



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, January 28, 2016

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, January 28, 2016, 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. [16-0126](#) December 17, 2015 Minutes

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

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

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

ANNOUNCEMENTS

ELECTIONS OF OFFICERS FOR 2016

2. [16-0127](#) Election of Chair and Vice-Chair of the Franklin Municipal Planning Commission for 2016.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

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

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

SITE PLAN SURETIES

3. [16-0079](#) Alexander Subdivision, site plan, section 1, revision 1, lot 1 (Ford Lincoln Addition); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
4. [16-0080](#) Aspen Grove Subdivision, site plan, section O, revision 3, lot 122 (Medical Office Building); extend the performance agreement for traffic signal and driveway/median modification improvements. (CONSENT AGENDA)
5. [16-0081](#) Cool Springs East Subdivision, site plan, revision 1, section 36, lots 700, 701, 702 and 707 (Carothers Park Shoppes); extend the performance agreement for landscaping lot 707 improvements. (CONSENT AGENDA)
6. [16-0082](#) Cool Springs East Subdivision, site plan, section 24, lots 11 and 703 (Hilton Garden Inn/Medical Office Building Unified Plan); release the maintenance agreement for drainage improvements. (CONSENT AGENDA)
7. [16-0083](#) Cool Springs East Subdivision, site plan, section 36, revision 1, lots 700, 701 and 702 (Carothers Park Shoppes); extend the performance agreement for landscaping lot 702 improvements. (CONSENT AGENDA)

8. [16-0084](#) Cool Springs Life Science Center Subdivision, site plan; extend the performance agreement for stormwater drainage/detention improvements for ten months. (CONSENT AGENDA)
9. [16-0085](#) 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)
10. [16-0086](#) Harpeth Village Subdivision, site plan, revision 2 (Harpeth Village Unified Development); extend the performance agreement for landscaping (Building C) improvements. (CONSENT AGENDA)
11. [16-0087](#) Highlands at Ladd Park PUD Subdivision, site plan, section 5 (Neighborhoods H and F); extend the performance agreement for landscaping Phase 2 improvements. (CONSENT AGENDA)
12. [16-0088](#) Hurstbourne Park PUD Subdivision, site plan, section 2, revision 1; release the maintenance agreement for landscaping open space and landscaping street trees improvements. (CONSENT AGENDA)
13. [16-0089](#) Jamison Station PUD Subdivision, site plan, sections 2 and 3, revision 1; release the maintenance agreement for drainage improvements. (CONSENT AGENDA)
14. [16-0090](#) McKays Mill PUD Subdivision, site plan, section 23, lot 2001 (Bank and Office); extend the performance agreement for landscaping (Building B) improvements. (CONSENT AGENDA)
15. [16-0091](#) Seward Hall Subdivision, site plan, lot 1 (Bethel Community Church); extend the performance agreement for stormwater drainage/detention and landscaping Phase 3 improvements for one year. (CONSENT AGENDA)
16. [16-0092](#) 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)

REZONINGS AND DEVELOPMENT PLANS

17. [16-0124](#) Consideration of Ordinance 2015-71 To Be Entitled "An Ordinance to Rezone .4578 Acres from Specific Development-Residential (SD-R 0) District to Office Residential (OR) District for the Property Located at 1102 West Main Street." (01/28/16 FMPC 8-0; 02/09/16 BOMA 1ST READING 8-0, 03-09-16 BOMA 2nd Reading 6-0) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen, Franklin Municipal Planning Commission and Josh King

Attachments: [ORD 2015-71 1102 WMain St Rezoning lawapproved](#)
[5976 Map_1102WMain Rezoning](#)
[1102 W Main Street - Rezoning.pdf](#)
[ZoningMapsHistorical.pdf](#)
[Public Notice Affidavit, Labels & Rcpt.pdf](#)
[5976 Ord2015-71 1102WMainSt Revised](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

18. [16-0052](#) Carothers Crossing East Subdivision, preliminary plat, creating 4 commercial lots on 6.01 acres located at the northeast corner of Liberty Pike and Carothers Parkway.

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: [6005_Map_CarothersCrossingEastPP.pdf](#)
[6005_SubmittedSet_Carothers Crossing East Outparcel Preliminary Plat 16-01-](#)
[6005_CarothersCrossingEast_Conditions of Approval_01.pdf](#)

19. [16-0013](#) Franklin Summit Subdivision, preliminary plat, creating 4 commercial lots and 1 open space lot, on 30.15 acres, and in addition 22 acres included to request preliminary plat approval for private streets located at Huffines Ridge Drive and the southeast quadrant of Interstate 65 and East McEwen Drive.

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

20. [16-0053](#) Westhaven PUD Subdivision, final plat, section 33, creating 33 single family lots and 1 open space lot on 10.83 acres, located along Cavanaugh Lane and Stonewater Boulevard in the Westhaven Community (CONSENT AGENDA).

Sponsors: Franklin Municipal Planning Commission and Josh King

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

ZONING ORDINANCE TEXT AMENDMENTS

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN



City of Franklin

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

Meeting Minutes - Draft

Franklin Municipal Planning Commission

Thursday, December 17, 2015

7:00 PM

Board Room

CALL TO ORDER

- Present** 7 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway
- Absent** 2 - Commissioner Franks, and Commissioner Gregory

MINUTES

1. 11-19-2015 FMPC minutes

Attachments: [11-19-15 FMPC Minutes - Draft](#)

Commissioner Harrison moved, seconded by Commissioner Orr to approve the November 19, 2015, Minutes as presented. The motion carried by the following vote:

- Aye:** 7 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

Absent: 2 - Commissioner Franks, and Commissioner Gregory

Chairing: 0

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

ANNOUNCEMENTS

Ms. Diaz-Barriga stated that the 1102 West Main rezoning application was removed from this agenda after public notification went out for the meeting due to an error in their publication. The publication notification error will be remanded, and this application should be placed on the January 28, 2016, agenda.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

CONSENT AGENDA

Approval of the Consent Agenda

A motion was made by Commissioner Lindsey, seconded by Commissioner McLemore, to approve the Consent Agenda for items 2, 3, 4, 16, 17, 18, and 19. The motion carried by the following vote:

Aye: 7 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

Absent: 2 - Commissioner Franks, and Commissioner Gregory

Chairing: 0

SITE PLAN SURETIES

2. Dallas Downs PUD Subdivision, site plan, section 2A, lot 28 (Heritage Church of Christ); extend the performance agreement for streets improvements for one year. (CONSENT AGENDA)
This Planning Item was approved.
3. Hearth at Franklin Subdivision, site plan, (Assisted Living); release the maintenance agreement for sidewalks improvements; accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
4. Through the Green PUD Subdivision, site plan, section 1 (The Grove at Shadow Green); release the maintenance agreement for water, sewer, sidewalks and drainage improvements. (CONSENT AGENDA)
This Planning Item was approved.

ANNEXATIONS AND PLAN OF SERVICES

5. PUBLIC HEARING: Consideration of Resolution 2015-73 To Be Entitled:
"A Resolution Adopting A Plan Of Services For The Annexation Of 4150
Clovercroft Road And The Property Immediately Adjacent To The East, By
The City Of Franklin, Tennessee; (FMPC 12-17-15 7-0; 01/12/16 WS)

Attachments: [RES 2015-73 POS Parish Presbyterian Church Updated 1-12-16](#)
[Parish Presbyterian Church POS Map.pdf](#)

Mr. Baumgartner stated that the Tennessee Code Annotated (TCA) § 6-51-102, as amended, requires that a Plan of Services be adopted by a municipal governing body prior to the passage of an annexation resolution. This Plan of Services was sent to the Department Directors for their recommendations before coming to the Planning Commission. Approval of Resolution 2015-73 is recommended.

Chair Hathaway asked for citizen comments. There were none.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Resolution 2015-73 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 7 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

Absent: 2 - Commissioner Franks, and Commissioner Gregory

Chairing: 0

6. PUBLIC HEARING: Consideration of Ordinance 2015-75 (Resolution 2015-107) To Be Entitled, "A Resolution And Ordinance To Annex 4150 Clovercroft Road And The Property Immediately Adjacent To The East, Consisting Of 13.6 Acres, Property Located North Of Clovercroft Road And East Of McKay's Mill Subdivision And Adjoining The City Limits Within The Northeastern Part Of The Franklin Urban Growth Boundary (UGB)."; Establishing a Public Hearing for February 9, 2016. (FMPC 12-17-15 7-0; 01/12/16 WS)

Attachments: [Parish Presbyterian Church Annexation Map.pdf](#)
[Annexation Resolution 2015-107 Ordinance 2015-75 Parish Presbyterian Church.docx](#)

Mr. Baumgartner stated that the owners of the Parish Presbyterian Church were requesting annexation. On October 29, 2015, a public hearing was held. . This property is contiguous with the city limits of Franklin. Approval of Resolution 2015-107 Ordinance 2015-75) is recommended.

Chair Hathaway asked for citizen comments.

Alderman Beverly Burger stated that she had talked extensively with the neighbors in the area, and she knew of no negative input. The neighbors were happy that this would improve the property, and they were glad that there were no more homes going in that area.

Mr. Greg Gamble, of Gamble Design Collaborative, requested approval of Resolution 2015-107 to the Board of Mayor and Aldermen.

Commissioner McLemore moved, seconded by Commissioner Orr, that Resolution 2015-107 (Ordinance 2015-75) be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 7 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

Absent: 2 - Commissioner Franks, and Commissioner Gregory

Chairing: 0

REZONINGS AND DEVELOPMENT PLANS

7. *Consideration of Ordinance 2015-76 To Be Entitled, "An Ordinance To Zone 13.6 Acres CI - Civic and Institutional District, SWCO - Seward Hall Character Area Overlay District And Designate As Conventional Area Standards, For The Property Located North Of Clovercroft Road And East Of McKay's Mill Subdivision, 4150 Clovercroft Road And The Property Immediately Adjacent To The East."; Establishing a Public Hearing for February 9, 2016. (FMPC 12-17-15 7-0) FIRST OF THREE READINGS

Attachments: [Parish Presbyterian Church Rezoning Map.pdf](#)
[Ord 2015-76 Zoning.docx](#)
[ParishPresby ReZ Set 12.3.2015.pdf](#)

Mr. Baumgartner stated that the owners of the Parish Presbyterian Church were requesting annexation. The applicant was proposing a new church building with space for classrooms and assembly. The Land Use Plan supports this type of use, and the most appropriate zoning district for these proposed uses is Civic Institutional. Approval of Ordinance 2015-76 to the Board of Mayor and Aldermen is recommended.

Chair Hathaway asked for citizen comments. There were none.

Mr. Greg Gamble, of Gamble Design Collaborative, requested approval of Ordinance 2015-76 to the Board of Mayor and Aldermen.

Commissioner Lindsey moved, seconded by Commissioner Allen, that Ordinance 2015-76 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 7 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

Absent: 2 - Commissioner Franks, and Commissioner Gregory

Chairing: 0

8. PUBLIC HEARING: Consideration of Resolution 2015-108 To Be Entitled: "A Resolution Approving A Development Plan For Parish Presbyterian Church PUD, For The Property Located North Of Clovercroft Road And East Of McKay's Mill Subdivision, 4150 Clovercroft Rd And The Property Immediately Adjacent To The East."; (FMPC 12-17-15 7-0; 01/12/16 WS)

Attachments: [5995 Parish Presbyterian Dev Plan Conditions of Approval 01.pdf](#)

[Parish Presbyterian Church Development Plan Map.pdf](#)

[PUD Development Plan Resolution 2015-108.docx](#)

[12.3.2015 ParPresSet 9Shts.pdf](#)

Mr. Baumgartner stated that the applicant was proposing to construct a new church building with space for classrooms and assembly. The Land Use Plan supports this type of use. The plan proposed the existing building and parking to remain, and for an additional church building to be constructed just east of the existing driveway, which will be expanded but will retain the mature tree row on site. Approval of Resolution 2015-108, with conditions, was recommended.

Chair Hathaway asked for citizen comments. There were none.

Mr. Greg Gamble, of Gamble Design Collaborative, requested approval of Resolution 2015-108 to the Board of Mayor and Aldermen.

**Commissioner Harrison moved, seconded by Commissioner Orr, that Resolution 2015-108 be recommended to the Board of Mayor and Aldermen for approval.
The motion carried by the following vote:**

Aye: 7 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

Absent: 2 - Commissioner Franks, and Commissioner Gregory

Chairing: 0

9. *Consideration Of Ordinance 2015-74, To Be Entitled, "An Ordinance To Rezone 4.66 Acres From Central Commercial (CC) District And Specific Development-Variety (SD-X 34.17/33650/115) District To Specific Development-Variety (33.4/35000/115) District For Multiple Properties Located Within The Block Of 1st Avenue North, Bridge Street, 2nd Avenue North and East Main Street."; Establishing a Public Hearing for February 9, 2016. (12-17-15 FMPC 6-0) FIRST OF THREE READINGS

Attachments: [5991 MAP Harpeth Sq PUD Sub, Rezoning](#)
[Ordinance 2015 - 74 Harpeth Square PUD Rev 1](#)
[Full Set Harpeth Rezoning Revision 1](#)

Chair Hathaway recused himself from item 9 and turned the chair over to Vice Chair Lindsey.

Ms. Diaz-Barriga stated that Ordinance 2015-74 would modify the current zoning of Specific Development-Variety District (SD-X) as well as to rezon the property Central Commercial . It would increase the residential entitlements by 9 dwelling units and reduce the overall 9 residential square footage entitlements. It would also remove a portion of the previously included parcels that have now been subdivided and recorded. These properties were previously approved for the rezoning to SD-X in March 2015. This rezoning continued to be supported by the Land Use Plan for Central Franklin Character Area 1. Approval of Ordinance 2015-74 was recommended.

Vice Chair Lindsey asked for citizen comments.

Mr. Stephane Echols, an ironworker, stated that, if item 9 was allowed to be rezoned and redeveloped, the City should be aware that the individuals who had been developing the City were taking advantage of their employees by exploiting them and refusing them Workers Compensation. He requested that the City of Franklin make a more conscious decision regarding Ordinance 2015-74.

Mr. Greg Gamble, of Gamble Design Collaborative, requested approval of Ordinance 2015-74 and stated that the intent of the request was to include a piece of property that they had hoped to include in the development plan, which was located on Bridge Street directly across the street from the McConnell House. This would allow the applicant to complete the building facade along Bridge Street from Harpeth Square and create a courtyard space that could become a resident amenity. He requested a favorable recommendation to the Board of Mayor and Aldermen.

Ms. Allen wanted to clarify that the net effect would be nine more residential units and less commercial.

Mr. Gamble stated that in talking with staff throughout this process, there had been a change in the state legislature and how they look at commercial intensities. This project has an area that is located along First Avenue that allows the applicant to have some flexibility regarding whether or not it is commercial or residential. It is on the ground level. The Ordinance 2015-74 Development Plan has a range of commercial built into it, and it has been written so that it would include the highest possible residential plus the highest possible commercial to reach their parking counts and their overall intensities. The building cannot not accommodate both the flex for the residential and the flex for

commercial. It has to be one or the other, but it had to be written in such a way that it captured both of those because of the way in which Planned Unit Developments (PUDs) have to be approached going forward.

Mr. Harrison moved to change his recommendation to, "Approve with staff conditions", and Ms. McLemore changed her second to read the same way.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Ordinance 2015-74, with staff conditions, be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 6 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Allen, Commissioner Orr, and Commissioner Lindsey

Absent: 2 - Commissioner Franks, and Commissioner Gregory

Recused: 1 - Commissioner Hathaway

Chairing: 0

10. Consideration Of Resolution 2015-106, To Be Entitled: "A Resolution Approving A Revised Development Plan For Harpeth Square PUD Subdivision With 5 Existing Modification Of Development Standards and 1 New Modification of Development Standards (Parkland Dedication), For Multiple Properties Located Within The Block Of 1st Avenue North, Bridge Street, 2nd Avenue North and East Main Street." (12-17-15 FMPC 6-0; (01/12/16 WS)

Attachments: [5994 MAP Harpeth Sq PUD Sub, DP revision](#)
[Res 2015-106 Harpeth Square PUD SUBdivision, DP, REV 1](#)
[Development Plan sheet](#)
[Elevations](#)
[FULL SET Harpeth Development Plan Revision 1](#)
[Conditions of Approval 01](#)

Chair Hathaway recused himself from item 10 and turned the chair over to Vice Chair Lindsey

Ms. Diaz-Barriga stated that, beyond the changes to the entitlements that had been discussed with the rezonings, there were several other components to the PUD that were being modified with the Development Plan. There would be an enclosed courtyard amenity for the residential units. The parking garage was being reduced from three vehicular accesses to two, with a connection to First Avenue North being removed. The fourth floor restaurant space was also removed; however, the overall form and use types would remain the same. The revisions had been granted a conceptual Certificate of Appropriateness by the Historic Zoning Commission. The revised development plan would require one new modification of development standards for parkland dedication. The applicant was requesting to use the parkland dedication fees to construct portions of the greenway trail or sidewalks for pedestrian connection to Bicentennial Park. No specific route was being proposed. The Parks Department supported the alternative parkland dedication plan. Approval of the modification of development standards was recommended, along with a favorable recommendation to the Board of Mayor and Aldermen with conditions.

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

Mr. Greg Gamble, of Gamble Design Collaborative, requested approval of Resolution 2015-106 to the Board of Mayor and Aldermen.

Vice Chair Lindsey stated that a motion would be handled for the overall item and then the modification of standards would be handled separately.

Mr. Harrison moved, seconded by Ms. Allen that Resolution 2015-106 be recommended to the Board of Mayor and Aldermen for approval.

Vice Chair Lindsey stated that with respect to the modification of standards, the applicant was requesting to be allowed to use the required parkland dedication fees to construct portions of the greenway trail or sidewalks for pedestrian connection to Bicentennial Park. No specific route was being proposed, but the Parks Department was going to support an alternative parkland dedication plan.

Ms. McLemore moved, seconded by Alderman Petersen, to allow for the modification of standards.

Ms. Allen asked the staff how they would make sure that the park would be built in a way that would meet the Parks Department specifications.

Ms. Diaz-Barriga stated that it would be reviewed when it was proposed at the site plan level, and the construction of it would be reviewed at the Design Review Team (DRT).

Ms. Allen stated that she just wanted to make sure that, if the Planning Commission approved the modification of standards for the parkland dedication plan, it would be completed.

Ms. Diaz-Barriga stated that it would be required. The applicant would have to do a parkland dedication, and this would allow them to build the greenway trail or the sidewalks. The proposed constructed would be approved at the site plan stage.

Ms. Allen stated that she wanted it to be clear that she wanted it built the way that the Parks Department wanted it built since the City was granting the applicant concession.

Alderman Petersen stated that this was definitely a better recommendation for the parkland dedication fee than was originally seen. However, everything in the new Parks Master Plan would need to be approved by the Board of Mayor and Aldermen. She wanted to add to the modification of standards that the parkland fees would have to be approved by the Board of Mayor and Aldermen, and the specific use of them for the location of the greenway or sidewalks. Presently, the revised Parks Master Plan did not have a priority for any greenway or trails. There were several recommendations, but no priority for them. She thought this would have to go to the Board of Mayor and Aldermen to be approved, and the use of the fees would have to be approved by the Board of Mayor and Aldermen.

Alderman Petersen stated that she had noticed on some of the pages that there was a change on the FEMA flood maps. A dark solid line showed the proposed floodway, and it cut off considerably more of the developing area than the original one.

Mr. Gamble stated that they were asked to make that line very bold, and they did so. The applicant wanted to make sure that everyone knew that FEMA was proposing to change to the floodline in this particular location. They would have asked for a letter of map revision if the new maps had been adopted by FEMA. In any other instance, they would ask for a letter of map revision.. The plan construction documents were designed in anticipation of the new line. The applicant was responding to the new requirement that residential be three feet above the floodplain and commercial be one foot above the floodplain.

Alderman Petersen stated that the new FEMA maps had been out for some time now, and she asked if one could expect this to be finalized in the next few months. Mr. Tom Allen thought it was very safe to say that it was several months out before it would be approved. Alderman Petersen stated that she assumed there would need to be some cut and fill. Mr. Allen stated that it would. Alderman Petersen asked if that would require the Corp of Engineers' agreement, and Mr. Allen stated that it would..

Mr. Orr asked if the approval was for the floodway or floodplain. Mr. Allen stated that it

was for the floodplain, which contained the floodplain and that work within the floodway it had to be demonstrated that there would be no rise or impact.

Vice Chair Lindsey asked if there would be a difference between the base flood elevation on the old map and the new map. Mr. Allen stated that he believed it would be about two feet higher. Vice Chair Lindsey stated that the intention was that the end product conform to the maps that would become effective when the FEMA process was completed. When Mr. Gamble mentioned "three feet above," that was the new flood elevation.

Alderman Petersen stated that a request had been made asking for valet parking on the street. Mr. Gamble stated that the valet drop-off would be on Second Avenue, and it was upon the advice of Planning and Engineering to ask the Board of Mayor and Aldermen to allow for valet parking within the right-of-way.

Ms. McLemore stated that there was a comment from the staff regarding delivery vehicles on Second Avenue. She asked if this could be addressed, because there was a serious concern about this. Mr. Gamble stated that the height of the garage on the first level would be 16 feet. They had not been able to demonstrate that with their building plans at this point. Most of the delivery trucks, delivering furniture for move-in, would be 35 feet long U-haul semi-trucks. Those vehicles could turn into the garage, turn to the right, and exit out onto Main Street without having to back up and turn around. A semi-truck would have to plan ahead and back into this space, but that would be a very rare occurrence. Most of the deliveries would be able to circulate into the garage without issue. Ms. McLemore asked if there could be certain times for delivery since Second Avenue was already congested. Mr. Gamble stated that it could be, since this would be just like downtown Franklin, and the deliveries for those restaurants were scheduled ahead of time.

Commissioner Harrison moved, seconded by Commissioner Allen, that Resolution 2015-106 be recommended to the Board of Mayor and Aldermen for approval. Commissioner McLemore moved, seconded by Commissioner Petersen, to approve the Modification of Standards, with the added condition that the allocation of fees and the specific use and location be approved by the Board of Mayor and Aldermen. The Modification of Standards motion carried by the following vote (6-0). The main motion carried by the following vote:

Aye: 6 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Allen, Commissioner Orr, and Commissioner Lindsey

Absent: 2 - Commissioner Franks, and Commissioner Gregory

Recused: 1 - Commissioner Hathaway

Chairing: 0

11. Consideration Of Resolution 2015-101, To Be Entitled: "A Resolution Approving A Development Plan For Carothers Crossing East PUD Subdivision With 3 Modifications Of Development Standards (1. Exceed Maximum Parking Lot Width, 2. Reduction In Landscape Buffer, 3. Accessory Use In Front Yard), For The Property Located East Of Carothers Parkway And North Of Liberty Pike, 1214 Liberty Pike." by the City of Franklin, Tennessee."; (FMPC 12-17-15 7-0; Consideration Of A Request By Harpeth Associates To Occupy A Portion Of The Second Avenue Public Right-Of-Way For The Purpose Of Offering Valet Parking To Guests Of The Hotel Proposed In The Harpeth Square Redevelopment Project. (01/12/16 WS)

Attachments: [5977 MAP Carothers Crossing PUD Subdivision.pdf](#)
[5977 Overall Site Carothers Crossing PUD Subdivision.pdf](#)
[5977 Elevations Carothers Crossing PUD.pdf](#)
[Res 2015-101 Carothers Crossing East PUD SUBdivision, DP.pdf](#)
[5977 Carothers Crossing Conditions of Approval 01.pdf](#)

Mr. King stated that first came before the Planning Commission at the October 22, 2015, Joint Conceptual Workshop. It proposed two commercial-use buildings totaling 168,577 square feet on 15.35 acres. The three requests for modifications of standards were to exceed the maximum parking lot width, to reduce the landscape buffer, and to have an accessory use in the front yard.

Approval, with conditions and the three modifications of standards, of Resolution 2015-101, was recommended.

Mr. Holzen stated that Engineering had received a road impact fee offset request, which would be resolved prior to a Board of Mayor and Aldermen Work Session.

Chair Hathaway asked for citizen comments. There were none.

Mr. Dwight Kiser, of Kiser + Vogrin Design, LLC, represented the applicant and stated that they were in agreement with the staff recommendations and requested approval.

Chair Hathaway asked if Mr. King could go through each modification of standards separately.

Mr. King stated that modification of standards 1 was to exceed the maximum parking lot width. The location of the main structure for the parking lot in front of it would exceed the maximum width set forth by the Zoning Ordinance. The applicant had designed a generous landscaping treatment to mitigate the effects of having a large parking lot in front of the building. The staff recommended approval with conditions for this modification of standards. Alderman Petersen asked what the width of the parking lot would be, and Mr. Kiser stated that the setback would be roughly 400 feet.

Mr. King stated that modification of standards 2 was for a reduction in the landscape buffer. The buffer of approximately 250 feet to the rear of the two-story building would be from 50 feet to 25 feet and approximately 475 feet along the eastern border of the property from 50 feet to 25 feet. The surplus landscape would be made up throughout

the site. The staff recommended approval with conditions for this modification of standards.

Mr. King stated that modification of standards 3 was for accessory use in the front yard. The primary use for the two-story building closest to Liberty Pike was intended to be a fitness/wellness center. A pool that had been displayed on The staff recommended approval with conditions for this modification of standards.

Commissioner Allen moved, seconded by Commissioner Orr, that Resolution 2015-101 be recommended to the Board of Mayor and Aldermen for approval. Commissioner Allen moved, seconded by Commissioner Harrison, to approve Modification of Standards 1, and the motion carried by the following vote (7-0). Commissioner Harrison moved, seconded by Commissioner Allen, to approve Modification of Standards 2., and the motion carried by the following vote (7-0). Commissioner Harrison moved, seconded by Commissioner Orr, to approve Modification of Standard 3, and the motion carried by the following vote (7-0). The main motion carried by the following vote:

Aye: 7 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

Absent: 2 - Commissioner Franks, and Commissioner Gregory

Chairing: 0

12.

Consideration Of Resolution 2015-100 To Be Entitled: "A Resolution Approving A Development Plan Revision For McKays Mills PUD Subdivision, For The Property Located North Of Liberty Pike And East Of Oxford Glen Drive, 2100 Oxford Glen Drive."; (FMPC 12-17-15 7-0; 01/12/16 WS)

Attachments: [5980 Map McKays Mill PUD Subdivision Revision 5.pdf](#)

[5980 Site Layout McKays Mill PUD Subdivision.pdf](#)

[5980 Elevations McKays Mill PUD Subdivision.pdf](#)

[5980 Full Set Plans McKaysMill PUD Subdivision, Developent Plan Revision,.pdf](#)

[Res 2015-100 McKays Mill PUD Subdivision, DP, Rev 5.docx](#)

[5980 Conditions of Approval Mckaysmill.pdf](#)

Mr. King stated that Resolution 2015-100 was to allow an institutional use, a day care center, into McKays Mill PUD Subdivision, and approval was recommended.

Chair Hathaway asked for citizen comments. There were none.

Mr. Caleb Thorne, of Ragan Smith Associates, stated that he represented the applicant and requested approval of the Board of Mayor and Aldermen.

Commissioner McLemore moved, seconded by Commissioner Harrison, that Resolution 2015-100 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 7 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

Absent: 2 - Commissioner Franks, and Commissioner Gregory

Chairing: 0

13. Consideration of Ordinance 2015-78 To Be Entitled: "An Ordinance To Rezone 0.45 Acres From R-3 Detached Residential 3 District To SD-R 4.44 Specific Development Residential, For The Property Located East Of Columbia Avenue And North Of Gist Street, Located At 117 Gist Street." (FMPC 12-17-15 Motion for DISAPPROVAL passed 7-0)

Attachments: [117 Gist Street PUD Subd Rezoning Map.pdf](#)
[Ord 2015-78 117 Gist Street PUD Subd](#)
[117 Gist Street PUD Subdivision, rezoning - submittal 003.pdf](#)

Mr. Baumgartner stated that the applicant was requesting a rezoning of this property to allow the additional home to be located on the lot, with the proposed lot to be accessed off of Battlefield Drive. The Land Use Plan supported the continued use of detached residential within this Character Area, and approval of Ordinance 2015-78 was recommended.

Chair Hathaway asked for citizen comments.

Mr. Bill Munson, of 233 Adams Court, stated that the northeast corner of the subject property was the southwest corner of his property. He stated that he had 33 signatures that were opposed to this development, and comments from 10 additional Franklin residents, and he submitted a copy of the 33 names for the minutes. He stated that they did not support a second home on this property. The first reason was for privacy and density. The proposal, as he had reviewed it prior to this meeting, had the front entrance of the home facing the back of his home. They agree with the R-3 zoning, and they agree with the applicant's right to replace a home on his property with another home of a large size, but a second home seems excessive to the neighbors. The real concern for everyone is stormwater management. He was talking about any kind of rain over an inch or two. They routinely have the discharge of both Battlefield and Gist converging onto Adams Square, which is where he lives. To create as much impervious as would be created on this 0.45 acre would create a stormwater risk for him. He had reviewed the plan and was familiar with raingardens. He actually has a proposal in front of Metro-Nashville to introduce raingardens, this was only meant to manage the first inch of stormwater, and it does require maintenance. He thought it was excessive to be subjected to maintaining a raingarden. His last comment was regarding the congestion on Battlefield Drive. He and his family experienced a fire in May 2015. Two fire units were called, fortunately they were able to extinguish the fire before the first unit arrived onsite, and they were able to call off the second unit. They had nine pieces of emergency equipment for a fire that Mr. Munson extinguished before the fire trucks arrived. Had the fire engaged any of the neighboring houses, the fire department would have needed the two units plus, and that did not include emergency vehicles for ambulances, etc. He was not in favor of items 13 and 14.

Mr. Jay Lehman, of 109 Battlefield Drive, stated that he did not see room for a driveway coming off the end of Battlefield Drive. As Battlefield Drive was developed in the 1950s, the lots are very narrow with limited parking except at one's home. Several of the people on this street have to park in front of their homes. The proposed driveway coming off of Battlefield Drive would completely take away the parking for 112 Battlefield Drive, which would need to be used in front of the house. He thought it was too crowded to add another driveway and more parking. He was not in favor of items 13 and 14.

Third Ward Alderman Mike Skinner, of 258 Sontag Drive, echoed the statements of Mr.

Lehman. Battlefield Drive is inadequate as far as providing parking for existing homeowners. If this access is approved, then more parking will be removed, and a bad situation will be made even worse.

Ms. Vicky White, of 112 Battlefield Drive, stated that the previous citizens had made positive statements about Ordinance 2015-78. Item 13 would put a driveway in the front of her home, and she was opposed to it.

This ended citizen comments.

