



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, January 24, 2019

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, January 24, 2019, 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. [19-0085](#) Approval of the December 20, 2018 FMPC minutes.

Attachments: [DRAFT FMPC Minutes 12-20-18](#)

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

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

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

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

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

SITE PLAN SURETIES

2. [19-0058](#) Alexander Plaza PUD Subdivision, site plan, (Kroger Site Renovations); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
3. [19-0059](#) Cool Springs Life Science Center Subdivision, site plan; accept the stormwater drainage/detention and landscaping street trees improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
4. [19-0060](#) 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 to January 23, 2020. (CONSENT AGENDA)
5. [19-0061](#) Echelon PUD Subdivision, site plan, sections 1-3; accept the landscaping street trees improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
6. [19-0062](#) Franklin Christian Academy PUD Subdivision, site plan, section 2 (Morning Pointe of Franklin); accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
7. [19-0063](#) Harpeth Village Subdivision, site plan, revision 2 (Harpeth Village Unified Development); extend the performance agreement for landscaping (Building C) improvements to January 23, 2020. (CONSENT AGENDA)

8. [19-0064](#) Highlands at Ladd Park PUD Subdivision, site plan, section 5 (Neighborhoods H and F); release the maintenance agreement for landscaping Phase 2 improvements. (CONSENT AGENDA)
9. [19-0065](#) Highlands at Ladd Park PUD Subdivision, site plan, section 13; extend the maintenance agreement for landscaping open space improvements to January 23, 2020. (CONSENT AGENDA)
10. [19-0066](#) Highlands at Ladd Park PUD Subdivision, site plan, section 15; extend the performance agreement for landscaping improvements to January 23, 2020. (CONSENT AGENDA)
11. [19-0067](#) Highlands at Ladd Park PUD Subdivision, site plan, section 24; extend the maintenance agreement for streets improvements to January 23, 2020. (CONSENT AGENDA)
12. [19-0068](#) Highlands at Ladd Park PUD Subdivision, site plan, section 25; release the maintenance agreement for streets improvements. (CONSENT AGENDA)
13. [19-0069](#) Highlands at Ladd Park PUD Subdivision, site plan, section 27; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
14. [19-0070](#) Highlands at Ladd Park PUD Subdivision, site plan, section M; accept the sewer south improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
15. [19-0071](#) Lockwood Glen PUD Subdivision, site plan, sections 4-7; accept the landscaping section 6 improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
16. [19-0072](#) Nichol Mill Lofts PUD Subdivision, site plan; extend the maintenance agreement for landscaping improvements to January 23, 2020. (CONSENT AGENDA)
17. [19-0073](#) Seward Hall Subdivision, site plan, lot 1 (Bethel Community Church); extend the performance agreement for stormwater drainage/detention and landscaping Phase 3 improvements to January 23, 2020. (CONSENT AGENDA)
18. [19-0074](#) South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); extend the performance agreement for landscaping Building B improvements to January 23, 2020. (CONSENT AGENDA)
19. [19-0075](#) Through the Green PUD Subdivision, site plan, section 2, lots 9-42 (Shadow Green Townhomes); extend the maintenance agreement for landscaping improvements to January 23, 2020. (CONSENT AGENDA)

20. [19-0076](#) Through the Green PUD Subdivision, site plan, section 2, revision 2; extend the maintenance agreement for landscaping improvements to January 23, 2020. (CONSENT AGENDA)
21. [19-0077](#) Through the Green PUD Subdivision, site plan, section 3; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
22. [19-0078](#) Tywater Crossing PUD Subdivision, site plan, section 2; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
23. [19-0079](#) Tywater Crossing PUD Subdivision, site plan, section 4; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
24. [19-0080](#) Water's Edge PUD Subdivision, site plan, section 1, revision 1; accept the landscaping Phase 1 and landscaping Phase 2 improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
25. [19-0081](#) Watson Glen PUD Subdivision, site plan, section 2, Assisted Living Facility; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
26. [19-0082](#) Westhaven PUD Subdivision, site plan, section 15 (resubdivision of lot 4001) and section 25 (resubdivision of lot 4021) Condo Building and Live-Work Units; extend the performance agreement for landscaping improvements to January 23, 2020. (CONSENT AGENDA)
27. [19-0083](#) Westhaven PUD Subdivision, site plan, sections 40 and 41; extend the performance agreement for landscaping section 40 and landscaping section 41 improvements to January 23, 2020. (CONSENT AGENDA)
28. [19-0084](#) Westhaven PUD Subdivision, site plan, section 43; extend the performance agreement for landscaping improvements to January 23, 2020. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

29. [18-1276](#) Consideration of Ordinance 2018-62 - An Ordinance To Rezone 5.35 Acres From Specific Development Residential (SD-R 5.03) District To Neighborhood Commercial (NC) District For The Property Located West Of Carothers Parkway And South Of South Carothers Road, 4309 South Carothers Road (Discovery Center) (1/24/19 FMPC 7-0, 02/12/19 BOMA 1st Reading 8-0, 3/12/19 BOMA 2nd Reading 7-0) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen, Emily Hunter, Amy Diaz-Barriga and Christopher Andrews

Attachments: [MAP - 6882 - Discovery Center - Rezoning](#)
[ORD 2018-62 - Discovery Center - Rezoning with Exhibit.Law Approved](#)
[Discovery Center Rezoning Request Resubmittal 01.02.2019](#)

30. [18-1278](#) PUBLIC HEARING: Consideration of Resolution 2018-107 - A Resolution Approving A Revised Development Plan For Lockwood Glen PUD Subdivision, For The Property Located East Of Carothers Parkway And South Of South Carothers Road. (1/24/19 FMPC 7-0, 02-12-19 WS)

Sponsors: Ald. Ann Petersen, Emily Hunter, Amy Diaz-Barriga and Christopher Andrews

Attachments: [MAP - 6883, 6884 - Lockwood Glen Rev 4 Rezoning and DP](#)
[RES 2018-107 Lockwood Glen Rev 4 with Map and Survey.Law Approved](#)
[COA - 6884 - Conditions of Approval 01](#)
[Lockwood Glen PUD Subdivision Development Plan Revision 4, Resubmittal 01](#)

31. [18-1277](#) Consideration of Ordinance 2018-63 - An Ordinance To Rezone 121.54 Acres From Specific Development-Residential (SD-R 5.03) District To Specific Development-Residential (SD-R 5.25) District For The Property Located East Of Carothers Parkway And South Of South Carothers Road (Lockwood Glen PUD Subdivision). (1/24/19 FMPC 7-0; 2/12/19 1st Reading BOMA 8-0, 2ND Reading BOMA 7-0) THIRD AND FINAL READING

Sponsors: Ald. Ann Petersen, Emily Hunter, Amy Diaz-Barriga and Christopher Andrews

Attachments: [MAP - 6883, 6884 - Lockwood Glen Rev 4 Rezoning and DP](#)
[ORD 2018-63 Lockwood Glen Rezoning with DP revision with Map and Survey](#)
[Lockwood Glen PUD Subdivision Rezoning Request Resubmittal 01.03.2019](#)

32. [19-0057](#) Berry Farms Town Center PUD Subdivision, Development Plan, Section 11, Revision 1, (Rural Plains Town Center), Revising The Internal Street Network, Parking Layout, And Open Space Configuration, Located At The Intersection Of Captain Freeman Parkway And Hughes Crossing Blvd Within The Berry Farms Development.

