gov) Previous comment has been addressed by the Applicant, however the following is a new comment based on new information now shown on the drawings.

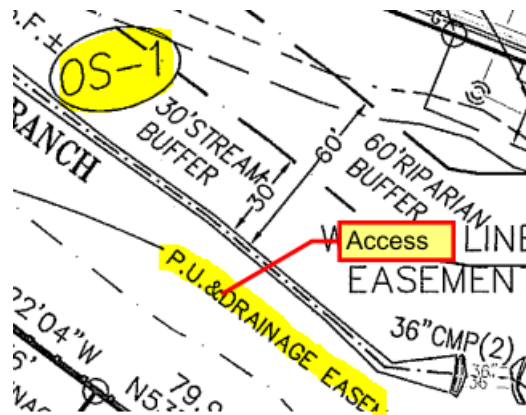
The Green Infrastructure Easement at Bioretention #3 is the surface of the BMP, with the remaining area a PUDE. Applicant to revise the easement designations accordingly.



## 29. C. Final Plat

[joe.marlo@franklinton.gov](mailto:joe.marlo@franklinton.gov) Comment partially addressed.

Open Space Lots are to be PU A DE's. Applicant to revise OS-1 easement call-out to include access.



#### 41. PUDE

[joe.marlo@franklinton.gov](mailto:joe.marlo@franklinton.gov) The following is a new comment based on new information shown on the final plat.

The PUDE behind Lots 17-19 has been changed with the most recent submittal of the final plat and no longer matches the associated Site Plan. Applicant to revise PUDE extents to match Site Plan.



GIS

General Issues

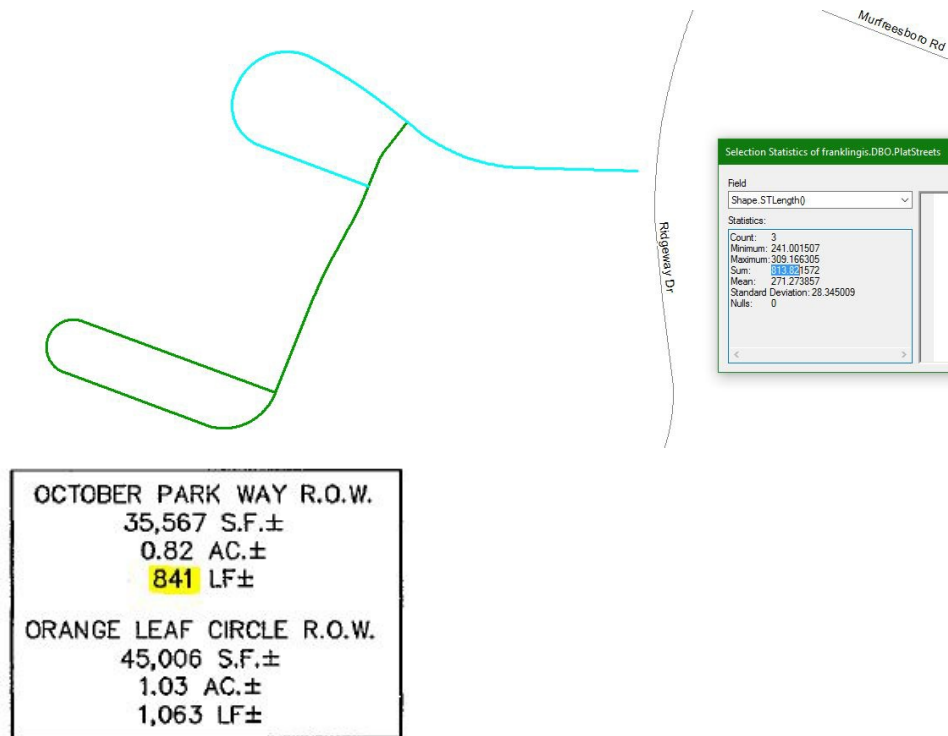
#### 37. Street Length Discrepancy



[jake.harvey@franklintn.gov](mailto:jake.harvey@franklintn.gov) Total new street length of October Park Way is 813.82ft. Total new street length as it appears on the final plat is 841ft.

Orange Leaf Circle is correct at 1,063ft.

The Final Plat needs to match GIS street centerline total.



## Parks

### General Issues

#### 25. Parkland information

[kevinl@franklintn.gov](mailto:kevinl@franklintn.gov)

This property is located Quad 2 with at max cap price at \$168,000 an acre or \$3.86 per square foot.

At Max Quad 2 pricing this breaks down to 22,800sf x 3.86=\$88,008 need to meet ordinance.

OR

You may present a current appraisal that is within 365days of today's date to show the value of the property. The appraisal will be sent to the Finance Department for review. Upon approval by the Finance Dept. Parks will create an invoice or notify the applicant of the next steps.

The plat can not be recorded until fees have been paid which is why the review will show "Failed" for Parks to help keep track of the progress.

Please contact Kevin Lindsey at The Parks Dept. if more info is needed. [KevinL@Franklintn.gov](mailto:KevinL@Franklintn.gov)

## Planning

**4. Mineral rights**

[joseph.bryan@franklintn.gov](mailto:joseph.bryan@franklintn.gov) Revise note to indicate who holds the mineral rights once title search is complete.

**Water/Sewer****General Issues****9. Utility easement**

[ben.mcneil@franklintn.gov](mailto:ben.mcneil@franklintn.gov) Applicant did not fully address comment, the sanitary sewer main that extends out of public ROW at the rear of lots 10-12 shall be clearly shown. The appropriate sanitary sewer easements shall be shown in accordance to the note referenced below. All City of Franklin easements shall be exclusive and the noted widths shown. The current sheets are not legible and do not depict a clear version that can be reviewed. Applicant shall revise.

**EASEMENTS**

A. Water, Wastewater and/or Reclaimed Water Mains: When required, permanent exclusive easements must be provided with a minimum width of 20 feet. Easement width requirements are as follow:

1. 0'-12' depth requires 20' easement.
2. 13'-20' depth requires 30' easement.
3. Depths greater than 20' requires prior approval.

A minimum 10-foot wide temporary construction easement on each side of the permanent easement must also be provided. No trees shall be planted within the permanent easements.

[Edited By Ben Mcneil]

**12. Signature blocks**

[ben.mcneil@franklintn.gov](mailto:ben.mcneil@franklintn.gov) Applicant failed to address issue, applicant shall correct signature blocks for water and sanitary sewer. The domestic water is not provided by Franklin Water Management. The previous submittal added the signature block below, but the signature block should not reference water. Applicant shall only reference City of Franklin sanitary sewer at this location.

**Certificate of Approval of Water and Sewer Systems**

I hereby certify that:

(1) the water and sewer systems designated in October Park 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

 Reply

**38. MUD Standard Easement Note**



[matt@m2groupplc.com](mailto:matt@m2groupplc.com) Please add the following Milcrofton Utility District note to all pages of plat:

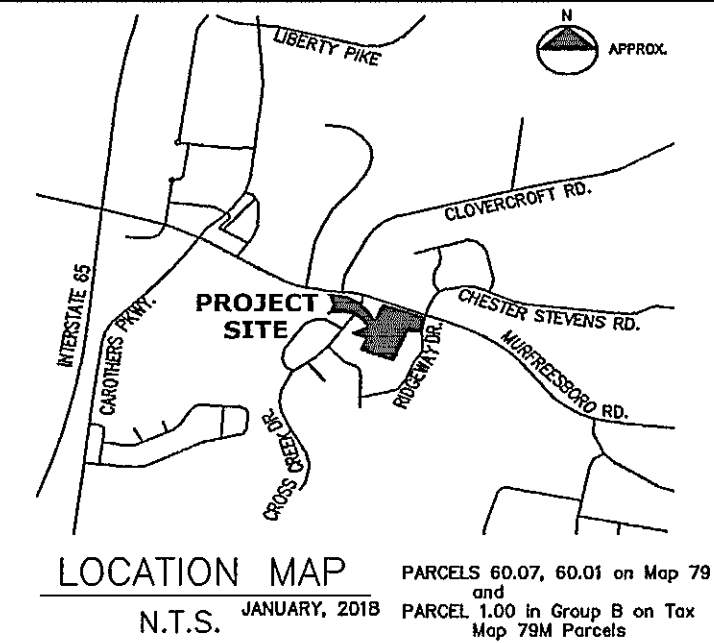
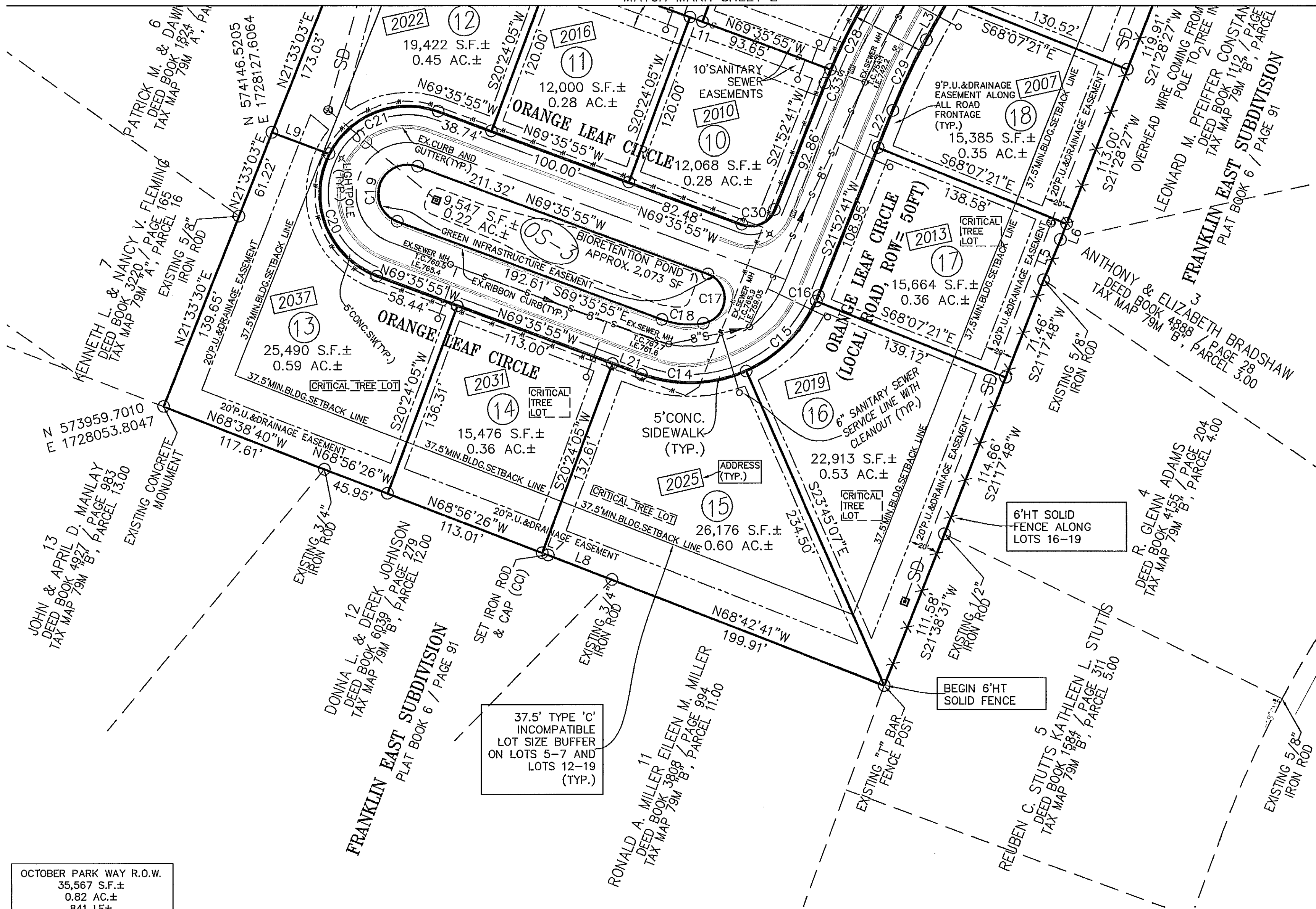
"All Milcrofton Utility District (MUD) easements are exclusive easements. No excavation, building, structure, or obstruction of any kind may be constructed or permitted within the easements, except pavement for a driveway that crosses an easement. No trees or shrubbery may be planted within the easements. MUD will have unrestricted access to all of its lines, meters, valves, vaults, and other water system facilities within the easements without seeking any further permission. MUD has the right to disturb or remove any impermissible items within the easements. The property owner will be responsible for repairing or replacing any such items at the property owner's expense."

### 39. MUDEE

[matt@m2groupplc.com](mailto:matt@m2groupplc.com) applicant needs to show a 15' MUDEE (Milcrofton Utility District Exclusive Easement) over all MUD waterlines.

### 40. MUD Signature Block

[matt@m2groupplc.com](mailto:matt@m2groupplc.com) MUD signature block needs to be added to plat for water service.



OCTOBER PARK WAY R.O.W.  
35,567 S.F. ±  
0.82 AC. ±  
841 LF ±

ORANGE LEAF CIRCLE R.O.W.  
45,006 S.F. ±  
1.03 AC. ±  
1,063 LF ±

EXISTING ZONING: SPECIFIC DEVELOPMENT - RESIDENTIAL DISTRICT (SD-R 1.6)

CHARACTER AREA OVERLAY: SWCO-3

MINIMUM REQUIRED SETBACK LINES:

SECTION 1:

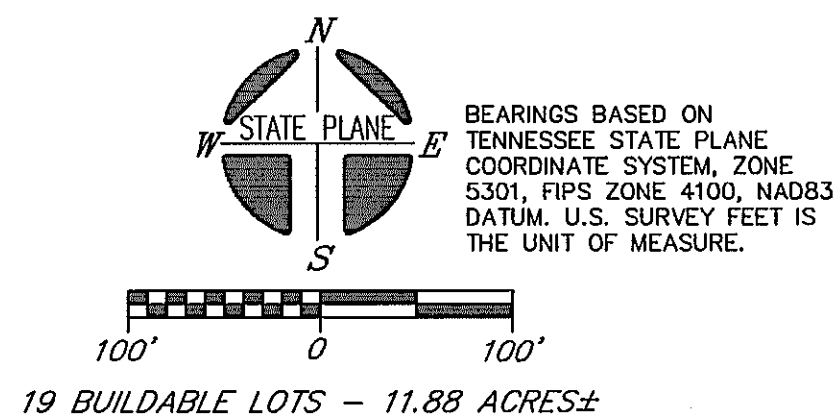
DETACHED SINGLE FAMILY

FRONT YARD 15'

CORNER 5'

SIDE YARD 5'

REAR YARD VARIES WITH BUFFER TREATMENT (37.5' REAR SETBACK FOR LOTS 5-7 AND 12-19)



PROJECT NUMBER 6618

OWNER  
DEBAR LAND COMPANY, LLC  
(MATTHEW MARTIN)  
350 WILSON PIKE CIRCLE, #300  
BRENTWOOD, TN 37027  
615-953-6611  
mmartin@dalahomeshomes.com

PARCELS 60.07, 60.01 on Map 79 and PARCEL 1.00 in Group B on Tax Map 79M

FLOOD MAP PANEL: 47187C0220F ZONE: X  
FLOOD MAP DATED: SEPTEMBER 29, 2006  
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

LEGEND FOR MONUMENTS  
IPS O IRON PIN SET  
IPF O IRON PIN FIND  
O ROAD/ROAD SPIKE  
FENCE  
SURVEY POINT  
WALL  
CONC. MARKER FIND

CERTIFICATE OF ACCURACY - I hereby certify that this is a category "1" survey and the ratio of precision of the unadjusted survey is 1:10000 as shown hereon.