Mr. Daniel Woods, of the Addison Group, stated that he was representing the applicant and stated that they were requesting rezoning to Specific Development - Residential District (SD-R) as the lots stand presently. Most of the lots to the west are actually non-conforming lots that are less than the required density for Detached Residential 3 District (R-3) so they were rezoning to match the lot widths and sizes of those lots on Battlefield Drive to the west. These two lots will be .22 acres. Most of the lots, west on Battlefield, are a little bit under that, so this will match the same size of the lots. Also, the applicant and owner will adhere to the R-3 standards. They are not going to exceed anything outside of that. The only thing that kicks in for rezoning is the density, which equates to 4.40 units per acre. They are proposing a house on the north side of this property that would be accessed off of Battlefield Drive. That access to that right-of-way is a little over 20 feet, so there is a sufficient amount of space to be able to provide a driveway. They are adding two additional guest parking spaces on this site, so that, in addition to the two-car garage would allow the ability to park four cars within the site itself and would not add any additional parking to the onstreet. They are not asking for anything above and beyond R-3. They have reviewed stormwater indepth with their engineer and have provided calculations to the City's Engineering Department showing that they will meet the pre-and post-requirements for both the City of Franklin and the State of Tennessee. Engineering has looked at this site and determined that most of the drainage actually bypasses this property. Regardless of that fact, they will be making sure that this has zero impact on the drainage perspective even after the house is proposed. In addition to that, they are working on some best management practices as far as drainage is concerned so they have some raingardens proposed onsite. They have previous pavers at the driveway that is accessed off of Battlefield Drive. This project meets the requirements for the landscape surface ratio for R-3, and they are not proposing any variances to that at this point. They will be required to show full drainage calculations and infiltration rate at the site plan stage. He requested approval of Ordinance 2015-78 to the Board of Mayor and Aldermen.

Ms. Allen moved to disapprove Ordinance 2015-78, seconded by Alderman Petersen.

Alderman Petersen stated that she thought it showed 17 feet of adjacent right-of-way on the aerial picture; however, on the next page it showed 20 feet. Mr. Woods stated that, in the early documents, it was measured , but the survey measured at 20 feet. Alderman Petersen stated that Battlefield Drive is actually not a street that works to put an access on. There is a 10 foot drainage easement on the property.

Ms. Allen stated that this was not a good situation. She thought it would just be adding to a bad situation. Having been Third Ward Alderman, she did not believe this was the place for an additional home.

Ms. McLemore stated that she had some issues with the stormwater that could not be addressed. Mr. Woods stated that the City's Engineering and Stormwater Department did

not have any additional comments for the applicant. He would appreciate it if the Engineering Department could address the stormwater issues because he knew there was a problem with the stormwater, and he thought that his engineers had alleviated the problem. Mr. Scruggs, City Engineer, stated that most of the Engineering Department was consistent with Mr. Lehman's comments regarding the drainage situation. Battlefield Drive was not a very well-drained area, and more engineering would have to take place before this could be approved. There was an open comment regarding the stormwater, and the municipal code required stormwater to be discharged through an appropriate easement and/or into a right-of-way. Water cannot be directly discharged onto an adjacent property without an easement. This was not available and would need to be obtained before the stormwater could be discharged.

Vice Chair Lindsey asked if the 10-foot water easement that was on this project continued on the adjoining properties. Mr. Scruggs stated that, as far as he could tell, there was the one easement. Looking at the layout of the subdivision, it looked as though it was pieced together and did not really get built the way it was dreamed of getting built. The 10-foot easement would remain on this one property. It did not connect to anything, and this would need to be addressed by the applicant before Engineering could approve it.

When Vice Chair Lindsey looked at the topographic maps for the Battlefield area, it appeared that the drainage coming off the back of the lot, in question, wanted to drain to the east across the subsequent lot. There was not a well-defined conveyance of any kind, and ultimately it went to the Harpeth River over and beyond north and east of Adams Street.

Mr. Scruggs stated that they had noticed that most of the drainage that came down Battlefield was intercepted in the lot just north of the proposed lot. There was a micro-swell through this area, and it sheet flowed between two properties on Adams Court, but it was very soggy. When walking in this area on a moderately dry day, one would notice that there was not a lot of positive drainage. When looking at this lot and observing where the water went it was a little confusing as to exactly how the stormwater was handled presently. He thought that this could be handled at the site plan level, which would be addressed if the project was approved.

Alderman Petersen stated that, if one were to look at the second house, it would be looking into all of the other homes right around this house because they were also very close to the property line.

Chair Hathaway asked Ms. Billingsley if the Planning Commission had enough information as for denial to back up the disapproval.

Ms. Billingsley stated that, since this was a rezoning, there did not have to be a reason to disapprove.

Commissioner Allen moved, seconded by Commissioner Petersen, that Ordinance 2015-78 be recommended to the Board of Mayor and Aldermen for disapproval. The motion carried by the following vote:

No: 7 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

Absent: 2 - Commissioner Franks, and Commissioner Gregory

Chairing: 0

14. PUBLIC HEARING: Consideration of Resolution 2015-110 To Be Entitled: "A Resolution Approving a Development Plan for 117 Gist Street Subdivision, for the property located East of Columbia Avenue and North of Gist Street, 117 Gist." (FMPC 12-17-15 Motion for DISAPPROVAL passed 7-0; BOMA WS 01/12/16)

Attachments: [117 Gist Street PUD Subd Development Plan Map.pdf](#)
[Resolution 2015-110 117 Gist St PUD Subd](#)
[5961 117 Gist St Dev Plan Conditions of Approval 01.pdf](#)
[117 Gist St Combined Plans.pdf](#)

Mr. Baumgartner stated that the site was a long lot that had street frontage on both Gist Street and Battlefield Drive. The applicant was proposing to build an additional house on the existing lot that would face and be accessed off of Battlefield Drive. The proposed lots would be similar in size to both the lots along Battlefield Drive and Gist Street, they would match the front and side yard setbacks of both streets. Approval of Resolution 2015-110 was recommend.

Chair Hathaway asked for citizen comments. There were none.

Mr. Daniel Woods, of the Addison Group, stated that the staff had recommended approval of both Ordinance 2015-78 and Resolution 2015-110 and there were no conditions of approval. They were happy to work out anything they could going into this, but he wanted to make it clear that there were no conditions of approval from Engineering and Stormwater, and he requested approval.

Mr. Harrison stated that there were conditions of approval for item 14, Resolution 2015-110.

Alderman Petersen stated that she noticed that this project was saying that it fronted on Battlefield Avenue, but it would not.

Commissioner Allen moved, seconded by Commissioner Petersen, that Resolution 2015-110 be recommended to the Board of Mayor and Aldermen for disapproval. The motion carried by the following vote:

No: 7 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

Absent: 2 - Commissioner Franks, and Commissioner Gregory

Chairing: 0

15. *Consideration of Ordinance 2015-79 To Be Entitled, "An Ordinance To Rezone 10.09 Acres From AG Agricultural District and ER Estate Residential District To NC Neighborhood Commercial For The Property Located At The Southeast Corner of South Carothers Parkway And South Carothers Road."; Establishing a Public Hearing for February 9, 2016. (FMPC 12-17-15 7-0) FIRST OF THREE READINGS

Attachments: [MAP 6002 South Carothers](#)
[Ordinance 2015 - 79 S Carothers NC rezonings](#)

Mr. Humber stated that the staff was the applicant for this rezoning, which was being recommended in order to implement the Land Use Plan and in anticipation of the need for neighborhood commercial property at this location. With the rapid development along South Carothers Parkway, this property should be zoned ready for the necessary neighborhood services that will be in demand, and approval of Ordinance 2015-79 was recommended.

Chair Hathaway asked for citizen comments. There were none.

Ms. McLemore stated that she thought this was good this was being done and not having to have the developer come before the Planning Commission to go through the complete process when the City knows that there is the need for this kind of rezoning.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Ordinance 2015-79 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 7 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

Absent: 2 - Commissioner Franks, and Commissioner Gregory

Chairing: 0

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

16. Duke Properties Subdivision, final plat, Revision 1, 2 commercial lots on 21.78 acres located at the northeast quadrant of the intersection of Liberty Pike and Carothers Boulevard (CONSENT AGENDA)

Attachments: [5978 MAP Duke Properties Subdivision, Rev 1.pdf](#)
[FP Duke Property Subdivision Revision 1.pdf](#)
[5978 DukeProperties Conditions of Approval 01.pdf](#)

This Planning Item was approved.

17. Fair Park Cottages, final plat, (Resubdivision of Lot 1 of Depriest Subdivision and Lot 5 of JJ Green Subdivision), 3 residential lots on 3.31 acres located between 11th Avenue and West Main Street. (CONSENT AGENDA)

Attachments: [5979 FairPark Cottages FP.pdf](#)
[COF 5979 Fair Park Cottages, Final Plat 12-3-15.pdf](#)
[5979 FairPark FP Conditions of Approval 01.pdf](#)

This Planning Item was approved.

18. Pickering West Property, request for one-year extension of FMPC's decision regarding an appeal of DRT decision regarding hillside development and slope protection standards, for the site located at the southeast corner of Interstate-65 and East McEwen Drive. (CONSENT AGENDA)

Attachments: [2015.11.09 Barriga.OneYearExtensionRequest](#)
[original staff report](#)

This Planning Item was approved.

19. Henry Park Subdivision, 2-lot subdivision, on 1.17 acres, located at 706 Liberty Pike. (CONSENT AGENDA)

Attachments: [MAP COF5987 Henry Park Subdivision](#)
[Conditions of Approval 02](#)
[henry park final plat signed 12-2-2015](#)

This Planning Item was approved.

LAND USE PLAN AND ZONING ORDINANCE TEXT AMENDMENTS

20. Land Use Plan Amendment request, to add Attached Residential as a recommended land use in the McEwen Character Area, Special Area 5, located along South Royal Oaks Drive between Mack Hatcher Parkway and I-65 and in the vicinity of the Murfreesboro Road/Carothers Parkway intersection.

Attachments: [5992 McEwen 5 LUPA Map](#)
[McEwen LUP Excerpt](#)
[5992 Applicant Information](#)

Ms. Hunter stated that the McEwen Character Area, Special Area 5 (MECO-5), was mostly made up of commercial and office uses and extended from the Mack Hatcher/South Royal Oaks intersection on the west to Rolling Hills Hospital on the east. The Southwinds Apartments, Forrest Crossing Subdivision, and Creekstone Subdivision included residential uses located on the west side of MECO-5.

The applicant desired to amend the Land Use Plan in order to allow attached residential uses in MECO-5, specifically in regards to the parcel directly behind Home Depot (Parcel 101.19) and the parcel directly south of Oak Meadow Drive (Parcel 88.00). The Land Use Plan designated both parcels in the Activity Center Design Concept and called for commercial or office uses. Attached residential uses on the upper floors of mixed use buildings could be supported, but standalone multi-family housing was not supported by the Land Use Plan in MECO-5.

The McEwen Character Area served as the City's regional commercial corridor and economic engine. About ten percent of the total land area in the City was zoned GC, which allowed for a wide range of commercial, office, and institutional uses, and was the predominant zoning found in the McEwen Character Area. Of the parcels zoned GC, about ten percent remained vacant.

As the McEwen area continues to build out, the amount of vacant land zoned GC is greatly diminishing. The Planning and Sustainability Department advised against supporting new multifamily development in the McEwen 5 character area in order to preserve commercially-zoned land in this area.

One of the parcels was located between The Home Depot and I-65 and may be best suited for a nonresidential use due to nuisances related to loading activities and noise from I-65. The high visibility of the property from I-65 also reinforced the importance of commercial or office development on this parcel.

Multifamily residential development made up 21 percent of the existing housing stock. In the last six years, approvals for new multifamily residential developments had risen sharply. In 2014, 76 percent of the dwelling units approved were multifamily apartments. While multifamily residential development is important, efforts should be made to retain property classified and zoned for commercial and office uses. There should be a balance between commercial and residential development in the McEwen Character Area, and residential uses in this character area should continue to be an ancillary and secondary use that supports the commercial base.

Disapproval of the Land Use Plan amendment was recommended.

Chair Hathaway asked for citizen comments. There were none.

Mr. Adam Crunk, of Crunk Engineering LLC, stated that he was representing Epic Residential. They had read the staff report and do not agree with the staff recommendation. Both of the properties have been zoned some form of commercial for the past several decades, and they have yet to be developed. Even though the staff report suggests that the City is in need of preserving commercial land, some properties are better suited for commercial development than others. Mr. Warner Bass, the owner of both properties, was in attendance at this meeting. He has owned these two properties for over thirty years. Since Home Depot was developed in 2000, Mr. Bass has received little to no interest for any commercial development on the surrounding properties, including where the assisted living facility is being constructed today. Mr. Tom McArthur, of McArthur and Sanders, one of the most respected real estate brokers in Williamson County was at the meeting to offer his thoughts and opinions as to the limited nature of commercial development that was reasonably possible for these properties. The staff report mentioned the nuisance of the interstate and the Home Depot site and how that might effect potential residential development on the northern property. Epic Residential has considerable experience developing multi-family units immediately adjacent to freeways along with commercial areas, and they are prepared to design the development to mitigate those issues. The staff report goes into considerable detail about the multi-family units the City has recently approved. Using the information in the 2014 Staff Development Report, the when existing housing stock plus all of the residential units that have been approved but not constructed the total percentage of multi-family units only changes from 21 percent today to 25 percent in the future. That is hardly a glut of multi-family units. In fact, if one looks closely at the figures, clearly the City of Franklin is trying to play catch-up to the lack of multi-family that was developed during the decade between 2000 and 2010. The City of Franklin is a major economic force in the state of Tennessee. The number of large corporations relocating to Franklin has resulted in a higher demand for multi-family units that should not be ignored. Mr. Crunk continued to discuss the Land Use Plan Amendment that he was requesting and compared this area to the Cool Springs area. He believes that Cool Springs would benefit from the development of multi-family units, which would allow citizens to live and work in the same vicinity and would allow a more walkable community, which would be sustained for generations. He requested approval from the Planning Commission for this Land Use Plan Amendment.

Mr. Tom McArthur, of McArthur and Sanders, stated that his role was to evaluate this site, which adjoins Home Depot relative to the highest and best use taking into account the location, access, visibility, dimensions of the site and the current zoning. He gave a description of the dimensions and location of the site and added that it had good visibility to I-65. He took the liberty to review the plats of several of the retail centers in the area, and he provided the lot dimensions as he had provided the dimension of his project. Given the physical constraints of the site relative to the lot width and the lack of direct access and visibility to South Royal Oaks and the distance from South Royal Oaks, it was Mr. McArthur's opinion that the site would not be suitable for retail development. He discussed the alternative zoning uses for permitted uses, such as office, automobile dealerships, office showroom, etc., and stated that an automobile dealership, which might take advantage of the interstate visibility would not be permitted if that use had a service garage. He discussed the rental asking price per square footage of office space in this area and stated that it was about 10 to 20 percent below the asking rents of similar buildings in the Cool Springs area. His comparison of recent sells of office buildings in this area compared to the Cool Springs Sub-market also reflect lower unit prices by 15 to 25 percent. The width of the property also limits the footprint of potential office buildings. He continued to compare this area with the Cool

Springs area. Based on all factors, it was his opinion that the subject site offered significant limitations for retail development.

Mr. Warner Bass, the owner of the property, stated that he owned the property as trustee for various family members, and they had owned the tracts for 32 years and almost 40 years. Subsequently, they had a developer partner and built South Royal Oaks Boulevard and hooked it up with South Royal Oaks that was developed across Forrest Crossing. That was built entirely with private money. It was built for the purpose of with serving this particular development, and it has come to serve many people who live south of Franklin as well. He gave detailed background information on this project and stated that they had hoped this area would have been the next area that major commercial, retail, and office would go; however it has not happened. The great, vast majority of development has occurred in the Cool Springs area. After Home Depot was developed, they thought that this property next to Home Depot would be a logical site for a big box retail use, but they never had a call concerning their tracts. After almost 40 years, his family has concluded that these particular sites are not desirable for retail and office. Retail and office use brings a better price than multi-family use. If they thought that retail and office was available in this area, they would not be at this meeting tonight. The fact is the market determines where those sorts of things will go, and no one can determine what will be there if the market does not want it there. They thought this would be a good site for apartments. It has walkability, part of the property backs up to Watson's Branch, and they had always hoped that a trail could be part of the Franklin greenway system. That would work well with apartments. They requested approval from the Planning Commission to take this initial step to allow Epic to prepare a more detailed zoning plan and give them the opportunity to not be at a further disadvantage to Cool Springs.

Mr. Harrison moved to approve item 20, and Ms. McLemore seconded the motion.

Mr. Harrison stated that his past experience had been extensive in commercial real estate. He thought the site to the south would work well as a transition between the retail and single-family and Creekstone to the south, as well as the site behind The Home Depot. Apartments could be built with design standards that would alleviate the noise from the traffic and work very well, and he thought this was an appropriate use for multifamily on both parcels.

Mr. Orr stated that the Planning Commission recently denied a request to build apartments at the end of South Royal Oaks Boulevard, and he saw this as being no different from that based on the traffic from Royal Oaks. He would be voting against this project.

Ms. Allen stated that the Planning Commission needed to be more aware of their decisions and how they affected the quality of life for the individuals who already lived in Franklin.

Commissioner Harrison moved, seconded by Commissioner McLemore, that item 20 be approved. The motion carried by the following vote:

Aye: 4 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, and Commissioner Hathaway

No: 3 - Commissioner Allen, Commissioner Orr, and Commissioner Lindsey

Absent: 2 - Commissioner Franks, and Commissioner Gregory

Chairing: 0

21. Land Use Plan Amendment request, to move the existing boundary between Central Franklin Character Area, Special Area 3, and Southall Character Area, Special Area 6, located at 302 Avondale Drive and 1543 Columbia Avenue.

Attachments: [AVONDALE LUPA Map](#)

[CFCO3 and SOCO6 LUP Excerpt](#)

[Avondale LUPA Exhibit 09 03 15](#)

[REQUEST FOR AMENDING THE FRANKLIN LAND USE
PLAN 9 03 15](#)

Ms. Hunter stated that both of the subject properties were zoned Heavy Industrial and were designated to remain as industrial areas in the Land Use Plan. The applicant was requesting a special area boundary change to the Central Franklin Character Area 3 to allow for new mixed residential redevelopment. The Central Franklin Character Area 3 supported attached and detached residential uses. New infill and redevelopment were recommended to be designed as traditional neighborhood development that respected the character of the established development pattern in the Central Franklin Character area 3.

This area was transitional in terms of land use, and the only access to the property was provided from an established residential street. This area could support attached and/or detached residential land uses and function as an extension of the established James Subdivision to the north.

Approval of the Land Use Plan amendment request was recommended.

Chair Hathaway asked for citizen comments.

Mr. Brett Jones, of 311 Meadowlawn Drive, stated that he was in the same neighborhood, and his street was heavy industrial. The present zoning does not make sense in this neighborhood. There is old industrial uses that butt up to residential. It is starting to change, and that is what is going on with this new Land Use Plan Amendment request. He would like to see more of this in his neighborhood.

Mr. Dan Crunk represented the applicant, stated that they agreed with the staff comments, and requested approval.

Mr. Harrison moved for approval with staff conditions, and Ms. Allen seconded the motion.

Alderman Petersen stated that, obviously, the zoning for item 21 would not go industrial, but all of the areas around it was detached residential. She noticed that the recommendation was detached and attached, and everything in James Subdivision was detached.

Ms. Hunter stated that everything in Central Franklin Character Area 3 recommended detached or attached residential uses. It recommended for a combination but did not have the classification that it needed to be compatible with what was nearby. These recommendations were usually made during the PUD stage or the site plan stage. The property would also need to be rezoned, and a development plan would have to be approved.

Commissioner Harrison moved, seconded by Commissioner Allen, that item 21 be approved. The motion carried by the following vote:

Aye: 7 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

Absent: 2 - Commissioner Franks, and Commissioner Gregory

Chairing: 0

22. Consideration Of Ordinance 2015-51, As Amended, To Be Entitled "An Ordinance To Amend The Zoning Ordinance Of The City Of Franklin, Tennessee, Chapter 3, Section 3.2, Subsection 3.2.7(5) Pertaining To Convenience Stores And Automotive Fuel Sales And To Amend Chapter 5, Section 5.3, Subsection 5.3.6(3) Pertaining To Automotive Uses On Lots Located At Major Intersections And To Modify Figure 5-37 Which References Subsection 5.3.6 (3) And To Amend Chapter 5, Section 5.3, Subsection 5.3.6(9) Which References Roof Types On Non Residential Structures." (11-10-15 1st Reading BOMA: 8-0; 12-10-15 2nd Reading And Public Hearing Postponed And Proposed Amendment Referred To 12-17-15 FMPC by BOMA 8-0; 12-17-15 FMPC approved proposed amendment 7-0; 01/12/16 WS). SECOND OF THREE READINGS

Attachments: [CoolSpringsCorridor AutoUses](#)

[EasternQuadrant AutoUses](#)

[NorthenQuadrant AutoUses](#)

[SouthernQuadrant AutoUses](#)

[WesternQuadrant AutoUses](#)

[Ordinance 2015-51 DecRevision Convenience Stores and Automotive Uses](#)

Mr. King stated that the initial intent of Ordinance 2015-51 was to remove restrictions on corner-lot automotive uses. At the last Board of Mayor and Aldermen meeting, the language of the revised ordinance was modified as stated in the staff report. Ordinance 2015-51, as amended, would prohibit convenience stores that sold gasoline from locating adjacent to properties zoned residential or properties whose primary use was residential, unless approved by the Board of Mayor and Aldermen as part of a PUD plan.

The second part would meet with the original intent, which was to permit convenience stores, automotive fuel sales, and other automotive-oriented uses to locate at intersections, with the exception of the intersection of two or more major or minor arterial streets. That remained the same as the last time this was discussed at the Planning Commission meeting.

The third part would require that structures intended for automotive fuel sales or automotive-oriented service uses have pitched roofs for both the principal structure and associated canopies. That remains the same as the last time this was discussed at the Planning Commission meeting.

Approval of Ordinance 2015-51 was recommended.

Chair Hathaway asked for citizen comments. There were none.

Alderman Petersen stated that this was proposed, but the amendment was not voted on.

Ms. Billingsley stated that the Board of Mayor and Aldermen went back and forth on this item, and it could have just been deferred. However, Mr. McLendon made the motion to go ahead and amend it on the floor, and so it passed. Item 22 was now back before the Planning Commission for their approval with the amendment.

Ms. Allen asked why it had come back to the Planning Commission if the Board of Mayor and Aldermen had already approved it.

Ms. Billingsley stated that the state law was that, if it is an amendment that amends the Zoning Ordinance, the Planning Commission has to see it and recommend the language. Since this item has not passed the Board of Mayor and Aldermen on third reading, they would like for it to come back to them for that reading.

Commissioner Harrison moved, seconded by Commissioner Orr, that Ordinance 2015-51 be recommended to the Board of Mayor and Alderman for approval. The motion carried by the following vote:

Aye: 7 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway

Absent: 2 - Commissioner Franks, and Commissioner Gregory

Chairing: 0

23.

***Consideration Of Ordinance 2015-61 To Be Entitled: "An Ordinance To Amend The Zoning Ordinance Of The City Of Franklin, Tennessee To Remove The Fee In-Lieu Of Option For Open Space Set Aside Requirements By Amending Chapter 5, Subsections 5.5.3 (1), Table 5-7 Entitled "Required Open Space Set-Aside" And Subsection 5.5.3 (3)."; Establishing a Public Hearing for February 9, 2016. (12/17/15 FMPC 7-0) FIRST OF THREE READINGS**

Attachments: [Ordinance 2015-61 Remove Fee-in-lieu Open Space Law Approved](#)

Mr. Svoboda stated that Ordinance 2015-61 was to amend the Zoning Ordinance to remove the private open-space set-aside standards and to revise those standards in the Zoning Ordinance to remove the fee in-lieu-of option. Currently an applicant can come to the Planning Commission and request to pay a fee in-lieu-of common open-space set-aside if that size of the open space is less than an acre or if it is in a traditional area. This has been in the Zoning Ordinance since 2008, but it has not been used. The staff has reviewed it and recommended that this option be deleted. This is a private open-space set-aside requirement. The fee-in-lieu-of language that is in the Zoning Ordinance talks about it as being used for only public uses. The rationale does not make sense, since it has not been used and has not been an issue. The proposed alternative is it to remove the fee in-lieu-of requirement and to revise footnote 2 in the table. It would state, "Formal open-space set-aside is not required when a calculated amount of the open space is less than the minimum size for required open space." Essentially, it is 5,000 square feet for residential areas and 2,500 square feet for nonresidential areas. Also, the definition for private open space was incorrect. Ordinance 2015-61 would correct this.

Approval of Ordinance 2015-61 was recommended.

Chair Hathaway asked for citizen comments. There were none.

Commissioner Harrison moved, seconded by Commissioner Orr, that Ordinance 2015-61 be recommended to the Board of Mayor and Alderman for approval. The motion carried by the following vote:

Aye: 7 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore,
Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner
Hathaway

Absent: 2 - Commissioner Franks, and Commissioner Gregory

Chairing: 0

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

There being no further business, the meeting adjourned at 8:40 p.m.

ORDINANCE 2015-71

AN ORDINANCE TO REZONE .4578 ACRES FROM SPECIFIC DEVELOPMENT-RESIDENTIAL (SD-R) DISTRICT TO OFFICE RESIDENTIAL (OR) DISTRICT FOR THE PROPERTY LOCATED AT 1102 WEST MAIN STREET.

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

WHEREAS, OR zoning provides for land uses compatible with both the Land Use Plan and the surrounding development.

WHEREAS, the zoning is reviewed and approved by BOMA, after a recommendation from the FMPC.

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

SECTION I: The following described property shall be, and are hereby, zoned Office Residential (OR):

SURVEYOR'S DESCRIPTION

Land in the Ninth Civil District of Williamson County, Tennessee, City of Franklin, being the same property conveyed to Karl E. Haury, Sr. and Reese L. Smith, Jr. and more particularly described by re-survey as follows:

Beginning on an existing iron pin in the north margin of West Main Street, said point of beginning being the southeast corner of the tract herein described and the southwest corner of Colony House Condominiums (Plat Book 08, Page 30, Register's Office for Williamson County, Tennessee) thence with the north margin of West Main Street, South 54 degrees 36 minutes 38 seconds West, 100 feet to an iron pin set this survey, the southwest corner of the tract herein described and the southeast corner of Mrs. Roberta T. Hood (Book 80, Page 005, Register's Office for Williamson County, Tennessee) thence leaving the north margin of West Main Street, North 27 degrees 52 minutes 58 seconds West, 205.59 feet to a wooden fence post corner (formerly an iron pin), the northwest corner of the tract herein described, the northeast corner of Hood, and a point in the line of Colony House Condominiums; thence North 58 degrees 06 minutes 52 seconds East, 98.01 feet to an existing iron pin, the northeast corner of the tract herein described and a corner in the line of Colony House Condominiums; thence South 28 degrees 16 minutes 42 seconds East 199.37 feet to the point of beginning, containing 0.4578 acres, more or less, according to survey by Howard George, Registered Land Surveyor, Tennessee No. 872, George & Sanderson Surveying (203 Fourth Avenue South, Franklin, Tennessee, 37064) and shown on their plat dated September 11, 1990.

Zoning Reference Number:

Map--Parcel	Acres
078G---02101	.4578
TOTAL	.4578

SECTION II: 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 APPROVAL:

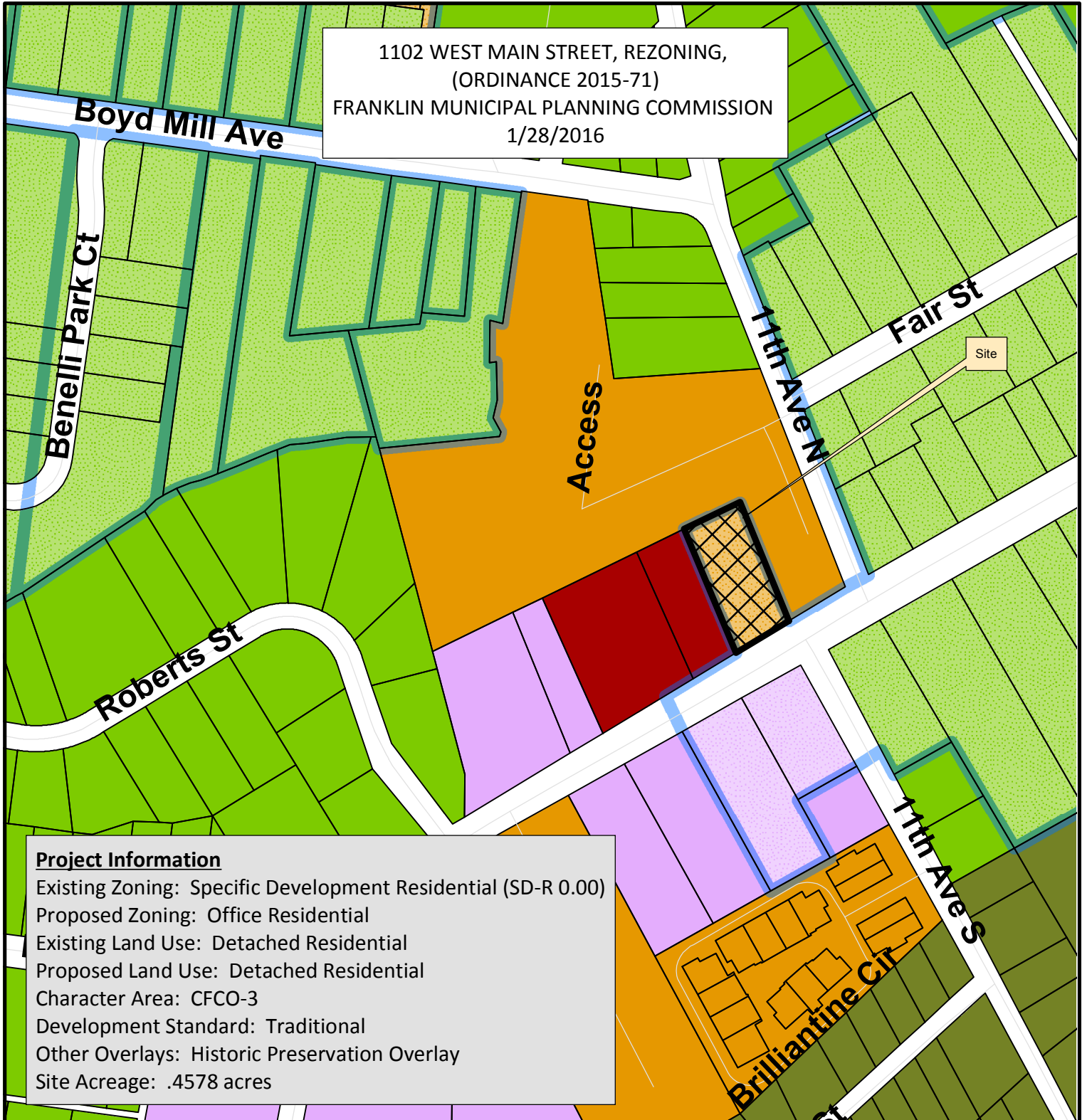
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

1102 WEST MAIN STREET, REZONING,
(ORDINANCE 2015-71)
FRANKLIN MUNICIPAL PLANNING COMMISSION
1/28/2016



Project Information

Existing Zoning: Specific Development Residential (SD-R 0.00)
Proposed Zoning: Office Residential
Existing Land Use: Detached Residential
Proposed Land Use: Detached Residential
Character Area: CFCO-3
Development Standard: Traditional
Other Overlays: Historic Preservation Overlay
Site Acreage: .4578 acres

- | | |
|--|---------------------------------------|
| 1102 W. Main | SD-R Specific Development-Residential |
| HPO Boundary | SD-X Specific Development-Variety |
| AG Agricultural District | OR Office Residential District |
| ER Estate Residential | GO General Office District |
| R-1 Residential District | CC Central Commercial District |
| R-2 Residential District | NC Neighborhood Commercial District |
| R-3 Residential District | GC General Commercial District |
| R-6 Historic Core Residential District | LI Light Industrial District |
| RM-10 Attached 10 Residential District | HI Heavy Industrial District |
| RM-15 Attached 15 Residential District | CI Civic and Institutional District |
| RM-20 Attached 20 Residential District | |