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

Attachments: [MAP_BFTC](#)
[BFTC_Sec11_DPRev1_Conditions of Approval_01.pdf](#)
[BF%20Town%20Center%20PUD%20Re-Submittal%206874.pdf](#)
[Original_BFTC.pdf](#)
[ELEVATIONS_BFTC.pdf](#)
[LAYOUT_BFTC.pdf](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

33. [19-0051](#) Bushnell Farm PUD Subdivision, Final Plat, Creating 14 Single-Family Residential Lots, One Multifamily Lot And Six Open Space Lots On 9.74 Acres, Located At 1495 And 1521 Lewisburg Pike. (CONSENT AGENDA)

Sponsors: Ald. Ann Petersen, Emily Hunter, Amy Diaz-Barriga and Christopher Andrews

Attachments: [MAP - 6881 - Bushnell Farm PUD Subdivision Final Plat](#)
[COA - 6881-Conditions of Approval_01](#)
[PLAT - COF 6881 Bushnell Farm Final Plat 2019-01-03](#)

34. [19-0052](#) Shadow Green PUD Subdivision, Final Plat, Section 1, Creating 24 Lots, Seven Open Space Lots, Two Future Development Lots, And A Future Right Of Way Lot On 52.54 Acres, Located At 1152 Hillview Lane. (CONSENT AGENDA)

Sponsors: Ald. Ann Petersen, Emily Hunter, Amy Diaz-Barriga and Christopher Andrews

Attachments: [MAP - 6885 - Shadow Green PUD Subdivision Section 1 Final Plat](#)
[COA - 6885-Conditions of Approval_01](#)
[PLAT - 2nd Submittal Shadow Green Section One Final Plat 2019.01.03](#)

35. [19-0056](#) Spring Street Subdivision, Final Plat, Creating Two Lots On 11.09 Acres And Located At 200 Spring Street. (CONSENT AGENDA)

Attachments: [MAP 200 Spring St Sub FP](#)
[200 Spring St Sub FP-Conditions of Approval_01](#)
[Spring Street Subdivision, Final Plat - submittal 002](#)

36. [19-0086](#) Stream Valley PUD Subdivision, Final Plat, Section 19, Creating One Attached Residential Lot For 240 Units And 17 Buildings On 22 Acres, Located At The Intersection Of Verbana Drive And Ledgebrook Drive Within The Stream Valley PUD Subdivision. (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: [MAP SV FP](#)
[SV_FP_Sec19_Conditions of Approval_01.pdf](#)
[STREAM-VALLEY-SECTION-19-COF-6878.pdf](#)

ZONING ORDINANCE TEXT AMENDMENTS

37. [18-0891](#) Consideration of Ordinance 2018-46 As Amended, "An Ordinance To Amend The Franklin Municipal Code, Appendix A-Comprehensive Fees And Penalties, Chapter 14, Relating To Zoning And Land Use Application Fees For The Planning Review Process." (1/24/19 FMPC 7-0; 02/12/19 BOMA 1st Reading 8-0; 3/12/19 2ND BOMA Reading 7-0) THIRD AND FINAL READING

Sponsors: Planning and Sustainability Dept and Emily Hunter

Attachments: [ORD 2018-46 AMENDED Review Fees.Law Approved 4](#)
[2018-46 Exhibit 1 Fee Comparison](#)
[2018-46 Exhibit 2 Proposed vs Existing Examples](#)
[2018-46 Exhibit 3 - 9.11.2018](#)
[Exhibit 3 from 2010 Fee Change](#)
[Sept FMPC ORD 2018-46 Review Fees.Law Approved](#)
[ORD 2018-46 Review Fees.Law Approved 3](#)

Legislative History

9/27/18	Franklin Municipal Planning Commission	referred to the Franklin Municipal Planning Commission
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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 20, 2018

7:00 PM

Board Room

CALL TO ORDER

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

MINUTES

1. Approval of the November 15, 2018 FMPC minutes.

Attachments: [DRAFT FMPC Minutes 11-15-18](#)

Commissioner Lindsey moved, seconded by Commissioner Orr, to approve the minutes from November 15, 2018, as presented. The motion carried by the following vote:

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

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Chair Hathaway asked for citizen comments. There were none.

ANNOUNCEMENTS

Chair Hathaway asked if Staff had any announcements. There were none.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

Approval of the Consent Agenda

Commissioner McLemore moved, seconded by Commissioner Harrison, to approve Items 2-6 and items 11-15 as presented on the Consent Agenda. The motion carried by the following vote:

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

Absent: 1 - Commissioner Gregory

SITE PLAN SURETIES

2. Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); extend the performance agreement for streets improvements to December 12, 2019. (CONSENT AGENDA)
This Planning Item was approved.
3. Franklin Park PUD Subdivision, site plan, (Apartments); extend the performance agreement for sidewalks and access improvements to June 27, 2019; extend the performance agreement for drainage improvements to December 12, 2019. (CONSENT AGENDA)
This Planning Item was approved.
4. Highlands at Ladd Park PUD Subdivision, site plan, section 13; accept the streets improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
This Planning Item was approved.
5. Peak 10 Subdivision, site plan; release the maintenance agreement for green infrastructure improvements. (CONSENT AGENDA)
This Planning Item was approved.
6. Westhaven PUD Subdivision, site plan, section 25; extend the performance agreement for drainage improvements to December 12, 2019. (CONSENT AGENDA)
This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

7. *Consideration Of Ordinance 2018-56 - An Ordinance To Rezone 43.97 Acres From Agricultural (AG) District To Specific Development - Residential (SD-R 3.00) District For The Property Located North Of Del Rio Pike And West Of Reese Drive, 2970 Del Rio Pike (The Fields At Reese Farm PUD Subdivision); Establishing Public Hearing Date of February 26, 2019. (12/20/18 FMPC 8-0) FIRST OF THREE READINGS

Attachments: [MAP - 6835 - The Fields At Reese Farm PUD - Rezoning and Development Plan](#)
[ORD 2018-56 6835 The Fields At Reese Farm PUD 12-7-2018 with Exhibits.Law Approved 2](#)
[6835 - The Fields at Reese Farm - Rezoning Request 12.06.2018](#)

Mr. Christopher Andrews, Principal Planner, stated that the Applicant is seeking to rezone 43.97 acres of land from the Agricultural (AG) District to the Specific Development-Residential (SD-R 3.00) District. The proposed density would be established at 3 units per acre. The subject property is within the Conservation Subdivision design concept described in Envision Franklin, and the development is proposing a mix of townhouse and single family residential units. A special consideration within Envision Franklin supports the inclusion of townhouses within the Northwest Quadrant of Mack Hatcher Parkway between Hillsboro Road and New Highway 96, west to the edges of the urban growth boundary. A development plan for the Fields at Reese Farm will be presented as the next item for consideration by the Commission.

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

Chair Hathaway asked if there were any citizen comments.

Mr. Wayne Cleveland, a resident of Rizer Point residing at 1204 Reese Drive, requested that the vote on this motion be delayed. He presented a handout and two water samples to the Commission and Staff which have been added to the record. Mr. Cleveland discussed the drainage and bio-retention ponds for Rizer Point. He stated that there was drainage from two schools located near the subdivision that drained into these ponds. He asked for a delay on the vote for thirty days. He stated this delay would give Goodall Homes time to address problems such as a hole in the bottom of the bio-retention pond. He also stated that Goodall needed to find the source of two wet springs. He presented water samples from Reese Creek where the creek runs into the Harpeth River. He also stated that there is standing water in a drainage pond causing mosquitos and other problems such as slime.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. He was there with Maverick Green of Goodall Homes and Ryan McMaster, Civil Engineer for Reese Farms. He thanked Mr. Cleveland and Rizer Point neighbors for their updates that needed to be addressed by Goodall Homes. Mr. Gamble stated that Goodall Homes had been working very closely with the City of Franklin Engineering Department in the creation of the bio-retention ponds, wetlands, and rain gardens. These areas are not compacted because they are infiltration areas. Goodall Homes had made repairs as needed. Mr. Gamble stated that the surety bonds would not be released until everything was complete. Mr. Gamble stated he wanted to talk about Reese Farms and the development plan. He provided the Commissioners and Staff with handouts to be added to the record. He quoted from Envision Franklin pertaining to the intersection of Mack Hatcher Parkway with Del Rio Pike. The Plan states that there can be localized

commercial and offices to support residential use. He stated there would be several greenways to provide walkability to areas such as the nearby schools. This would be attractive to families with children at the schools. Concerning the Master Plan, he stated that they had taken the comments from the Joint Conceptual Workshop into consideration. Previously they had 144 homes and additional townhomes. They were asked to reconsider the lot configurations. They have now removed all of the 34 foot single family alley loaded lots. There are now 132 homes within the neighborhood with 65 foot street access lots. Mr. Gamble gave details concerning the 40 and 45 foot lots. He also stated that they are removing the existing pond and proposing a stream restoration. By doing this, they are reducing the amount of the 100 year flood plain that affects this subdivision and Rizer Point. They are dedicating 13,597 square feet of right of way for Del Rio Pike. They are also including a greenway trail. They are extending the sidewalk along Del Rio Pike to the schools. He stated the improvements are above the fees for traffic impact and discussed the cost associated with the impact fees. He stated that Mack Hatcher Parkway would open in 2021. He stated that the first 53 homes would be completed in 2019, and the first homes would be sold in the Spring of 2020. He stated that they estimated the homes would be sold at 3 homes per month. The last homes would be completed in the Summer of 2021, right before the opening of Mack Hatcher Parkway. He stated that they were glad to answer any questions.

Chair Hathaway reminded the Commission they were only voting on the rezoning and asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Ordinance 2018-56 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

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

The motion carried unanimously (8-0).