DATE OF RECORDING: _____  
TIME OF RECORDING: _____  
PLAT BOOK: _____, PAGE: _____

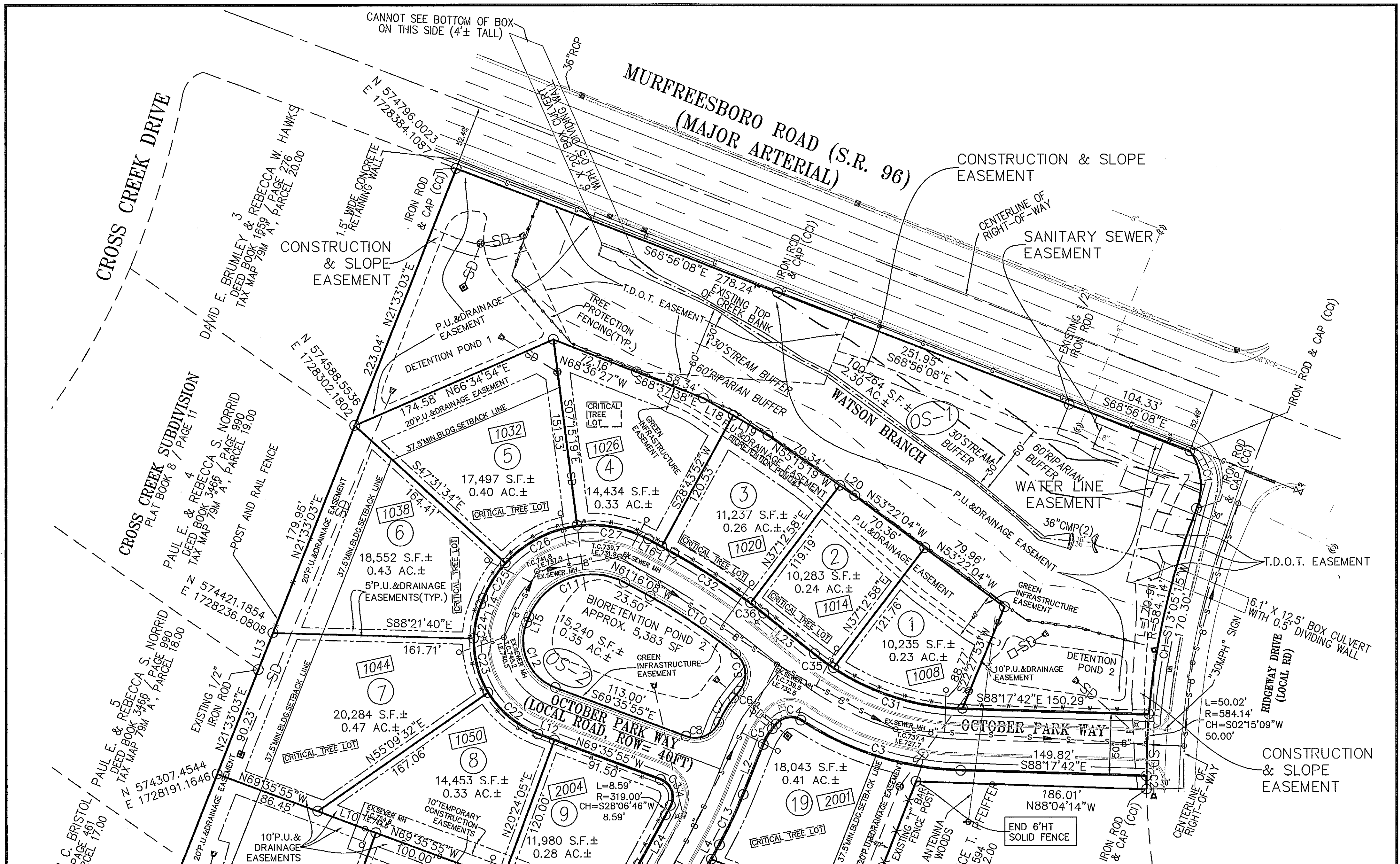
FINAL PLAT

**OCTOBER PARK SUBDIVISION**

14TH CIVIL DISTRICT - CITY OF FRANKLIN - WILLIAMSON COUNTY - TN

DATE: JANUARY, 2018 SCALE 1"=100' SH. 1 OF 3





MATCH MARK SHEET 1

PROJECT NUMBER 6618

EXISTING ZONING: SPECIFIC DEVELOPMENT - RESIDENTIAL  
DISTRICT (SD-R 1.6)

CHARACTER AREA OVERLAY: SWC0-3

MINIMUM REQUIRED SETBACK LINES:

SECTION 1:

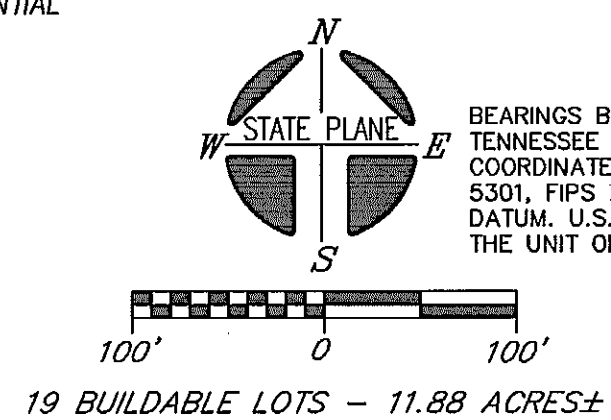
DETACHED SINGLE FAMILY

FRONT YARD 15'

CORNER 5'

SIDE YARD 5'

REAR YARD VARIES WITH BUFFER TREATMENT  
(37.5' REAR SETBACK FOR LOTS  
5-7 AND 12-19)



LEGEND FOR MONUMENTS  
IPSD O IRON PIN SET  
IFF O IRON PIN FIND  
O RAILROAD SPIKE  
+ FENCE  
• SURVEY POINT  
Δ NAIL  
■ CONC. MARKER FIND

OWNER  
DEBAR LAND COMPANY, LLC  
(MATTHEW MARTIN)  
350 WILSON PIKE CIRCLE, #300  
BRENTWOOD, TN 37027  
615-953-6611  
mmartin@dclamarhomes.com

PARCELS 60.07, 60.01 on Map 79 and  
PARCEL 1.00 in Group B on Tax Map 79M

FLOOD MAP PANEL: 47187C0220F ZONE: X  
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OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY  
PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL



FINAL PLAT  
**OCTOBER PARK  
SUBDIVISION**  
14TH CIVIL DISTRICT - CITY OF FRANKLIN - WILLIAMSON COUNTY - TN  
DATE: JANUARY, 2018 SCALE 1"=100' SH. 2 OF 3

LINE TABLE		
LINE	LENGTH	BEARING
L1	4.86	S38°46'23"W
L2	43.22	S21°52'41"W
L3	32.81	S28°53'02"W
L4	13.21	S28°53'02"W
L5	29.80	S22°32'53"W
L6	11.74	S21°28'27"W
L7	4.33	N68°56'26"W
L8	46.61	N68°56'26"W
L9	41.46	N69°35'55"W
L10	49.87	N69°35'55"W
L11	9.07	N69°35'55"W
L12	14.08	N69°35'55"W
L13	32.05	N21°33'03"E
L14	5.12	N22°02'32"E
L15	5.12	N22°02'32"E
L16	12.32	S61°16'08"E
L17	11.22	S61°16'08"E
L18	27.75	N59°57'32"W
L19	32.64	N59°57'32"W
L20	14.66	N55°15'19"W
L21	21.17	N69°35'55"W
L22	27.13	S21°52'41"W
L23	52.38	S51°13'37"E
L24	46.02	S28°53'02"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIRECTION	CHORD
C1	48.79	50.00	N06°28'56"W	46.88
C2	10.59	584.14	S00°43'12"E	10.59
C3	136.74	250.00	S72°37'31"E	135.04
C4	22.06	15.00	S80°54'31"W	20.13
C5	14.74	50.00	S30°19'32"W	14.69
C6	6.80	136.30	S39°03'38"W	6.80
C7	23.29	90.00	S31°21'34"W	23.23
C8	31.69	21.00	N67°10'25"E	28.77
C9	33.60	21.00	N05°02'22"W	30.13
C10	83.68	461.06	N56°04'10"W	83.57
C11	92.81	55.00	S70°23'12"W	82.19
C12	63.98	40.00	S23°46'42"E	57.37
C13	45.12	369.00	N25°22'52"E	45.09
C14	73.38	95.00	N88°16'21"E	71.57
C15	69.34	95.00	N45°14'00"E	67.81
C16	4.05	95.00	N23°06'02"E	4.05
C17	45.84	17.50	N05°26'18"E	33.81
C18	28.73	55.00	S84°33'42"E	28.40
C19	62.83	20.00	S20°24'05"W	40.00
C20	101.27	60.00	S21°14'47"E	89.67
C21	87.23	60.00	S68°45'13"W	79.75
C22	53.53	80.00	S50°25'41"E	52.54
C23	45.93	80.00	S14°48'34"E	45.30
C24	28.49	80.00	S11°50'26"W	28.34
C25	33.88	95.00	S32°15'29"W	33.70
C26	66.77	95.00	S62°36'33"W	65.41
C27	59.67	95.00	N79°15'43"W	58.69
C28	49.42	487.00	S25°58'37"W	49.40
C29	53.43	437.00	S25°22'52"W	53.40
C30	27.04	17.50	N66°08'23"E	24.43
C31	110.33	200.00	S72°29'30"E	108.94
C32	74.05	500.00	N57°01'35"W	73.98
C33	10.13	487.00	S22°28'26"W	10.13
C34	25.38	15.00	N21°07'43"W	22.46
C35	19.06	200.00	S53°57'27"E	19.06
C36	13.59	500.00	N52°00'19"W	13.59

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

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

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

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

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

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

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.

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.

SEWER SERVICES ARE REQUIRED TO HAVE A BACKFLOW PREVENTER WHERE THE FINISH FLOOR ELEVATION IS LOWER THAN THE TOP OF CASTING OF THE UPSTREAM MANHOLE.

EVERY HOUSE SHALL BE SERVED BY GRAVITY SEWER.