0 125 250 500
Feet

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

FOR

DAVID B. & PAMELA V. STEUNEBRINK

1102 W. MAIN STREET

WILLIAMSON COUNTY, FRANKLIN, TN 37064

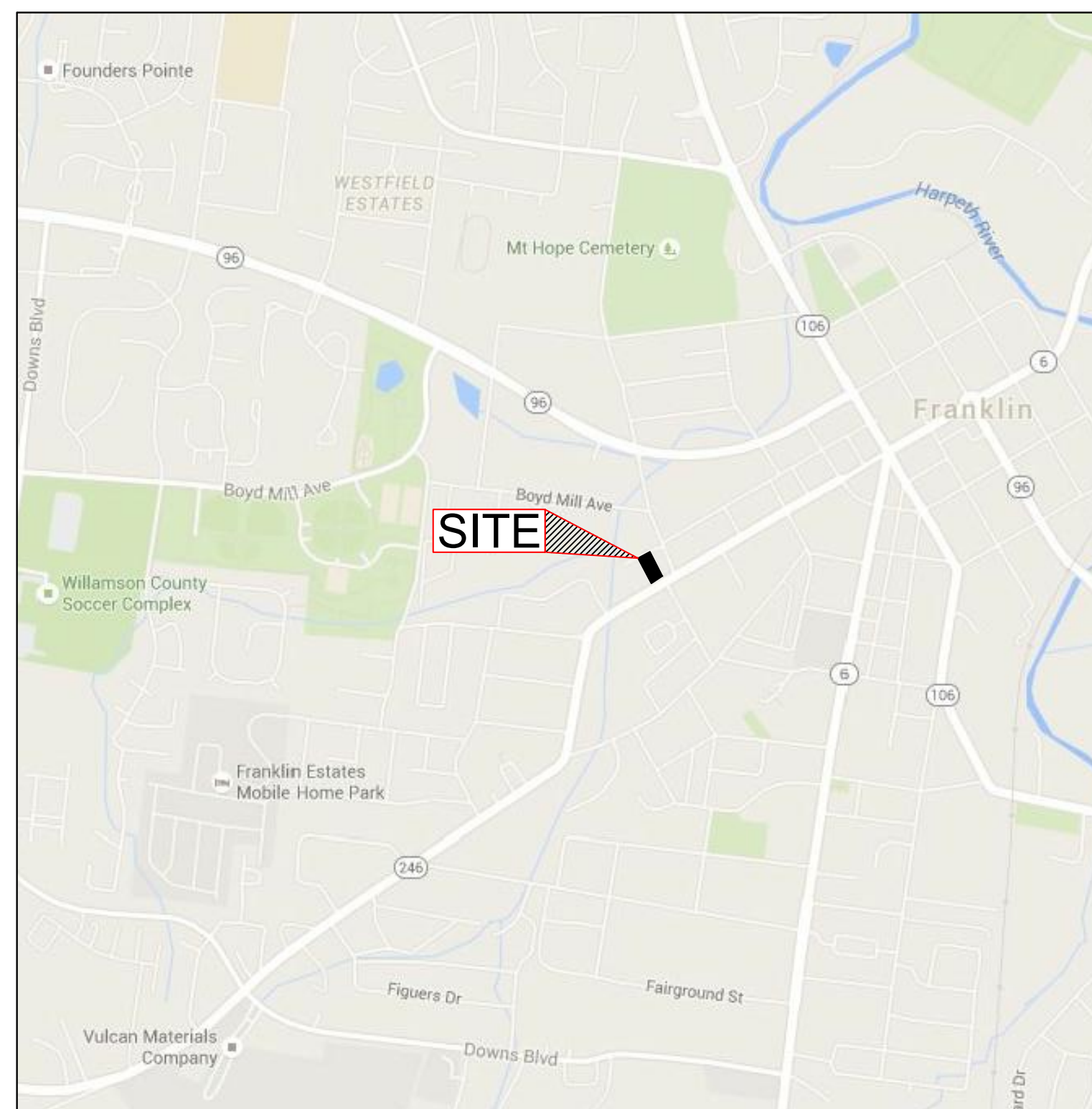
LOT 21.01

OWNER:
DAVID B. AND PAMELA V. STEUNEBRINK
1102 W. MAIN STREET
FRANKLIN, TN 37064

APPLICANT:
DAVID B. AND PAMELA V. STEUNEBRINK
1102 W. MAIN STREET
FRANKLIN, TN 37064

PLANNER/CIVIL ENGINEER/ARCHITECT:
KEVIN BOHMAN
(615) 928-5123
bohman@cesoinc.com
CESO, INC.
7101 EXECUTIVE CENTER DRIVE, SUITE 197
BRENTWOOD, TN 37027

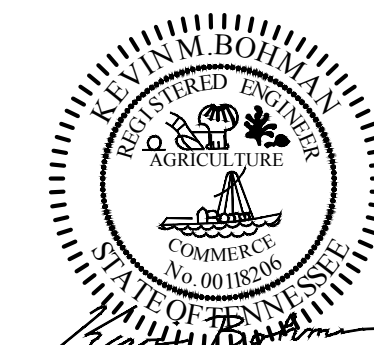
SURVEYOR:
DONOVAN BENSON
(615) 928-5123
benson@cesoinc.com
CESO, INC.
7101 EXECUTIVE CENTER DRIVE, SUITE 197
BRENTWOOD, TN 37027



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

SHEET INDEX

C 0.0	COVER SHEET AND LOCATION MAP
C 1.0	BOUNDARY MAP
C 2.0	EXISTING CONDITIONS/AERIAL



SUBMITTAL DATE: SEPTEMBER 25, 2015
RESUBMITTAL DATE: DECEMBER 1, 2015
RESUBMITTAL DATE: JANUARY 8, 2016



1	0788 G 02101 0009078G	Steunebrink, David & Pamela	1102 West Main St	Franklin TN 37064
2	0788 G 02100C0108078G	Gessley, Theodore & Kimberlee	2849 Robins Nest Rd	Thompson Station TN 37179
3	0788 J 02500 0009078G	Thomson, Thomas & Paula	1022 West Main St	Franklin TN 37064
4	0788 J 02400 0009078G	Kriebel, Robert & Patricia	1018 West Main St	Franklin TN 37064
5	0788 J 02300 0009078G	Logan, David & Claudia	1016 West Main St	Franklin TN 37064
6	0788 J 02200 0009078G	Felmer, Robert & Ruth	116 S. Third St	Pulaski TN 38479
7	0788 J 02100 0009078G	Dillard, Betty & Kelly, Theodore	1012 West Main St	Franklin TN 37064
8	0788 J 02040 0009078G	Sanders, Oscar Carroll	1009 Fair St	Franklin TN 37064
9	0788 J 02030 0009078G	Smith, Wilbert & Kimberly	1011 Fair St	Franklin TN 37064
10	0788 J 02020 0009078G	Garner, John & Mitzi	1013 Fair St	Franklin TN 37064
11	0788 J 02010 0009078G	Vallancourt, James & Mary	1015 Fair St	Franklin TN 37064
12	0788 F 01500 0009078G	Alenxander, Doris & Donald	1008 Fair St	Franklin TN 37064
13	0788 F 01300 0009078G	Luna, Wanda	1010 Fair St	Franklin TN 37064
14	0788 F 01400 0009078G	Crutchfield, James & Regena	1012 Fair St	Franklin TN 37064
15	0788 F 01500 0009078G	Maher, Diana	1014 Fair St	Franklin TN 37064
16	0788 F 01600 0009078G	Breward, John & Donna	1016 Fair St	Franklin TN 37064
17	0788 F 01700 0009078G	Avenue 11 Development LLC	7105 Crossroads Blvd Ste 101	Brentwood TN 37027
18	0788 F 01800 0009078G	Avenue 11 Dev LLC	318 11th Ave N	Franklin TN 37064
19	0788 F 01900 0009078G	Avenue 11th Dev LLC	318 11th Ave N	Franklin TN 37064
20	0788 G 02000 0009078B	Ording, John & Allyson	311 11th Ave N	Franklin TN 37064
21	0788 G 01900 0009078B	Cornell, Allen & Potter, Lynn	313 11th Ave N	Franklin TN 37064
22	0788 G 01800 0009078B	Ingram, Frank & Amanda	315 11th Ave N	Franklin TN 37064
23	0788 G 01700 0009078B	Goss, Ernest & Walker, Cynthia	317 11th Ave N	Franklin TN 37064
24	0788 G 01701 0009078B	Reynolds, Michele	403 Boyd Mill Ave	Franklin TN 37064
25	0788 G 01600 0009078B	Warren, Adelaide-Rev Living Trust	407 Boyd Mill Ave	Franklin TN 37064
26	0788 G 01601 0009078B	Warren, Adelaide-Rev Living Trust	409 Boyd Mill Ave	Franklin TN 37064
27	0788 G 01500 0009078B	Bradley, Charles & Dianne	413 Boyd Mill Ave	Franklin TN 37064
28	0788 G 01300 0009078B	Terney, Spencer & Lauren	317 Boyd Mill Ave	Franklin TN 37064
29	0788 G 02800 0009078G	Adams, Gene & Julie	2249 Odum Rd	Franklin TN 37064
30	0788 G 02800 0009078G	Campbell, Mark & Holly	404 Roberts St	Franklin TN 37064
31	0788 G 02700 0009078G	Plueger, Andrew & Stefann	402 Roberts St	Franklin TN 37064
32	0788 G 02600 0009078G	Curtis, Orlin	403 Roberts St	Franklin TN 37064
33	0788 G 02500 0009078G	Toss, Evt & Doss, Osama	116 S Main St	Franklin TN 37064
34	0788 G 02400 0009078G	Woodard, James	P.O. Box 708	Franklin TN 37064
35	0788 G 02300 0009078G	Reynolds, Morgan	205 Lancaster Dr	Franklin TN 37064
36	0788 G 02200 0009078G	Stuart, Mark & McGinnis, William	1104 W Main St	Franklin TN 37064
37	0788 E 00200C0108078G	Giles, Barry	1129 W Main St #1	Franklin TN 37064
38	0788 E 00400 0009078B	West Main Properties LLC	1127 W Main St	Franklin TN 37064
39	0788 E 00500 0009078B	Mayhew, Paul & Linda	1109 W Main St	Franklin TN 37064
40	0788 E 00600 0009078G	Fox, Thomas & Janice	1315 Bantry Dr	Smyrna TN 37167
41	0788 E 00700 0009078G	Hood, Robin & Peggy	1101 W Main St	Franklin TN 37064
42	0788 E 00800 0009078G	Mala, Jose & Solorzano, Janette	1609 Harvey Springs Dr	Spring Hill TN 37174
43	0788 H 00600 0009078G	Poe, Robert & Sally	208 Cavale Dr	Franklin TN 37064
44	0788 H 00600 0009078G	Faccia, John & Barbara	1501 W Main St	Franklin TN 37064
45	0788 H 00700 0009078G	Rhea, Karen	1015 W Main St	Franklin TN 37064
46	0788 H 00800 0009078G	Mullins, Kathryn	1033 W Main St	Franklin TN 37064
47	0788 H 00900 0009078G	Veto, Mari	1011 W Main St	Franklin TN 37064
48	0788 H 00502 0009078G	Poe, Robert & Sally	1059 W Main St	Franklin TN 37064
49	0788 H 00500 0009078G	Poe, Robert & Sally	1059 W Main St	Franklin TN 37064
50	0788 K 04400 0009078G	Handrichs, Kenneth & Marilyn	1013 Lexington Dr	Brentwood TN 37027
51	0788 K 00300 0009078G	Puryear II, William	125 Brillantne Cir	Franklin TN 37064
52	0788 K 00200 0009078G	Morkford, Donald & Karen	102 Brillantne Cir	Franklin TN 37064
53	0788 K 01100 0009078G	James, Lela	104 Brillantne Cir	Franklin TN 37064
54	0788 K 01500 0009078G	Turner, Maurice	705 Morning Sun Dr	Birmingham AL 35242
55	0788 K 01400 0009078G	Buenrostro, Kelly	107 Brillantne Cir	Franklin TN 37064
56	0788 K 01300 0009078G	Balcher, Norman & Ewe	9432 Riverwood Ct	Brentwood TN 37027
57	0788 K 01200 0009078G	Wright, Christian Lee Hahn Trust	1462 Willowbrooke Cir	Franklin TN 37069
58	0788 K 01100 0009078G	Poggali, Gary & Victoria	113 Brillantne Cir	Franklin TN 37064
59	0788 K 01000 0009078G	Wright, Ashlee & Home, Rebecca	113 Brillantne Cir	Franklin TN 37067
60	0788 K 00900 0009078G	Tilson, Margaret I Simpkins, Candice	117 Brillantne Cir	Franklin TN 37064
61	0788 K 00700 0009078G	Bach, Nancy	121 Brillantne Cir	Franklin TN 37064
62	0788 K 00600 0009078G	Lesser, Howard	123 Brillantne Cir	Franklin TN 37064
63	0788 K 00500 0009078G	Ray, Mary	125 Brillantne Cir	Franklin TN 37064
64	0788 G 02100C0209078G	Hartley, David & Sarah	4454 N CHAPEL RD	Franklin, TN 37067
65	0788 G 02100C0309078G	HCR Properties, LLC	107 MCALLISTER CT	Franklin, TN 37064
66	0788 G 02100C0409078G	Shenker, Lynda	313 NORTON CT	Franklin TN 37069
67	0788 G 02100C0509078G	Groves, Charles Ronald & Leveda	3068 HAMPSHIRE PK	Los Angeles, CA 90012
68	0788 G 02100C0609078G	Sutherland, Christopher	1100 W MAIN ST #A-6	Franklin TN 37064
69	0788 G 02100C0709078G	McRedmond, Michael	1100 W MAIN ST #A-7	Franklin TN 37064
70	0788 G 02100C0809078G	Henry, Michael & Claire	1190 GLENROCK DR	Franklin, TN 37064
71	0788 G 02100C0909078G	TCB Inc	3068 HAMPSHIRE PK	Mt Pleasant, TN 38474
72	0788 G 02100C1009078G	Stillings, Timothy	1112 GLENROCK DR	Los Angeles, CA 90012
73	0788 G 02100C1109078G	Gallini, Pam Tr	222 S FIGUERUA #2-B11	Franklin, TN 37064
74	0788 G 02100C1209078G	Keith, Myron & Lois	109 EWINGVILLE DR	Franklin, TN 37064
75	0788 G 02100C1309078G	Nixon, John Barry Etal	6356 CHICKERING CIR	Nashville, TN 37215
76	0788 G 02100C1409078G	Favala, Maria Elena	1100 W MAIN ST #A-14	Franklin TN 37064
77	0788 G 02100C1509078G	Moreno, Juan	1561 FAWN CREEK RD	Brentwood, TN 37027
78	0788 G 02100C1609078G	Fowler, Jeffrey & Kristen	106 BREAKER CIR	Franklin TN 37064
79	0788 G 02100C1709078G	Anglin, Maurice Calvin	1100 WEST MAIN ST #B-1	Franklin TN 37064
80	0788 G 02100C1809078G	Masters, Curtis & Cynthia	1100 W MAIN ST #B-2	Franklin TN 37064
81	0788 G 02100C1909078G	Gleason, Mary E	1100 W MAIN ST #B-3	Franklin TN 37064
82	0788 G 02100C2009078G	Graves, Charles R & Lea	3068 HAMPSHIRE PK	Mt Pleasant, TN 38474
83	0788 G 02100C2109078G	Moore, James	1561 FAWN CREEK RD	Brentwood, TN 37027
84	0788 G 02100C2209078G	EK Family LLC	PO BOX 681727	Franklin, TN 37068
85	0788 G 02100C2309078G	Duro, Gregory & Valerie	211 BOBBY DR	Franklin, TN 37069
86	0788 G 02100C2409078G	Barry, Robin	1100 W MAIN ST #C-4	Franklin TN 37064
87	0788 G 02100C2509078G	Guy, Timothy	1100 W MAIN ST #D-1	Franklin TN 37064
88	0788 G 02100C2609078G	Garrett, William & Loeida	125 WILLIAMSBURG PL	Franklin, TN 37064
89	0788 G 02100C2709078G	Fleming, Kenneth & Nancy	1117 CROSS CREEK DR	Franklin, TN 37067
90	0788 G 02100C2809078G	Richards, David	1100 W MAIN ST #D-4	Franklin TN 37064
91	0788 G 02100C2909078G	Traylor, Steve & Carmen	182 TRINITY RD	Franklin TN 37067
92	0788 G 02100C3009078G	Stacey, Stanley	1100 WEST MAIN ST D-6	Franklin TN 37064
93	0788 G 02100C3109078G	Kang, Erwin & Bridget	388 ORVALE DR	Brentwood, TN 37027
94	0788 G 02100C3209078G	Lazarte, Les	915 LEWISBURG PK	Franklin, TN 37064
95	0788 G 02100C3309078G	Master, Emily Jo & Curtis	1100 W MAIN ST #D-9	Franklin TN 37064
96	0788 G 02100C3409078G	IRA Innovations LLC FBO	PO BOX 380750	Birmingham, AL 35238
97	0788 G 02100C3509078G	Yeomans, Adam & Lorraine	203 CHAPELWOOD DR	Franklin, TN 37069
98	0788 G 02100C3609078G	Miller, Robert	6422 ANNANDALE CV	Brentwood, TN 37027
99	0788 G 02100C3709078G	Ford, Virginia Doris	1100 W MAIN ST #E-1	Franklin TN 37064
100	0788 G 02100C3809078G	Walton, Stephanie TR	2623 DR ROBERTSON RD	Spring Hill, TN 37174
101	0788 G 02100C3909078G	Colley, John	1100 W MAIN ST E3	Franklin TN 37064
102	0788 G 02100C4009078G	Hogan, Dorothy	1100 W MAIN ST #E-4	Franklin TN 37064
103	0788 G 02100C4109078G	Besthard, Paul & Dolores	1100 W MAIN ST #E-5	Franklin TN 37064
104	0788 G 02100C4209078G	Besthard, Paul & Dolores	1100 W MAIN ST #E-6	Franklin TN 37064
105	0788 G 02100C4309078G	Price, John Christopher	1100 W MAIN ST #E-7	Franklin TN 37064
106	0788 G 02100C4409078G	Moore, Jackie & Kathie	1100 W MAIN ST #E-8	Franklin TN 37064
107	0788 G 02100C4509078G	Weedman, Barbara Faye	1100 W MAIN ST #F-1	Franklin TN 37064
108	0788 G 02100C4609078G	Morina, Mimi	1003 TANYARD SPRINGS DR	Spring Hill TN 37174
109	0788 G 02100C4709078G	McDevitt, Patricia	1100 W MAIN ST #F-3	Franklin TN 37064
110	0788 G 02100C4809078G	Winters, Lisa	1100 W MAIN ST #F-4	Franklin TN 37064
111	0788 G 02100C4909078G	Carroll, Alice Marie	2026 CEDARHONT DR	Franklin, TN 37067
112	0788 G 02100C5009078G	Johnson, Dorothy	1100 W MAIN ST #F-6	Franklin TN 37064
113	0788 G 02100C5109078G	Boling, Juanita	1100 W MAIN ST #F-7	Franklin TN 37064
114	0788 G 02100C5209078G	Carroll, Alice Marie	2026 CEDARHONT DR	Franklin, TN 37067
115	0788 E 00200C01709078G	Boer Trust	1129 W MAIN ST #17	Franklin, TN 37064
116	0788 E 00200C02409078G	Chadwell, Robert Wayne	1129 W MAIN ST #24	Franklin, TN 37064
117	0788 E 00200C03209078G	Cooke, Eddie	1129 W MAIN ST #29	Franklin, TN 37064
118	0788 E 00200C03609078G	Coverdale, Martha Ann	1129 W MAIN ST #26	Franklin, TN 37064
119	0788 E 00200C01009078G	Earl, Amber	3711 Bear Creek Rd.	Thompson Station, TN 37179
120	0788 E 00200C02809078G	Fairbanks, Kelly	1129 W MAIN ST # 28	Franklin, TN 37064
121	0788 E 00200C03409078G	Fountain, David	1129 W MAIN ST #4	Franklin, TN 37064
122	0788 E 00200C03309078G	Garrison, Donald & Nancy Rev Liv	1016 Wyndham Hill Ln	Franklin, TN 37069
123	0788 E 00200C03109078G	Gile, Barry Clinton	1129 W MAIN ST #1	Franklin, TN 37064
124	0788 E 00200C03709078G	Green, Daniel	1129 W MAIN ST #27	Franklin, TN 37064
125	0788 E 00200C02309078G	Henry, Mary	1129 W MAIN ST #23	Franklin, TN 37064
126	0788 E 00200C03609078G	Hubbell, Kimberly	1129 W MAIN ST #9	Franklin, TN 37064
127	0788 E 00200C03209078G	Higles, John	1129 W MAIN ST #20	Franklin, TN 37064
128	0788 E 00200C02909078G	King, Teresa	1129 W MAIN ST #2	Franklin, TN 37064
129	0788 E 00200C01409078G	Littrell, Mary	1129 W MAIN ST #14	Franklin, TN 37064
130	0788 E 00200C01509078G	Mahand, Melinda	1129 W MAIN ST #15	Franklin, TN 37064
131	0788 E 00200C03609078G	McCaren, Martin	1129 W MAIN ST #6	Franklin, TN 37064
132	0788 E 00200C01209078G	Moser, Yvonne	1129 W MAIN ST #12	Franklin, TN 37064
133	0788 E 00200C01809078G	Nichols, Christine	1129 W MAIN ST #18	Franklin, TN 37064
134	0788 E 00200C01609078G	O'Brien, Maureen	1129 W MAIN ST #16	Franklin, TN 37064
135	0788 E 00200C03309078G	Petty, Michael	237 CANTERBURY CV	Paducah, KY 41001
136	0788 E 00200C03509078G	Pike, Molly	1129 W MAIN ST #5	Franklin, TN 37064
137	0788 E 00200C03109078G	Pike, Theresa	1129 W MAIN ST #19	Franklin, TN 37064
138	0788 E 00200C01309078G	Powell, Jeffrey	1211 W SOUTH BLVD	Troy, MI 48068
139	0788 E 00200C02109078G	Richardson, James	1129 W MAIN ST #21	Franklin, TN 37064
140	0788 E 00200C02209078G	Seales, Brenda Pevitt	1129 W MAIN ST #22	Franklin, TN 37064
141	0788 E 00200C01109078G	Vincini, Joseph	1129 W MAIN ST #11	Franklin, TN 37064
142	0788 E 00200C02509078G	White, Denise	1129 W MAIN ST #25	Franklin, TN 37064

SITE DATA CHART

1102 WEST MAIN STREET - REZONING

PROJECT NAME:

5976

PROJECT NUMBER:

BENELLI PARK SECTION 2

SUBDIVISION:

21.01

LOT NUMBER:

1102 W. MAIN STREET

ADDRESS:

FRANKLIN

CITY:

094 - WILLIAMSON

COUNTY:

TENNESSEE

STATE:

9

CIVIL DISTRICT:

HISTORIC PRESERVATION OVERLAY:

THE SUBJECT PROPERTY IS LOCATED WITHIN THE HISTORIC PRESERVATION OVERLAY (HPO) AS PART OF THE HINCHEYVILLE HISTORIC DISTRICT. ANY POTENTIAL REZONING OF THE BASE ZONING DESIGNATION WILL NOT IMPACT THE APPLICABILITY OF THE HPO.

EX. ZONING & CHARACTER AREA OVERLAY:

SDR (SPECIFIC DEVELOPMENT RESIDENTIAL)

PROPOSED NEW ZONING:

OR (OFFICE RESIDENTIAL)

NEIGHBORING PROPERTIES EX. ZONING:

SDR (SPECIFIC DEVELOPMENT RESIDENTIAL)

1102 W. MAIN STREET

OR (OFFICE RESIDENTIAL)

1102 W. MAIN STREET

NC (NEIGHBORHOOD COMMERCIAL)

ACREAGE OF SITE:

0.438 ACRES (TAX RECORDS)

SQUARE FOOTAGE OF SITE:

19,094.76 S.F. (TAX RECORDS)

OWNER:

DAVID B. AND PAMELA V. STEUNEBRINK

ADDRESS:

1102 W. MAIN STREET, FRANKLIN, TN 37064

PHONE NUMBER:

N/A

FAX NUMBER:

(615) 823-5300

EMAIL ADDRESS:

dave@showdownmgt.com

CONTACT NAME:

KEVIN BOHMAN, PE - CESO INC.

APPLICANT:

KEVIN BOHMAN, PE - CESO INC.

ADDRESS:

7101 EXECUTIVE CENTER DRIVE, SUITE 107
BRENTWOOD, TN 37027

PHONE NUMBER:

(615) 928-5123

FAX NUMBER:

(615) 730-7322

EMAIL ADDRESS:

bohman@cesoinc.com

CONTACT NAME:

KEVIN BOHMAN, PE - CESO INC.

BUILDING SQUARE FOOTAGE:

4,459 S.F. (TAX RECORDS)

STATEMENT OF IMPACT
STREET NETWORK - THOROUGHFARE PLAN
On the 2008 Major Thoroughfare Plan, Main Street is shown operating at a Level of Service (LOS) B with the intersection of Main Street and 11th Street operating at a LOS F after the current improvement project commitments are completed.

The site of the proposed rezoning lies within the Historic Preservation Overlay (HPO) as part of the Hincheyville Historic District. As a result, the existing building will be required to retain similar characteristics to its current architectural design and materials which limits its potential uses. It is anticipated that traffic generated from the potential uses of this property will be fewer than 15 vehicles per hour in the peak hour.

It is anticipated that the proposed rezoning will result in a small increase in traffic and reinforce the existing standard Level of Service at Main Street and 11th Street.

WATER
Existing water service provided by City of Franklin. Water demand for the proposed Development for 8 employees (office use) is projected at 104 gpd. Existing flow average for 3 person residential is 150 gpd.

Therefore a decrease in water flow is expected for the property upon rezoning. This is based off estimates provided in the Tennessee design criteria for sewers.

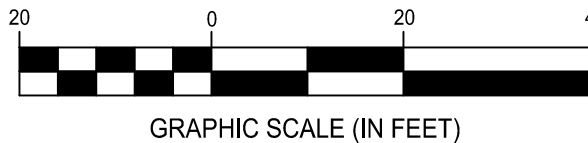
SEWER
Existing sewer service provided by City of Franklin. Wastewater flow rates for the proposed Development for 8 employees (office use) is projected at 104 gpd. Existing flow average for 3 person residential is 150 gpd.

A decrease in wastewater flow coming from the property is expected once it is rezoned. This is based off estimates provided in the Tennessee design criteria for sewers.

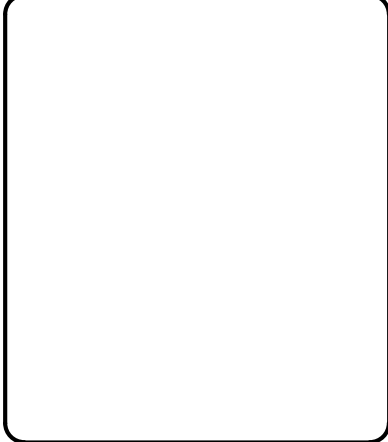
<



SITE DATA CHART	
PROJECT NAME:	1102 WEST MAIN STREET - REZONING
PROJECT NUMBER:	5976
SUBDIVISION:	BENELLI PARK SECTION 2
LOT NUMBER:	21.01
ADDRESS:	1102 W. MAIN STREET
CITY:	FRANKLIN
COUNTY:	094 - WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9
HISTORIC PRESERVATION OVERLAY: THE SUBJECT PROPERTY IS LOCATED WITHIN THE HISTORIC PRESERVATION OVERLAY (HPO) AS PART OF THE HINCHEYVILLE HISTORIC DISTRICT. ANY POTENTIAL REZONING OF THE BASE ZONING DESIGNATION WILL NOT IMPACT THE APPLICABILITY OF THE HPO.	
EX. ZONING & CHARACTER AREA OVERLAY:	SDR (SPECIFIC DEVELOPMENT RESIDENTIAL)
PROPOSED NEW ZONING:	OR (OFFICE RESIDENTIAL)
NEIGHBORING PROPERTIES EX. ZONING:	
1100 W. MAIN STREET	SDR (SPECIFIC DEVELOPMENT RESIDENTIAL)
1102 W. MAIN STREET	OR (OFFICE RESIDENTIAL)
1103 W. MAIN STREET	NC (NEIGHBORHOOD COMMERCIAL)
ACREAGE OF SITE:	0.438 ACRES (TAX RECORDS)
SQUARE FOOTAGE OF SITE:	19,094.76 S.F. (TAX RECORDS)
OWNER:	DAVID B. AND PAMELA V. STEUNEBRINK
ADDRESS:	1102 W. MAIN STREET, FRANKLIN, TN 37064
PHONE NUMBER:	(615) 823-5300
FAX NUMBER:	N/A
EMAIL ADDRESS:	dave@showdownmgmt.com
CONTACT NAME:	KEVIN BOHMAN, PE - CESO INC.
APPLICANT:	KEVIN BOHMAN, PE - CESO, INC.
ADDRESS:	7101 EXECUTIVE CENTER DRIVE, SUITE 197 BRENTWOOD, TN 37027
PHONE NUMBER:	(615) 928-5123
FAX NUMBER:	(615) 730-7322
EMAIL ADDRESS:	bohman@cesoinc.com
CONTACT NAME:	KEVIN BOHMAN, PE - CESO INC.
BUILDING SQUARE FOOTAGE:	4,459 S.F. (TAX RECORDS)



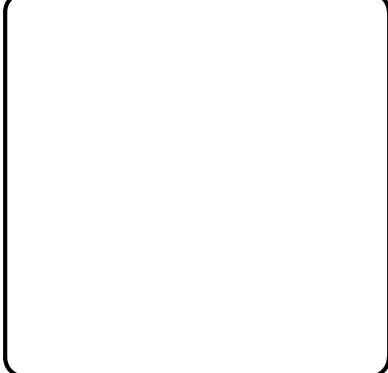
REVISIONS		DESCRIPTION
NO.	DATE	REVISED TO NEW PROPOSED ZONING CLASSIFICATION
1	01/02/2016	