Commissioner Harrison moved, seconded by Commissioner McLemore, that Ordinance 2018-56 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

8. Consideration Of Resolution 2018-96 - A Resolution Approving A Development Plan For The Fields At Reese Farm PUD Subdivision For The Property Located North Of Del Rio Pike And West Of Reese Drive, 2970 Del Rio Pike; Establishing a Public Hearing Date of February 26, 2019. (12/20/18 FMPC 6-2)

Attachments: [MAP - 6835 - The Fields At Reese Farm PUD - Rezoning and Development Plan](#)
[RES 2018-96 6836 The Fields At Reese Farm PUD Updated 12-7-18 with Exhibits.Law Approved 3](#)
[COA-6836-Conditions of Approval 01](#)
[6836 - The Fields at Reese Farm - Development Plan - 2018-12-06 Resubmittals](#)
[The Fields at Reese Farm - Survey - Del Rio Pike ALTA 5-9-18](#)

Mr. Christopher Andrews, Principal Planner, stated that the Applicant is requesting the approval of a development plan for the Fields at Reese Farm PUD Subdivision. The proposed subdivision is 43.97 acres, and is planned to contain 64 single family lots, 68 townhouses and three open space lots. The Fields at Reese Farm PUD Subdivision is within the Conservation Subdivision design concept designated in Envision Franklin, and within the development are proposed a mix of townhouse and single family residential units.

The Conservation Subdivision design standard in Envision Franklin also notes that "new development should preserve at least 50 percent open space targeted toward scenic vistas, greenways, pastures, trails, woodlands, or other areas that maintain scenic character".

In relation, the applicant is pursuing the restoration of a stream that bisects the property, eliminating a farm pond and dam that is within an impounded tributary of the Harpeth River. The in-line pond produces several negative impacts, and guidance from the City of Franklin, the Tennessee Department of Environment and Conservation and the Army Corps of Engineers encouraged the removal of the pond and restoration of the stream. These actions are consistent with the intent of the Conservation Subdivision design concept and will result in a community amenity that preserves and enhances some of the natural character of the site.

Due to a condensed review and submittal period there were some staff concerns that have been discussed with the applicant. Staff is supportive of the resultant changes and have added conditions of approval, as these changes are minor in scale at this stage of a development plan and do not propose revisions to the development's street layout or general location of proposed dwelling units.

The lot sizes on the periphery of the proposed development are comparable to the nearby subdivisions along Del Rio Pike, and meet the guidelines of Envision Franklin. The applicant has proposed lot widths of 40 feet for some lots, which have been dispersed within the middle of select blocks. This provides for lot width diversity, another encouragement of Envision Franklin. However, single-family lots with widths of 40 feet are narrower than those supported by the Conservation Subdivision design concept, and, therefore, staff must recommend disapproval due to this inconsistency with Envision Franklin.

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

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. He stated they were in agreement with all of Staff's recommendations. He discussed the specifics of Envision Franklin regarding alley loaded lots. Mr. Gamble gave examples where Westhaven had 33 ft. alley loaded lots. He stated in this quadrant, the 40 ft alley loaded lots was in keeping with the character of Westhaven. The Applicant stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Franks moved, seconded by Commissioner Orr, that Resolution 2018-96 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

Commissioner McLemore stated that she would support the diversity in the lot widths.

Commissioner Harrison moved, seconded by Commissioner Orr, to amend the motion that Resolution 2018-96 be recommended to the Board of Mayor and Aldermen for approval to include the Staff conditions of approval.

Commissioner Harrison stated that he wanted to amend the main motion to make sure that the staff conditions were included to go forward with the development plan.

Chair Hathaway asked for any discussion on the amendment to the main motion.

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

The motion carried unanimously (8-0).

Chair Hathaway asked if there was any discussion on the main motion, as amended.

Alderman Petersen stated there is difficulty with the staff recommending disapproval. She stated that even though they mentioned that there may be townhomes with smaller lot widths, she still thought this was reason for disapproval. She stated she would support Staff's recommendation of disapproval.

Commissioner Harrison asked for clarification from Staff that the recommendation for disapproval was because the lot sizes did not meet with Envision Franklin. Staff confirmed that the recommendation for disapproval was because the lot sizes did not meet with Envision Franklin.

Commissioner Allen asked for Alderman Petersen to repeat her previous statement. Alderman Petersen stated that the staff had recommended disapproval because of the lot sizes, and she would agree with Staff's recommendation.

Commissioner Allen stated she would agree with the recommendation for disapproval because it did not meet with Envision Franklin.

Chair Hathaway stated that it was the Commission's job to interpret the overall goal of the

City with a specific property. He stated that the Applicant had done a great job with the mixed lot sizes. He stated that he would support the development plan. He stated Envision Franklin was a guideline.

Commissioner Allen and Commissioner McLemore discussed that the Commission looked at each plan individually.

Commissioner Lindsey stated at the Joint Conceptual Workshop in November several questions had been asked in relation to this subject of lot sizes. Some had suggested that Envision Franklin should be amended. Commissioner Lindsey stated that taking out the existing farm pond was the right decision for the plan. He stated leaving the existing pond would lead to future problems. He stated he would support the plan. He stated that there should be no change to Envision Franklin.

Commissioner McLemore stated she would also support this plan because this plan would allow for lower price points for homes because of the smaller lots.

Chair Hathaway discussed using the specific number "45 ft" regulation in Envision Franklin. He stated that the Commission was there to filter the projects through Envision Franklin.

Commissioner Harrison agreed with Commissioner McLemore that this plan allowed for lower price points. He stated he would support the development plan.

Alderman Petersen asked for size details for the 45 ft and 65 ft lots.

Mr. Gamble stated the 65 ft. lots were 65' x 125' = 8,125 square feet and the 45 ft. lots were 45' x 125' = 5,625 square feet.

Commissioner Orr stated that the Applicant did what was asked at the worksession, and he would support the development plan.

Commissioner Lindsey asked if the three lane road across the front of the property would be consistent with Del Rio Pike.

Mr. Jimmy Wiseman stated it was sufficient for the development.

Chair Hathaway asked if there was any further discussion.

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

The motion, as amended, carried by the following vote (6-2). Alderman Petersen and Commissioner Allen voted against the motion.

Commissioner Franks moved, seconded by Commissioner Orr, that Resolution 2018-96 be recommended to the Board of Mayor and Aldermen for approval. Commissioner Harrison moved, seconded by Commissioner Orr, to amend the motion that Resolution 2018-96 be recommended to the Board of Mayor and Aldermen for approval to include the Staff conditions of approval. The motion to amend the main motion carried unanimously (8-0). The main motion, as amended, carried by the following vote:

Aye: 6 - Commissioner McLemore, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Orr, and Commissioner Harrison

No: 2 - Commissioner Petersen, and Commissioner Allen

Absent: 1 - Commissioner Gregory

9. Consideration Of Ordinance 2018-61 - An Ordinance To Rezone 58.58 Acres From Specific Development Variety District (2.61, 391,012) To Specific Development Variety District (10.48,420875) For The Property Located At The Intersection Of Cool Springs Boulevard And East McEwen Drive (Avalon Square PUD Subdivision). (12/20/18 FMPC 7-1)

Attachments: [18-1257 ORD2018-61 Avalon Square Rev2. with map and survey.Law Approved 2.pdf](#)

Mr. Josh King, Principal Planner, stated that this property is located at all four corners of the intersection of East McEwen Drive and Cool Springs Blvd. The intended zoning for this parcel is Specific Development Variety District (SD-X 10.48/420875). A separate Resolution 2018-105 accompanies this rezoning for the corresponding Development Plan.

Envision Franklin recommends a Neighborhood Mixed Use Design Concept for this area. The accompanying Development Plan meets the intent of the Neighborhood Mixed Use design concept as outlined in the Development Plan.

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

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

The Applicant was represented by Mr. Joe Parks, Parks Development Group. The Applicant thanked the Commission and Staff. He stated they had worked very hard with the City and had several neighborhood meetings with Alderman Burger. These meetings had resulted in four specific changes to the plan:

- 1. Remove Big Box section and replace with smaller retail.*
- 2. Change the main entry point from Cool Springs Blvd to provide better access.*
- 3. Move fuel station to point further away from the neighborhoods.*
- 4. Change orientation of Mixed Use Residential to hide the parking structures.*

Mr. Jones stated that they found inspiration from a development in Alpharetta, Georgia to help make this the best Mixed-Use designed community.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Orr, that Ordinance 2018-61 be recommended to the Board of Mayor and Aldermen for approval, with Staff conditions.

Chair Hathaway asked for any discussion on the motion.

Commissioner Allen stated that the plan adds 442 additional units.

Mr. King confirmed this. There would be both townhomes and attached residential such as apartments or condos above retail.

Commissioner Allen stated she was concerned about traffic and schools. She asked Staff if the favorable recommendation was based off of Envision Franklin.