OWNERSHIP OF MINERAL RIGHTS TO BE DETERMINED WHEN A TITLE SEARCH HAS BEEN COMPLETED.

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THIS PROPERTY INTO 19 BUILDABLE LOTS AND 3 OPEN SPACE LOTS, AND TO RECORD THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN.

PARKLAND DEDICATION  
LAND DEDICATION REQUIRED PER ZONING ORDINANCE:  
1200 S.F. PER DWELLING UNIT FOR THE FIRST 35 PRINCIPAL DWELLING UNITS  
= (19 BUILDABLE LOTS) x (1200 S.F./LOT)  
= 22,800 S.F. LAND TO BE DEDICATED*

* FEES-IN-LIEU OF DEDICATION SHALL BE PAID PRIOR TO RECORDING THE FIRST FINAL PLAT.

## LEGEND

- Power Pole
- Existing Fire Hydrant
- Existing Water Line
- Existing Sanitary Sewer Line
- Existing Sanitary Sewer Manhole
- Existing Telephone Box
- Existing Electric Box
- Existing Storm Drain Manhole
- Existing Light Pole
- F.O.—Existing Fiber Optic Line
- OHE—Existing Overhead Electric Line
- UGT—Existing Underground Telephone Line
- SD—Existing Storm Drain

LEGEND FOR MONUMENTS  
IPS O IRON PIN SET  
IFP O IRON PIN FND  
O RAILROAD SPIKE  
+ FENCE  
● SURVEY POINT  
Δ NAIL  
■ CONC. MARKER FND

## PROJECT NUMBER 6618

OWNER  
DEBAR LAND COMPANY, LLC  
(MATTHEW MARTIN)  
350 WILSON PIKE CIRCLE, #300  
BRENTWOOD, TN 37027  
615-953-6611  
mmartin@dalamarhomes.com

PARCELS 60.07, 60.01 on Map 79 and  
PARCEL 1.00 in Group B on Tax Map 79M

FLOOD MAP PANEL: 47187C0220F ZONE: X  
FLOOD MAP DATED: SEPTEMBER 29, 2006

NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS OTHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

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 6872, Page 791, 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.

Date 1/30/18  
Matthew Martin

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 _____ day of _____, 20____.

1630  
Surveyor TN License No.  
1/31/18  
Date



Certificate of Approval of Water and Sewer Systems  
I hereby certify that:  
(1) the water and sewer systems designated in October Park 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 _____ 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

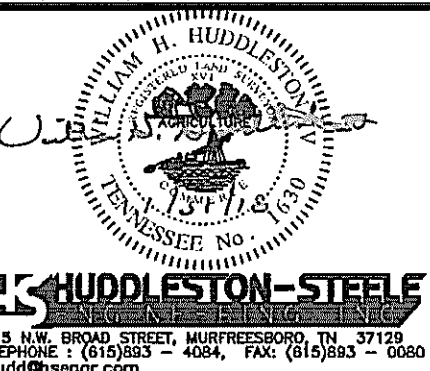
Certificate of Approval of Subdivision Name and Street Names  
Subdivision name and street names approved by the Williamson County Emergency Management Agency.

Williamson County Emergency  
Management Agency  
Date

Certificate of Approval of Water and Sewer Systems  
I hereby certify that:  
(1) the water and sewer systems designated in October Park 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 ACCURACY - I hereby certify that this is a category "T" survey and the ratio of precision of the unadjusted survey is 1:10000 as shown hereon.



## FINAL PLAT NOTES AND DETAILS

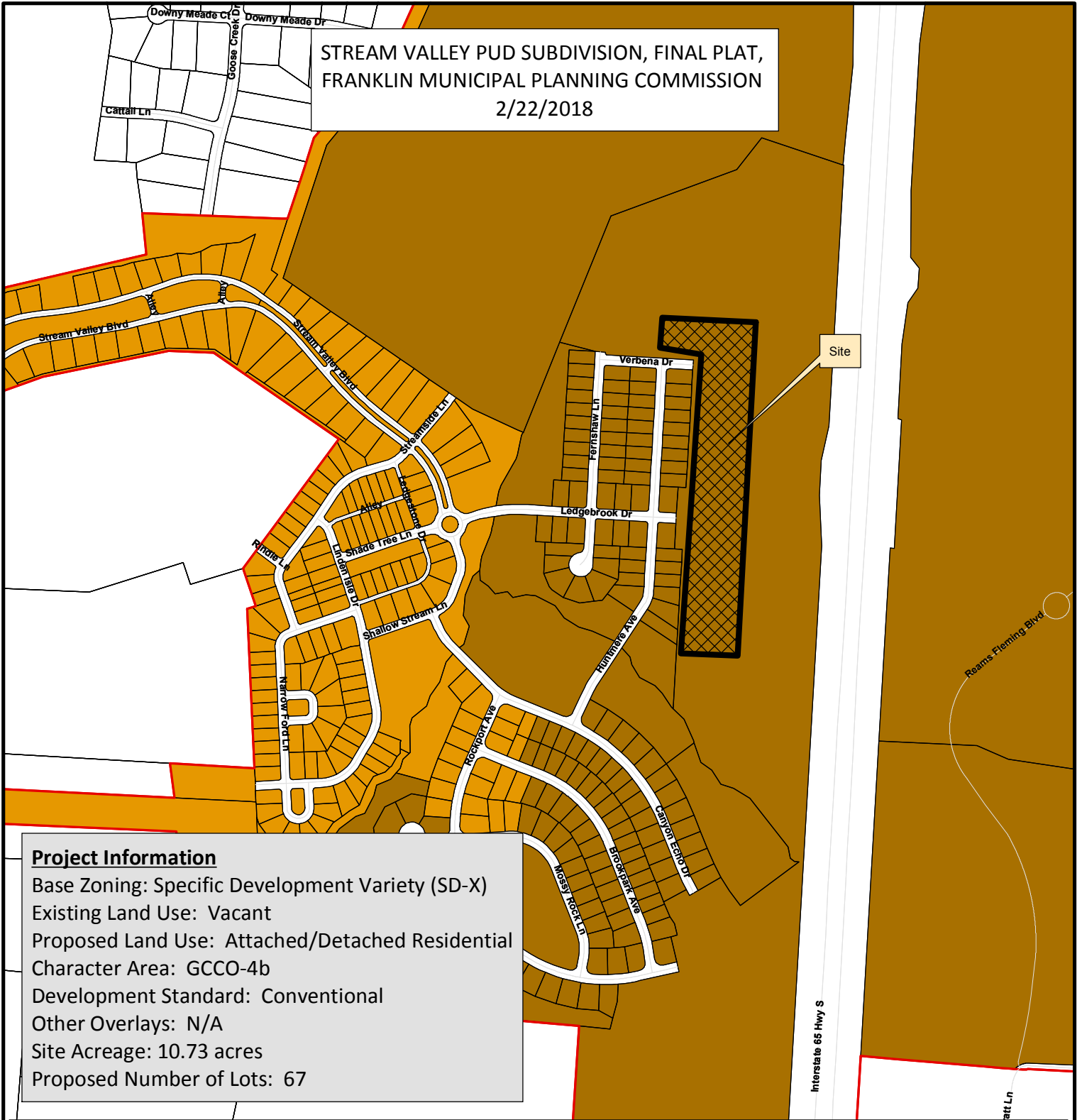
# OCTOBER PARK SUBDIVISION

14TH CIVIL DISTRICT - CITY OF FRANKLIN - WILLIAMSON COUNTY - TN

DATE: JANUARY, 2018 SCALE 1"=100' SH. 3 OF 3



STREAM VALLEY PUD SUBDIVISION, FINAL PLAT,  
FRANKLIN MUNICIPAL PLANNING COMMISSION  
2/22/2018



## Project Information

Base Zoning: Specific Development Variety (SD-X)  
Existing Land Use: Vacant  
Proposed Land Use: Attached/Detached Residential  
Character Area: GCCO-4b  
Development Standard: Conventional  
Other Overlays: N/A  
Site Acreage: 10.73 acres  
Proposed Number of Lots: 67

- |                                                                                    |                                        |                                                                                     |                                     |
|------------------------------------------------------------------------------------|----------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------|
|  | Section 16                             |  | 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  |                                                                                     |                                     |



A horizontal number line is shown with tick marks at 0, 450, 900, and 1,800. The word "Feet" is written at the right end of the line. A solid black bar is drawn below the line, starting at 0 and ending at 900. A white bar with a black outline is drawn below the line, starting at 900 and ending at 1,800.

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

CONDITIONS OF APPROVAL:

Open Issues: 1 These issues are currently being filtered

Performance Agreement and Surety

General Issues

**9. Engineering Sureties**

[kevin.long@franklintn.gov](mailto:kevin.long@franklintn.gov) Any unposted sureties associated with this development from site plan [Stream Valley PUD Subdivision, Site Plan, Section 16 \(COF# 6168\)](#) shall be transferred to this final plat as a condition of approval.