REZONING EXHIBIT

DR. DAVE STEUNEBRINK

CITY OF FRANKLIN WILLIAMSON COUNTY, TENNESSEE

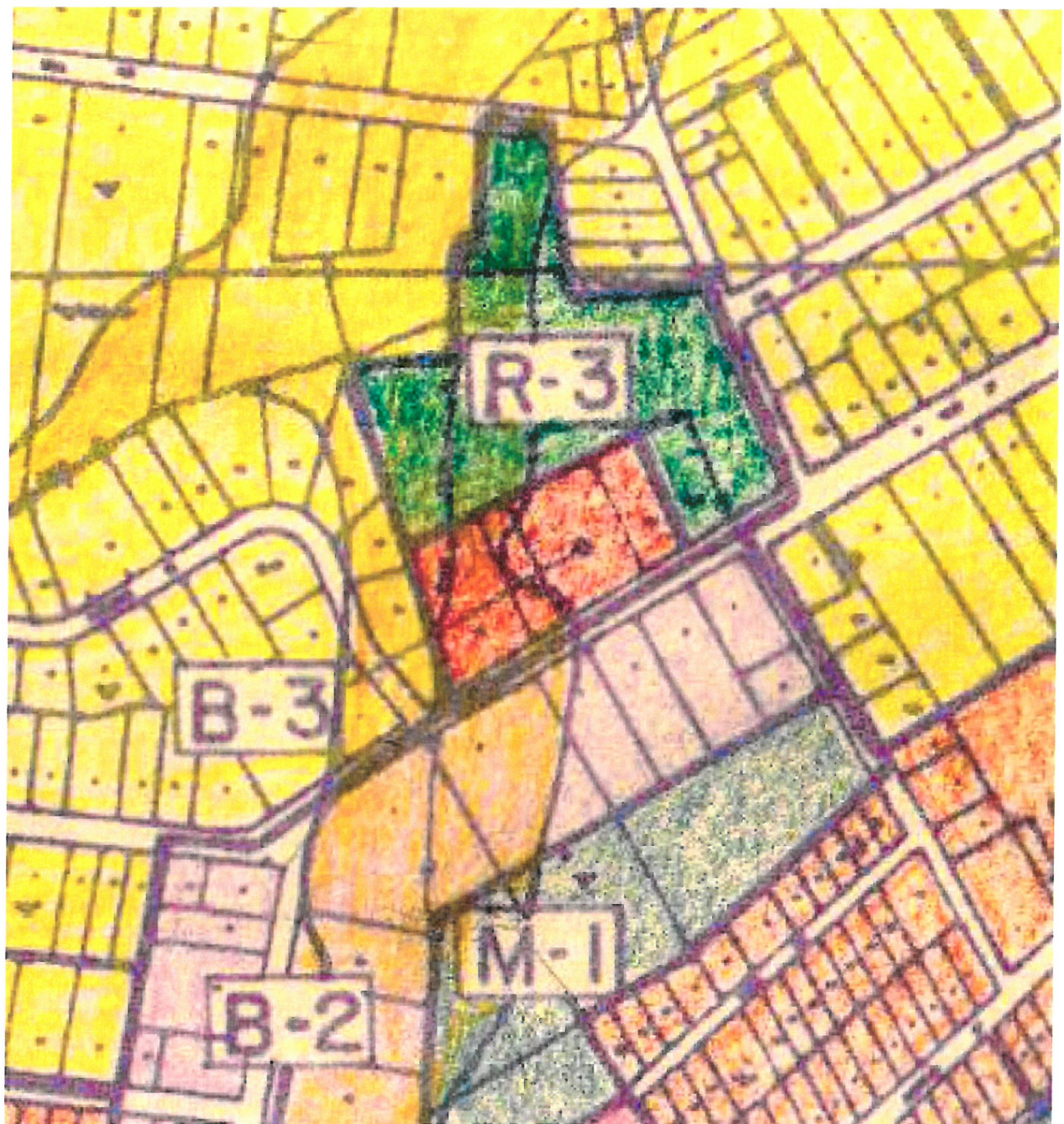


CREATION TO COMPLETION
www.cesoinc.com
Engineering • Architecture • Survey • Construction Mgt • Environmental

ISSUE:	
DATE:	10/19/2015
JOB NO.:	751775-01
DESIGN:	RLK
DRAWN:	RLK
CHECKED:	KMB
SHEET NO.	C 2.0

1100 Block of West
Main St
Zoning
Through the Years
1987-2008

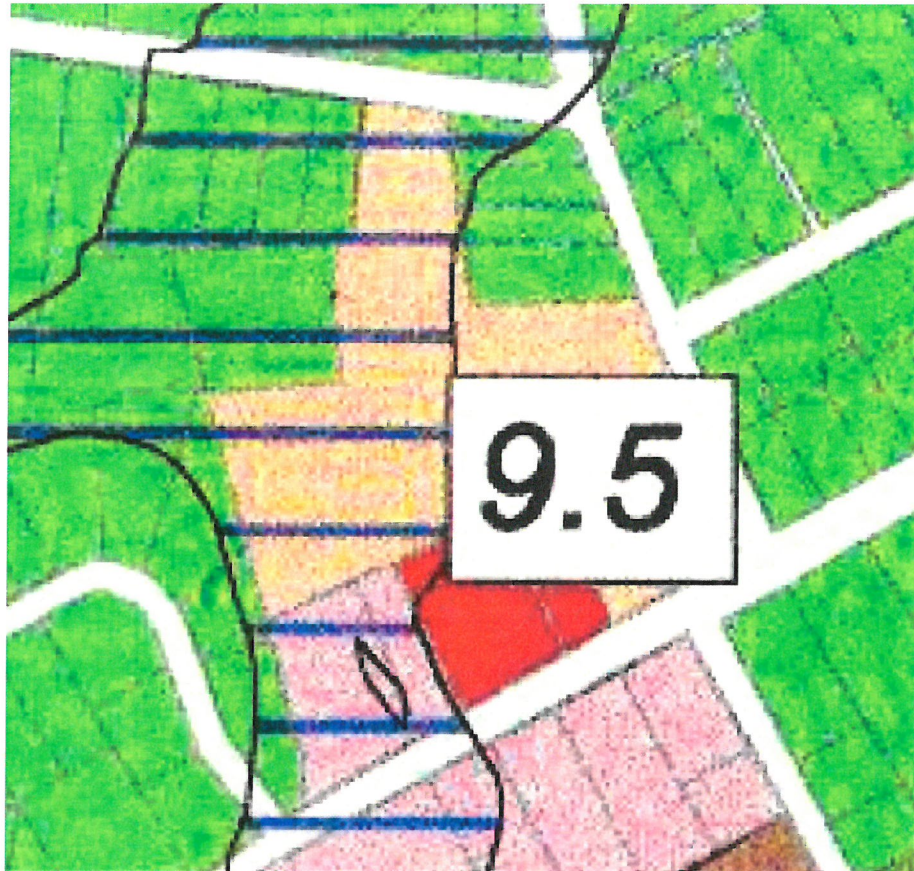
1987 ZO:



1991- GC Zone



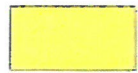
1999 ZO:



Zoning



ER-Estate Residential



LR-Low Residential



MR-Medium Residential



HR-High Residential



GR-General Residential



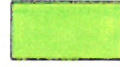
PR-Planned Residential



OR-Office Residential



GO-General Office



PO-Planned Office



NC-Neighborhood Commercial



CC-Central Commercial



GC-General Commercial



IC-Interstate Commercial



PC-Planned Commercial



LI-Light Industrial



HI-Heavy Industrial

2003 ZO:

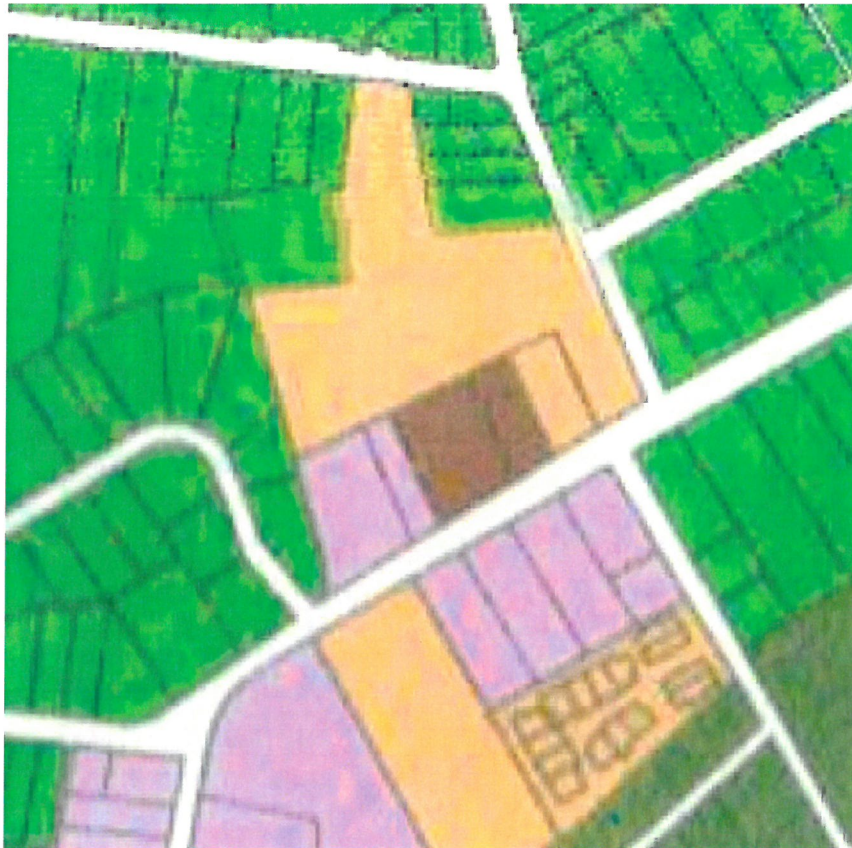


Zoning and City Limits

- ER-Estate Residential
- LR-Low Residential
- MR-Medium Residential
- HR-High Residential
- GR-General Residential
- PR-Planned Residential
- OR-Office Residential
- GO-General Office
- PO-Planned Office
- NC-Neighborhood Commercial
- CC-Central Commercial
- GC-General Commercial
- IC-Interstate Commercial
- PC-Planned Commercial
- LI-Light Industrial
- HI-Heavy Industrial
- HO-Height Overlay
- HP-Historic Preservation



2008 ZO:



Legend

	City Limits		OR Office Residential District
	Character Area Overlay		GO General Office District
	Parcels		CC Central Commercial District
Zoning			NC Neighborhood Commercial District
	AR Agricultural District		GC General Commercial District
	ER Estate Residential		MN Neighborhood Mixed-Use District
	R-1 Residential District		ML Local Mixed-Use District
	R-2 Residential District		MX Regional Mixed-Use District
	R-3 Residential District		LI Light Industrial District
	R-6 Residential District		HI Heavy Industrial District
	RX Residential Variety		CI Civic and Institutional District

PUBLIC NOTICE AFFIDAVIT City of Franklin, Tennessee

We/ Shannon Sprague - CESO, Inc.

(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are), acting as the authorized agent on all matters pertaining to the processing of the development application for the property described as:

078B G 02101 00009078G

(Property Parcel/Tax ID Number)

and located at:

1102 West Main Street, Franklin, TN 37064

(Street Address)

have/has provided a mailed notice in accordance with section 2.3.8 of the Franklin Zoning Ordinance, which included the following:

1. The address or location of the property subject to the submittal;
2. A brief description of the property (e.g., legal description, nearby streets and intersections);
3. Date, time, and location of the public meeting or hearing; Nature, scope, and purpose of submittal;
4. Information on where the public can view the application and where they may be heard;
5. Information on where the public can submit written comments.


Signature

Subscribed and sworn to before me this

12th day of January, 20 16.

Mandy Le Beau
Notary Public

My Commission Expires: 8/29/2020



MANDY LeBEAU, Notary Public
In and for the State of Ohio
My Commission Expires Aug. 29, 2020

Steunebrink, David & Pamela 1102 West Main St Franklin TN 37064	Geasley, Theodore & Kimberlee 3508 Robbins Nest Rd Thompsons Station TN 37179	Thomson, Thomas & Paula 1022 West Main St Franklin TN 37064
Kriebel, Robert & Patricia 1018 West Main St Franklin TN 37064	Logan, David & Claudine 1016 West Main St Franklin TN 37064	Feltner, Robert & Ruth 118 S. Third St Pulaski TN 38478
Dillard, Betty & Kelly, Theodore 1012 West Main St Franklin TN 37064	Sanders, Oscar Carroll 1009 Fair St Franklin TN 37064	Smith, Willard & Kimberly 1011 Fair St Franklin TN 37064
Garner, John & Mitzi 1013 Fair St Franklin TN 37064	Vaillancourt, James & Mary 1015 Fair St Franklin TN 37064	Alenander, Doris & Donald 1008 Fair St Franklin TN 37064
Luna, Wanda 1010 Fair St Franklin TN 37064	Crutchfield, James & Regena 1012 Fair St Franklin TN 37064	Maher, Dianna 1014 Fair St Franklin TN 37064
Brevard, John & Donna 1016 Fair St Franklin TN 37064	Avenue 11 Development LLC 7105 Crossroads Blvd Ste 101 Brentwood TN 37027	Avenue 11 Dev LLC 318 11th Ave N Franklin TN 37064
Avenue 11th Dev LLC 318 11th Ave N Franklin TN 37064	Ordung, John & Allyson 311 11th Ave N Franklin TN 37064	Connell, Allen & Potter, Lynn 313 11th Ave N Franklin TN 37064
Ingram, Frank & Amanda 315 11th Ave N Franklin TN 37064	Goes, Ernest & Walker, Cynthia 317 11th Ave N Franklin TN 37064	Reynolds, Michele 403 Boyd Mill Ave Franklin TN 37064
Warren, Adelaide-Rev Living Trust 407 Boyd Mill Ave Franklin TN 37064	Warren, Adelaide-Rev Living Trust 409 Boyd Mill Ave Franklin TN 37064	Bradley, Charles & Dianne 413 Boyd Mill Ave Franklin TN 37064
Tenney, Spencer & Lauren 317 Boyd Mill Ave Franklin TN 37064	Adams, Gene & Judy 2249 Osburn Rd Arrington TN 37014	Campbell, Mark & Holly 404 Roberts St Franklin TN 37064

Pflueger, Andrew & Stefann
402 Roberts St
Franklin TN 37064

Curtis, Ottrie
400 Roberts St
Franklin TN 37064

Toss, Eyd & Dous, Osama
1116 W Main St
Franklin TN 37064

Woodard, James
P.O. Box 708
Franklin TN 37064

Reynolds, Morgan
205 Lancaster Dr.
Franklin TN 37064

Stuart, Mark & McGinnis, William
1104 W Main St
Franklin TN 37064

Giles, Barry
1129 W Main St #1
Franklin TN 37064

West Main Properties LLC
1127 W Main St
Franklin TN 37064

Mayhew, Paul & Linda
1109 W Main St
Franklin TN 37064

Fox, Thomas & Janice
1315 Bantry Dr
Smyrna TN 37167

Hood, Robin & Peggy
1101 W Main St
Franklin TN 37064

Mata, Jose & Solorzano, Janette
1609 Harvey Springs Dr
Spring Hill TN 37174

Poe, Robert & Sally
208 Oakdale Dr
Lebanon TN 37087

Faccia, John & Barbara
1501 W Main St
Franklin TN 37064

Rhea, Karen
1015 W Main St
Franklin TN 37064

Mathis, Kathryn
1033 W Main St
Franklin TN 37064

Veto, Marti
1011 W Main St
Franklin TN 37064

Poe, Robert & Sally
1059 W Main St
Franklin TN 37064

Poe, Robert & Sally
1059 W Main St
Franklin TN 37064

Heindrichs, Kenneth & Marilyn
1013 Lexington Dr
Brentwood TN 37027

Puryear III, William
125 Brilliantine Cir
Franklin TN 37064

Morford, Donald & Karen
102 Brilliantine Cir
Franklin TN 37064

Janes, Julie
104 Brilliantine Cir
Franklin TN 37064

Turner, Maurice
705 Morning Sun Dr
Birmingham AL 35242

Buenrostro, Kelly
107 Brilliantine Cir
Franklin TN 37064

Belcher, Norman & Ewa
9432 Elmhurst Ct
Brentwood TN 37027

Wright, Christian Lee Hahn Trust
1462 Willowbrooke Cir
Franklin TN 37069

Poggiali, Gary & Victoria
113 Brilliantine Cir
Franklin TN 37064

Wright, Ashlee & Horne, Rebecca
115 Brilliantine Cir
Franklin TN 37067

Tilton, Margaret & Simpkins, Candice
117 Brilliantine Cir
Franklin TN 37064

Bach, Nancy
121 Brilliantine Cir
Franklin TN 37064

Lesser, Howard
123 Brilliantine Cir
Franklin TN 37064

Ray, Mary
125 Brilliantine Cir
Franklin TN 37064

Hartley, David & Sarah
4454 N CHAPEL RD
Franklin, TN 37067

HCR Properties, LLC
107 MCALLISTER CT
Franklin, TN 37064

Shelton, Lynda
310 NORVICH CT
Franklin TN 37069

Graves, Charles Ronald & Leveda
3068 HAMPSHIRE PK
Los Angeles, CA 90012

Sutherland, Christopher
1100 W MAIN ST #A-6
Franklin TN 37064

McRedmond, Michael
1100 W MAIN ST #A-7
Franklin TN 37064

Henry, Michael & Claire
1190 GLENBROOK DR
Franklin, TN 37064

TCB Inc
3068 HAMPSHIRE PK
Mt Pleasant, TN 38474

Stillings, Timothy
1112 GLENBROOK DR
Franklin TN 37064

Gilliam, Fam Tr
222 S FIGUEROA #2-811
Los Angeles, CA 90012

Keith, Myron & Lois
109 EWINGVILLE DR
Franklin, TN 37064

Nixon, John Barry Etal
6356 CHICKERING CIR
Nashville, TN 37215

Favela, Maria Elena
1100 W MAIN ST #A-14
Franklin TN 37064

Moreno, Juan
1561 FAWN CREEK RD
Brentwood, TN 37027

Fowler, Jeffrey & Kristen
106 BREAKER CIR
Brantwood, TN 37027

Anglin, Maurice Calvin
1100 WEST MAIN ST #B-1
Franklin TN 37064

Masters, Curtis & Cynthia
1100 W MAIN ST #B-2
Franklin TN 37064

Gleason, Mary E
1100 W MAIN ST #B-3
Franklin TN 37064

Graves, Charles R & Lea
3068 HAMPSHIRE PK
Mt Pleasant, TN 38474

Moreno, Juan
1561 FAWN CREEK RD
Brentwood, TN 37027

Elk Family LLC
PO BOX 681727
Franklin, TN 37068

Durio, Gregory & Valerie
211 BOBBY DR
Franklin, TN 37069

Barry, Robin
1100 W MAIN ST #C-4
Franklin TN 37064

Gray, Timothy
1100 W MAIN ST #D-1
Franklin TN 37064

Garrett, William & Loeida
125 WILLIAMSBURG PL
Franklin, TN 37064

Fleming, Kenneth & Nancy
1117 CROSS CREEK DR
Franklin, TN 37067

Richards, David
1100 W MAIN ST #D-4
Franklin TN 37064

Traylor, Steve & Carmen
182 TRINITY RD
Franklin TN 37067

Stacey, Stanley
1100 WEST MAIN ST D-6
Franklin TN 37064

Kaegi, Erwin & Bridget
306 OAKVALE DR
Brentwood, TN 37027

Lazurus, Les
915 LEWISBURG PK
Franklin, TN 37064

Master, Emily Jo & Curtis
1100 W MAIN ST #D-9
Franklin TN 37064

IRA Innovations LLC FBO
PO BOX 360750
Birmingham, AL 35236

Yeomans, Adam & Lorraine
209 CHAPELWOOD DR
Franklin, TN 37069

Miller, Robert
6422 ANNANDALE CV
Brentwood, TN 37027

Ford, Virginia Doris
1100 W MAIN ST #E-1
Franklin TN 37064

Welch. Stephanie TR
2023 DR ROBERTSON RD
Spring Hill, TN 37174

Colley, John
1100 W MAIN ST E3
Franklin TN 37064

Hogan. Dorothy
1100 W MAIN ST #E-4
Franklin TN 37064

Beathard, Paul & Delores
1100 W MAIN ST #E-5
Franklin TN 37064

Beathard, Paul & Delores
1100 W MAIN ST #E-6
Franklin TN 37064

Price, John Christopher
1100 W MAIN ST #E-7
Franklin TN 37064

Moore, Jackie & Kathie
1100 W MAIN ST #E-8
Franklin TN 37064

Weedman, Barbara Faye
1100 W MAIN ST #F-1
Franklin TN 37064

Morina, Mimi
1003 TANYARD SPRINGS DR
Spring Hill TN 37174

McDevitt, Patricia
1100 W MAIN ST #F-3
Franklin TN 37064

Winters, Lisa
1100 W MAIN ST #F-4
Franklin TN 37064

Carroll, Alice Marie
2026 CEDARMONT DR
Franklin, TN 37067

Johnson, Dorothy
1100 W MAIN ST #F-6
Franklin TN 37064

Boling, Juanita
1100 W MAIN ST #F-7
Franklin TN 37064

Carroll, Alice Marie
2026 CEDARMONT DR
Franklin, TN 37067

Boer Trust
1129 W MAIN ST #17
Franklin, TN 37064

Chadwell, Robert Wayne
1129 W MAIN ST #24
Franklin, TN 37064

Cooke, Eddie
1129 W MAIN ST #29
Franklin, TN 37064

Coverdale, Martha Ann
1129 W MAIN ST #26
Franklin, TN 37064

Earl, Amber
3711 Bear Creek Rd.
Thompson Station, TN 37179

Fairbanks, Kelly
1129 W MAIN ST # 28
Franklin, TN 37064

Fountain, David
1129 W MAIN ST #4
Franklin, TN 37064

Garrison, Donald & Nancy Rev Liv
1016 Wyndham Hill Ln
Franklin, TN 37069

Gile, Barry Clinton
1129 W MAIN ST #1
Franklin, TN 37064

Green, Daniel
1129 W MAIN ST #27
Franklin, TN 37064

Henry, Mary
1129 W MAIN ST #23
Franklin, TN 37064

Hubbell, Kimberly
1129 W MAIN ST #9
Franklin, TN 37064

Ingles, John
1129 W MAIN ST #20
Franklin, TN 37064

King, Teresa
1129 W MAIN ST #2
Franklin, TN 37064

Littrell Mary
1129 W MAIN ST #14
Franklin, TN 37064

Mahand, Melinda
1129 W MAIN ST #15
Franklin, TN 37064

McClaran, Martin
1129 W MAIN ST #6
Franklin, TN 37064

Moser, Yvonne
1129 W MAIN ST #12
Franklin, TN 37064

Nichols, Christine
1129 W MAIN ST #18
Franklin, TN 37064

O'Brien. Maureen
1129 W MAIN ST #16
Franklin, TN 37064

Petty, Michael
237 CANTERBURY CV
Paducah, KY 41001

Pike, Molly
1129 W MAIN ST #5
Franklin, TN 37064

Pike, Theresa
1129 W MAIN ST #19
Franklin, TN 37064

Powell, Jeffrey
1211 W SOUTH BLVD
Troy, MI 48098

Richardson, James
1129 W MAIN ST #21
Franklin, TN 37064

Seales, Breanda Pewitt
1129 W MAIN ST #22
Franklin, TN 37064

Vincini, Joseph
1129 W MAIN ST #11
Franklin, TN 37064

White, Denise
1129 W MAIN ST #25
Franklin, TN 37064

Dan & Stephanie Allen
2023 Dr. Robertson Rd.
Spring Hill, TN 37174

Diane Beasley
1100 West Main St. #F-6
Franklin, TN 37064

James & Monica Atmip
1100 West Main St. #A-11
Franklin, TN 37064

Julia Keck-Price
814 Fairfield Rd.
Knoxville, TN 37919

Michael Russell
1100 West Main St. #A-6
Franklin, TN 37064

Paul Stephen
1100 West Main St. #E-5
Franklin, TN 37064

Susan Mayo
1100 West Main St. #D-6
Franklin, TN 37064

BRENTWOOD TN 37027-8612 \$0.49
Zone-3
First-Class Mail Letter
0.50 oz.
Expected Delivery: Wed 01/13/16
Certified Mail \$3.45
USPS Certified Mail #:
70142120000280259883
Return Receipt \$2.80
Label #:
9590940303855163309590

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Issue Postage: \$6.74

FRANKLIN TN 37067-8161 \$0.49
Zone-3
First-Class Mail Letter
0.50 oz.
Expected Delivery: Wed 01/13/16
Certified Mail \$3.45
USPS Certified Mail #:
70142120000280259890
Return Receipt \$2.80
Label #:
9590940303855163309606

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Issue Postage: \$6.74

FRANKLIN TN 37064-3112 \$0.49
Zone-3
First-Class Mail Letter
0.50 oz.
Expected Delivery: Wed 01/13/16
Certified Mail \$3.45
USPS Certified Mail #:
70142120000280259906
Return Receipt \$2.80
Label #:
9590940303855163309613

=====
Issue Postage: \$6.74

\$5.75 Glade 143 \$5.75 \$822.25
Creek Grist
Mill
Priority
Mail PSA
1c Tiffany 143 \$0.01 \$1.43
Lamp PSA
(Forever) 1 \$49.00 \$49.00
Star-Spangled Banner PSA Coil/100
(Forever) 1 \$49.00 \$49.00
Star-Spangled Banner PSA Coil/100
(Forever) 1 \$9.80 \$9.80
Star-Spangled Banner PSA BKLT/20
(Forever) 6 \$0.49 \$2.94
Purple
Heart PSA

Total: \$981.60

Paid by:
MasterCard \$981.60
Account #: XXXXXXXXXXXX4800
Approval #: 057928
Transaction #: 253
23902961077

Text your tracking number to
28777 (2USPS) to get the latest
status. Standard Message and Data
rates may apply. You may also visit
USPS.com USPS Tracking or call
1-800-222-1811.

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offer quick and easy check-out. Any
Retail Associate can show you how.

ORDINANCE 2015-71

TO BE ENTITLED, "AN ORDINANCE TO REZONE .4578 ACRES FROM SPECIFIC DEVELOPMENT- RESIDENTIAL (SD-R) DISTRICT TO OFFICE RESIDENTIAL (OR) DISTRICT FOR THE PROPERTY LOCATED AT 1102 WEST MAIN STREET.

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

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

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

**NOW THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND
ALDERMAN 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 Density Residential (SD-R)** District to **Office Residential** District:

PREMISES CONSIDERED

Map-Parcel	Acres
078G---02101	.4578
Total	.4578

Land in the Ninth Civil District of Williamson County, Tennessee, City of Franklin, being the same property conveyed to Karl E. Haury, Sr. and Reese L. Smith, Jr. and more particularly described by re-survey as follows:

Beginning on an existing iron pin in the north margin of West Main Street, said point of beginning being the southeast corner of the tract herein described and the southwest corner of Colony House Condominiums (Plat Book 08, Page 30, Register's Office for Williamson County, Tennessee) thence with the north margin of West Main Street, South 54 degrees 36 minutes 38 seconds West, 100 feet to an iron pin set this survey, the southwest corner of the tract herein described and the southeast corner of Mrs. Roberta T. Hood (Book 80, Page 005, Register's Office for Williamson County, Tennessee) thence leaving the north margin of West Main Street, North 27 degrees 52 minutes 58 seconds West, 205.59 feet to a wooden fence post corner (formerly an iron pin), the northwest corner of the tract herein described, the northeast corner of Hood, and a point in the line of Colony House Condominiums; thence North 58 degrees 06 minutes 52 seconds East, 98.01 feet to an existing iron pin, the northeast corner of the tract herein described and a corner in the line of Colony House Condominiums; thence South 28 degrees 16 minutes 42 seconds East 199.37 feet to the point of beginning, containing 0.4578 acres, more or less, according to survey by Howard George, Registered Land Surveyor, Tennessee No. 872, George & Sanderson Surveying (203 Fourth Avenue South, Franklin, Tennessee, 37064) and shown on their plat dated September 11, 1990.

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

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric Stuckey
City Administrator/Recorder
Approved as to form by:

By: _____
Dr. Ken Moore
Mayor

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

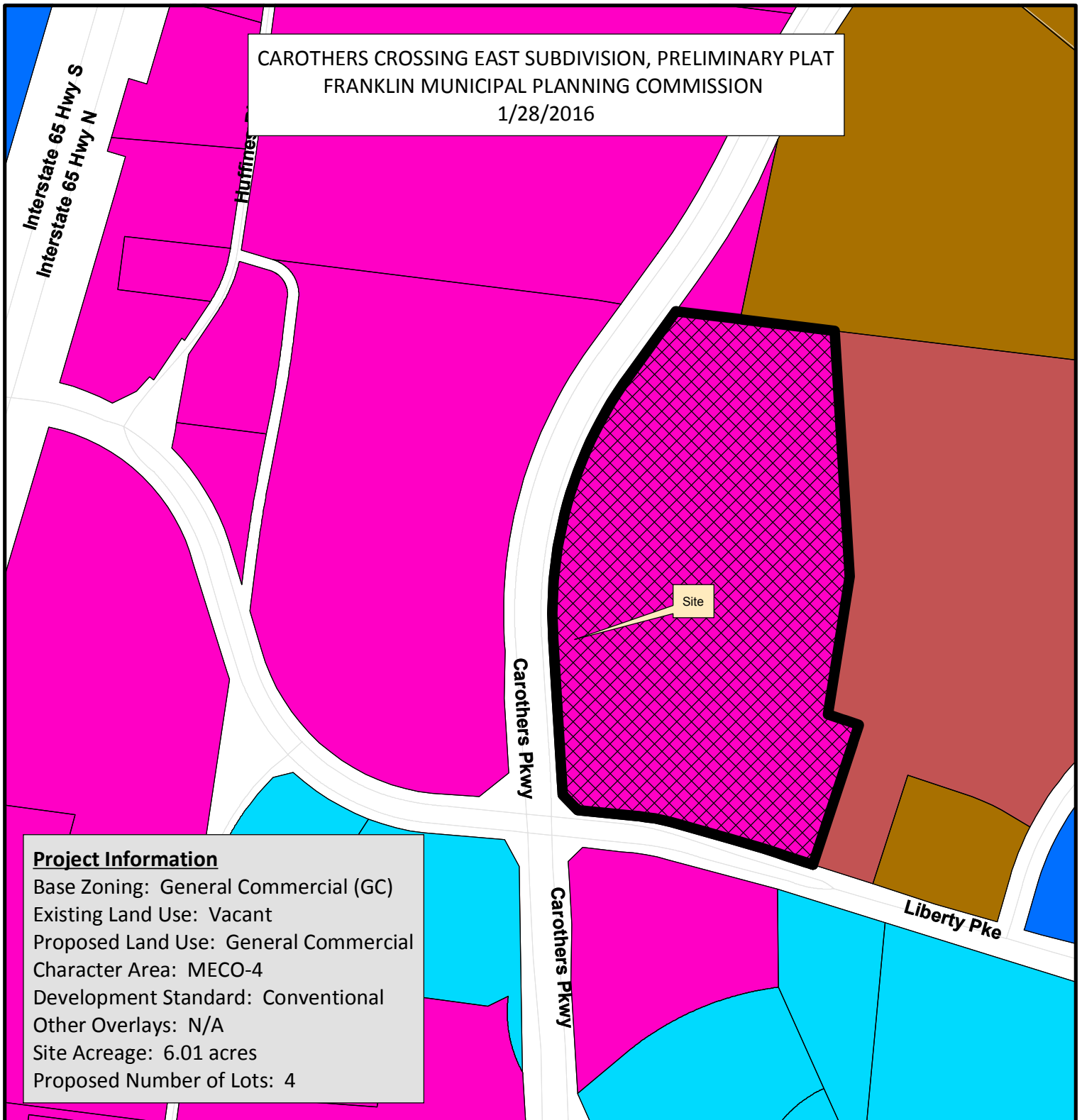
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

CAROTHERS CROSSING EAST SUBDIVISION, PRELIMINARY PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
1/28/2016



Project Information

Base Zoning: General Commercial (GC)
Existing Land Use: Vacant
Proposed Land Use: General Commercial
Character Area: MECO-4
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 6.01 acres
Proposed Number of Lots: 4

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



0 250 500 1,000
Feet

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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January 07, 2016

Josh King
Senior Planner - City of Franklin
City Hall
109 3rd Avenue South
Franklin, TN 37064

RE: **Carothers Crossing East Subdivision (currently Duke Properties Subdivision) preliminary plat – COF
Project # 6005**
KVD Project No.: 15058

Dear Josh:

Please find our revised Preliminary Plat Submittal documents for the above referenced project attached here in the form of the information, plans, and data, as required by the City of Franklin. Kiser + Vogrin Design, LLC is submitting on behalf of our clients, SouthStar, Inc.