Mr. King stated the recommendation was based off of Envision Franklin, traffic studies, joint meetings with a transportation team, and an outside consultant.

Commissioner Allen stated that traffic would be adversely affected.

Mr. Wiseman stated that the new developments would adversely affect traffic, but improvements were being made.

Commissioner Allen asked what the current traffic rating was. Mr. Wiseman stated it was a "C". Commissioner Allen stated she would not support this plan because of the previously stated concerns (traffic and schools).

Commissioner McLemore asked if the school system was notified. Mr. King stated and Ms. Diaz-Barriga stated they provided the number of units to the school system.

Mr. Parks stated in Alpharetta they had 526 multi-family units, and only eight school age children. He stated that this development plan type appeals to people who work close by.

Chair Hathaway asked if there was any further discussion on the motion.

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

The motion carried by the following vote (7-1). Commissioner Allen voted against the motion.

Commissioner Harrison moved, seconded by Commissioner Orr, that Ordinance 2018-61 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

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

No: 1 - Commissioner Allen

Absent: 1 - Commissioner Gregory

10. Consideration Of Resolution 2018-105 - A Resolution Approving A Revised Development Plan For Avalon Square PUD Subdivision With 7 Modifications Of Development Standards (MOS 1-6: Retaining Wall Height; MOS 7: Retaining Wall Material), For The Property At The Intersection Of Cool Springs Boulevard And East McEwen Drive"; Establishing a Public Hearing Date of February 26, 2019. (12/20/18 FMPC 7-1)

Attachments: [MAP_AvalonSquare.pdf](#)

[2018-105 RES Avalon Square with Map Survey and Wall Exhibit.Law](#)
[Approved 3](#)
[20171000_2018-12-12_WALL_EXHIBIT.pdf](#)
[Conditions of Approval 02.pdf](#)
[FULLPLANSET.pdf](#)
[ARCH_AValon.pdf](#)

Mr. Josh King, Principal Planner, stated that a concept plan for this site was approved via Ordinance 2004-61, with final approval occurring at the September 15, 2004, Board of Mayor and Alderman meeting.

Envision Franklin recommends a Neighborhood Mixed Use design concept for all four corners of the intersection of East McEwen Drive and Cool Springs Boulevard.

"The Neighborhood Mixed-Use design concept provides a diverse mix of high-activity uses with a connected and walkable block layout. These centers and corridors should have coordinated development patterns at a pedestrian scale, with high-quality architecture, plazas, sidewalks, and pedestrian and bicycle amenities to activate the street and connect these gathering places to the residential neighborhoods they support."

This development meets the intent of Envision Franklin by including a mix of housing types including residential above retail, multifamily residential, and townhome residential units. The most intensive of these units are interspersed into a mix of neighborhood scale retail buildings and uses. The townhomes are clustered and placed closest to the existing residential neighborhoods of Ashton Park and Village at Avalon. Less intensive retail uses are placed on the south side of East McEwen Drive adjacent to the existing Garden Club Court neighborhood.

A total of seven Modification of Standards (MOS) Requests are accompanying this Development Plan. Modification of Standards Requests 1-6 are for individual wall heights for retaining walls. Modification of Standards Request 7 is for the facing of the wall composition material. There is a separate exhibit in each packet which includes the location of the six retaining walls with specific details.

Chair Hathaway asked Mr. King to give details on each of the retaining walls as the motion came up.

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

Chair Hathaway asked if there were any citizen comments.

Mr. Bill Hamley, 202 Conservatory in Garden Club Estates, asked for clarification concerning five proposed driveway cuts off of Garden Club Court.

Mrs. Linda Hamley, 202 Conservatory, expressed concern about traffic and the safety of pedestrians.

Chair Hathaway closed the discussion.

The Applicant was represented by Mr. Joe Parks, Parks Development Group. The Applicant stated he was there to answer any questions.

Chair Hathaway asked Mr. Parks to address the two citizen comments. Mr. Parks address Mrs. Hamley's first. He stated there would be a side walk placed on the north side of Garden Club Court. He could not answer the difficulties of crossing the roads. To address the five driveway cuts, he stated that there are 2 individual driveway cuts, but the third is for the daycare which will have 3 cuts.

Chair Hathaway asked for a motion on the main motion.

Commissioner Harrison moved, seconded by Commissioner Franks, that Resolution 2018-105 be recommended to the Board of Mayor and Aldermen for approval, with Staff conditions.

Chair Hathaway asked Mr. King to give the details for each Modification of Standards Request.

*Mr. Josh King gave the details for MOS 1: Location "A":
City of Franklin Zoning Ordinance 5.6.4(2)(a) specifies a maximum retaining wall height of 16 feet if divided into two walls. The applicant has requested two walls (10',8') with a maximum total height of 18 feet in two walls. As grading must be kept to a minimum under the TVA line easement staff and the applicant agree there are no other solutions other than a MOS for this location. Staff recommended Approval of Modification of Standards #1.*

Chair Hathaway asked for a motion to amend the main motion to approve MOS 1.

Commissioner Franks moved, seconded by Commissioner Lindsey, to amend the main motion to approve the Modification of Standards 1.

Chair Hathaway asked for any discussion on the motion.

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

The motion carried unanimously (8-0).

*Mr. King gave the details for MOS 2: Location "B":
City of Franklin Zoning Ordinance 5.6.4(2)(a) specifies a maximum retaining wall height of 16 feet if divided into two walls. The applicant has requested two walls (10',7') with a maximum total height of 17 feet in two walls. As grading must be kept to a minimum under the TVA line easement staff and the applicant agree there are no other solutions other than a MOS for this location. Staff recommended Approval of Modification of Standards #2.*

Chair Hathaway asked for a motion to amend the main motion to approve MOS 2.

Commissioner moved Lindsey, seconded by Commissioner McLemore, to amend the main motion to approve the Modification of Standards 2.

Chair Hathaway asked for any discussion on the motion.

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

The motion carried unanimously (8-0).

*Mr. King gave the details for MOS 3: Location "C":
City of Franklin Zoning Ordinance 5.6.4(2)(a) specifies a maximum retaining wall height of 16 feet if divided into two walls. The applicant has requested one wall (18') integrated into the refuse center building with a maximum height of 18 feet. The structure will be highly visible from East McEwen Drive as there is no landscape buffer or buildings to be placed in front of this highly visible corner. Staff recommended Disapproval of Modification of Standards #3.*

Chair Hathaway asked for a motion to amend the main motion to approve MOS 3.

Commissioner Allen moved, seconded by Commissioner McLemore, to disapprove Modification of Standards 3.

Chair Hathaway asked for any discussion on the motion.

Commissioner Franks asked the Applicant for further clarification. Mr. Parks stated that this building is a trash refuse building. He stated the solution is to pivot the building so that it is adjacent to the retail building next to it.

Commissioner Lindsey asked if rotating the building would reduce the wall height. Mr. Parks stated it would not reduce the needed wall height.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously (8-0).

*Mr. King gave the details for MOS 4: Location "D":
City of Franklin Zoning Ordinance 5.6.4(2)(a) specifies a maximum retaining wall height of 16 feet if divided into two walls. The applicant has requested two walls (9', 8') with a maximum height of 17 total feet. The placement of the traffic signal and the minimum vehicle stacking required for that intersection necessitated the driveway length and size preventing the applicant from meeting the retaining wall height. Staff recommended Approval of Modification of Standards #4.*

Chair Hathaway asked for a motion to amend the main motion to approve MOS 4.

Commissioner Allen moved, seconded by Commissioner Harrison, to amend the main motion to approve the Modification of Standards 4.

Chair Hathaway asked for any discussion on the motion.

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

The motion carried unanimously (8-0).

Mr. King gave the details for MOS 5: Location "E":

City of Franklin Zoning Ordinance 5.6.4(2)(a) specifies a maximum retaining wall height of 16 feet if divided into two walls. The applicant has requested two walls (10', 7') with a maximum height of 17 total feet. Maintaining the structural stability of the existing fire station lot and the required minimum roadway intersection spacing requirements on Cool Springs Boulevard condensed the land needed to comply with the Zoning Ordinance standard. Staff recommended Approval of Modification of Standards #5.

Chair Hathaway asked for a motion to amend the main motion to approve MOS 5.

Commissioner Lindsey moved, seconded by Commissioner Orr, to amend the main motion to approve the Modification of Standards 5.

Chair Hathaway asked for any discussion on the motion.

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

The motion carried unanimously (8-0).