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



Notes

1. The purpose of this plat is to create 67 single family residential lots.
2. This property is not located within a flood hazard area as per FEMA FIRM Community Map No. 47187C0355F, dated September 29, 2006.
3. The lots shall be served by water from HB&TS Utility District and sewer from the City of Franklin. Individual water and/or sanitary sewer service lines are required for each parcel.
4. Parcel ID's shown thus (000) pertain to property map 117.
5. All property corners not designated otherwise shall be marked with 1/2" iron rods x 18" long with plastic caps.
6. Bearings based on Tennessee State Plan Coordinate System, Zone 5301, Fipszone 4100, NAD 83 datum.
7. Within new development and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, such as cable television, electrical (excluding transformers), gas, sewer, telephone and water lines shall be placed underground.
8. All street light locations and quantities are approximate. Final positioning and quantity shall be at direction of MTEMC.
9. All open space shall be maintained by the HOA or Property Owner(s) and shall be Public Utility, Drainage and Access Easements.
10. Lots shall conform to all the requirements of the Franklin Zoning Ordinance.
11. Any and all mineral rights for the subject property shall transfer to the owner.
12. Residential fire sprinkler systems shall be provided until the second connection to the development is provided.
13. Homeowner's association will maintain all open space, landscape and detention/retention areas, and all sidewalks and pathways located outside public rights-of-way. All roadways shall be public streets constructed to the City of Franklin specifications in public rights-of-way.
14. Unless otherwise designated on the recorded plat, a 10' wide public drainage easement shall exist along all common building lot lines (5' on each side of common lot line) the common building lot line being the center line of said easement. The owner or master developer reserves the right to enter upon all lots to establish or re-establish drainage swales within said easements for the purpose of controlling and directing storm water to collection facilities.
15. Maintenance of all storm water management features shall be the responsibility of the property owner(s) or HOA.
16. No obstructions or encroachments which impede the flow of stormwater shall be permitted within the Public Drainage Easements between lots. The City of Franklin is not responsible for repair or replacement of any encroachments that are damaged or removed in the course of maintenance activities within easements.
17. There shall be no moving, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted the City Engineer, or his designee.
18. All lots adjacent to open space must not contain opaque fences.
19. The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines of system improvement 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 with obtaining any further permission from the owner or H.O.A. The property owner or H.O.A. 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 H.O.A. 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.

Site Data

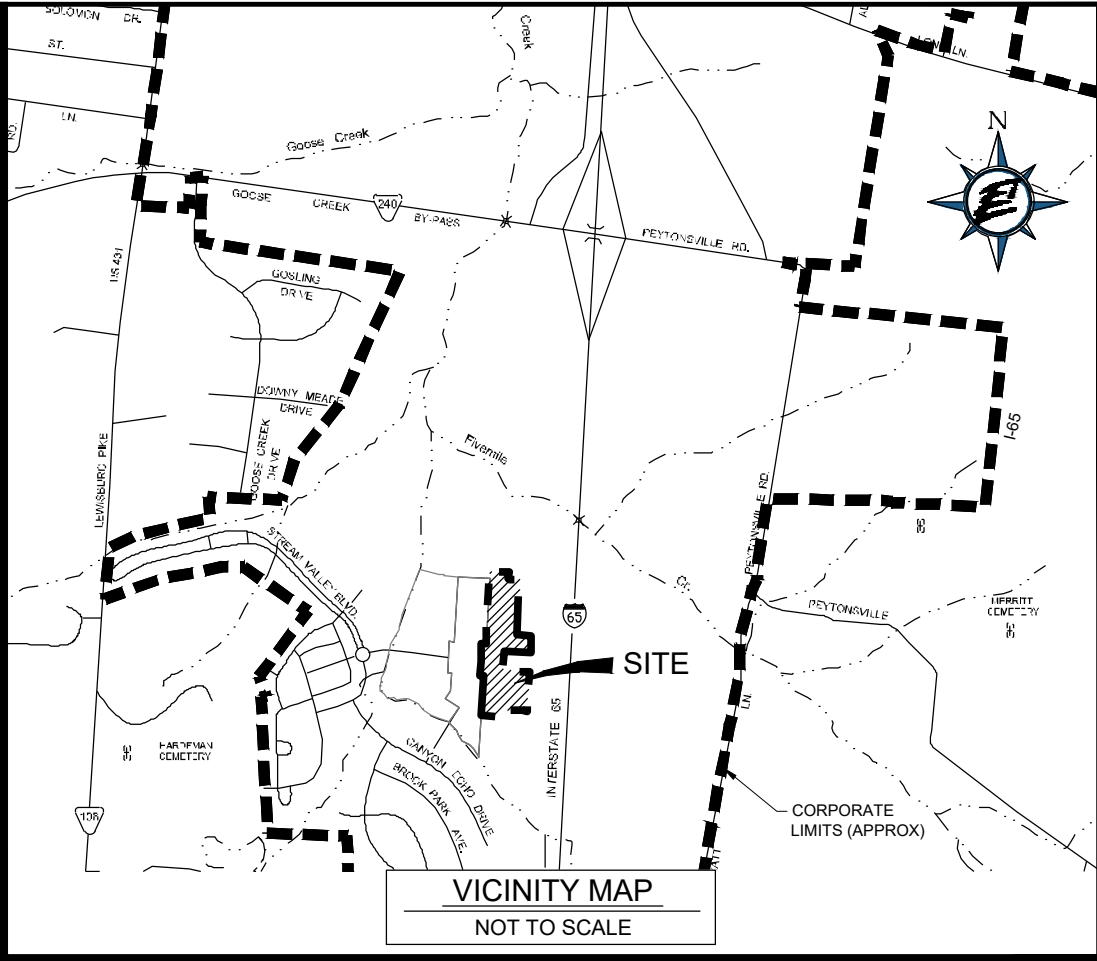
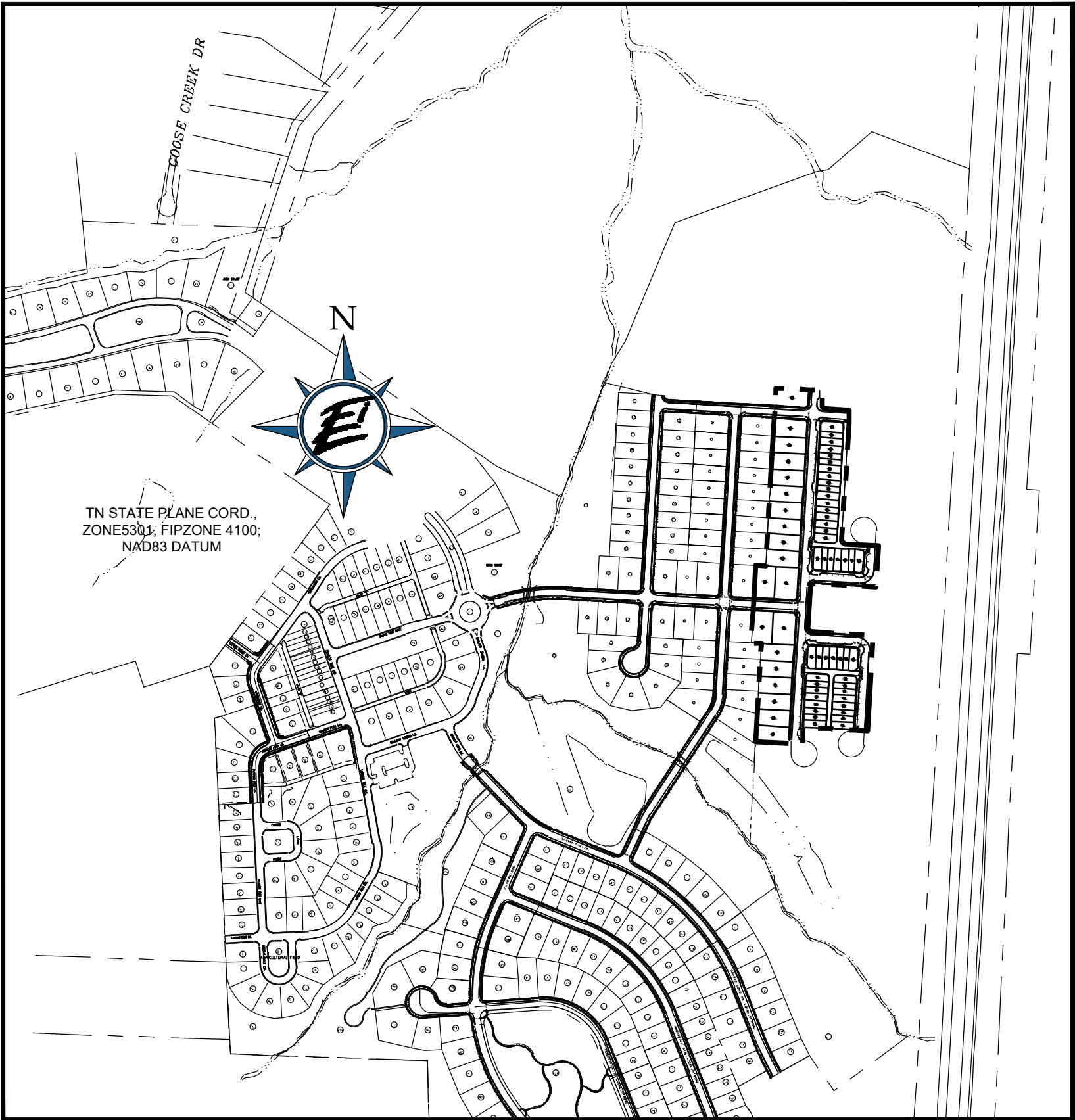
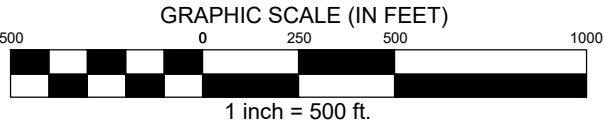
PROJECT NAME:	STREAM VALLLEY PUD SUBDIVISION, SECTION 16
PROJECT NUMBER:	6614
SUBDIVISION:	STREAM VALLLEY PUD SUBDIVISION
PROPOSED RESIDENTIAL LOTS:	67
PROPOSED OPEN SPACE LOT:	0
ADDRESS:	LEDGEBROOK DRIVE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH CIVIL DISTRICT
EXISTING ZONING:	SD-X
CHARACTER AREA OVERLAY:	GCCO-5
OTHER OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	10.73 AC
MINIMUM REQUIRED SETBACK LINES & LOT REQUIREMENTS:	
GARDEN HOMES	
FRONT:	15 FEET
SIDE:	5-10 FEET (10' ON STREET; 10' BLDG SEPARATION)
REAR:	15 FEET
MANOR HOMES	
FRONT:	25-40 FEET
SIDE:	5-10 FEET (10' ON STREET; 15' BLDG SEPARATION)
REAR:	15 FEET
TOWN HOMES	
FRONT:	10 FEET
SIDE:	5-10 FEET (10' ON STREET; 10' BLDG SEPARATION)
REAR:	5 OR 20 FEET
OWNER / APPLICANT:	STREAM VALLEY PARTNERS, LLC
ADDRESS:	P.O. BOX 314 FRANKLIN, TN 37065 (615) 305-1033
PHONE NUMBER:	TYLER.RING@TENNCONTRACTORS.COM
E-MAIL ADDRESS:	TYLER RING
CONTACT NAME:	