Please find attached:

- Comment/Response Letter addressing staff comments
- (1) Digital upload of all required application material

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Christopher B. Wood". The signature is written in a cursive, flowing style.

Christopher B. Wood | RLA, LEED AP
Project Manager
Kiser + Vogrin Design, LLC

cc: Ralph Knauss – SouthStar, Glenn McGehee – SouthStar



January 07, 2016

Josh King
Senior Planner - City of Franklin
City Hall
109 3rd Avenue South
Franklin, TN 37064

RE: **Carothers Crossing East Subdivision (currently Duke Properties Subdivision) preliminary plat – COF Project # 6005**
KVD Project No.: 15058

Dear Josh:

Below you will find an outline of our responses to the City of Franklin comments, dated 12/29/15, for the Carothers Crossing East Subdivision (currently Duke Properties Subdivision) preliminary plat submittal.

1. E. Preliminary Plat

Comment:

The comment "Applicant shall clearly show a depiction of circulation systems, including vehicular, pedestrian, emergency and transit (if applicable). The applicant shall show shared access easements through the sire that provide connections for outparcels A, B, C & D with both Carothers Parkway and Liberty Pike, and also with the property to the east. The applicant shall extend the access easements accordingly. "will remain open for further review. (TI)

Response:

Comment not applicable as per conversation with COF staff on 1/5/16 with Tom Ingram, Lance Fittro, Ralph Knauss and Chris Wood.

2. C. Statement of Expected Project Impact

Comment:

Applicant shall provide a statement describing the anticipated impacts on:

- Street Network as show on the Major Thoroughfare Plan including projected trips to be generated by the development.
- Water Facilities including information on the water utility district(s) providing service and projected maximum water demand for the development.
- Sewer Facilities including projected peak flows in gallons per day.
- Reclaimed Water Facilities (where applicable) including projected maximum demand for the development.
- Drainage Facilities including estimated impervious area to be added and any increase in stormwater runoff or changes in outfall location(s).

Response:

Trip Generations, Water Usage and Sewer Usage will be noted on each Outparcel and in General Notes on Preliminary Plat. Outparcels will be required to have their own onsite stormwater detention. Each outparcel will connect to a drainage easement which will allow stormwater to flow along Carothers Parkway to the existing outfall.

Applicant has applied for and has received TDEC ARAP general permit to mitigate the onsite wetland. TDEC permit will be provided as per conversation with COF staff on 1/5/16.



3. E. Preliminary Plat

Comment:

At Site Plan, applicant shall submit a Stormwater Management Report which includes Stormwater Management calculations based on the portion of the property which is to be developed and accounts for any applicable offsite drainage areas. The submitted Stormwater Management Plan shall comply with Green Infrastructure – Runoff Reduction requirements as outlined in Municipal Code Title 23. A soil infiltration test report will be required for all soils where water quality BMP's are being proposed to show soils underneath BMP's have adequate infiltration rates as per the City of Franklin's BMP manual. This is an advisory comment to be addressed at the Site Plan stage.

Response:

Applicant acknowledges comment and will comply with at Site Plan requirements.

4. Utility Easements

Comment:

The utility easements must be located as near as possible to the location that will appear on the site plan. The water line easement must be separated from the sewer line easement. The gas easement must be separated from the sewer easement. The utility easements may be combined in a utility easement only if the utility lines are provided adequate separation and the utility management companies agree to the separation and location.

Response:

Water and Sanitary Sewer easements will overlap, but the lines will have a minimum of 10' horizontal separation. Gas linework will be removed since Atmos Energy, the utility provider, will provide their own design. All utilities will be coordinate during the Site Plan submittal phase.

5. Sewer Easement

Comment:

The sewer line and easement must cross Liberty Pike perpendicular to the right-of-way and perpendicular to the existing water line easements that are located adjacent and parallel to Liberty Pike. The sewer line location provided on this submittal may not have adequate depth to serve "Outparcel A". An additional sewer line may be required to provide sewer service to "Outparcel A".

Response:

The proposed sanitary sewer crossing alignment was addressed during the review process for the Carothers Crossing East Final Plat (COF #5978) and heard at the 12/17/15 FMPC as a condition of approval. We will incorporate the revised alignment on this preliminary plat. Approximate invert elevation of the manhole to the east of "Outparcel A" is 778 and the approximate mass grade elevation for "Outparcel A" is 785. We do not anticipate that an additional sewer line will be required to service "Outparcel A".



6. Drainage Easement

Comment:

A drainage easement must be extended across "Outparcel C" to serve the property north of this development.

Response:

A drainage easement will be provided to accommodate stormwater drainage from the property to the north.

7. Sewer Easement

Comment:

Trees are not permitted in the sewer easement. Street trees are required to be planted along the streets. The location of the sewer line shown adjacent to Carothers Parkway does not provide adequate space to plant the required trees. The sewer line and easement along Carothers Parkway must be relocated to allow adequate area for street trees.

Response:

Proposed street trees locations will be address during the Site Plan phase, but it is anticipated that street trees will be installed within the R.O.W. between the curblin and the sidewalk/multimodal trail.

8.E. Roadway Design and Plan & Profile

Comment:

The previous comment "Applicant shall comply with Section 3.2.4 of the Street Specs. All development adjoining existing Arterial of Collector roadway are required to dedicate (fee simple) right-of-way to meet the minimum requirements for the functional street classification of the existing street." was not completely addressed. Additional right-of-way is required along Liberty Pike for improvements.

Response:

The proposed right-of-way dedication was addressed during the review process for the Carothers Crossing East PUD Development Plan (COF #5977) and the Carothers Crossing East Final Plat (COF #5978) and heard at the 12/17/15 FMPC as a condition of approval. We will incorporate the revised Liberty Pike right-of-way dedication on this preliminary plat.

9. Project Number

Comment:

Please state project number 6005 on all future correspondence.

Response:

City of Franklin project number 6005 will be noted on future correspondence and plan submittals.

10. Tree Canopy

Comment:

Please note we cannot approve mass grading plan without an approved tree preservation plan and tree replacement schedule.

Response:

Applicant acknowledges comment and will address upon Initial Submittal of the Carothers Crossing East Mass Grading submittal on 2/8/16.

1214 LIBERTY PIKE
FRANKLIN, WILLIAMSON CO., TN

A map of Franklin, New Jersey, showing the location of the proposed site. The map includes major roads like I-76, I-676, and US-1, and local roads like Franklin Turnpike and Liberty Park Road. The site is marked with a red dot near the intersection of Franklin Turnpike and Liberty Park Road.



Preliminary Plat Submittal - NOT FOR CONSTRUCTION

BWSC, Inc.
211 Commerce Street
Suite 600
Nashville, TN 37201
Contact: Brad Thomas
615.254.1500
brad.thomas@bwsc.net



SITE VICINITY MAP (NTS)

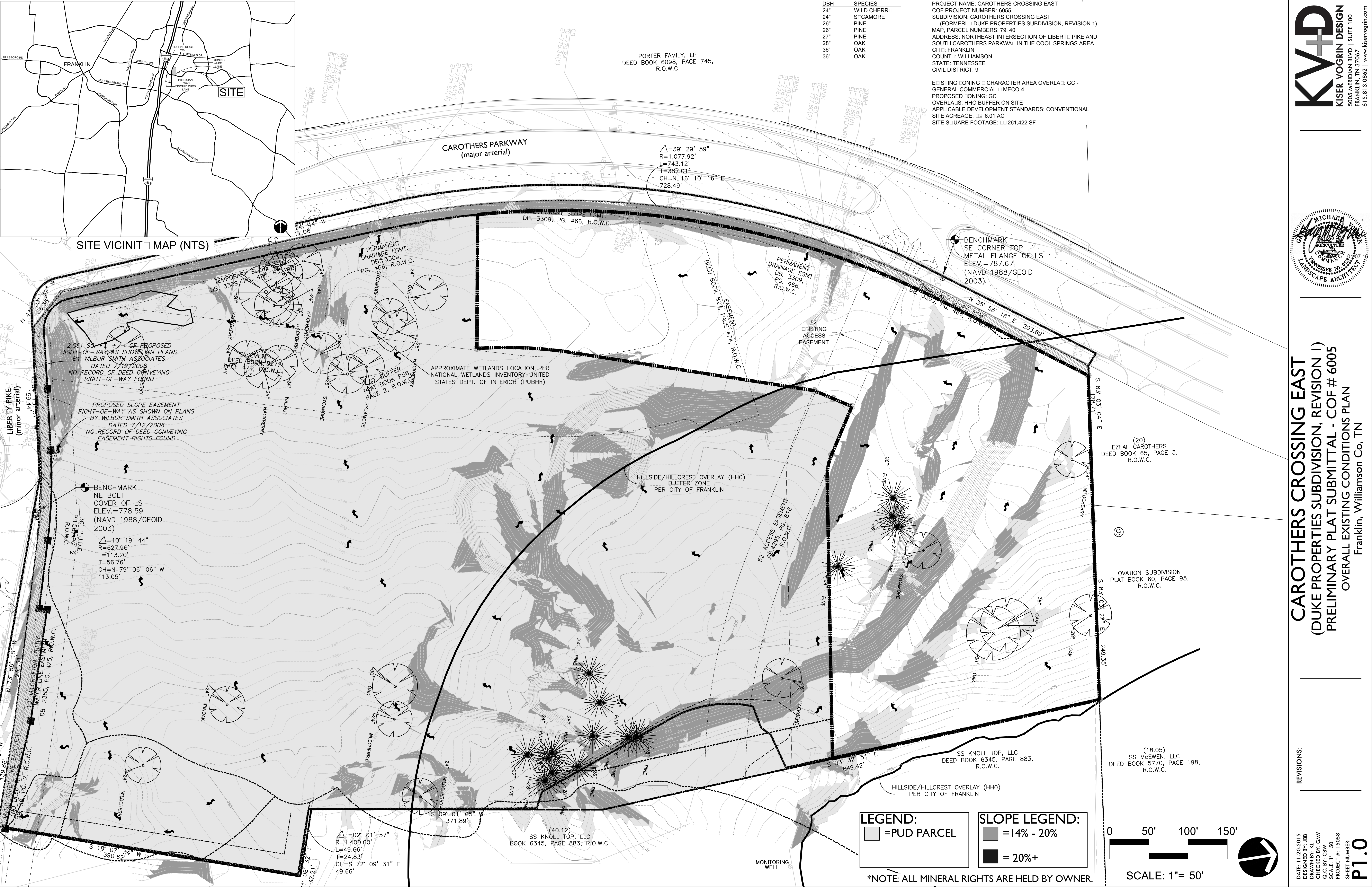
SPECIMEN TREE

DBH	SPECIES
24"	WILD CHERRY
24"	S CAMORE
28"	PINE
28"	PINE
27"	PINE
28"	OAK
36"	OAK
36"	OAK

SITE DATA

PROJECT NAME: CAROTHERS CROSSING EAST
COF PROJECT NUMBER: 6055
SUBDIVISION: CAROTHERS CROSSING EAST
(FORMERLY DUKE PROPERTIES SUBDIVISION, REVISION 1)
MAP, PARCEL NUMBERS: 79, 40
ADDRESS: NORTHEAST INTERSECTION OF LIBERTY PIKE AND
SOUTH CAROTHERS PARKWAY IN THE COOL SPRINGS AREA
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9

EXISTING ZONING: CHARACTER AREA OVERLAY GC -
GENERAL COMMERCIAL MECO-4
PROPOSED ZONING: GC
OVERLAY: S: HHO BUFFER ON SITE
APPLICABLE DEVELOPMENT STANDARDS: CONVENTIONAL
SITE ACREAGE: 6.01 AC
SITE SQUARE FOOTAGE: 261,422 SF

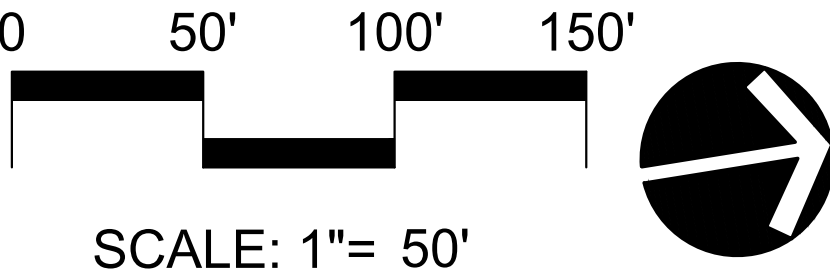


LEGEND:

- [Symbol] = PUD PARCEL

SLOPE LEGEND:

- [Symbol] = 14% - 20%
- [Symbol] = 20%+



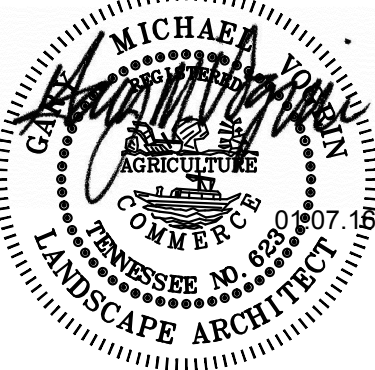
*NOTE: ALL MINERAL RIGHTS ARE HELD BY OWNER.

CAROTHERS CROSSING EAST
(DUKE PROPERTIES SUBDIVISION, REVISION 1)
PRELIMINARY PLAT SUBMITTAL - COF # 6005
OVERALL EXISTING CONDITIONS PLAN

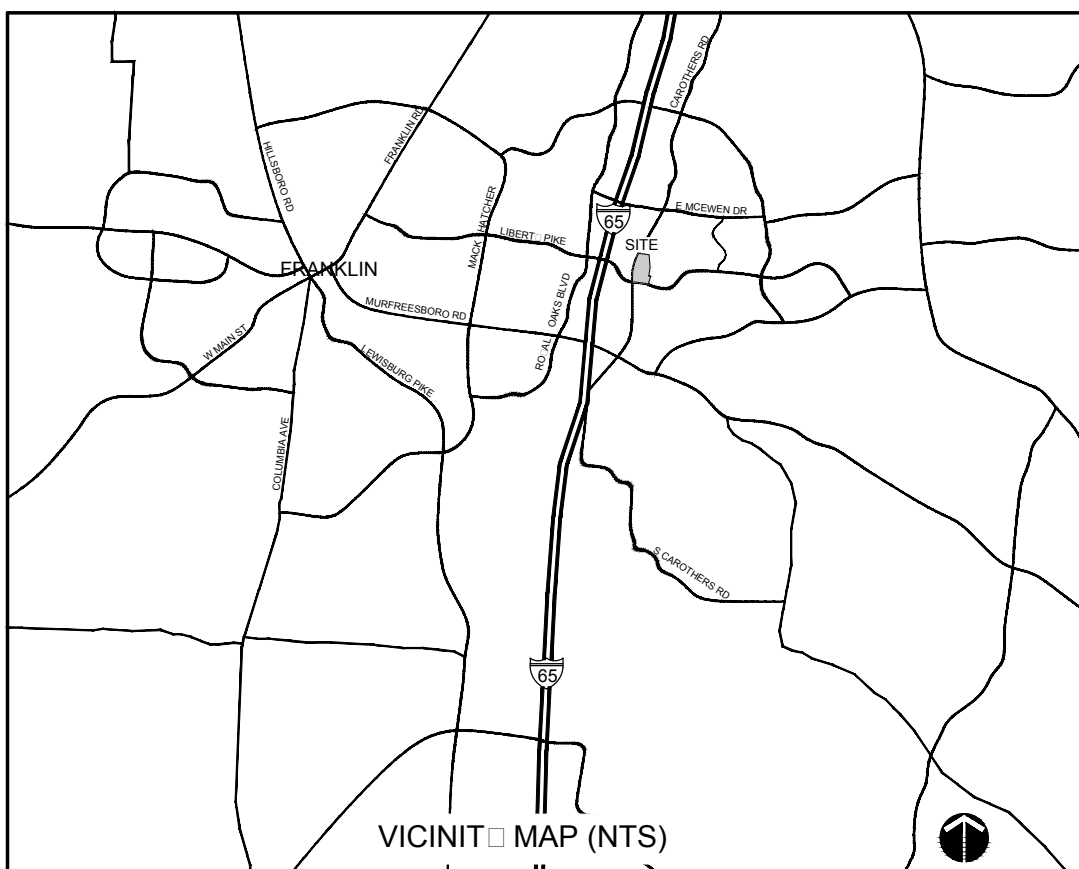
Franklin, Williamson Co, TN

REVISIONS:

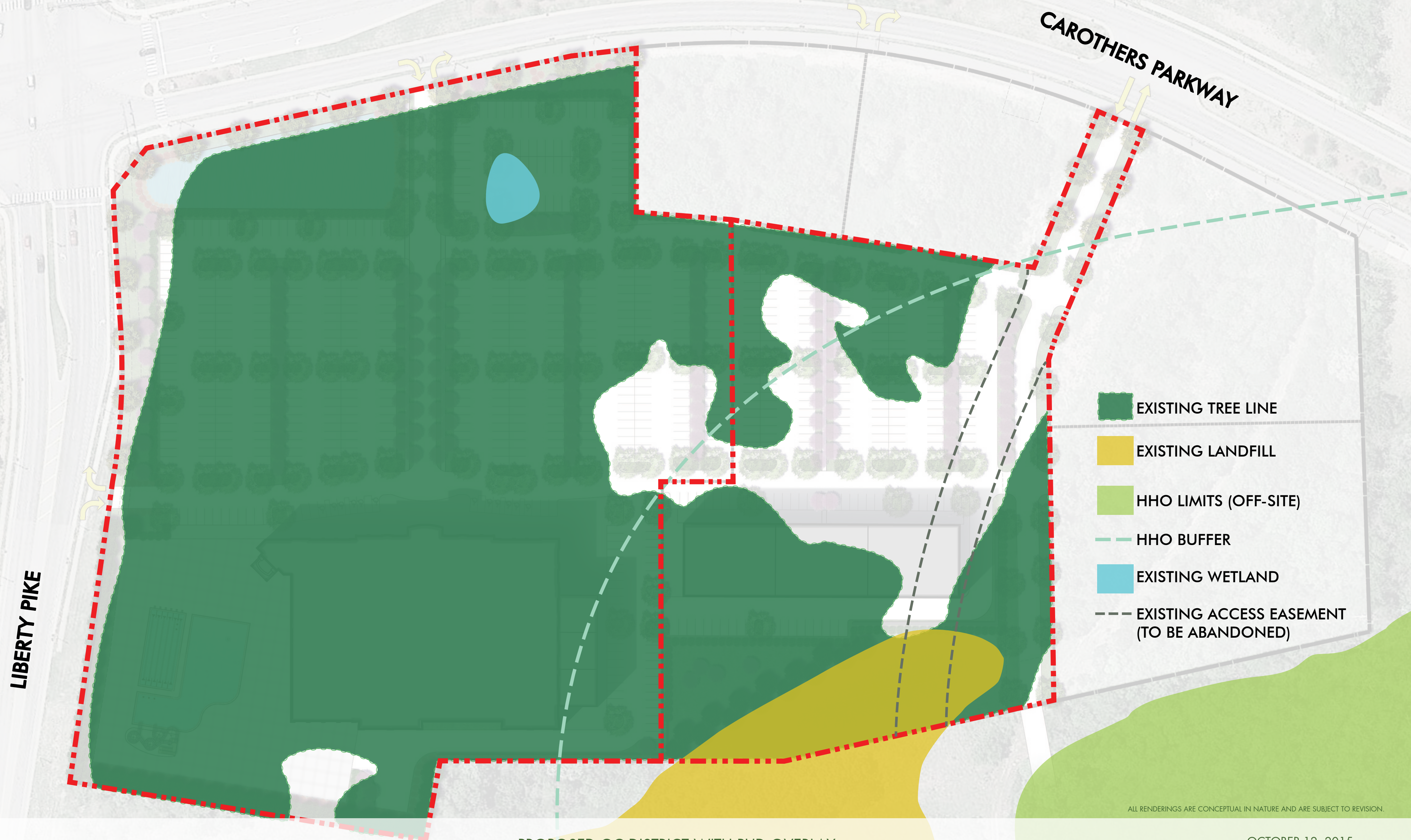
DATE: 11-20-2015
DESIGNED BY: JBB
CHECKED BY: GAV
O.C. BY: CBW
SCALE: 1" = 50'
PROJECT #: 15058
SHEET NUMBER:
P1.0



KV+D
KISER VOGGIN DESIGN
5005 MERIDIAN BLVD | SUITE 100
FRANKLIN, TN 37067
615.813.0862 | www.kiservoggin.com



existing conditions/physical features map



PROPOSED GC DISTRICT WITH PUD OVERLAY

CAROTHERS CROSSING EAST

Franklin, Williamson County, Tennessee

OCTOBER 12, 2015





Request for Water and/or Sewer Availability & Associated Costs

Please fill in the following information & return this form with the site plan per directions below. Incomplete forms will result in the request being returned until all of the information is included. Refer to the attached memo for fees and additional information.

Type of Availability Requested:	☐ Water Only ☒ Sewer Only ☐ Water & Sewer
Project Name	Liberty Pike and Carothers Pkwy
Subdivision, Section, Lot #	Proposed Carothers Crossing East
Map & Parcel #	Map 70c Parcel 40.00
Property Address	1214 Liberty Pike
Existing Zoning	General Commercial District
City Project # (If Applicable)	NA
Anticipated sewage flows in Single Family Unit Equivalents (SFUEs). 1 SFUE = 350 GPD.	275 SFUE
Anticipated Water Meter Size	n/a
Applicant's Name & Company	Matt Taylor Site Engineering Consultants, Inc
Applicant's Address	SEC, Inc 850 Middle TN Blvd Murfreesboro, Tn 37129
Applicant's Email	mtaylor@sec-civil.com
Applicant's Phone #	615-890-7901

*** MUST submit a preliminary plan with site map, including existing water and sewer lines near the site.**

Apply to:

Patricia Proctor, P.E. – Utilities Project Manager
City of Franklin Engineering Department
109 3rd Ave South
Franklin, TN 37065

Date Submitted: 10-14-15

MEMO

TO: Applicant
FROM: Engineering Department
DATE: January 9, 2013



RE: **Request for Water and/or Sewer Availability & Associated Costs**

When considering development of a tract of land, one of the first steps a developer (or their design professional) should complete is the application for water and sewer availability.

The following items **SHALL** be included with a water and/or sewer availability request:

- Project name, type and preliminary plan with site map
- Project location map with tax map, parcel number, property address and existing zoning
- Plan showing the existing water and/or sewer lines near the site
- Anticipated sewage flows in Single Family Unit Equivalents (SFUEs) where 1 SFUE = 350 GPD
- Anticipated water meter size for the intended use as determined by the developer's engineer (see chart below).
- Apply to:
Patricia Proctor, P.E. – Utilities Project Manager
City of Franklin Engineering Department
109 3rd Ave South
Franklin, TN 37065

Applicant is to submit the request form with all items addressed. Additionally, when water and/or sewer plans are submitted for review, 2 copies of the final hydraulic analysis of the line/s shall be included with the submittal. Use State of Tennessee or other acceptable standards for flow calculations.

The availability is granted based on the following time periods:

- Construction plans are to be prepared and submitted within one year from the granting of availability.
- Construction of the water and sanitary sewer improvements shall begin within one and one-half (1 ½) years from the granting of availability.

FEES *

- | | |
|--------------------------------|---------------------------------------|
| ▪ Plan Review Fee | \$300 for water; \$300 for sewer |
| ▪ System Development Fee (SDF) | See Charts Below |
| ▪ Access Fee | See Charts Below |
| ▪ Water Line Inspection Fees | \$1.25/LF (minimum \$1,000) |
| ▪ Force Main Inspection Fees | \$1.50 /LF Force Main (min. \$ 1,000) |
| ▪ Sewer Line Inspection Fees | \$2.00/LF (minimum \$1,000) |

**** Access & System Development Fees shall be paid prior to the issuance of a Building Permit or Construction Permit, whichever occurs first. ****

Checks are made payable to the City of Franklin. Please indicate what the payment is for on the check. The fees are paid at the Revenue Management Department, Suite 141, City Hall, and can be contacted by phone at (615) 794-4572.

Effective March 1, 2008, the fees and installation costs are as follows:

WATER

Meter Size	SFUE	GPM	SDF	Access Fees	Irrigation Meter (Plus Install)	Tap already made*	City to make tap**
¾"	1	12.5	\$903	\$1,186	\$3,150	\$315	\$756
1"	13	50	\$3,612	\$4,746	\$4,725	\$374	\$897
1 ½"	30	120	\$8,619	\$11,390	\$6,300	\$656	\$1,444
2"	40	160	\$11,558	\$15,187	\$7,875	\$1,362	\$2,223
3"	88	350	\$25,284	\$33,222	\$9,450	\$1,581	\$3,654
4"	125	500	\$36,120	\$47,460	\$11,025	\$2,668	\$5,492
6"	300	1200	\$86,688	\$113,904	\$12,600	\$4,723	\$7,387
8"	375	1500	\$108,360	\$142,380	\$14,175	\$10,293	\$14,110

SEWER (Fees are based on water meter size)

Meter Size	SFUE	GPM	SDF	Access Fees	Effluent Disposal Fee	Tap already made*	City to make tap**
¾"	1	12.5	\$1,444	\$2,100	\$450	\$263	\$1,240
1"	13	50	\$5,775	\$8,400	\$1,800	\$263	\$1,240
1 ½"	30	120	\$13,860	\$20,160	\$4,320	\$263	\$1,240
2"	40	160	\$18,480	\$26,880	\$5,760	\$263	\$1,240
3"	88	350	\$40,425	\$58,800	\$12,600	\$263	\$1,240
4"	125	500	\$57,750	\$84,000	\$18,000	\$263	\$1,240
6"	300	1200	\$138,600	\$201,600	\$43,200	\$263	\$1,240
8"	375	1500	\$173,250	\$252,000	\$54,000	\$263	\$1,240

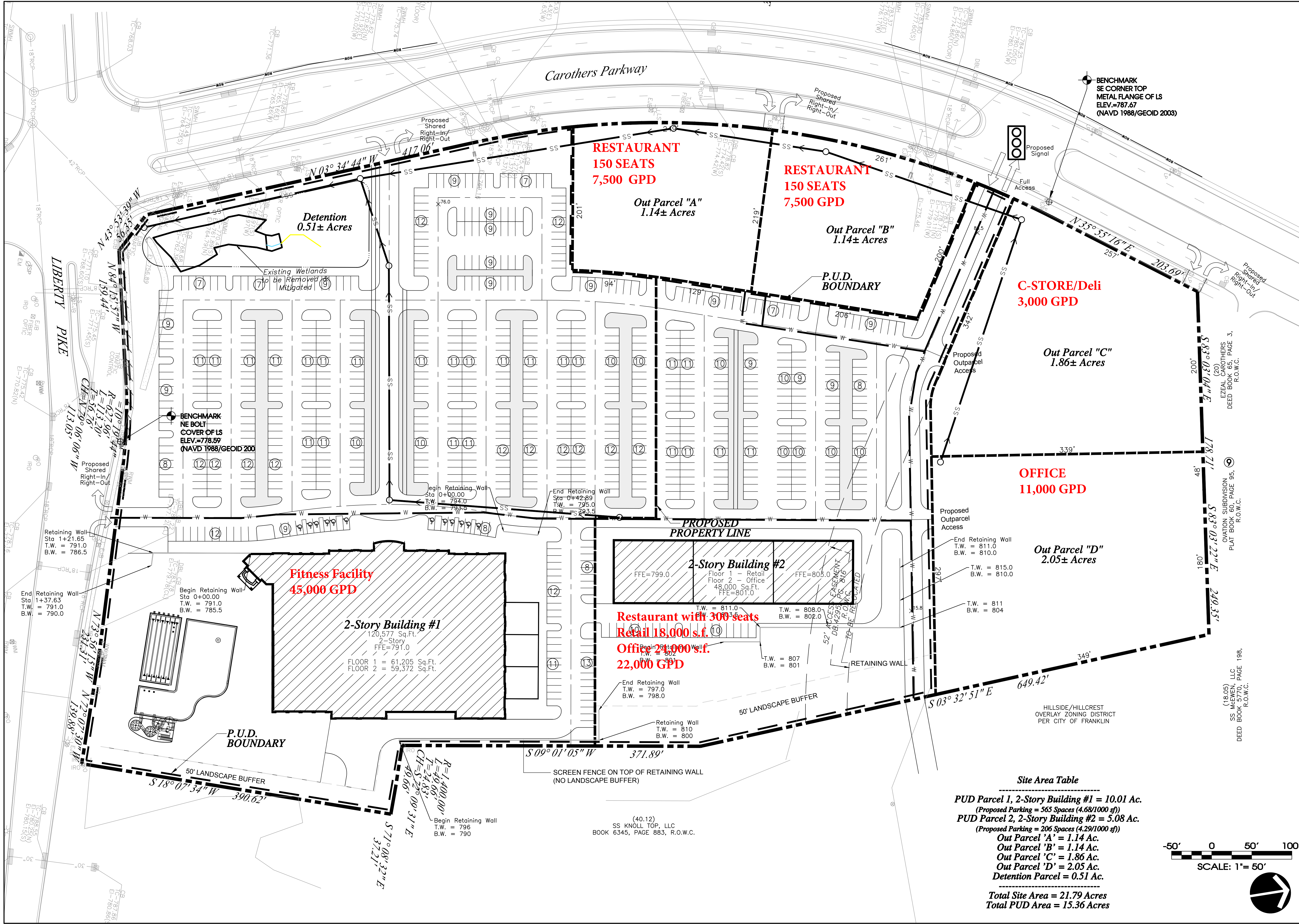
*Meter and meter box only

** Includes the tap, meter and meter box

Other Related Information:

1. Private Fire Hydrant and Sprinkler Systems – The SDF for connection of private fire hydrants and sprinkler system lines to the City of Franklin's (COF) lines shall be \$500 per inch diameter of connection to the City's lines. Radio-read meters will be required on all private fire hydrant and sprinkler systems.
2. Cost reimbursement for water and sewer lines will not be allowed for improvements constructed, on or offsite, for the sole benefit of the development. Main line extensions greater than what is required to serve the development and are available for use and benefit of the customers of the COF may be eligible for reimbursement of a portion of the cost of construction of said improvements including the cost of easements and rights-of-way.
3. Pump stations and force mains are not allowed if the development can be served by extension of gravity sewer.
4. No customer shall supply water service to more than one dwelling or premise from a single service line.
5. The Water and Sewer Specifications are available on-line (in pdf form) for the convenience of the developer's engineer.
6. Properties requesting availability that are located outside of the Franklin city limits but within the Urban Growth Boundary (UGB) must receive approval from the Board of Mayor and Aldermen.

If you have any questions concerning this request, contact the City of Franklin Engineering Department at (615) 791-3218 or the Water and Sewer Department at (615) 794-4554.



KV+D
KISER VOGRIN DESIGN
5005 MERIDIAN BLVD | SUITE 100
FRANKLIN, TN 37067
615.813.0862 | www.kiservogrin.com

SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING • SURVEYING • LAND PLANNING
850 MIDDLE TENNESSEE BOULEVARD
MEMPHIS, TENNESSEE 38129
NO REPRESENTATION IS MADE OR GUARANTEED
WITHOUT THE EXPRESSED WRITTEN CONSENT OF S.E.C., INC.