Mr. King gave the details for MOS 6: Location "F":

City of Franklin Zoning Ordinance 5.6.4(2)(a) specifies a maximum retaining wall height of 16 feet if divided into two walls. The applicant has requested two walls (12', 8') with a maximum height of 20 total feet. Mr. King stated there was a revision to 24 ft and this would be updated. The required minimum roadway intersection spacing requirements on Cool Springs Boulevard and East McEwen Drive necessitated a retaining wall to construct any driveway entrance into this quadrant of the development. The staff and applicant agree the retaining walls are a way to minimize the disturbance to the existing hill and the existing residential units in Avalon along Beauchamp Circle, Guinevere's Retreat Ct., and Countess Nicole Ct. Staff recommended Approval of Modification of Standards #6.

Chair Hathaway asked for a motion to amend the main motion to approve MOS 6.

Commissioner McLemore moved, seconded by Commissioner Lindsey, to amend the main motion to approve the Modification of Standards 6.

Chair Hathaway asked for any discussion on the motion.

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

The motion carried unanimously (8-0).

Mr. King gave the details for MOS 7: Wall Composition Material

City of Franklin Zoning Ordinance 5.6.9(2) specifies segmental retaining walls shall match one of the primary colors of the retaining wall. The applicant requests to use pre-split rock retaining walls in lieu of segmental block. Engineering staff has no objections over the long-term stability or drainage issues with the use of this material over segmental blocks. Planning staff does not have sufficient information on the appearance or aesthetic of these walls to recommend approval of this deviation from our

current standards. Staff recommended Disapproval of Modification of Standards #7. Staff did not have sufficient information at the drafting of staff report as to what the wall would look like.

Chair Hathaway asked for a motion for MOS 7.

Commissioner Allen moved, seconded by Commissioner Orr, to disapprove Modification of Standards 7.

Chair Hathaway asked for any discussion on the motion.

Commissioner Franks asked if this was the product for all the walls. Mr. Parks stated that he thought there would be solid rock in those areas. He stated that they are looking at putting in a vegetative, green space wall if they run into a solid split face rock area.

Commissioner Franks stated that there are examples of walls using the limestone. He stated that he agreed that staff may need more information about the look of the wall.

The Commissioners discussed if they should leave the design look up to the Board of Mayor and Aldermen. Chair Hathaway stated that this could be an on-going discussion. Ms. Amy Diaz-Barriga suggested that the Applicant offer more information and detail to the Board of Mayor and Aldermen.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously (8-0).

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

Commissioner Franks stated there was concern about the traffic congestion.

Chair Hathaway allowed Alderman Beverly Burger to address concerns about pedestrian safety and the roundabout. She stated they would have suggestions to make the pedestrian areas safer and would bring these before the Board of Mayor and Aldermen. Ms. Burger and Mr. Jimmy Wiseman, Assistant Director for Engineering, discussed that two dedicated right hand turn lanes would be added to the roundabout in the 2019. Mr. Wiseman stated that other improvements would be coming as well, so it may take a little longer.

Chair Hathaway asked if there was any further discussion on the main motion, as amended.

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

The main motion, as amended, carried by the following vote (7-1). Commissioner Allen voted against the motion.

Commissioner Harrison moved, seconded by Commissioner Franks, that Resolution 2018-105, with seven Modification of Standards (Approval - MOS-1: 8-0, MOS-2: 8-0, MOS-4: 8-0, MOS-5: 8-0, MOS-6: 8-0, and Disapproval - MOS-3: 8-0, MOS-7: 8-0) be recommended to the Board of Mayor and Aldermen for approval, with Staff conditions.

The motion carried by the following vote:

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

No: 1 - Commissioner Allen

Absent: 1 - Commissioner Gregory

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

11. 427 And 501 Murfreesboro Road Subdivision, Final Plat, Creating 2 Single-Family Lots On 5.88 Acres, Located At 427 And 501 Murfreesboro Road.

Attachments: [MAP 6838 427 and 501 Murfreesboro Rd FP](#)
[6838 427 and 501 Murfreesboro Rd FP Conditions of Approval 01](#)
[6838 427-501 MURF RD PLAT 18 x 24](#)

This Planning Item was approved.

12. Carothers Development Property Subdivision, Final Plat, Revision 3, Revising Property Lines Between Two Commercial Lots, On 16.60 Acres, At 1211 And 1217 Liberty Pike. (CONSENT AGENDA)

Attachments: [MAP_CarothersDevelopment.pdf](#)
[the carothers development property revision 3](#)
[COF-6857-REVISION-120618.pdf](#)
[Conditions%20of%20Approval_01.pdf](#)

This Planning Item was approved.

13. Franklin Commons South Subdivision, Final Plat, Section 4, Lot 13, Revision 3, Recording Easements And Revising the Updated FFO Boundary, On 1.65 Acres, Located At 175 Rosa Helm Way. (CONSENT AGENDA)

Attachments: [MAPFranklinCommons.pdf](#)
[Conditions of Approval 01.pdf](#)
[Franklin Commons S SD , Section 4, Lot 13, Rev 3.pdf](#)

This Planning Item was approved.

14. Moss Property PUD Subdivision, Final Plat, Creating 30 Single-Family Residential Lots And Three Open-Space Lots On 17.59 Acres, Located At 4360 Long Lane. (CONSENT AGENDA)

Attachments: [MAP - 6860 - Moss Property PUD Subdivision Final Plat](#)
[COA-6860-MossPropertiesFP-Conditions of Approval_01](#)
[Final Plat - Moss Properties PUD Subdivision, Final Plat \(Foxglove Farms\) - submittal 002](#)

This Planning Item was approved.

15. Westhaven PUD Subdivision, Final Plat, Section 25, Revision 3, Creating 20 Townhouse Lots, Three Lots Dedicated to Utilities, Drainage And Access, And One Open-Space Lot On 15.59 Acres Located North Of Front Street And East Of Westhaven Boulevard.

Attachments: [MAP - 6862 - Westhaven PUD Subdivision, Final Plat, Section 25, Revision 3](#)
[6862-COA-Conditions of Approval_01](#)
[PLAT - Southern Land Company - Westhaven - Lakefront Subdivision Plat - PRELIMINARY 12.06.2018](#)

This Planning Item was approved.

NON-AGENDA ITEMS

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

ANY OTHER BUSINESS

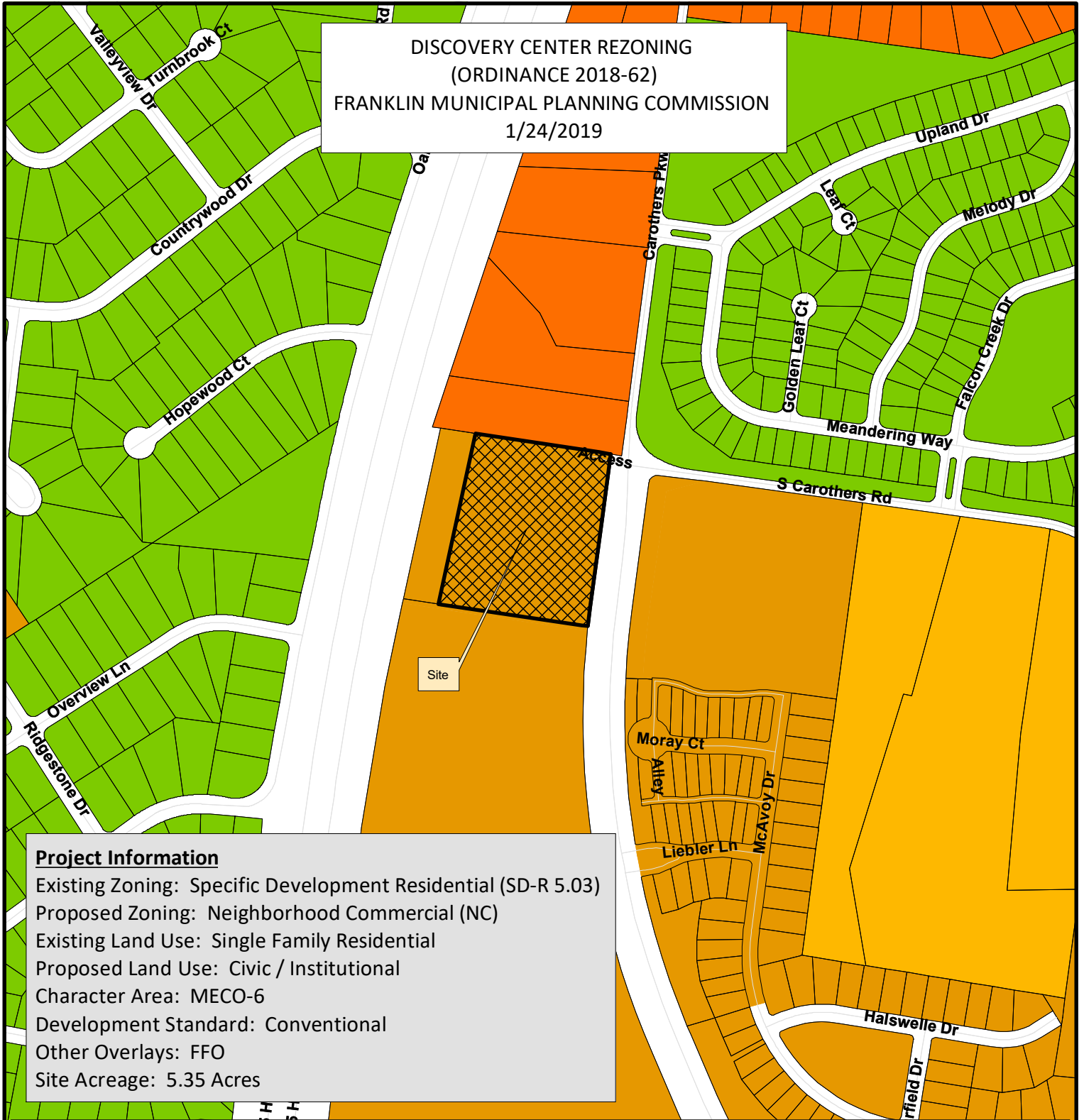
Chair Hathaway asked if there was any further business. There was none.