STREAM VALLEY PUD SUBDIVISION, SECTION 16

Total area: 467,233 S.F. or 10.73 Acres

Road Data:

Acres in new ROW	3.92 Acres
Linear footage of new roads	2,863 Feet
Linear footage of new alleys	1,265 Feet



Certificate Of Ownership

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Deed Book 3489, Page 45, R.O.W.C., Tennessee and that I (we) hereby adopt this plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, re-subdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission and under no condition shall such lot or lots be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property.

Owner	Date
Owner Information Stream Valley Franklin Partners, LLC P.O. Box 314 Franklin, TN 37065 Phone: (615) 5305-1033 Email: tyler.ring@tennconstructors.com	

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

Subdivision name and street names approved by the Williamson County Emergency Management Agency.	
Williamson County Emergency Management Agency	Date
City of Franklin	Date

Certificate Of Approval of Sewer Systems

I hereby certify that:

(1) The sewer system designated in Stream Valley, Section 16 has been installed in accordance with City specifications, or

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

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

Certificate Of Approval of Water

I hereby certify that:

(1) The water system designated in Stream Valley, Section 16 has been installed in accordance with HB&TS Utility District 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 improvements.

HB&TS Utility District	Date
------------------------	------

Utility Disclaimer

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



Certificate Of Approval for Recording

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

Secretary, Franklin Municipal Planning Commission	Date
---------------------------------------------------	------

Certificate Of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:

(1) the streets, drainage, and sidewalks designated in Stream Valley PUD Subdivision - Section 16 has been installed in accordance with City specifications, or

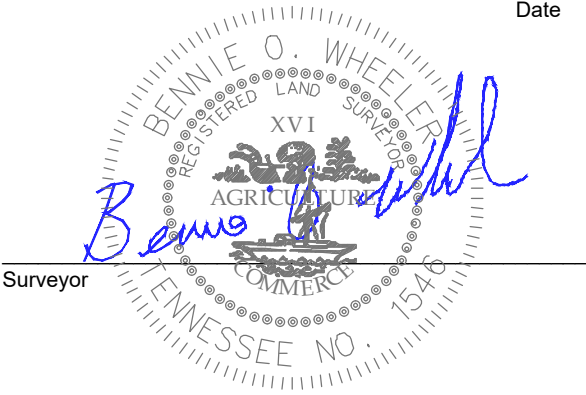
(2) a performance agreement and surety in the amount of \$ _____ for streets, \$ _____ for drainage, and \$ _____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

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

Certificate Of Survey

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon will be placed as indicated upon completion of construction. This subdivision plat correctly represents a survey prepared by Littlejohn Engineering Associates dated August 12, 2005.

Surveyor Information Bennie O. Wheeler ELI, LLC 1420 Donelson Pike, Suite A12 Nashville, Tn 37217 Phone: 615-383-6300	Date 1 / 29 / 18
--------------------------------------------------------------------------------------------------------------------------------------	---------------------



STREAM VALLEY PUD SUBDIVISION  
SECTION 16 FINAL PLAT

SHEET 1 OF 3  
10th CIVIL DISTRICT  
TAX MAP 117, PARCEL 19.00  
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE  
CITY OF FRANKLIN PROJECT #6614  
DATE: JANUARY 8, 2018  
REVISED: JANUARY 29, 2018



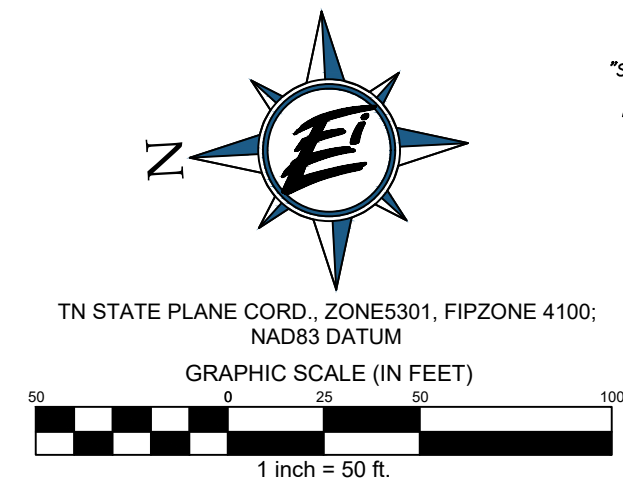


Lot Table					
Lot #	Square Feet	Acres	ACI	Cal. Inches Per Tree	No. of Trees
497	9,061	0.21	6	3	2
498	9,191	0.21	6	3	2
499	8,450	0.19	6	3	2
500	8,450	0.19	6	3	2
501	8,190	0.19	6	3	2
502	8,450	0.19	6	3	2
503	8,450	0.19	6	3	2
504	8,190	0.19	6	3	2
505	8,190	0.19	6	3	2
506	8,450	0.19	6	3	2
507	11,661	0.27	12	3	4
508	10,400	0.24	12	3	4
509	10,230	0.23	12	3	4
510	11,466	0.26	12	3	4
511	8,450	0.19	6	3	2
512	8,450	0.19	6	3	2
513	8,450	0.19	6	3	2

Lot Table					
Lot #	Square Feet	Acres	ACI	Cal. Inches Per Tree	No. of Trees
514	8,450	0.19	6	3	2
515	8,450	0.19	6	3	2
516	8,450	0.19	6	3	2
517	2,655	0.06	6	3	2
518	2,160	0.05	6	3	2
519	2,160	0.05	6	3	2
520	2,655	0.06	6	3	2
521	2,655	0.06	6	3	2
522	2,160	0.05	6	3	2
523	2,160	0.05	6	3	2
524	2,577	0.06	6	3	2
525	2,655	0.06	6	3	2
526	2,160	0.05	6	3	2
527	2,160	0.05	6	3	2
528	2,655	0.06	6	3	2
529	2,655	0.06	6	3	2
530	2,160	0.05	6	3	2