Carothers Crossing East
PUD DEVELOPMENT PLAN
SITE PLAN
Franklin, Williamson Co, TN

REVISIONS:
9-24-15
KL
CVR
1"=50'
14432

DATE: 9-24-15
DRAWN BY: KL
RECORD BY: CVR
CHECKED BY: CVR
SCALE: 1"=50'
PROJECT #: 14432
SHEET NUMBER: 4 of 5

Site Area Table
PUD Parcel 1, 2-Story Building #1 = 10.01 Ac.
(Proposed Parking = 365 Spaces (4.68/1000 sf))
PUD Parcel 2, 2-Story Building #2 = 5.08 Ac.
(Proposed Parking = 206 Spaces (4.29/1000 sf))
Out Parcel 'A' = 1.14 Ac.
Out Parcel 'B' = 1.14 Ac.
Out Parcel 'C' = 1.86 Ac.
Out Parcel 'D' = 2.05 Ac.
Detention Parcel = 0.51 Ac.

Total Site Area = 21.79 Acres
Total PUD Area = 15.36 Acres

50' 0 50' 100'
SCALE: 1" = 50'

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Glenn Wilson, Manager, SS McEwen, LLC
(Please print Name/Names in Full)
being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the
property described as:

Map 79, Parcel 40
(Property Parcel/Tax ID Number)

and located at:

Northeast corner of Carothers Parkway and Liberty Pike
(Street Address)

am fully aware of the request for development approval in the City of Franklin,
Tennessee. Furthermore, (I)/ (we) hereby appoint

(Please print Name/Names in Full)
to act as my/our authorized agent on my/our behalf on all matters pertaining to
the processing and obtaining the application with the exception of legal
documents for recording purposes.


Signature

501 CORPORATE CENTRE DRIVE, SUITE 315
Property Owner Mailing Address

FRANKLIN, TN 37067
City, State & Zip

Subscribed and sworn to before me this

10th day of December, 20 15.

Cathy C Cornwell
Notary Public

My Commission Expires: January 26, 2019



PUBLIC NOTICE AFFIDAVIT

City of Franklin, Tennessee

We/I Ralph A. Knauss

(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are), acting as the authorized agent on all matters pertaining to the processing of the development application for the property described as:

Map 79, Parcel 40

(Property Parcel/Tax ID Number)

and located at:

Northeast corner of Carothers Parkway and Liberty Pike

(Street Address)

have/has provided a mailed notice in accordance with section 2.3.8 of the Franklin Zoning Ordinance, which included the following:

1. The address or location of the property subject to the submittal;
2. A brief description of the property (e.g., legal description, nearby streets and intersections);
3. Date, time, and location of the public meeting or hearing; Nature, scope, and purpose of submittal;
4. Information on where the public can view the application and where they may be heard;
5. Information on where the public can submit written comments.


RALPH A. KNAUSS

Signature

Subscribed and sworn to before me this

10th day of December, 2015.

Cathy C. Cornwell
Notary Public

My Commission Expires: January 26, 2019



December 11, 2015



RE: **Carothers Crossing East Outparcel Preliminary Plat application**
KVD Project No.: 15058
COF Project #: TBD

Dear Neighbors:

On behalf of our clients, SouthStar, Inc. we have submitted a Preliminary Plat application to the City of Franklin Planning Department for subdivision of a lot located at 1214 Liberty Pike. This Preliminary Plat proposes to subdivide lot #2 as depicted on the Duke Properties, Revision 1 final plat into four (4) lots.

This request will be considered at the **January 28, 2016** meeting of the Franklin Municipal Planning Commission. Your review and assessment of the impact to this Preliminary Plat request are welcomed and will be considered by the planning commission. The public may appear at the public meeting or submit written comments with respect to the application. Written comments may be directed to the City of Franklin Planning and Sustainability Department, 109 3rd Avenue South, Franklin, TN 37064.

Meeting location:
Franklin City Hall
City Board Room
109 3rd Ave S
Franklin, TN 37064

This application may be viewed in the Planning and Sustainability Department located at City Hall, 109 3rd Avenue South, Franklin, TN 37064.

Sincerely,

A handwritten signature in black ink that reads 'Christopher B. Wood'. The signature is written in a cursive, flowing style.

Christopher W. Wood, RLA LEED AP
Project Manager
Kiser + Vogrin Design, LLC

cc: Ralph Knauss – SouthStar, Glenn McGehee – SouthStar

EZEAL CAROTHERS
1343 HUFFINES RIDGE DR
FRANKLIN, TN 37067

SSI-CAROTHERS LLC
5111 MARYLAND WAY STE. 201
BRENTWOOD, TN 37027

C&Y PARTNERS LLC
103 FORREST CROSSING BLVD #204
FRANKLIN, TN 37064

HIGHWOODS REALTY LP
3100 SMOKETREE CT. 600
RALEIGH, NC 27604

EDWARD CURD LLC
730 COOL SPRINGS BLVD. #120
FRANKLIN, TN 37067

PORTER FAMILY LP
P.O. BOX 259
MARTIN, TN 38237

RAY E MORRIS
5660 PEACHTREE IND BLVD.
NORCROSS, GA 30071

SS KNOLL TOP LLC
501 CORPORATE CENTRE DR. #315
FRANKLIN, TN 37067

DR. DAVID SNOWDEN
507 NEW HIGHWAY 96 WEST
FRANKLIN, TN 37064

DR. MIKE LOONEY
1320 WEST MAIN STE. 202
FRANKLIN, TN 37064



December 11, 2015

Dr. Mike Looney
Superintendent of Schools
1320 West Main
Suite 202
Franklin, TN 37064
615.472.4000

RE: **Carothers Crossing East Outparcel Preliminary Plat application**
KVD Project No.: 15058
COF project #: TBD

Subject Property can be referenced as being Map 79, Parcel 40 on Williamson County Tax Maps. This site is at the Northeast intersection of Carothers Parkway and Liberty Pike in Franklin, TN. Currently 1214 Liberty Pike is a vacant lot.

Dear Dr. Mike Looney,

On behalf of our Clients, SouthStar LLC, we have submitted a Preliminary Plat application to the City of Franklin Planning Department requesting approval for the subdivision of one (1) lot into four (4) lots for the property located at 1214 Liberty Pike Franklin, TN. Currently, the project site is zoned GC – General Commercial and lies within Special Area 4 of the McEwen Character Area Overlay District (MECO-4). The requested subdivision will subdivide one (1) lot consisting of 6.0+/- acres into four (4) consisting of outparcel A at .98+/- acres, outparcel B at 1.09+/- acres, outparcel C at 1.89+/- acres and outparcel D at 2.05+/- acres. Any future uses will be commercial in nature and will not include any residential units, and thus we conclude the project will have no impact on the overall school population of the Williamson County School and Franklin Special School Districts.

This request will be considered at the **January 28, 2016** meeting of the Franklin Municipal Planning Commission. Your review and assessment of the impact to this Preliminary Plat application are welcomed and will be considered by the planning commission. If you cannot make this meeting date, please feel free to forward any written comments to my email address at chris@kiservogrin.com or you may contact me to view the plans at your convenience. Please do not hesitate to call with any questions.

Sincerely,

A handwritten signature in black ink that reads 'Christopher B. Wood'. The signature is fluid and cursive, with a large, stylized 'C' and 'W'.

Christopher B. Wood | RLA, LEED AP
Project Manager
Kiser + Vogrin Design, LLC
cc: Ralph Knauss – SouthStar, Glenn McGehee – SouthStar



December 11, 2015

Dr. David Snowden
Director of Schools
Franklin Special School District
507 New Highway 96 West
Franklin, TN 37064
615.794.6624

RE: **Carothers Crossing East Preliminary Plat for outparcels**
KVD Project No.: 15058
COF project #: TBD

Subject Property can be referenced as being Map 79, Parcel 40 on Williamson County Tax Maps. This site is at the Northeast intersection of Carothers Parkway and Liberty Pike in Franklin, TN. Currently 1214 Liberty Pike is a vacant lot.

Dear Dr. David Snowden,

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Christopher B. Wood | RLA, LEED AP
Project Manager
Kiser + Vogrin Design, LLC
cc: Ralph Knauss – SouthStar, Glenn McGehee – SouthStar

COF no: 6005

CONDITIONS OF APPROVAL:

Planning

[15058 Carothers Crossing East Outparcel Preliminary Plat 15-12-11.pdf](#)

1. Project number

- Applicant shall correct the Site Data Charts on P 1.0 and P 2.0 to reflect the correct COF Project Number 6005.

FRANKLIN SUMMIT
FRANKLIN MUNICIPAL PLANNING COMMISSION
01/28/2016

Project Information

Existing Zoning: CG General Commercial District
Proposed Zoning: CG General Commercial District
Existing Land Use: Vacant
Proposed Land Use: Retail/Office
Character Area: MECO-4
Development Standard: Traditional
Other Overlays: HPO
Site Acreage: 30.15 acres

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



0 250 500 1,000
Feet

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

Engineering - Preliminary Plat Checklist

General Comments

1. B. General Information

- Applicant shall add note referencing recorded agreement between Vanderbilt and SouthStar regarding roadway installation and maintenance for the interior drives which lie partly on the Vanderbilt property. The installation/maintenance agreement, access easements, PUDEs and any necessary construction easements shall be recorded prior to final approval of the Preliminary Plat and the book & page number for each referenced on this preliminary plat.

Planning

General Comments

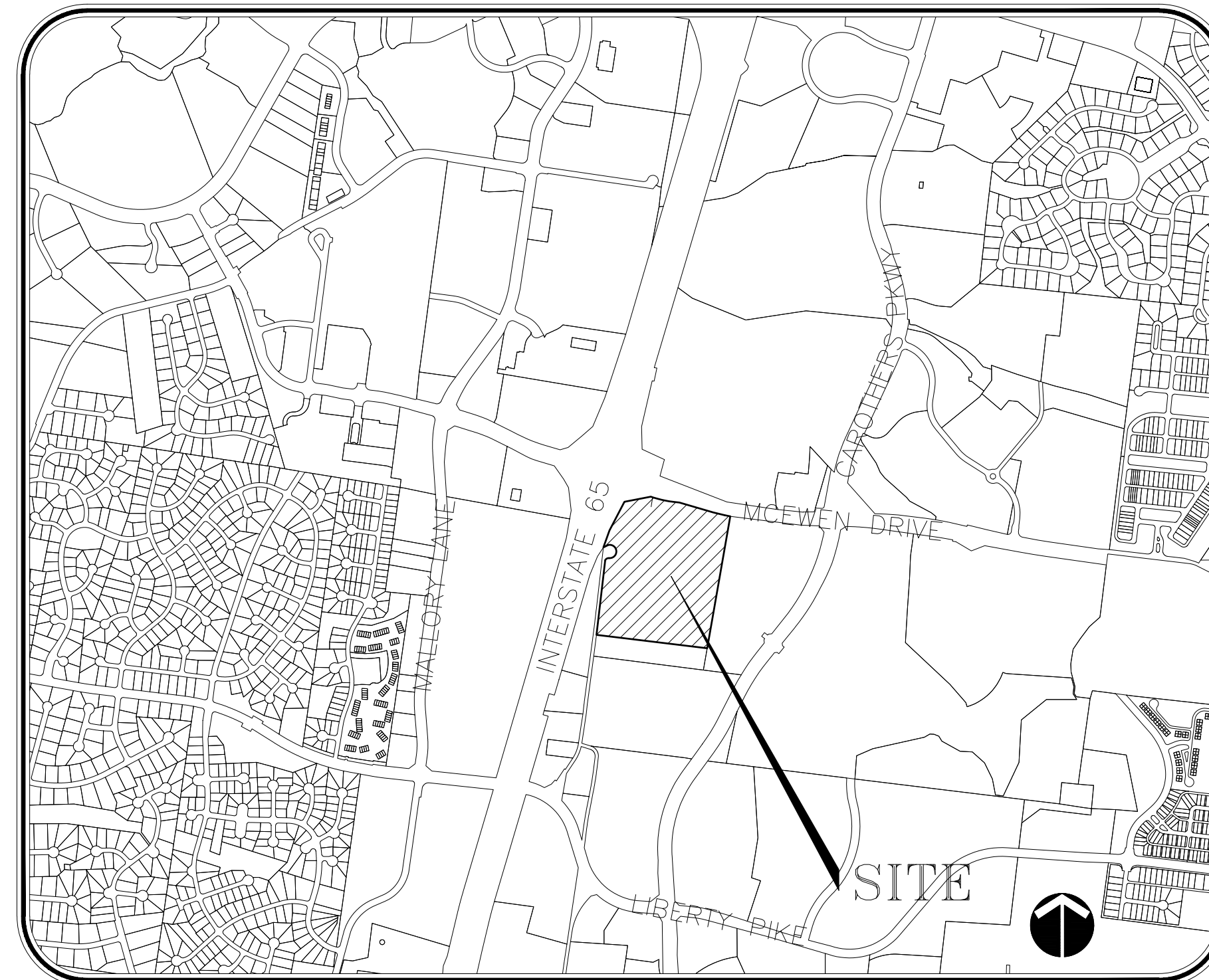
2. Planning Checklist Items

- The applicant shall provide all items shown on the Planning Checklist. The applicant shall include the survey, sealed by a land surveyor, that includes all boundaries, angles, bearings, and calls. (including the Vanderbilt property)

3. Site Data Chart

- The applicant shall include in the site data the lot numbers of the Vanderbilt property. These lots can be marked as not for preliminary plat approval, only the proposed access easements are requesting preliminary plat approval.

SOUTHSTAR



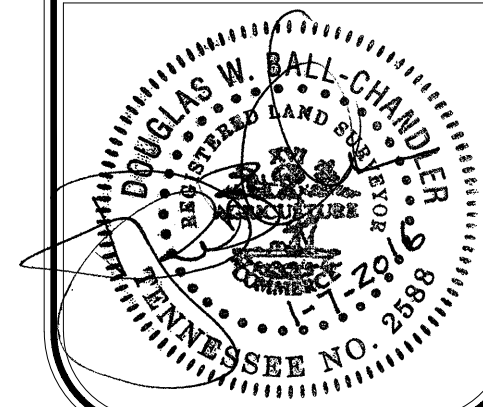
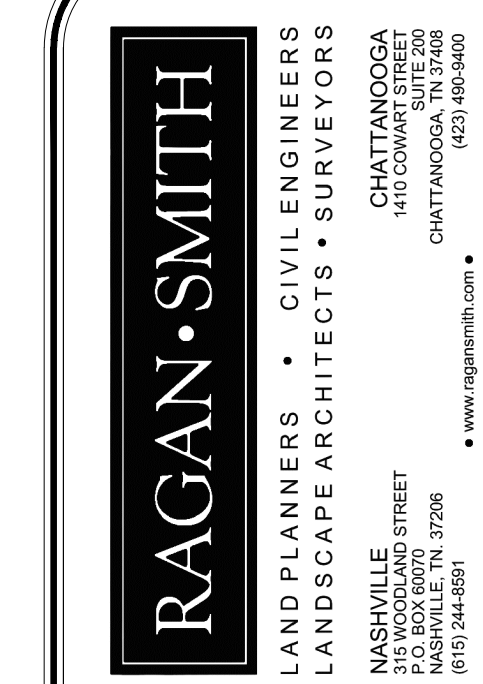
LOCATION MAP
N.T.S.

PURPOSE STATEMENT: THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PRELIMINARY LAYOUT FOR A 5 LOT SUBDIVISION AND DEPICT PRELIMINARY PLANNING OF ROADWAY CONNECTIVITY FOR FUTURE DEVELOPMENT.

<u>SHEET</u>	<u>DESCRIPTION</u>
S0.0	COVER SHEET
<u>CIVIL PLANS</u>	
S1.0	PROPOSED SITE LAYOUT
S1.1	EXISTING CONDITIONS
S1.2	SLOPE CONDITIONS

OWNER/DEVELOPER
MR. RALPH KNAUSS
SOUTHSTAR, LLC
501 CORPORATE CENTRE DRIVE, SUITE 315
FRANKLIN, TENNESSEE 37067
(615) 472-8916
rknauss@southstarco.com

DOUGLAS BALL-CHANDLER
RAGAN-SMITH-ASSOCIATES, INC.
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
dchandler@ragansmith.com



FRANKLIN SUMMIT
FOR
SOUTHSTAR

9TH CIVIL DISTRICT, EAST McEWEN DRIVE, FRANKLIN, TENNESSEE

JOB NO.	WK ORDER	
12049	0193	
APPROVED:	DBC	
DRAWN:	BKB	
SCALE:	NTS	
DATE:	NOVEMBER 9, 2015	

1-07-16 (DBC) REV.
 1-18-16 (BKB) REV.
 12-09-16 (DBC) REV.
 PER CITY COMMENTS

REVISIONS

COVER SHEET

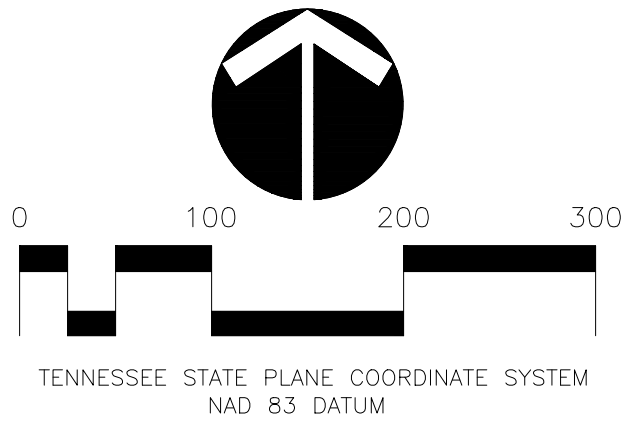
S0.0



Know what's **below**.
Call before you dig.

CITY OF FRANKLIN
WILLIAMSON COUNTY,
TENNESSEE

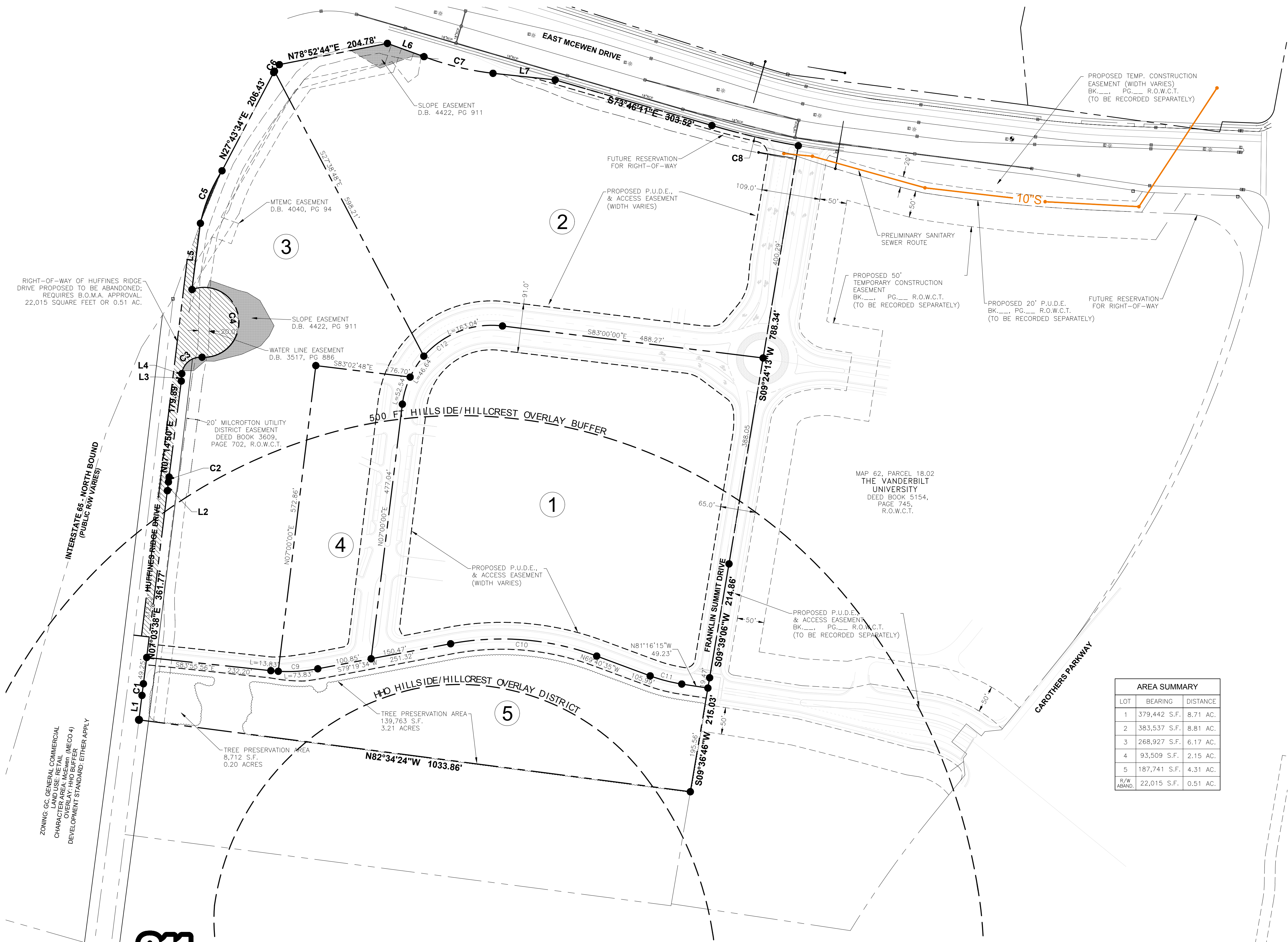
PROJECT NO.: COF NO. 5986
CITY OF FRANKLIN REZONING PROJECT #5834



FRANKLIN SUMMIT SITE CALCULATIONS																			
DEVELOPMENT	ZONED	TOTAL AC	% OF SITE	LSR REQ. (AC)	LSR PROVIDED (AC)	LSA REQ. (AC)	LSA PROVIDED (AC)	REPLACEMENT TREE REQ (AC)	EX. TREE CANOPY (AC)	EX. TREE CANOPY PRESERVATION REQUIRED (AC)	EX. TREE CANOPY PRESERVATION MAINTAINED (AC)	FORMAL OPEN SPACE REQUIRED (AC)	FORMAL OPEN SPACE PROVIDED (AC)	CANOPY REQUIRED (AC)	UNDERSTORY REQUIRED (AC)	SHRUBS REQUIRED (EA)	FOS CANOPY REQUIRED (AC)	FOS UNDERSTORY REQUIRED (AC)	FOS SHRUB REQUIRED (EA)
TOTAL SITE	GC	30.15	100.00%	0.3	0.13	9.05	3.92	1,748	18.07	3.25	3.41	1.51	1.51	2,118.88	542.64	2,480.64	90.6	13.59	75.5
LOT 1	GC	8.71	28.89%	0.3	0.00	2.61	0.00	589.21	-	0	0	0.51	0.51	714.22	182.91	836	30.6	4.59	26
LOT 2	GC	8.81	29.22%	0.3	0.00	2.64	0.00	595.97	-	0	0	0.51	0.51	722.42	185.01	846	30.6	4.59	26
LOT 3	GC	6.17	20.46%	0.3	0.00	1.85	0.00	417.38	-	0	0	0.36	0.36	505.94	129.57	592	21.6	3.24	18
LOT 4	GC	2.15	7.13%	0.3	0.00	0.65	0.00	145.44	-	0	0	0.13	0.13	176.30	45.15	206	7.8	1.17	7
LOT 5	GC	4.31	14.30%	0.3	0.91	1.29	3.92	N/A	-	3.25	3.41	**	0	*	*	*	*	*	*
TOTAL SITE REMAINING	N/A	0.00	N/A	N/A	0.17	N/A	5.13	0	N/A	0.00	-0.16	N/A	0.00	N/A	N/A	N/A	N/A	N/A	N/A

* TREE CALC REQUIREMENTS DO NOT APPLY TO TREE PRESERVATION AREAS, UNLESS TREE CALIPERS WITHIN THE TREE PRESERVATION AREA ARE BEING UTILIZED TO MEET OVERALL CALPER REQUIREMENTS. THIS WOULD REQUIRE A TREE SURVEY. GENERALLY SPEAKING, A TREE SURVEY PROVES BENEFICIAL IN REDUCING THE OVERALL CALPER REQUIREMENT FOR THE SITE.

** FORMAL OPEN SPACE REQUIREMENTS FOR LOT 5 ARE BEING ACCOUNTED FOR AS A PERCENTAGE WITHIN LOTS 1-4



AREA SUMMARY		
LOT	BEARING	DISTANCE
1	379,442 S.F.	8.71 AC.
2	383,537 S.F.	8.81 AC.
3	268,927 S.F.	6.17 AC.
4	93,509 S.F.	2.15 AC.
5	187,741 S.F.	4.31 AC.
TOTAL	22,015 S.F.	0.51 AC.

LINE TABLE						
LINE	BEARING	DISTANCE				
L1	N07°03'38"E	45.88'				
L2	N07°14'50"E	16.40'				
L3	N04°53'16"E	10.86'				
L4	N00°27'09"E	2.91'				
L5	N07°15'28"E	124.13'				
L6	S70°03'53"E	72.40'				
L7	S83°57'34"E	116.23'				

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	2016.50'	21.84'	0°37'14"	10.92	21.84'	N07°03'38"E
C2	2016.50'	9.34'	0°15'55"	4.67	9.34'	N07°14'50"E
C3	35.00'	53.59'	87°43'20"	33.64	48.50'	N50°58'50"E
C4	65.00'	230.55'	203°13'25"	316.32	127.34'	N08°27'53"W
C5	283.50'	106.27'	21°28'42"	53.77	105.65'	N22°20'35"E
C6	143.50'	18.10'	7°13'38"	9.06	18.09'	N35°32'02"E
C7	541.16'	132.29'	14°00'23"	66.48	131.96'	S76°25'13"E
C8	1491.39'	165.04'	6°20'26"	82.61	164.96'	S76°50'02"E
C9	300.00'	87.66'	16°44'30"	44.14	87.35'	N87°41'49"E
C10	510.00'	275.92'	30°59'52"	141.42	272.56'	S85°10'30"E
C11	300.00'	60.71'	11°35'40"	30.46	60.61'	S75°28'25"E
C12	167.00'	262.32'	90°00'00"	167.00	236.17'	N52°00'00"E

SITE DATA:

PROPERTY INFORMATION:
STREET ADDRESS: SOUTHEAST CORNER OF I-65 AND MCEWEN DR.
CIVIL DISTRICT: 08
TAX MAP: 062
PARCEL: 18.01,19.01,19.02
LOT SIZE: 30.15 AC. (1,313,156± S.F.)
PROP. R/W ABANDONMENT: 0.51 AC. (22,015± S.F.) (NOT INCLUDED IN 30.15 AC.)
HUFFINES RIDGE DR.
ZONING INFORMATION:
EXISTING ZONING CLASSIFICATION: GC, GENERAL COMMERCIAL DISTRICT
PROPOSED ZONING CLASSIFICATION: GC, GENERAL COMMERCIAL DISTRICT
EXISTING ZONING OVERLAY: HHO, HHO BUFFER
PROPOSED ZONING OVERLAY: HEIGHT OVERLAY DISTRICT
CHARACTER AREA: MECO-4
DEVELOPMENT STANDARDS: BOTH ARE APPLICABLE
PROPOSED DEVELOPMENT STANDARDS: BOTH ARE APPLICABLE
EXISTING LAND USE: VACANT
PROPOSED LAND USE: OFFICE/COMMERCIAL

DRAINAGE BASIN:

TRIBUTARY OF SOUTH PRONG SPENCER CREEK
OWNER/DEVELOPER:
SS MCEWEN 65 LLC
SOUTHSTAR LLC
501 CORPORATE CENTRE DRIVE
SUITE 315
FRANKLIN, TN 37067
(615) 472-8916
PROJECT ENGINEER:
BRAD SLAYDEN, P.E., V.P.
RAGAN-SMITH & ASSOCIATES, INC.
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
bslayden@ragansmith.com

SURVEY INFORMATION:

BOUNDARY INFORMATION TAKEN FROM A SURVEY PREPARED BY RAGAN SMITH ASSOCIATES DATED 08/30/2013 AND 10/31/2012 AND BY KEVIN A EDMONSON ON 05/10/2007.

MINERAL RIGHTS NOTE:

ACCORDING TO A COMMITMENT FOR TITLE INSURANCE BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO.: 125839, WITH A REVISED DATE OF AUGUST 24, 2012 AT 1:20 P.M., AND A COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: NOS-606412-NAS, WITH AN EFFECTIVE DATE OF MAY 22, 2013 AT 7:30 A.M. THE COMPANIES MAKE NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF MINERAL RIGHTS.

STATEMENT OF IMPACTS:

1. WATER FACILITIES: MALLORY VALLEY UTILITY DISTRICT IS THE WATER PROVIDER FOR THE SITE. DOMESTIC, FIRE AND IRRIGATION DEMAND CAN BE MET WITHIN THE DEVELOPMENT WITH PROPOSED EXTENSIONS OF WATER PER THE UTILITY DISTRICTS REQUIREMENTS. THIS WILL INCLUDE AN EXTENSION OF A 12" WATER LINE FROM MCEWEN THROUGH THE PROPOSED DEVELOPMENT TOWARD CAROTHERS PARKWAY.
2. SEWER FACILITIES: THE CITY OF FRANKLIN WILL BE THE SERVICE PROVIDER FOR THE DEVELOPMENT. CURRENTLY A 10" PUBLIC SEWER LINE HAS BEEN EXTENDED BY THE PINNACLE COMMONS DEVELOPMENT AT THE INTERSECTION OF CAROTHERS AND MCEWEN TO THE NORTHERN ROW OF MCEWEN. A TRI-PARTY AGREEMENT WILL THEN PROVIDE THE SEWER CROSSING OF MCEWEN WITH SERVICE EXTENSION TO THE DEVELOPMENT.
3. REPURIFIED (REUSE) WATER FACILITIES: CURRENTLY NO REUSE WATER LINES EXIST ON THE EAST SIDE OF INTERSTATE 65 AND THIS PROJECT WILL NOT BE REQUIRED TO PROVIDE AN EXTENSION.
4. STREET NETWORK: EAST MCEWEN DRIVE, LOCATED TO THE NORTH OF THE PROPERTY, IS CLASSIFIED AS A MAJOR ARTERIAL ROAD ON THE CURRENT MAJOR THOROUGHFARE PLAN. ALONG THE FRONTAGE OF EAST MCEWEN DRIVE WAS STUDIED AS PART OF THE INTEGRATED GROWTH PLAN IN MARCH OF 2013. HUFFINES RIDGE, LOCATED TO THE WEST OF THE PROPERTY, IS CLASSIFIED AS A LOCAL ROADWAY.
5. DRAINAGE FACILITIES: ON-SITE STORM WATER QUANTITY AND QUALITY WILL BE DESIGNED PER THE STORMWATER ORDINANCE IN EFFECT AT THE TIME OF DEVELOPMENT. PORTIONS OF THE SITE DRAIN WEST TOWARD HUFFINES RIDGE AND EAST TOWARD THE INTERSECTION OF CAROTHERS AND EAST MCEWEN.
6. POLICE, FIRE, & RECREATIONAL FACILITIES: THE SITE IS LOCATED AS FOLLOWS FROM POLICE, FIRE AND RECREATIONAL FACILITIES.
POLICE: THE SITE IS LOCATED 5 MILES FROM THE DOWNTOWN FRANKLIN POLICE HEADQUARTERS.
FIRE: THE SITE IS APPROXIMATELY 1.7 MILES FROM FIRE STATION 6 LOCATED AT 1061 COOL SPRINGS BOULEVARD.
RECREATION: THE SITE IS LOCATED 1.1 MILES FROM LIBERTY PARK AND ITS ASSOCIATED DOG PARK AND 4.6 MILES FROM PINKERTON PARK.
7. PROJECTED STUDENT POPULATION: DUE TO THE NATURE OF THE PROPOSED OFFICE AND RETAIL DEVELOPMENT, THE STUDENT POPULATION WILL NOT BE AFFECTED.
8. REFUSE STORAGE: A CENTRALIZED TRASH COLLECTION, RECYCLING AND STORAGE FACILITY WILL BE DESIGNED ON EACH PARCEL PROPOSED WITHIN THE DEVELOPMENT AND A PRIVATE PICK-UP SERVICE WILL BE UTILIZED.
9. RESTRICTIVE COVENANTS/EASEMENTS: THERE ARE CURRENTLY NO RESTRICTIVE COVENANTS FOR THIS PROPERTY. BASED ON AN ALTA SURVEY OF THE PROPERTY, VARIOUS EASEMENTS EXIST AROUND THE PERIMETER OF THE SITE.