ADJOURN

There being no further business, the meeting adjourned at 8:08 p.m.

Chair, Mike Hathaway

DISCOVERY CENTER REZONING
(ORDINANCE 2018-62)
FRANKLIN MUNICIPAL PLANNING COMMISSION
1/24/2019



Project Information

Existing Zoning: Specific Development Residential (SD-R 5.03)
Proposed Zoning: Neighborhood Commercial (NC)
Existing Land Use: Single Family Residential
Proposed Land Use: Civic / Institutional
Character Area: MECO-6
Development Standard: Conventional
Other Overlays: FFO
Site Acreage: 5.35 Acres

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



0 250 500 1,000
Feet

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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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DISCOVERY CENTER
REZONING REQUEST
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

SITE DATA

EXISTING SUBDIVISION/DEVELOPMENT:
PROPOSED SUBDIVISION/DEVELOPMENT:
COF PROJECT NUMBER:
TAX MAP & PARCELS:
ADDRESS
CITY:
COUNTY:
STATE:
CIVIL DISTRICT:

LOCKWOOD GLEN PUD SUBDIVISION
DISCOVERY CENTER
6882
MAP 89 - PARCELS 47.00 & Part of 48.06
SOUTH CAROTHERS ROAD
FRANKLIN
WILLIAMSON
TENNESSEE
14TH

EXISTING SITE ACREAGE:
PROPOSED SITE ACREAGE:
EXISTING ZONING - CHARACTER OVERLAY
PROPOSED ZONING -
OTHER APPLICABLE OVERLAYS:

126.89 AC
5.35 AC
SD-R (5.03) - McEWEN CHARACTER AREA 6
NC - NEIGHBORHOOD COMMERCIAL
FLOODWAY FRINGE OVERLAY (FFO)

APPLICABLE DEVELOPMENT STANDARDS:

CONVENTIONAL

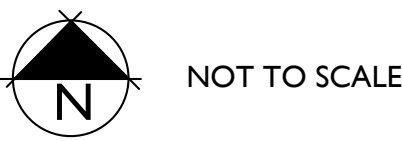
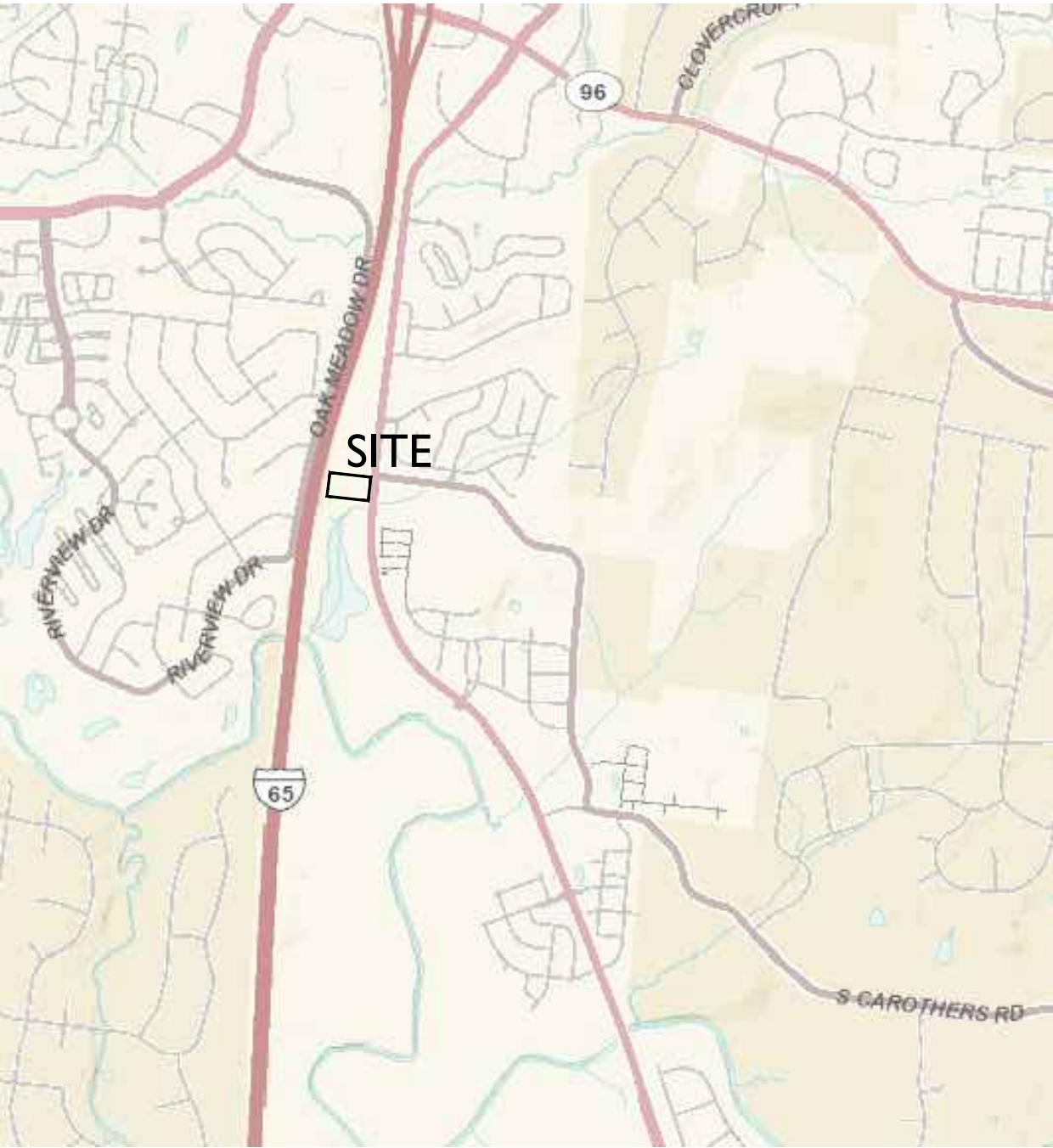
CIVIL DISTRICT:

14

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:
ENERGY LAND & INFRASTRUCTURE, LLC
MICHAEL RAY
1420 DONELSON PIKE
SUITE A-12
NASHVILLE, TN 37217
615-383-6300
michael.ray@eli-llc.com

OWNER:
IRA BLONDER
3306 SWEENEY ROAD
FRANKLIN, TN 37064
615-255-0751
iblonder@soundkitchen.com



SHEET INDEX

C0.1	CURRENTLY APPROVED DEVELOPMENT PLAN
C0.4	REVISED BOUNDARY DESCRIPTION
C1.0	EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS PLAN



PRE-APPLICATION SUBMITTAL:
INITIAL SUBMITTAL: 12.10.2018
RESUBMITTAL: 1.03.2018
ONE STOP SUBMITTAL:
ONE STOP SUBMITTAL:
COF# 6882