Lot Table					
Lot #	Square Feet	Acres	ACI	Cal. Inches Per Tree	No. of Trees
531	2,160	0.05	6	3	2
532	2,577	0.06	6	3	2
533	3,027	0.07	6	3	2
534	2,160	0.05	6	3	2
535	2,160	0.05	6	3	2
536	2,655	0.06	6	3	2
537	2,655	0.06	6	3	2
538	2,160	0.05	6	3	2
539	3,027	0.07	6	3	2
540	3,027	0.07	6	3	2
541	2,160	0.05	6	3	2
542	2,655	0.06	6	3	2
543	2,655	0.06	6	3	2
544	2,160	0.05	6	3	2
545	2,160	0.05	6	3	2
546	3,027	0.07	6	3	2
547	3,027	0.07	6	3	2

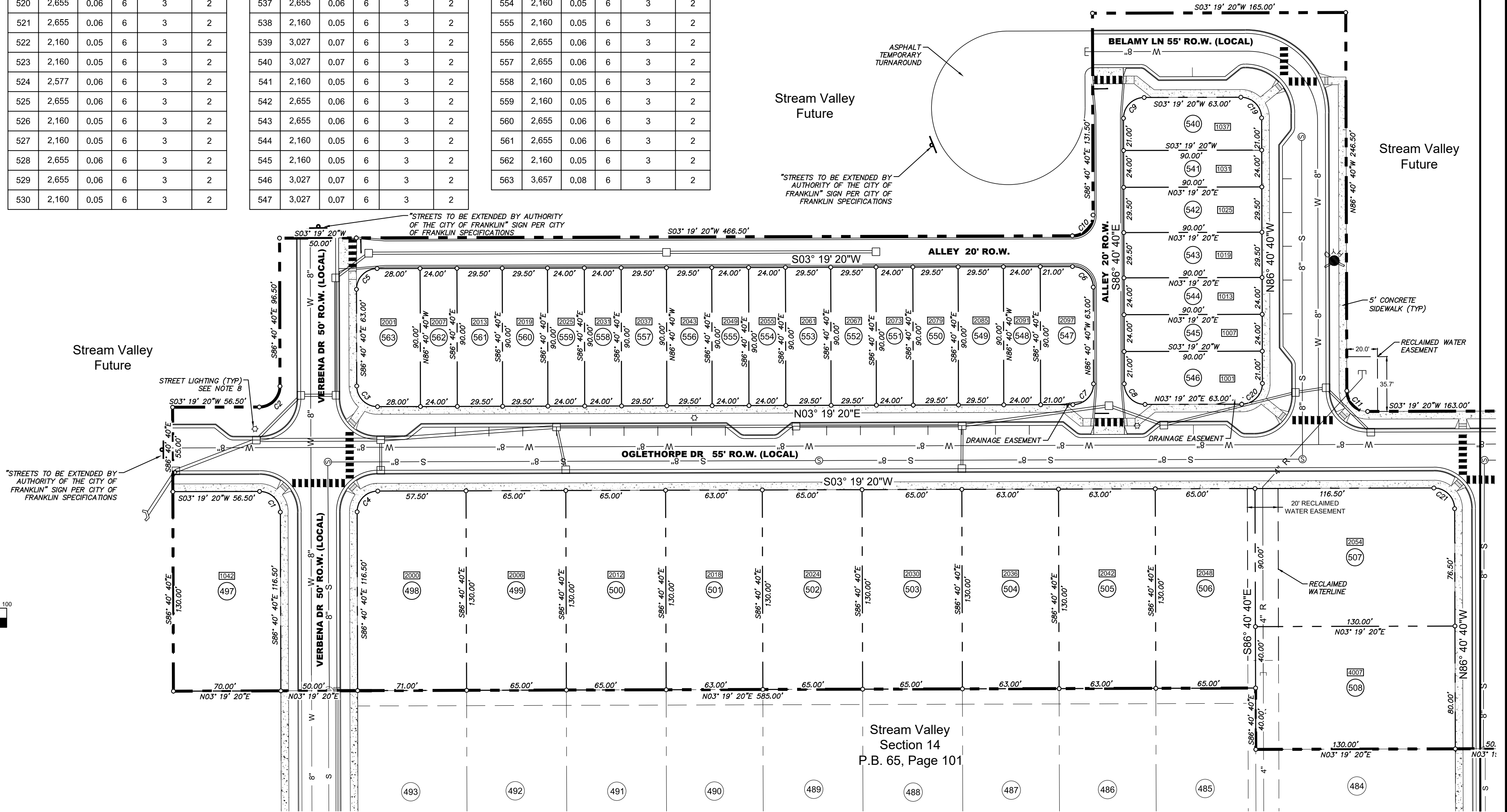
Lot Table					
Lot #	Square Feet	Acres	ACI	Cal. Inches Per Tree	No. of Trees
548	2,160	0.05	6	3	2
549	2,655	0.06	6	3	2
550	2,655	0.06	6	3	2
551	2,160	0.05	6	3	2
552	2,655	0.06	6	3	2
553	2,655	0.06	6	3	2
554	2,160	0.05	6	3	2
555	2,160	0.05	6	3	2
556	2,655	0.06	6	3	2
557	2,655	0.06	6	3	2
558	2,160	0.05	6	3	2
559	2,160	0.05	6	3	2
560	2,655	0.06	6	3	2
561	2,655	0.06	6	3	2
562	2,160	0.05	6	3	2
563	3,657	0.08	6	3	2



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

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	21.21	13.50	90.00	N48° 19' 20"E	19.09
C2	21.21	13.50	90.00	N41° 40' 40"W	19.09
C3	21.21	13.50	90.00	S48° 19' 20"W	19.09
C4	21.21	13.50	90.00	N41° 40' 40"W	19.09
C5	21.21	13.50	90.00	N41° 40' 40"W	19.09
C6	21.21	13.50	90.00	N48° 19' 20"E	19.09
C7	21.21	13.50	90.00	S41° 40' 40"E	19.09
C8	21.21	13.50	90.00	S48° 19' 20"W	19.09
C9	21.21	13.50	90.00	N41° 40' 40"W	19.09

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C10	21.21	13.50	90.00	N41° 40' 40"W	19.09
C11	21.21	13.50	90.00	N48° 19' 20"E	19.09
C12	21.21	13.50	90.00	N41° 40' 40"W	19.09
C13	21.21	13.50	90.00	N48° 19' 20"E	19.09
C14	21.21	13.50	90.00	S41° 40' 40"E	19.09
C15	21.21	13.50	90.00	S48° 19' 20"W	19.09
C16	21.21	13.50	90.00	N41° 40' 40"W	19.09
C17	21.21	13.50	90.00	S48° 19' 20"W	19.09
C18	21.21	13.50	90.00	N41° 40' 40"W	19.09



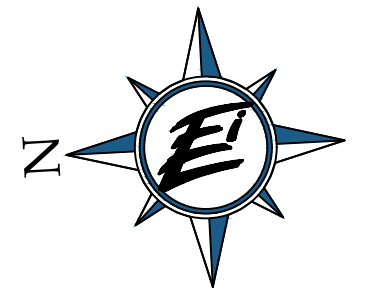
Stream Valley  
Section 14  
P.B. 65, Page 101



**STREAM VALLEY PUD SUBDIVISION  
SECTION 16 FINAL PLAT**  
SHEET 2 OF 3  
10th CIVIL DISTRICT  
TAX MAP 117, PARCEL 19.00  
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE  
CITY OF FRANKLIN PROJECT #6614  
DATE: JANUARY 8, 2018  
REVISED: JANUARY 29, 2018

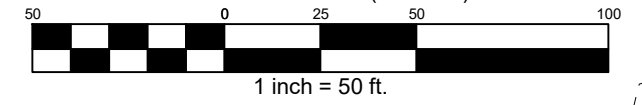
**ENERGY LAND & INFRASTRUCTURE**  
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217  
OFFICE 615-383-6300 • WWW.ELI-LLC.COM  
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL





TN STATE PLANE CORD., ZONE5301, FIPZONE 4100;  
NAD83 DATUM

GRAPHIC SCALE (IN FEET)



1 inch = 50 ft.