STORMWATER NARRATIVE

UPON SITE DEVELOPMENT OF EACH PARCEL A STORMWATER MANAGEMENT PLAN WILL BE CREATED AND SUBMITTED FOR APPROVAL IN COMPLIANCE WITH THE CITY OF FRANKLIN STORMWATER ORDINANCE.

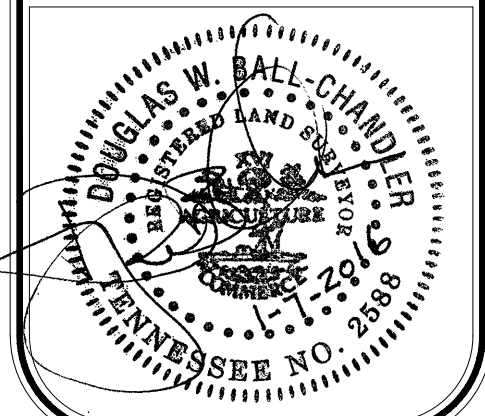
PARKING

ALL SURFACE AND GARAGE PARKING IS TO BE MUTUALLY SHARED FOR THE BENEFIT OF THE ENTIRE DEVELOPMENT. THIS SHARED PARKING TO BE FURTHER DEFINED IN FUTURE OWNERS ASSOCIATION DOCUMENTS.

HUFFINES RIDGE DR. ABANDONMENT NOTE:

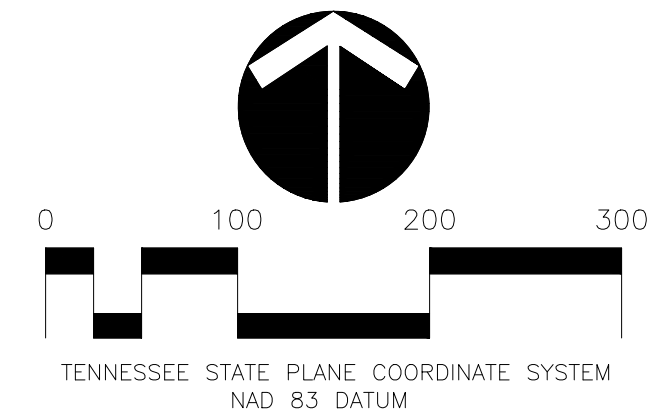
RIGHT-OF-WAY FOR HUFFINES RIDGE DRIVE IS CURRENTLY IN THE PROCESS OF BEING ABANDONED APPROXIMATELY 40' NORTH OF THE INTERSECTION OF THE EXISTING HUFFINES RIDGE DRIVE AND THE PROPOSED EXTENSION OF HUFFINES RIDGE DRIVE AS SHOWN HEREON.

RAGAN-SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
NASHVILLE, TN 37206
P.O. BOX 6620
CHATTANOOGA, TN 37406
(615) 344-8591
www.ragansmith.com



FRANKLIN SUMMIT
FOR
SOUTHSTAR
9TH CIVIL DISTRICT EAST MCEWEN DRIVE, FRANKLIN, TENNESSEE

JOB NO. 12049 WK ORDER 0193
APPROVED: DBC
DRAWN: BKB
SCALE: 1" = 100'
DATE: NOVEMBER 9, 2015
REV. 1: 07-16 (DBS) REV. 2: 09-15 (DBS) REV. 3: 09-15 (DBS) REV. 4: 11-15 (DBS) REV. 5: 11-15 (DBS) REV. 6: 11-15 (DBS) REV. 7: 11-15 (DBS) REV. 8: 11-15 (DBS) REV. 9: 11-15 (DBS) REV. 10: 11-15 (DBS) REV. 11: 11-15 (DBS) REV. 12: 11-15 (DBS) REV. 13: 11-15 (DBS) REV. 14: 11-15 (DBS) REV. 15: 11-15 (DBS) REV. 16: 11-15 (DBS) REV. 17: 11-15 (DBS) REV. 18: 11-15 (DBS) REV. 19: 11-15 (DBS) REV. 20: 11-15 (DBS) REV. 21: 11-15 (DBS) REV. 22: 11-15 (DBS) REV. 23: 11-15 (DBS) REV. 24: 11-15 (DBS) REV. 25: 11-15 (DBS) REV. 26: 11-15 (DBS) REV. 27: 11-15 (DBS) REV. 28: 11-15 (DBS) REV. 29: 11-15 (DBS) REV. 30: 11-15 (DBS) REV. 31: 11-15 (DBS) REV. 32: 11-15 (DBS) REV. 33: 11-15 (DBS) REV. 34: 11-15 (DBS) REV. 35: 11-15 (DBS) REV. 36: 11-15 (DBS) REV. 37: 11-15 (DBS) REV. 38: 11-15 (DBS) REV. 39: 11-15 (DBS) REV. 40: 11-15 (DBS) REV. 41: 11-15 (DBS) REV. 42: 11-15 (DBS) REV. 43: 11-15 (DBS) REV. 44: 11-15 (DBS) REV. 45: 11-15 (DBS) REV. 46: 11-15 (DBS) REV. 47: 11-15 (DBS) REV. 48: 11-15 (DBS) 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GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO CONTROL POINTS ON THE SURVEYED PROPERTY IN ORDER TO ESTABLISH THE BEARING BASE FOR THE SURVEY. TYPE EQUIPMENT USED: LEICA, MODEL GX1230, DUAL FREQUENCY RECEIVER. THE TYPE OF GPS SURVEY: NETWORK ADJUSTED REAL TIME KINEMATIC. THE RELATIVE POSITIONAL ACCURACY IS 0.05".
2. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88. CONTOURS ARE AT ONE FOOT INTERVALS AND ARE BASED ON A FIELD RUN SURVEY USING RANDOM SPOT ELEVATIONS. CONTOURS WERE DERIVED USING SURFACE MODELING TECHNIQUES.
3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0212F, WITH AN REVISION DATE OF SEPTEMBER 23, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470206, PANEL NO. 212, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH CHAPTER 0820-4, STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, CONFORMS TO THE ACCURACY OF A CATEGORY I SURVEY AS DEFINED IN THE STANDARDS, AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1: 15,000.
5. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED IN THE CERTIFICATE AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON OR ENTITY.
6. THIS SURVEYOR 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. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	2016.50'	21.84'	0°37'14"	10.92	21.84'	N07°03'38"E
C2	2016.50'	9.34'	0°15'55"	4.67	9.34'	N07°14'50"E
C3	35.00'	53.59'	87°43'20"	33.64	48.50'	N50°58'50"E
C4	65.00'	230.55'	203°13'25"	316.32	127.34'	N08°27'53"W
C5	283.50'	106.27'	21°28'42"	53.77	105.65'	N22°20'35"E
C6	143.50'	18.10'	7°13'38"	9.06	18.09'	N35°32'02"E
C7	541.16'	132.29'	14°00'23"	66.48	131.96'	S76°25'13"E
C8	1491.39'	165.04'	6°20'26"	82.61	164.96'	S76°50'02"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N07°03'38"E	45.88'
L2	N07°14'50"E	16.40'
L3	N04°53'16"E	10.86'
L4	N00°27'09"E	2.91'
L5	N07°15'28"E	124.13'
L6	S70°03'53"E	72.40'
L7	S83°57'34"E	116.23'



PROPERTY DESCRIPTION

BEING A TRACT OF LAND IN THE 9TH CIVIL DISTRICT OF WILLIAMSON COUNTY, CITY OF FRANKLIN, TENNESSEE, BEING PARCEL NUMBERS 18.01, 19.01, AND 19.02 AS SHOWN ON WILLIAMSON COUNTY PROPERTY TAX MAP NUMBER 62, BEING BOUNDED ON THE NORTH BY RIGHT-OF-WAY (R/W) OF EAST MCEWEN DRIVE (PUBLIC R/W VARIES), ON THE WEST BY RIGHT-OF-WAY (R/W) OF INTERSTATE 65 AND HUFFINS RIDGE DRIVE (PUBLIC R/W VARIES), ON THE SOUTH BY THE COWER R. AND HAZEL M. ELLER PROPERTY OF RECORD IN DEED BOOK 301, PAGE 88, (R.O.W.C.T.), AND ON THE EAST BY THE VANDERBILT UNIVERSITY PROPERTY OF RECORD IN DEED BOOK 5154, PAGE 745 (R.O.W.C.T.) SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING BEING A POINT IN THE SOUTHERLY R/W MARGIN OF EAST MCEWEN DRIVE BEING THE NORTHWEST CORNER OF THE SAID VANDERBILT PROPERTY AND THE NORTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED, HAVING A NORTHING OF 583,305.55 AND AN EASTING OF 1,727,256.46 (NAD83); THENCE LEAVING THE SAID R/W MARGIN SOUTH 09 DEGREES 24 MINUTES 13 SECONDS WEST, 788.34 FEET TO A ½" IRON ROD (OLD); THENCE SOUTH 09 DEGREES 39 MINUTES 06 SECONDS WEST 214.86 FEET TO A ½" IRON ROD (OLD); THENCE SOUTH 09 DEGREES 36 MINUTES 46 SECONDS WEST, 215.03 FEET TO A 5/8" IRON ROD (OLD) BEING THE NORTHEAST CORNER OF THE SAID ELLER PROPERTY; THENCE LEAVING THE VANDERBILT PROPERTY WITH THE NORTHERLY LINE OF THE SAID ELLER PROPERTY NORTH 82 DEGREES 34 MINUTES 24 SECONDS WEST, 1033.86 FEET TO AN IRON ROD (OLD) IN THE R/W OF THE SAID HUFFINS RIDGE ROAD; THENCE LEAVING THE ELLER PROPERTY GENERALLY WITH HUFFINS RIDGE ROAD THE FOLLOWING TEN CALLS: NORTH 07 DEGREES 03 MINUTES 38 SECONDS EAST, 45.88 FEET TO A POINT; THENCE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 2016.50 FEET, AN ARC LENGTH OF 21.84 FEET, A CENTRAL ANGLE OF 00 DEGREES 37 MINUTES 14 SECONDS, AND A CHORD BEARING AND LENGTH OF NORTH 07 DEGREES 03 MINUTES 38 SECONDS EAST, 21.84 FEET TO A POINT; THENCE NORTH 07 DEGREES 03 MINUTES 38 SECONDS EAST, 361.77 FEET TO A POINT; THENCE NORTH 07 DEGREES 14 MINUTES 50 SECONDS EAST, 16.40 FEET TO A POINT; THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 2016.50 FEET, AN ARC LENGTH OF 9.34 FEET, A CENTRAL ANGLE OF 00 DEGREES 15 MINUTES 55 SECONDS, AND A CHORD BEARING AND LENGTH OF NORTH 07 DEGREES 14 MINUTES 50 SECONDS EAST, 9.34 FEET TO A POINT; THENCE NORTH 07 DEGREES 14 MINUTES 50 SECONDS EAST, 179.89 FEET TO A POINT; THENCE NORTH 04 DEGREES 53 MINUTES 16 SECONDS EAST, 10.86 FEET TO A POINT; THENCE NORTH 00 DEGREES 27 MINUTES 09 SECONDS EAST, 2.91 FEET TO A POINT; THENCE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, AN ARC LENGTH OF 53.59 FEET, A CENTRAL ANGLE OF 87 DEGREES 43 MINUTES 20 SECONDS, AND A CHORD BEARING AND LENGTH OF NORTH 50 DEGREES 58 MINUTES 50 SECONDS EAST, 48.50 FEET TO A POINT; THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 65.00 FEET, AN ARC LENGTH OF 230.55 FEET, A CENTRAL ANGLE OF 203 DEGREES 13 MINUTES 25 SECONDS, AND A CHORD BEARING AND LENGTH OF NORTH 08 DEGREES 27 MINUTES 53 SECONDS WEST, 127.34 FEET TO A POINT IN THE EASTERLY R/W OF INTERSTATE 65; THENCE LEAVING HUFFINS RIDGE ROAD WITH THE R/W OF INTERSTATE 65 NORTH 07 DEGREES 15 MINUTES 28 SECONDS EAST, 124.13 FEET TO A POINT; THENCE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 283.50 FEET, AN ARC LENGTH OF 106.27 FEET, A CENTRAL ANGLE OF 21 DEGREES 28 MINUTES 42 SECONDS, AND A CHORD BEARING AND LENGTH OF NORTH 22 DEGREES 20 MINUTES 35 SECONDS EAST, 105.65 FEET TO A POINT; THENCE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 143.50 FEET, AN ARC LENGTH OF 18.10 FEET, A CENTRAL ANGLE OF 07 DEGREES 13 MINUTES 38 SECONDS, AND A CHORD BEARING AND LENGTH OF NORTH 35 DEGREES 32 MINUTES 02 SECONDS EAST, 18.09 FEET TO A POINT; THENCE NORTH 78 DEGREES 52 MINUTES 44 SECONDS EAST, 204.78 FEET TO A POINT IN THE SOUTHERLY R/W OF THE SAID MCEWEN DRIVE; THENCE LEAVING INTERSTATE 65 WITH EAST MCEWEN DRIVE SOUTH 70 DEGREES 03 MINUTES 53 SECONDS EAST, 72.40 FEET TO A POINT; THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 541.16 FEET, AN ARC LENGTH OF 132.29 FEET, A CENTRAL ANGLE OF 14 DEGREES 00 MINUTES 23 SECONDS, AND A CHORD BEARING AND LENGTH OF SOUTH 76 DEGREES 25 MINUTES 13 SECONDS EAST, 131.96 FEET TO A POINT; THENCE SOUTH 83 DEGREES 57 MINUTES 34 SECONDS EAST, 116.23 FEET TO A POINT; THENCE SOUTH 73 DEGREES 46 MINUTES 11 SECONDS EAST, 303.52 FEET TO A POINT; THENCE AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 1491.39 FEET, AN ARC LENGTH OF 165.04 FEET, A CENTRAL ANGLE OF 06 DEGREES 20 MINUTES 26 SECONDS, AND A CHORD BEARING AND LENGTH OF SOUTH 76 DEGREES 50 MINUTES 02 SECONDS EAST, 164.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,313,156 SQUARE FEET OR 30.15 ACRES, MORE OR LESS.



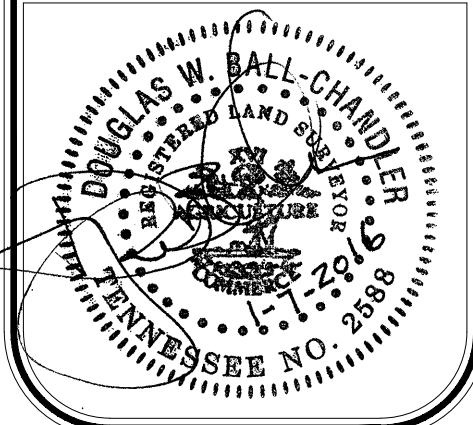
Know what's below.
Call before you dig.

TOTAL AREA = 1,313,156 SQUARE FEET OR 30.15 ACRES ±

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LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS

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310 BOWEN STREET
NASHVILLE, TN 37203
(615) 344-8591
www.ragan-smith.com



FOR

FRANKLIN

SUMMIT

9TH CIVIL DISTRICT EAST MCEWEN DRIVE, FRANKLIN, TENNESSEE

JOB NO.
12049

WK ORDER
0193

APPROVED:
DBC

DRAWN:
BKB

SCALE:
1" = 100'

DATE:
NOVEMBER 9, 2015

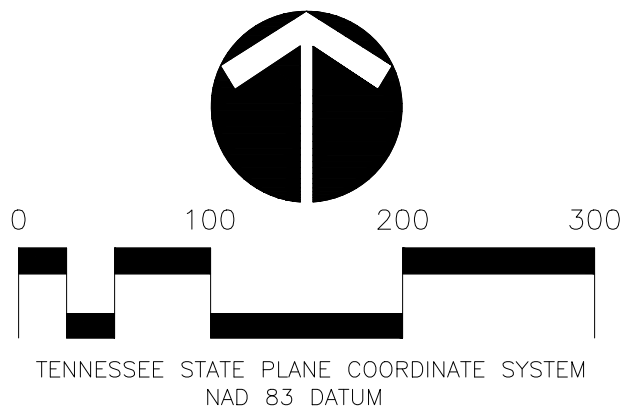
EXISTING CONDITIONS

S1.1

1-07-16 (DBC) REV.
10-03-15 (DBC) REV.
PER CITY COMMENTS

REVISIONS

G:\2049\27131 SURVEY\27131 PREP\27131.DWG
PLOTTED BY DOUGLAS BALL-CHANDLER ON: 1/7/2016 10:03 AM LAST UPDATED BY DBC ON: 16/2016 3:21 PM



CURVE TABLE						
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L6	S70°03'53"E	72.40'
L7	S83°57'34"E	116.23'

LEGEND	
	SLOPE 20% OR GREATER
	SLOPE 14% TO 19.99%

RIGHT-OF-WAY OF HUFFINES RIDGE DRIVE PROPOSED
TO BE ABANDONED; REQUIRES B.O.M.A. APPROVAL.
22,015 SQUARE FEET OR 0.51 AC.

ZONING: GC, GENERAL COMMERCIAL
LAND USE: VACANT
CHARACTER AREA: McEwen (MECO 4)
OVERLAY: HHO, HHO BUFFER
DEVELOPMENT STANDARD: EITHER APPLY
MAP 62, PARCEL 19.03
DEED BOOK 5255, PAGE 709, R.O.W.C.T.

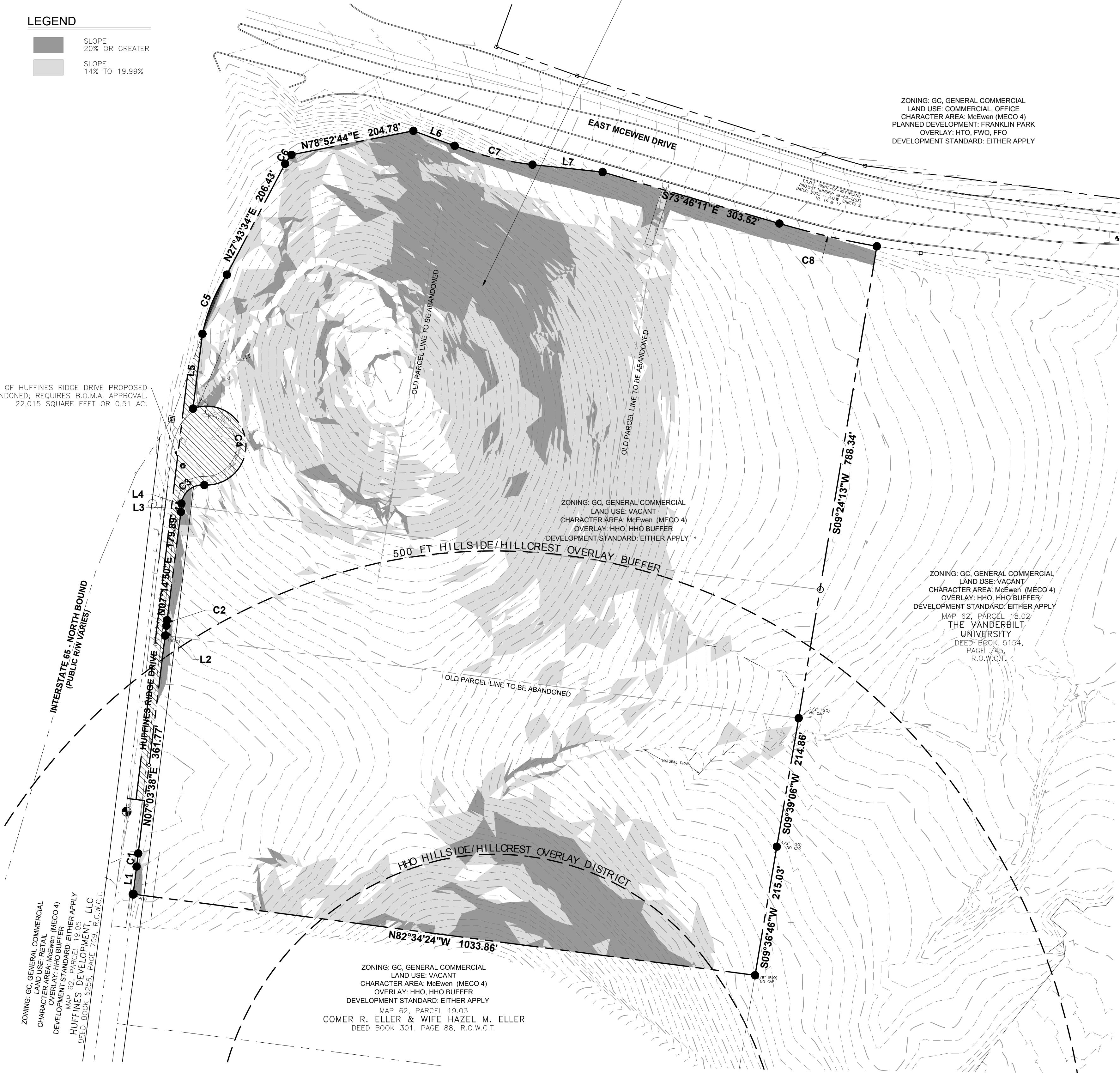
ZONING: GC, GENERAL COMMERCIAL
LAND USE: VACANT
CHARACTER AREA: McEwen (MECO 4)
OVERLAY: HHO, HHO BUFFER
DEVELOPMENT STANDARD: EITHER APPLY
MAP 62, PARCEL 19.03
COMER R. ELLER & WIFE HAZEL M. ELLER
DEED BOOK 501, PAGE 88, R.O.W.C.T.

ZONING: GC, GENERAL COMMERCIAL
LAND USE: VACANT
CHARACTER AREA: McEwen (MECO 4)
OVERLAY: HHO, HHO BUFFER
DEVELOPMENT STANDARD: EITHER APPLY

ZONING: GC, GENERAL COMMERCIAL
LAND USE: VACANT
CHARACTER AREA: McEwen (MECO 4)
OVERLAY: HHO, HHO BUFFER
DEVELOPMENT STANDARD: EITHER APPLY
MAP 62, PARCEL 18.02
THE VANDERBILT
UNIVERSITY
DEED BOOK 5154,
PAGE 745
R.O.W.C.T.

DRT APPEAL APPROVAL REGARDING HILLSIDE DEVELOPMENT
AND SLOPE PROTECTION STANDARDS ALLOWING DEVELOPMENT
OF SLOPES:
1) ITEM #23 ON FEB. 27, 2014 FMPC AGENDA
2) ITEM #6 ON FEB. 26, 2015 FMPC AGENDA

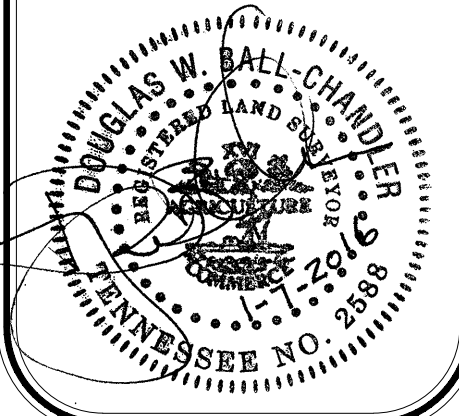
ZONING: GC, GENERAL COMMERCIAL
LAND USE: COMMERCIAL, OFFICE
CHARACTER AREA: McEwen (MECO 4)
PLANNED DEVELOPMENT: FRANKLIN PARK
OVERLAY: HTO, FWO, FFO
DEVELOPMENT STANDARD: EITHER APPLY



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FOR

SOUTHSTAR

FRANKLIN SUMMIT

9TH CIVIL DISTRICT EAST MCEWEN DRIVE, FRANKLIN, TENNESSEE

JOB NO.	WK ORDER	APPROVED:	DRAWN:	SCALE:	DATE:
12049	0193	DBC	BKB	1" = 100'	NOVEMBER 9, 2015
REVISIONS					
1-07-16 (DB) REV. PER CITY COMMENTS					
1-09-15 (DB) REV. PER CITY COMMENTS					

SLOPE
CONDITIONS

S1.2

WESTHAVEN PUD SUBDIVISION, FINAL PLAT, SECTION 33
FRANKLIN MUNICIPAL PLANNING COMMISSION
1/26/2016

Site

Project Information

Base Zoning: Specific Density Variety (SD-X)
Existing Land Use: Vacant
Proposed Land Use: Detached Residential
Character Area: WHCO-1
Development Standard: Traditional
Other Overlays: N/A
Site Acreage: 10.83 acres
Proposed Number of Lots: 34

- | | |
|---|---|
|  Section 33 |  SD-X Specific Development-Variety |
|  AG Agricultural District |  OR Office Residential District |
|  ER Estate Residential |  GO General Office District |
|  R-1 Residential District |  CC Central Commercial District |
|  R-2 Residential District |  NC Neighborhood Commercial District |
|  R-3 Residential District |  GC General Commercial District |
|  R-6 Historic Core Residential District |  LI Light Industrial District |
|  RM-10 Attached 10 Residential District |  HI Heavy Industrial District |
|  RM-15 Attached 15 Residential District |  CI Civic and Institutional District |
|  RM-20 Attached 20 Residential District | |
|  SD-R Specific Development-Residential | |



0 375 750 1,500
Feet

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

Owner/Subdivider: Westhaven Partners, LLC
Owners/Partners with 5% interest or more:
Westhaven Partners, LLC
c/o Tim Downey - tim.downey@southernland.com
1550 W. McEwen Drive, Suite 200
Franklin, TN 37067
(615) 778-3150
T. Rhodes Hart
814 Church Street, #300
Nashville, TN 37203
(615) 259-4222
PPMC Limited Partnership
c/o Pete Serodino
P.O. Box 4539
Chattanooga, TN 37405
(423) 286-1855
Monica Smiley
1417 Heritage Landing Drive
Chattanooga, TN 37405
(423) 266-1070
Frank Mastroianni
814 Church Street, #300
Nashville, TN 37203
(615) 244-9400
Springlake, G.P.
c/o Ron Pace
95 White Bridge Road, #504
Nashville, TN 37205
(615) 352-9800
Frank J.B. Varallo
Rone-Regency Jewelers
Brainerd Village
Chattanooga, TN 37411
(423) 894-1188

Plat Notes:

- The purpose of this plat is to create 34 lots (Lots 1277-1302, Lots 1335-1338, and Lot 5054) including Open Space lots.
- Site is located in Williamson County, TN, and is a portion of Parcel 23 and Parcel 25.02 on Williamson County Property Map No. 64.
- Zoning: Mixed-Use Local District (ML 1.8/Transitional/HO-C-1)
- All lots in Section 33 fall in the T4 Tract Zone as defined in the Westhaven Concept Plan (Revision 2) and Pattern Book, revised 05/08/07.
- According to the Westhaven Pattern Book, the following building types would be permitted in the T3 tract zones - sideyard house, cottage, or house.

Section 33 includes the following building types and sizes: sideyard houses, cottages, and houses.

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

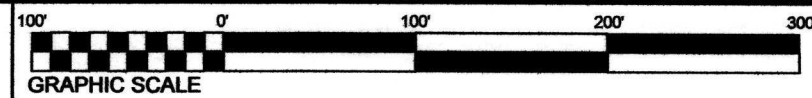
- Minimum setback requirements:
Front yard - 10'
Side yard - 5' (min. 10' between buildings)

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

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

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

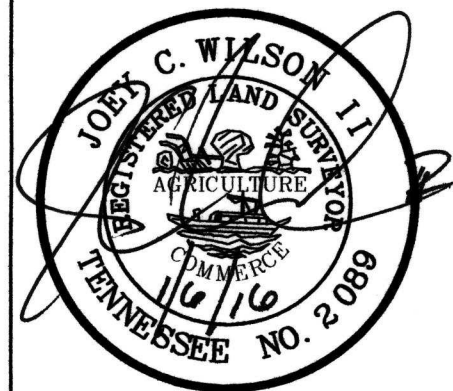
- Bearings are based on TN Grid System (NAD 83)
- Subject property is not within a Flood Hazard Area as per F.E.M.A. Flood Insurance Rate Map No. 47187C0195F, Revision Date September 29, 2006, Community No. 470206, Panel No. 195.
- The developer acknowledges that all lots have adequate building envelopes and no variances will be required.
- All streets and alleys are designated as Public Right-of-Way; the City of Franklin is not responsible for the replacement or repair of any private structures within public easements should the structures be disturbed in the process of the City exercising its easement rights.
- Streets, drainage easements, structures and culverts shall be maintained by the City of Franklin. Detention ponds and outlet structures within public drainage easements are to be maintained by the owner.
- Stormwater quality shall be addressed with each site plan.
- Open space areas, roadway medians, brick pedestrian crosswalks, bike paths, sidewalks outside of right-of-ways, trails and detention facilities shall be maintained by the Westhaven Home Owners Association and shall be Public Utility, Drainage and Access Easements.
- Building Elements: Porches, stoops, chimneys, bay windows, and balconies may encroach into the front yard setbacks. Chimneys may encroach up to 1'-0" from the property line within the sideyard setbacks. Where chimneys encroach into the sideyard setback, the minimum separation between dwellings shall be reduced by the distance of the encroachment only at the width of the fireplace. The remainder of the sideyard setback shall be the stated minimum. Chimneys that encroach closer than 5'-0" to a property line must meet the fire rating requirements of the City of Franklin Building Codes.
- Within new developments and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, (including cable television, electrical, natural gas, sewer, telephone and water lines) shall be placed underground.
- All street light locations and quantities are approximate. Final positioning and quantity shall be at the direction of MTEMC. 17. Mineral rights are to be held by Westhaven Partners, LLC.
- Property numbers are indicated as such: Lot numbers are encircled and address numbers are enclosed by rectangular shape.
- At all temporary turnarounds, a sign shall be placed stating, "Street to be extended by authority of the City of Franklin."
- Street address numbers are assigned to the following street names: Lots 1332-1338 and 1277-1278 Stonewater Blvd.; 1285-1296 Cavanaugh Lane; 1279-1284 Fleetwood Drive; and, 1297-1302 Bonaire Lane.
- Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
- No HVAC units, fences, or other obstructions shall be permitted within Public Drainage Easements between lots.