DISCOVERY CENTER

REZONING REQUEST
MAR90 PARCEL 4700

MAP 89, PARCEL 47.00
CITY OF FRANKLIN PROJECT NO. 6882
FRANKLIN, TENNESSEE

Rev.	1	Date	1/2/19	Add COF Project Number	Revision Description



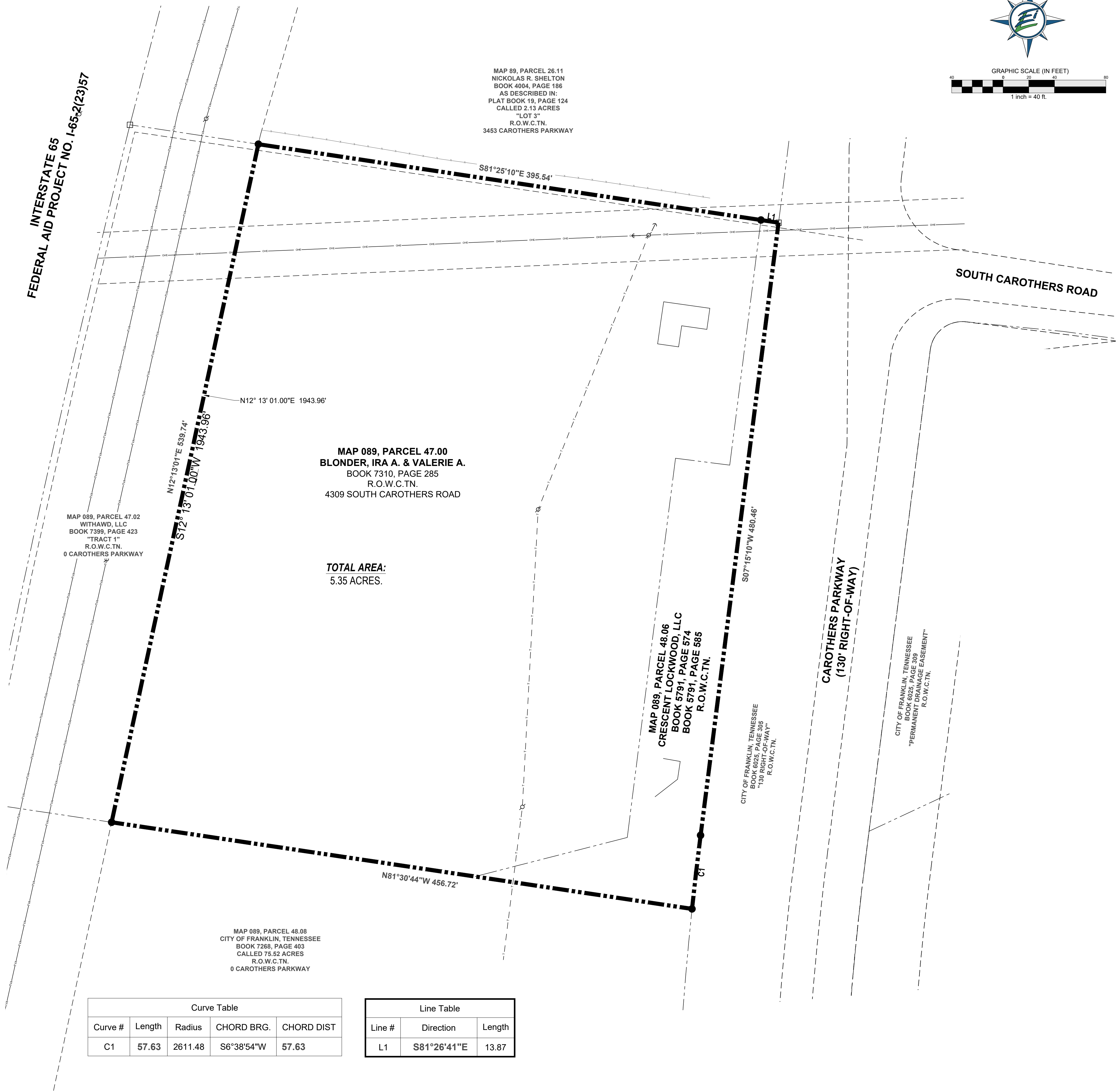
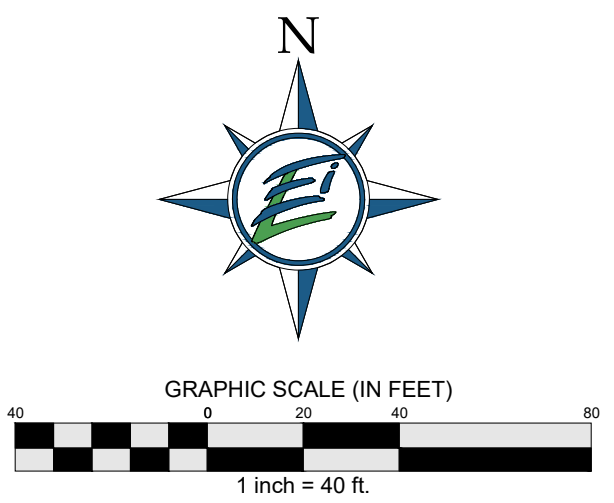
Issue Date:	Dec. 7, 2018
LI Project No:	18-11-1108.2
Drafted By:	RDP
Checked By:	LCW

Sheet Title:

REVISED BOUNDARY DESCRIPTION

Sheet No.

C 0.4



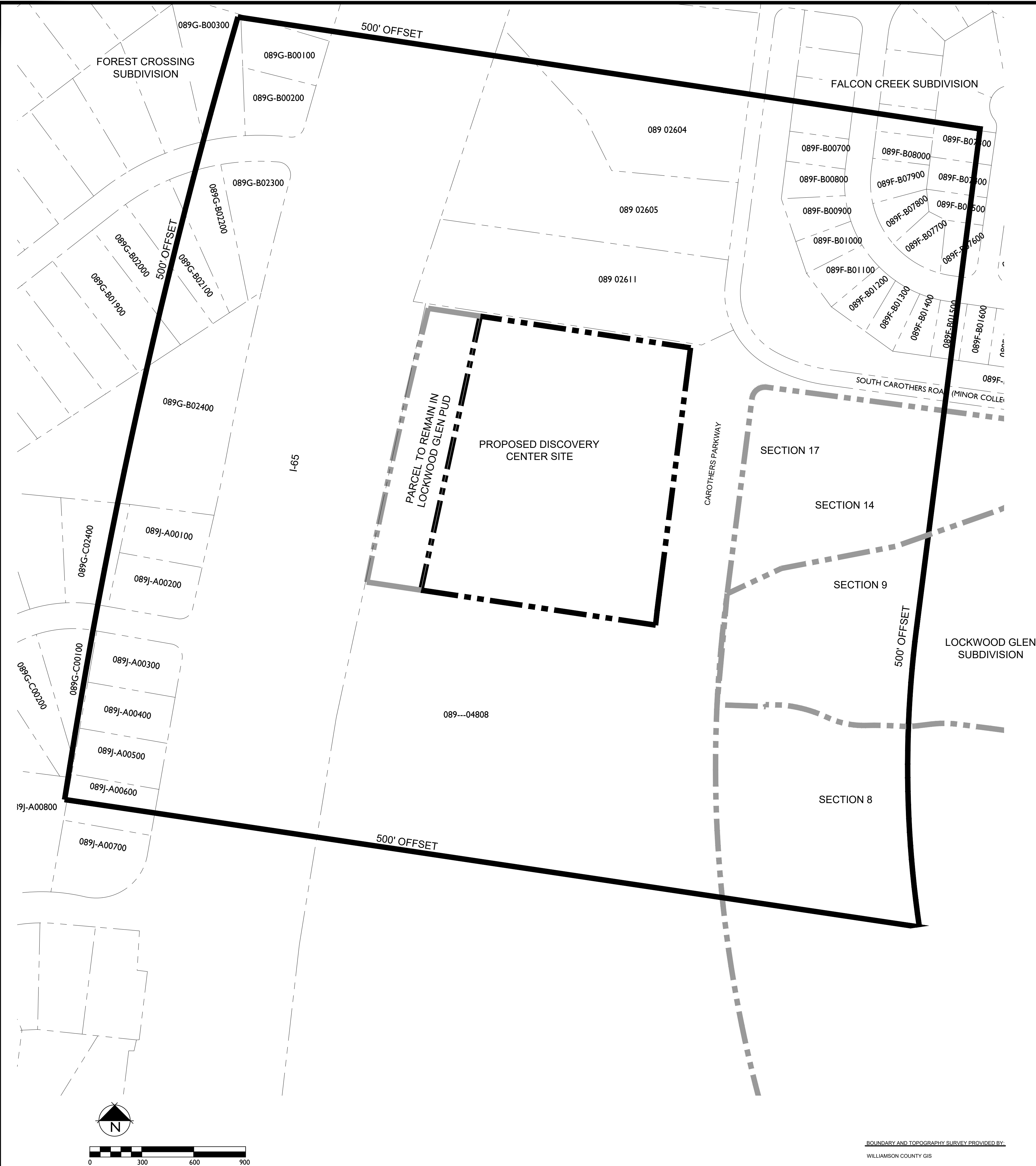
PROPERTY DESCRIPTION
DISCOVERY CENTER

Commencing at an existing Concrete Monument found on the Easterly right-of-way of Interstate 65, and at the Southwest corner of the property conveyed to Nickolas R. Shelton as of record in Deed Book 4004, Page 188, R.O.W.C.TN., Thence South 81°25'13" East, a distance of 101.09 feet to an iron rod set at the Northwest corner of the described property, and on the Southerly line of said Shelton tract to the True Point of Beginning.