## Stream Valley Future

5' CONCRETE  
SIDEWALK (TYP)

## Stream Valley Future

— "STREETS TO BE EXTENDED BY  
AUTHORITY OF THE CITY OF  
FRANKLIN" SIGN PER CITY OF  
FRANKLIN SPECIFICATIONS

— "STREETS TO BE EXTENDED  
BY AUTHORITY OF THE  
CITY OF FRANKLIN" SIGN  
PER CITY OF FRANKLIN  
SPECIFICATIONS

— "STREETS TO BE EXTENDED BY  
AUTHORITY OF THE CITY OF  
FRANKLIN" SIGN PER CITY OF  
FRANKLIN SPECIFICATIONS

Stream Valley  
Section 14  
P.B. 65, Page 101

Stream Valley  
Section 6  
P.B. 59, Page 25

### Legend



Fire Hydrant



## Water Line



Sewer Manhole



Iron Rod (New)



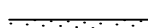
Iron Rod (Found)



Monument (New)



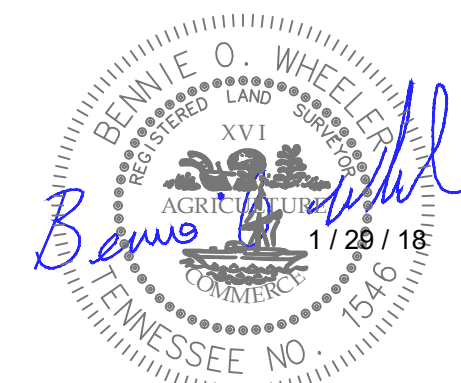
Proposed Stormwater



### Concrete Sidewalk



Lot Number



**STREAM VALLEY PUD SUBDIVISION  
SECTION 16 FINAL PLAT**

**SHEET 3 OF 3**

10th CIVIL DISTRICT

TAX MAP 117, PARCEL 19.00

ANKLIN, WILLIAMSON COUNTY, TENNESS

Y OF FRANKLIN PROJECT #66

DATE: JANUARY 8, 2018



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## RESOLUTION 2018-05

### A RESOLUTION APPROVING AN AMENDMENT TO THE FRANKLIN MUNICIPAL PLANNING COMMISSION BYLAWS

**WHEREAS**, pursuant to the Tennessee Code Annotate, section 13-4-102, the Franklin Municipal Planning Commission (FMPC) has adopted bylaws; and

**WHEREAS**, the FMPC may from time to time amend, extend or add to the bylaws, or carry any part of subject matter into greater detail; and

**WHEREAS**, the following amendments are meant to increase efficiency in the processes set forth in the bylaws.

**NOW, THEREFORE, BE IT RESOLVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:**

**SECTION I.** That the following sections of the Franklin Municipal Planning Commission Bylaws are hereby amended to add the following text noted in **bold**, to delete the following text noted with a ~~strikethrough~~, and is approved to read as follows:

#### 4.1.5 Secretary

The Planning Director shall serve as the Secretary. The Secretary shall attest the contracts, reports, and instruments signed by the Chair or made by the Planning Commission. Prior to recording final subdivision plats in the Register's Office of Williamson County, the Secretary, or, in his/her absence, the Chair, Assistant City Administrator of Economic and Community Development, **the Assistant Planning Director**, Current Planning Supervisor, or the City Administrator, shall sign the final subdivision plats submitted to the Planning Commission that have been granted final approval. In the absence of, the Directors of Water Management Department or the Street Department, the City Engineer, City Administrator, and/or the Director of Engineering shall sign the appropriate certificates on the final subdivision plats that have been granted final approval. The Director of the Water Management Department and the Director of the Street Department may designate their signatory authority. The Director shall list his/her designee in writing and that list shall be kept on file in the Planning and Sustainability Department.

#### 8.1.1 Regular Meetings

Regular meetings of the Planning Commission shall be held on the fourth Thursday of each month, January through October, and the ~~third Thursday in November and December~~ **second Thursday of December**, at 7:00 P.M. in the City Hall, or at such other place as the Planning Commission may designate. The deadline for regular meetings shall be as set forth in section 8.1.4.



#### 8.1.4 Agenda

...

- (2) For items to be considered at a regular meeting, they shall be submitted to the Department of Planning and Sustainability as follows:

- b. Items shall be submitted to the Department of Planning and Sustainability on Tuesday, by 5:00 p.m., 45 days prior to the January through October meetings, and **45 days prior to the fourth Thursday in November, for the December meeting** ~~38 days prior to the November and December meetings~~. The Department of Planning and Sustainability shall perform a completeness review of the items submitted before accepting an item for an agenda. Items not received by the deadline date and time will not be placed on the agenda. The exceptions are as follows:

...

- d. Once the items have been reviewed by the Staff, they will be returned to the applicants on Tuesday, 30 days prior to the January through October meetings and **30 days prior to the fourth Thursday in November, for the December meeting** ~~23 days prior to the November and December meetings~~. It shall be the responsibility of the applicants to make the necessary identified corrections and to submit the required number of corrected blue line prints of the items, along with any additional information required, to the Department of Planning and Sustainability on Thursday, at 5:00 p.m., 21 days prior to the January through October meetings, and **21 days prior to the fourth Thursday in November, for the December meeting** ~~14 days prior to the November and December meetings~~. No revisions to exhibit documents, or additional exhibit documents, shall be accepted by the Department of Planning and Sustainability after this date, except if, in the opinion of the Planning Director, or the Assistant City Administrator of Economic and Community Development in his/her absence, the additional exhibits are related to ongoing discussions to address specific staff comments, recommended conditions of approval, or deficiencies.

...

- f. The Department of Planning and Sustainability shall prepare the Planning Commission agenda and all exhibits pertaining to the agenda eight (8) days prior to the meeting at which the agenda items will be considered ~~for January through October, and six (6) days prior to the meeting at which the agenda items will be considered for November and December~~.

...

- h. The following provisions shall apply to items on the agenda:

i. Items to be Withdrawn by an Applicant:

If, for any reason, an applicant wishes to withdraw from the agenda, they shall be permitted to do so until 12:00 Noon on Monday ten (10) days, prior to the meeting for the January through October meetings, and eight (8) days prior to the November and December meetings. After that time, no agenda item will be permitted to be withdrawn.

8.1.6 Voting

A majority of the Planning Commission members present and constituting a quorum shall be necessary to decide items requiring action. At the discretion of the Chair, the voting on questions shall be by roll call, and the ayes and nays shall be entered upon the minutes of the meeting, except that, when the vote of all of the Planning Commission members present is unanimous, recording the unanimous vote shall be sufficient. Otherwise, a voice vote shall be sufficient. **Each motion or action of the Planning Commission shall include specific findings of fact, statements of material evidence, and include the reasons for its actions. The action taken on each motion and the specific findings and reasons shall be noted in the minutes.**

8.1.8 Public Comments, Public Hearings, and Applicant Presentation

...

(2) Applicant Presentation

Applicants shall be allotted ten (10) minutes to present their request to the Planning Commission after the staff presentation and the Public Comment. At the discretion of the Chair, and under limited circumstances, the time may be extended for due cause. All applicant representatives speak or are represented during the allotted time. Applicants shall be allowed to present illustrative plans or other exhibits during the allotted time; however, ~~no~~ electronic media (powerpoints, commercials, videos, etc.) ~~shall be permitted~~ **must be provided to and reviewed by the Planning Department 24 hours prior to the Planning Commission meeting.**

8.1.9 Minutes

- (1) The Planning Commission shall speak only through its minutes, which shall be prepared by the recording Secretary, who shall prepare a written record of the proceedings and prepare the minutes from the record. The minutes shall contain the following information:

...

- g. The action taken on the motion and the **specific findings and** reasons for that action.



9.1.6 Agenda

...

- (2) For items to be considered at a regular meeting, they shall be submitted to the Department of Planning and Sustainability as follows:

...

- b. ~~Items~~ **Presentation items** shall be submitted to the Department of Planning and Sustainability ~~on the date and time designated for the Resubmittal of Corrected Plans, as specified by the FMPC / Administrative Meetings and Deadline Schedule~~ **along with an applicant's initial submittal application package**. Items not received by the deadline date and time shall not be placed on the agenda. The City Administrator, the Assistant City Administrator of Economic and Community Development or the Planning Director may place items on the Conceptual Project Workshop agenda, as circumstances dictate.
- c. ~~Because a formal application has not been submitted yet, the Staff shall not provide a detailed review of, or provide a written report or recommendation for the application; however,~~ **During and following the applicant presentation**, the staff may respond to questions about the staff comments and observations at the Preapplication Conference, **staff comments and observations on the initial submittal package, or** and applicable Land Use Plan policies.

**SECTION II.** That this Bylaws amendment shall take effect after its passage by the Franklin Municipal Planning Commission, according to Sections 10.1 and 11.1 of the FMPC Bylaws.

**ATTEST:**

**CITY OF FRANKLIN, TENNESSEE:**

By: _____  
**Emily Hunter**  
FMPC Secretary

By: _____  
**Mike Hathaway**  
FMPC Chair

**Approved as to form:**

_____  
**Shauna R. Billingsley**  
City Attorney

PLANNING COMMISSION APPROVAL: _____