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

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

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



DETACHED RESIDENTIAL LOT TREE CHART							
Parcel #	Area (SF)	ACI	#TREES	Parcel #	Area (SF)	ACI	#TREES
1277	10771.31	12	4	1284	11943.56	12	4
1278	10528.42	12	4	1295	11263.32	12	4
1279	10347.63	12	4	1296	12622.86	12	4
1280	11344.83	12	4	1297	10334.62	12	4
1281	10018.24	12	4	1298	10286.36	12	4
1282	9701.83	6	2	1299	10086.87	12	4
1283	9661.36	6	2	1300	11793.66	12	4
1284	11158.32	12	4	1301	14791.39	12	4
1285	14080.83	12	4	1302	18564.89	12	4
1286	13928.69	12	4	1332	11614.59	12	4
1287	11273.21	12	4	1333	13163.20	12	4
1288	9986.63	6	2	1334	13755.23	12	4
1289	9574.72	6	2	1335	12938.36	12	4
1290	15073.21	12	4	1336	13272.40	12	4
1291	9778.22	6	2	1337	12443.18	12	4
1292	11031.65	12	4	1338	10530.20	12	4
1293	13786.29	12	4				

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

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

Williamson County Emergency Management Agency _____ Date _____

City of Franklin _____ Date _____

**CERTIFICATE OF APPROVAL OF
WATER SYSTEMS**

I hereby certify that:

(1) the water system designated in Westhaven PUD Subdivision, Section 33 has been installed in accordance with City Specifications, or

(2) a performance agreement and surety in the amount of \$_____ for the water system has been posted with HB&TS Utility District to assure completion of such system.

HB&TS Utility District _____ Date _____

**CERTIFICATE OF APPROVAL OF STREETS AND
DRAINAGE AND SIDEWALKS**

I hereby certify that:

(1) the streets, drainage, and sidewalks designated in Westhaven PUD Subdivision, Section 33 have been installed in accordance with City specifications, or

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

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

MAP 064, PARCEL 23
WESTHAVEN PARTNERS
DB 2668, PG 35

SECTION 33
BOUNDARY
(TYPICAL)

MAP 064, PARCEL 25.02
96 WEST LAND HOLDINGS, LLC
DB 2668, PG 41

**MIDDLE TENNESSEE ELECTRIC
MEMBERSHIP CORPORATION**

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

Date _____ Middle Tennessee Electric Membership Corporation

**CERTIFICATE OF APPROVAL OF
SEWER SYSTEMS**

I hereby certify that:

(1) the sewer system designated in Westhaven PUD Subdivision, Section 33 has been installed in accordance with City specifications, or

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

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

NOTE:
MAINTENANCE OF ALL STORMWATER MANAGEMENT
FEATURES SHALL BE THE RESPONSIBILITY OF THE
PROPERTY OWNERS OR H.O.A.

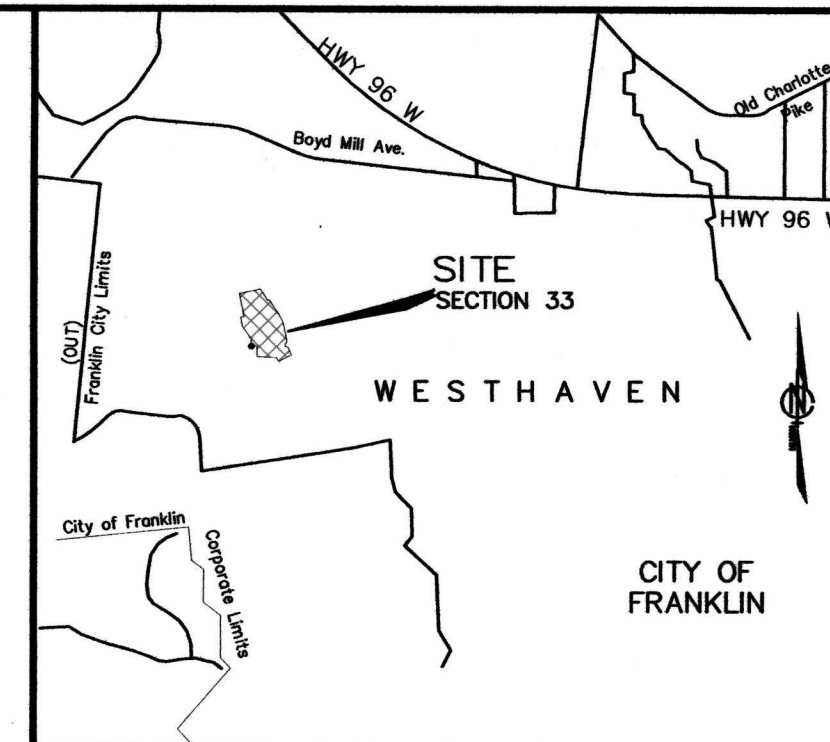
SITE DATA

TOTAL AREA = 10.83 Ac. (471,867.50 sf)
TOTAL ROW = 1.33 Ac. (58,082.53 sf)
TOTAL OPEN SPACE = 0.51 Ac. (22,334.90 sf)

CERTIFICATE OF APPROVAL OF RECORDING

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

Secretary _____ Date _____
Franklin Municipal Planning Commission



VICINITY MAP
NOT TO SCALE

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	31.42'	20.00'	89°59'59"	S77°05'07"E	28.28'
C2	139.49'	382.00'	20°55'21"	S21°37'27"E	138.72'
C3	53.92'	35.00'	88°16'03"	S32°58'15"W	48.74'
C4	52.09'	35.00'	85°16'33"	S60°15'28"E	47.42'
C5	110.61'	618.00'	10°15'18"	S22°44'51"E	110.47'
C6	77.98'	1682.00'	2°39'23"	S89°13'01"W	77.97'

LINE TABLE		
Line #	Length	Direction
L1	240.85'	N79°23'04"E
L2	65.35'	N69°56'27"E
L3	195.00'	S32°05'08"E
L4	284.93'	S32°05'08"E
L5	225.29'	S11°09'47"E
L6	36.01'	S14°23'16"E
L7	138.82'	S62°07'30"W
L8	32.91'	S48°44'05"W
L9	75.41'	N38°05'04"W
L10	274.45'	N86°44'23"W
L11	154.21'	N0°32'42"E
L12	101.25'	N2°06'41"W
L13	226.33'	N35°41'31"W
L14	130.00'	N10°36'56"W
L15	49.70'	N79°23'04"E
L16	145.00'	N10°36'56"W
L17	7.52'	N32°01'25"W
L18	197.86'	N10°36'56"W
L51	7.78'	N57°54'52"E
L123	29.13'	S62°07'30"W

**SOUTHERN LAND
COMPANY
WESTHAVEN
P.U.D. SUBDIVISION
SECTION 33**

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES 10.83 TOTAL # OF LOTS 34
ACRES NEW RD/ST 1.33 (ROW) L.F. OF NEW RD/ST 1,503
ACRES OPEN SPACE 0.51 CIVIL DISTRICT 5th
DRAWN BY JAG CLOSURE ERROR < 1:10,000
SCALE = 1"=100' DATE = 12/14/15

COF PROJECT # 6008

SHEET 1 OF 3

Owner _____ Date _____

LINE TABLE				LINE TABLE				LINE TABLE			
Line #	Length	Direction		Line #	Length	Direction		Line #	Length	Direction	
L1	240.85'	N79°23'04"E		L34	82.91'	S35°50'30"E		L58	83.83'	S78°17'44"W	
L2	65.35'	N69°56'27"E		L35	98.21'	S12°23'24"E		L59	144.58'	N10°36'56"W	
L3	195.00'	S32°05'08"E		L36	95.30'	S79°23'04"W		L60	82.72'	S78°17'44"W	
L4	284.93'	S32°05'08"E		L37	145.00'	N79°23'04"E		L61	183.64'	N78°17'44"E	
L14	130.00'	N10°36'56"W		L38	157.90'	S79°23'04"W		L62	80.01'	S32°05'08"E	
L15	49.70'	N79°23'04"E		L39	183.70'	S79°23'04"W		L63	188.61'	S78°17'44"W	
L16	145.00'	N10°36'56"W		L40	183.94'	S79°23'04"E		L64	74.43'	N32°05'08"W	
L17	7.52'	N32°01'25"W		L41	82.80'	N35°41'31"W		L65	5.33'	S22°46'41"E	
L18	197.86'	N10°36'56"W		L42	65.00'	N10°36'56"W		L66	50.93'	N22°46'41"W	
L19	75.00'	N79°23'04"E		L43	65.00'	N10°36'56"W		L67	15.02'	S11°42'16"E	
L20	85.00'	N79°23'04"E		L44	13.28'	S35°50'30"E		L68	162.95'	S78°17'44"W	
L21	80.85'	N79°23'04"E		L45	58.93'	N35°50'30"W		L69	181.96'	S78°17'44"W	
L22	65.35'	N69°56'27"E		L46	79.96'	N35°50'30"W		L70	63.37'	N11°42'16"E	
L23	145.00'	S32°05'08"E		L47	95.86'	N12°23'24"W		L71	149.57'	S78°50'13"W	
L24	154.21'	N16°33'50"W		L48	67.94'	N79°23'04"E		L72	149.91'	N76°10'22"E	
L25	154.86'	N10°36'56"W		L49	11.22'	N79°23'04"E		L73	56.26'	N22°46'41"W	
L26	154.86'	N10°36'56"W		L50	31.59'	N57°54'52"E		L74	151.86'	N62°11'59"E	
L27	154.86'	N10°36'56"W		L51	7.78'	N57°54'52"E		L75	62.21'	N32°05'08"W	
L28	31.59'	S57°54'52"W		L52	50.00'	S32°05'08"E		L76	152.50'	N57°54'52"E	
L29	68.33'	S79°23'04"W		L53	125.06'	S32°05'08"E		L77	92.23'	N32°05'08"W	
L30	85.00'	S79°23'04"W		L54	75.72'	S58°00'50"W		L78	114.86'	S32°05'08"E	
L31	75.00'	S79°23'04"W		L55	145.21'	S30°05'37"E		L79	45.01'	S32°05'08"E	
L32	43.00'	N10°36'56"W		L56	87.74'	S63°02'51"W		L80	52.58'	S11°09'47"E	
L33	70.38'	N79°23'04"E		L57	148.58'	N19°25'57"W					

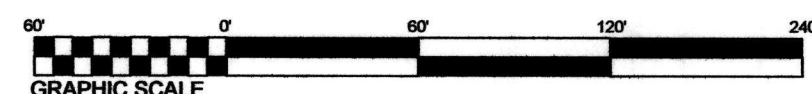
CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	31.42'	20.00'	89°59'59"	S77°05'07"E	28.28'
C2	139.49'	382.00'	20°55'21"	S21°37'27"E	138.72'
C7	50.01'	325.00'	8°49'01"	N74°58'33"E	49.96'
C8	60.47'	325.00'	10°39'40"	N65°14'13"E	60.39'
C9	11.30'	325.00'	1°59'31"	N58°54'38"E	11.30'
C10	28.57'	382.00'	4°17'07"	S29°56'34"E	28.56'
C11	93.16'	382.00'	13°58'22"	S20°48'50"E	92.93'
C12	17.76'	382.00'	2°39'52"	S12°29'43"E	17.76'
C13	28.55'	275.00'	5°56'54"	S76°24'37"W	28.54'
C14	74.50'	275.00'	15°31'18"	S65°40'31"W	74.27'
C15	30.80'	20.00'	88°13'31"	S56°30'10"E	27.84'
C16	27.53'	368.00'	4°17'08"	S14°31'58"E	27.52'
C17	66.36'	368.00'	10°19'54"	S21°50'29"E	66.27'
C18	56.74'	368.00'	8°50'03"	S31°25'28"E	56.68'
C19	2.22'	332.00'	0°23'01"	N35°38'59"W	2.22'
C20	78.60'	332.00'	13°33'52"	N28°40'33"W	78.41'
C21	25.25'	332.00'	4°21'29"	N19°42'53"W	25.25'
C22	29.82'	332.00'	5°08'44"	N14°57'46"W	29.81'
C23	32.04'	20.00'	91°46'29"	N33°29'50"E	28.72'
C41	12.17'	243.00'	2°52'07"	N34°24'26"W	12.17'

SEE SHEET 1 OF 3 FOR
DETACHED RESIDENTIAL TREE
CHART.

54'x 20' TEMPORARY
DRAINAGE EASEMENT

MAP 064, PARCEL 25.02
96 WEST LAND HOLDINGS, LLC
DB 2668, PG 41

SITE DATA		
TOTAL AREA =	10.83 Ac.	(471,867.50 sf)
TOTAL ROW =	1.33 Ac.	(58,082.53 sf)
TOTAL OPEN SPACE =	0.51 Ac.	(22,334.90 sf)



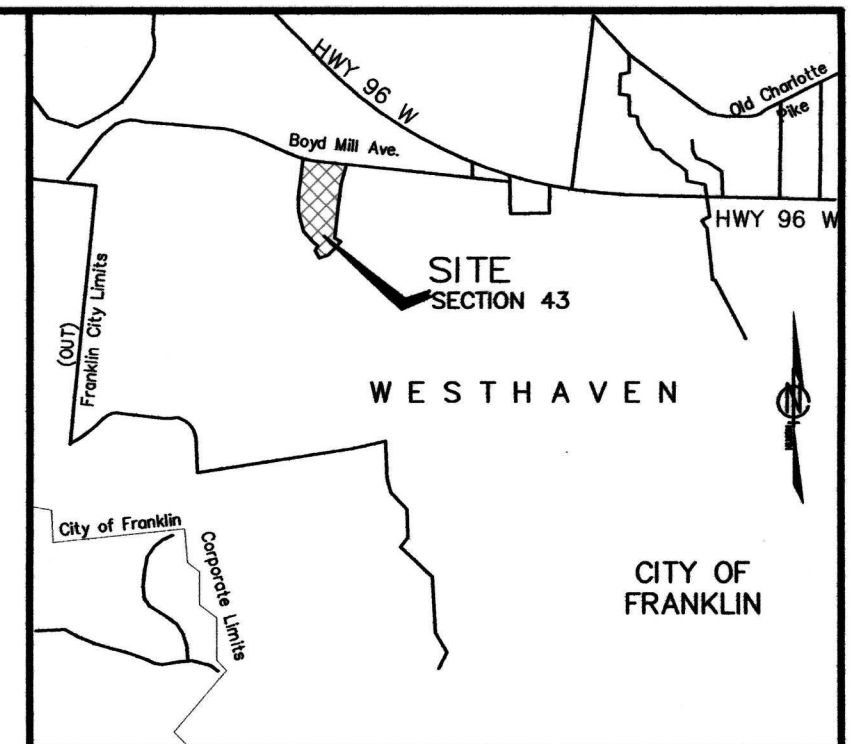
Legend		Legend (cont.)	
Existing Iron Rod	○	Water Valve	⋈
Iron Rod Set	□	Fire Hydrant	⋈
Existing Concrete Monument	●	Street Light	⋈
Concrete Monument Set	■	Sidewalk Pattern	▨
Storm Catchbasin	⊙	Public Utility & Drainage Esmt.	P.U.D.E.
Sewer Manhole	⊙	Public Drainage Esmt.	P.D.E.
Street Address	1234	Public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

CERTIFICATE OF APPROVAL OF RECORDING

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

Secretary
Franklin Municipal Planning Commission

Date



VICINITY MAP
NOT TO SCALE

PARCEL AREA TABLE		
Parcel #	Area (SF)	Area (Ac.)
1294	11943.56	0.27
1295	11263.32	0.26
1296	12622.86	0.29
1297	10334.62	0.24
1298	10286.36	0.24
1299	10086.87	0.23
1300	11793.66	0.27
1301	14791.39	0.34
1302	18564.89	0.43
1332	11614.59	0.27
1333	13163.20	0.30
1334	13755.23	0.32
1335	12938.36	0.30
1336	13272.40	0.30
1337	12443.18	0.29
1338	10530.20	0.24
5054	22334.90	0.51

PARCEL AREA TABLE		
Parcel #	Area (SF)	Area (Ac.)
1277	10771.31	0.25
1278	10528.42	0.24
1279	10347.63	0.24
1280	11344.83	0.26
1281	10018.24	0.23
1282	9701.83	0.22
1283	9661.36	0.22
1284	11158.32	0.26
1285	14080.83	0.32
1286	13928.69	0.32
1287	11273.21	0.26
1288	9986.63	0.23
1289	9574.72	0.22
1290	15073.21	0.35
1291	9778.22	0.22
1292	11031.65	0.25
1293	13786.29	0.32

SOUTHERN LAND COMPANY WESTHAVEN P.U.D. SUBDIVISION SECTION 33

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES 10.83 TOTAL # OF LOTS 34
ACRES NEW RD/ST 1.33 (ROW) L.F. OF NEW RD/ST 1,503
ACRES OPEN SPACE 0.51 CIVIL DISTRICT 5th
DRAWN BY JAG CLOSURE ERROR < 1:10,000
SCALE = 1"=60' DATE = 12/14/15

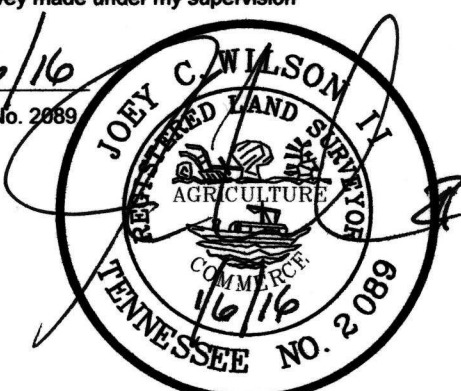
COF PROJECT # 6008

SHEET 2 OF 3

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 16th day of November, 2015.

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



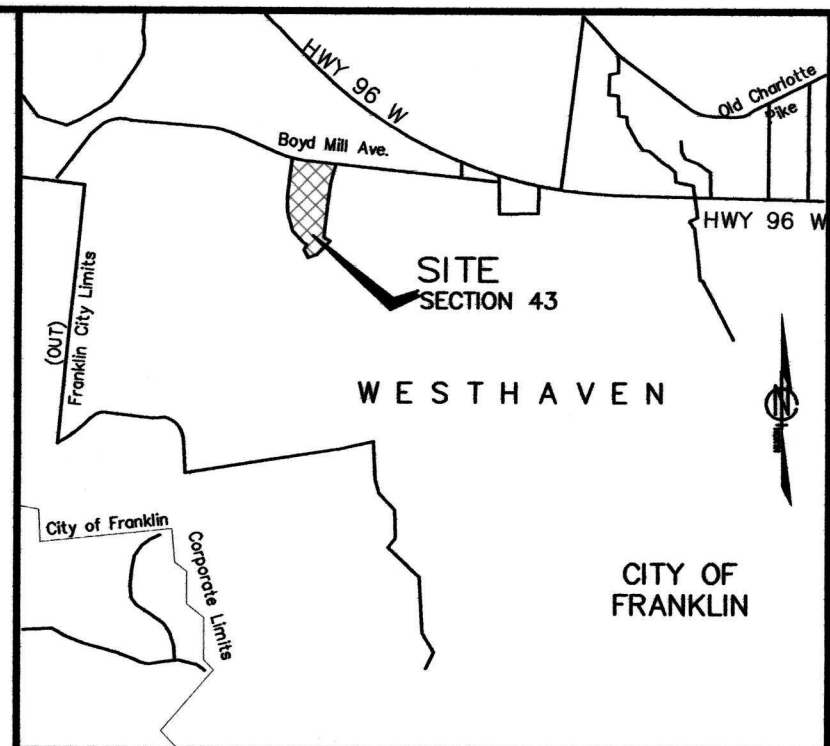
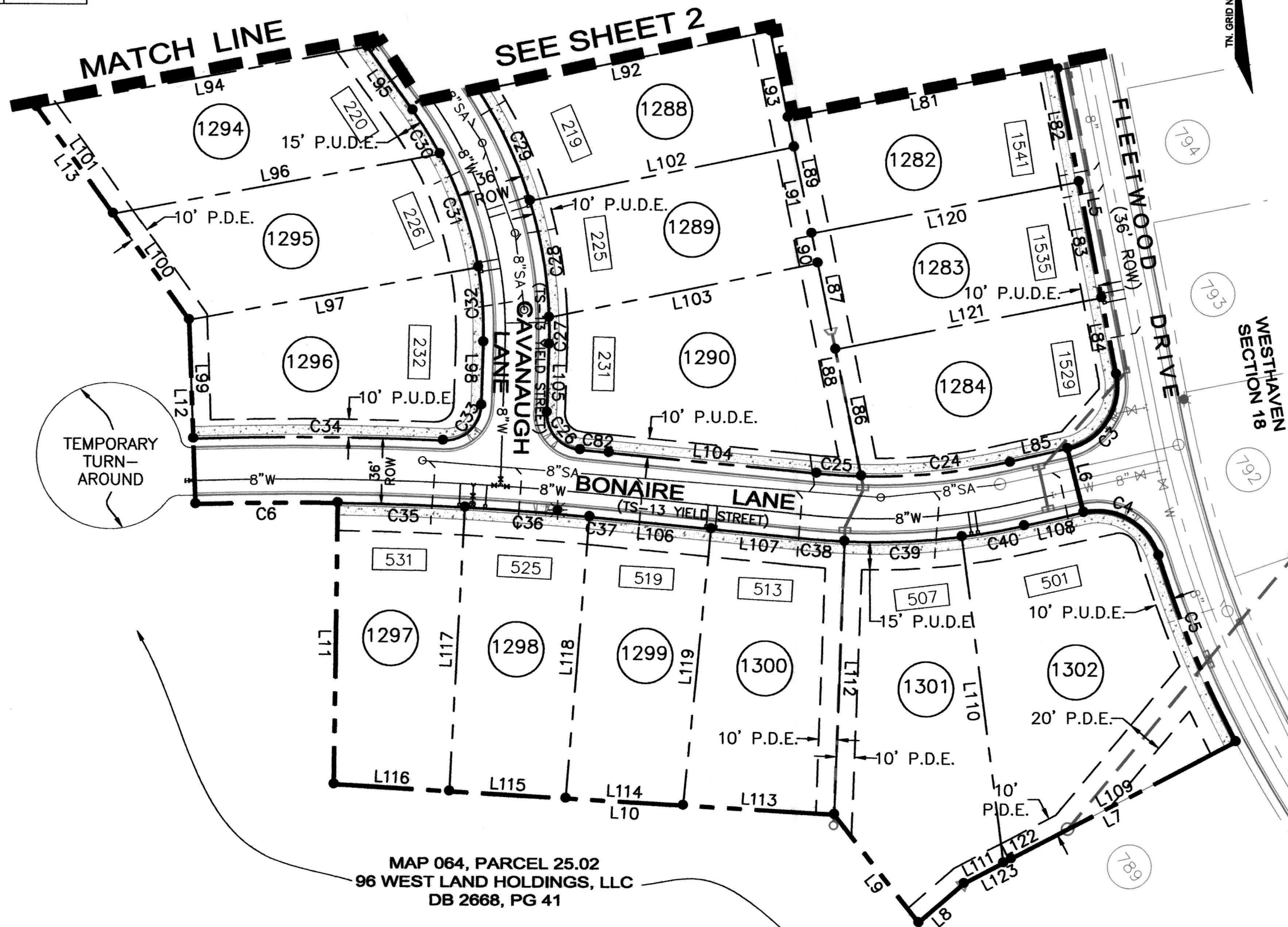
LINE TABLE		
Line #	Length	Direction
L8	32.91'	S48°44'05"W
L9	75.41'	N38°05'04"W
L10	274.45'	N86°44'23"W
L11	154.21'	N0°32'42"E
L12	101.25'	N2°06'41"W
L81	149.57'	N78°50'13"E
L82	65.00'	S11°09'47"E
L83	65.00'	S11°09'47"E
L84	42.71'	S11°09'47"E
L85	32.32'	S77°06'15"W
L86	71.07'	N11°42'16"W
L87	65.00'	N11°42'16"W
L88	119.41'	S11°42'16"E
L89	65.00'	N11°42'16"W
L90	16.65'	S11°42'16"E
L91	48.35'	S11°42'16"E
L92	162.95'	N78°17'44"E
L93	65.00'	S11°42'16"E
L94	183.94'	N79°23'04"E
L95	42.70'	S35°50'30"E

LINE TABLE		
Line #	Length	Direction
L96	182.00'	N79°23'04"E
L97	161.02'	N79°23'04"E
L98	34.78'	S1°41'06"W
L99	65.25'	N2°06'41"W
L100	71.76'	N35°41'31"W
L101	71.76'	N35°41'31"W
L102	147.50'	N78°17'44"E
L103	150.03'	N78°17'44"E
L104	114.27'	N84°30'41"W
L105	37.47'	N1°41'06"E
L106	59.89'	S84°30'41"E
L107	54.37'	S84°30'41"E
L108	33.26'	N77°06'15"E
L109	143.57'	S62°07'30"W
L110	180.50'	N7°29'34"W
L111	24.38'	S62°07'30"W
L112	150.01'	N1°56'07"E
L113	82.87'	N86°44'23"W
L114	64.39'	N86°44'23"W
L115	63.83'	N86°44'23"W

LINE TABLE		
Line #	Length	Direction
L116	63.36'	N86°44'23"W
L117	155.90'	N2°55'19"E
L118	154.96'	N4°35'25"E
L119	152.45'	N5°31'55"E
L120	148.95'	S78°50'13"W
L121	148.34'	S78°50'23"W
L122	138.82'	N62°07'30"E
L123	29.13'	S62°07'30"W

SEE SHEET 1 OF 3 FOR
DETACHED RESIDENTIAL TREE
CHART.

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C3	53.92'	35.00'	88°16'03"	S32°58'15"W	48.74'
C4	52.09'	35.00'	85°16'33"	S60°15'28"E	47.42'
C5	110.61'	618.00'	10°15'18"	S22°44'51"E	110.47'
C6	77.98'	1682.00'	2°39'23"	S89°13'01"W	77.97'
C24	81.98'	332.00'	14°08'52"	S84°10'41"W	81.77'
C25	24.55'	332.00'	4°14'12"	N86°37'47"W	24.54'
C26	30.27'	20.00'	86°43'22"	N41°40'35"W	27.46'
C27	14.72'	243.00'	3°28'17"	N0°03'02"W	14.72'
C28	65.24'	243.00'	15°23'02"	N9°28'41"W	65.05'
C29	67.02'	243.00'	15°48'10"	N25°04'17"W	66.81'
C30	28.33'	207.00'	7°50'25"	S31°55'17"E	28.30'
C31	65.96'	207.00'	18°15'25"	S18°52'22"E	65.68'
C32	41.29'	207.00'	11°25'45"	S4°01'46"E	41.22'
C33	31.68'	20.00'	90°46'12"	S47°04'12"W	28.47'
C34	136.92'	1718.00'	4°33'59"	N89°49'41"W	136.89'
C35	69.78'	1682.00'	2°22'37"	S88°15'59"E	69.77'
C36	68.35'	1682.00'	2°19'42"	N85°54'50"W	68.35'
C37	7.00'	1682.00'	0°14'18"	S84°37'50"E	7.00'
C38	19.03'	368.00'	2°57'47"	S85°59'34"E	19.03'
C39	64.35'	368.00'	10°01'06"	N87°30'59"E	64.26'
C40	34.70'	368.00'	5°24'11"	S79°48'21"W	34.69'
C82	15.78'	1718.00'	0°31'35"	N84°46'28"W	15.78'

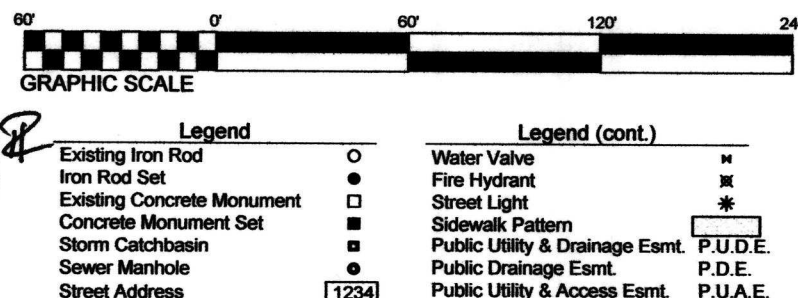
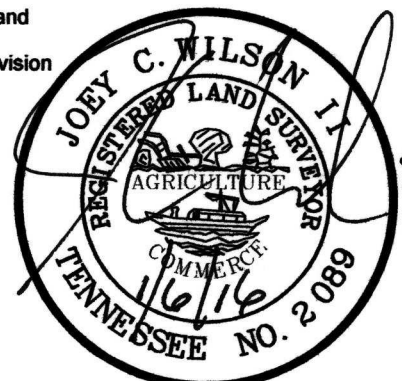


PARCEL AREA TABLE			PARCEL AREA TABLE		
Parcel #	Area (SF)	Area (Ac.)	Parcel #	Area (SF)	Area (Ac.)
1277	10771.31	0.25	1294	11943.56	0.27
1278	10528.42	0.24	1295	11263.32	0.26
1279	10347.63	0.24	1296	12622.86	0.29
1280	11344.83	0.26	1297	10334.62	0.24
1281	10018.24	0.23	1298	10286.36	0.24
1282	9701.83	0.22	1299	10086.87	0.23
1283	9661.36	0.22	1300	11793.66	0.27
1284	11158.32	0.26	1301	14791.39	0.34
1285	14080.83	0.32	1302	18564.89	0.43
1286	13928.69	0.32	1332	11614.59	0.27
1287	11273.21	0.26	1333	13163.20	0.30
1288	9986.63	0.23	1334	13755.23	0.32
1289	9574.72	0.22	1335	12938.36	0.30
1290	15073.21	0.35	1336	13272.40	0.30
1291	9778.22	0.22	1337	12443.18	0.29
1292	11031.65	0.25	1338	10530.20	0.24
1293	13786.29	0.32	5054	22334.90	0.51

SITE DATA	
TOTAL AREA =	10.83 Ac. (471,867.50 sf)
TOTAL ROW =	1.33 Ac. (58,082.53 sf)
TOTAL OPEN SPACE =	0.51 Ac. (22,334.90 sf)

SOUTHERN LAND
COMPANY
WESTHAVEN
P.U.D. SUBDIVISION
SECTION 33

Certificate of Survey
I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 30th day of November, 2015.
JOEY C. WILSON, II, PE, RLS Tennessee RLS No. 2089
Wilson & Associates, P.C.
Engineering/Surveying/Environmental
108 Beasley Drive, Franklin, TN 37064
Office: 615.794.2275 FAX 615.794.2176
jwilson@wilsonpc.com



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

FINAL SUBDIVISION PLAT			
FRANKLIN - WILLIAMSON COUNTY - TENNESSEE			
TOTAL ACRES	10.83	TOTAL # OF LOTS	34
ACRES NEW RD/ST	1.33 (ROW)	L.F. OF NEW RD/ST	1,503
ACRES OPEN SPACE	0.51	CIVIL DISTRICT	5 th
DRAWN BY	JAG	CLOSURE ERROR	< 1:10,000
SCALE =	1"=60'	DATE =	12/14/15
COF PROJECT # 6008		SHEET 3 OF 3	

CONDITIONS OF APPROVAL:

Engineering - Final Plat Checklist

General Comments

1. C. Final Plat

- The previous comment, "Applicant shall show the street classification of all public streets on the plat." has not been properly addressed. The street classification (local, minor collector, major collector, etc) shall be shown for each public street on the plat.

Performance Agreement and Surety

General Comments

2. Engineering Sureties

- Any unposted sureties associated with this development from site plan(s) 5757 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

Planning

General Comments

3. One-Stop Procedure

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

If all conditions of approval have not been met at the scheduled One-Stop review, the applicant will be required to submit the project for additional review at another scheduled One-Stop date. The next available One-Stop Post-PC date is **2/3/2016** and the applicant must check in at the One Stop center **between the hours of 8:00 and 11:00 a.m.** in order for their plans to be reviewed that day. The applicant may contact the Department of Building and Neighborhood Services with any questions regarding the process and for any future One-Stop Post-PC dates.