Thence, continuing with the Southerly boundary of said Shelton property the following calls South 81°25'10" East, a distance of 395.54 feet to an iron rod set on the Northerly line of the described property, on the Southerly line of said Shelton tract, Thence South 81°26'41" East, a distance of 13.87 feet to an existing concrete monument at the Northeast corner of the described property, on the westerly Right-of-Way of Carothers Parkway, Thence along said Right-of-Way South 07°15'10" West, a distance of 480.46 feet to an iron rod set on the Easterly line of the Carothers Parkway, Thence continuing along the East line of Carothers Parkway with a curve to the left, having a radius of 2,611.48 feet, an arc length of 57.63 feet, and a chord bearing and distance of South 06°38'54" West, a distance of 57.63 feet to an iron rod set at the Northeast corner of City of Franklin property as of record in Book 7268, Page 403; Thence leaving said right-of-way of Carothers Parkway and along the North line of said City of Franklin property North 81°30'44" West, a distance of 456.72 feet to an iron rod set on the North line of said City of Franklin property, said iron rod being the Southeast corner of the aforementioned Crescent Lockwood, LLC property; Thence along said Crescent Lockwood, LLC East line North 12°13'01" East, a distance of 539.74 feet to the Point of Beginning containing 232,956.78 square feet or 5.35 acres.

Curve Table				
Curve #	Length	Radius	CHORD BRG.	CHORD DIST
C1	57.63	2611.48	S6°38'54"W	57.63

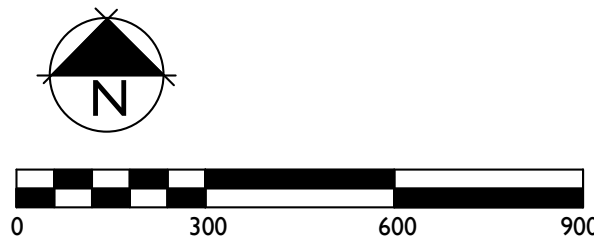
Line Table		
Line #	Direction	Length
L1	S81°26'41"E	13.87



500' ADJACENT PROPERTY OWNERS:

PARCEL NUMBER	PROPERTY ADDRESS	OWNER	OWNER STREET	OWNER CITY	OWNER STATE	OWN ZIP
089G-B00200	505 HOPEWOOD CT	DARNELL WILLIAM BRIAN	505 HOPEWOOD CT	FRANKLIN	TN	37064
089G-B00100	923 OAK MEADOW DR	CLARK FERMAN J	923 OAK MEADOW DR	FRANKLIN	TN	37064
089G-B00300	509 HOPEWOOD CT	PORTER TERRY W	509 HOPEWOOD CT	FRANKLIN	TN	37064
089G-B02300	504 HOPEWOOD CT	FAULKNER LORENE	504 HOPEWOOD COUR	FRANKLIN	TN	37064
089G-B02200	512 HOPEWOOD CT	TRUELOVE ANGELYN Y	512 HOPEWOOD COUR	FRANKLIN	TN	37064
089G-B02100	516 HOPEWOOD CT	LAFFITE GLEN	516 HOPEWOOD CT	FRANKLIN	TN	37064
089G-B02000	520 HOPEWOOD CT	GREGG JILL	332 LAKEMONT CIR	FRANKLIN	TN	37067
089G-B01900	524 HOPEWOOD CT	STEWART GERALYN	524 HOPEWOOD CT	FRANKLIN	TN	37064
089G-B02400	941 OAK MEADOW DR	REYNAGA MIRIAM	941 OAK MEADOW DR	FRANKLIN	TN	37064
089J-A00100	949 OAK MEADOW DR	EDGAR JOHN KENNETH	949 OAK MEADOW DR	FRANKLIN	TN	37064
089J-A00200	505 OVERVIEW LN	SCHWARTZ SUSAN	505 OVERVIEW LN	FRANKLIN	TN	37064
089J-A00300	504 OVERVIEW LN	LONG BRENT L	504 OVERVIEW LN	FRANKLIN	TN	37064
089J-A00400	961 OAK MEADOW DR	HILDRETH JACK P	961 OAK MEADOW DR	FRANKLIN	TN	37064
089J-A00500	965 OAK MEADOW DR	TITUS CAMERON	965 OAK MEADOW DR	FRANKLIN	TN	37064
089G-C02400	509 OVERVIEW LN	MARLIN JAMES	2908 COURTNEY CT	COLUMBIA	TN	38401
089--02604	3485 CAROTHERS PKWY	THIEBOLD BOB	3485 CAROTHERS PKWY	FRANKLIN	TN	37067
089--02605	3465 CAROTHERS PKWY	CAROTHERS DENNIS	3465 CAROTHERS PKWY	FRANKLIN	TN	37064
089--02611	3453 CAROTHERS PKWY	SHELTON NICKOLAS R	3453 CAROTHERS PKWY	FRANKLIN	TN	37064
089F-B00700	1008 MEANDERING WAY	ROUSOS PETER C	1008 MEANDERING WAY	FRANKLIN	TN	37067
089F-B00800	1010 MEANDERING WAY	FOSTER KEVIN	1010 MEANDERING WAY	FRANKLIN	TN	37067
089F-B00900	1012 MEANDERING WAY	MOORE KERBY L	1012 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01000	1014 MEANDERING WAY	HUDDLESTON ELIZABETH	1014 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01100	1016 MEANDERING WAY	JACKSON SUZANNE F	1016 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01200	1018 MEANDERING WAY	BRAINE ANDREW AND CAR	1018 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01300	1020 MEANDERING WAY	MANGIAGLI SHERRI LYNN	1020 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01400	1022 MEANDERING WAY	CALDWELL CURTIS	1022 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01500	1024 MEANDERING WAY	GOSPODAREK CHARLES E	1024 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01600	1026 MEANDERING WAY	PRESTWOOD ALISON	1026 MEANDERING WAY	FRANKLIN	TN	37067
089F-B00800	1010 MEANDERING WAY	FOSTER KEVIN	1010 MEANDERING WAY	FRANKLIN	TN	37067
089F-B07600	201 GOLDEN LEAF CT	CARTER AMY A	201 GOLDEN LEAF CT	FRANKLIN	TN	37067
089F-B07700	1015 MEANDERING WAY	GUSKE JANINE M	1015 MEANDERING WAY	FRANKLIN	TN	37067
089F-B07800	1013 MEANDERING WAY	SLEDGE TIMOTHY	1013 MEANDERING WAY	FRANKLIN	TN	37067
089F-B07900	1011 MEANDERING WAY	BARGAS CHRISTOPHER	1011 MEANDERING WAY	FRANKLIN	TN	37067
089G-B02300	504 HOPEWOOD CT	FAULKNER LORENE	504 HOPEWOOD COUR	FRANKLIN	TN	37064
089G-B02400	941 OAK MEADOW DR	REYNAGA MIRIAM	941 OAK MEADOW DR	FRANKLIN	TN	37064

to a point, thence, N 39°31'01" W, for a distance of 126.68' to a point, thence, N 27°12'14" W, for a distance of 364.80' to a point, thence, N 49°47'46" W, for a distance of 81.11' to a point, thence, N 22°53'19" W, for a distance of 76.92' to a point, thence, N 70°50'52" W, for a distance of 178.83' to a point, thence, S 86°16'14" W, for a distance of 55.76' to a point, thence, S 58°53'53" W, for a distance of 301.01' to a point, thence, S 11°56'40" W, for a distance of 222.92' to a point, thence, S 44°27'33" W, for a distance of 152.82' to a point, thence, S 62°36'50" W, for a distance of 150.64' to a point, thence, N 57°18'02" W, for a distance of 145.06' to a point, thence, N 21°52'43" W, for a distance of 222.19' to a point, thence, N 18°53'24" W, for a distance of 134.89' to a point, thence, N 20°29'42" W, for a distance of 215.41' to a point, thence, N 14°52'16'55" W, for a distance of 168.55' to a point, thence, N 07°58'50" W, for a distance of 81.92' to a point, thence, N 13°40'44" W, for a distance of 188.71' to a point, thence, N 10°24'08" W, for a distance of 101.14' to a point, thence, N 22°26'56" W, for a distance of 150.61' to a point, thence, N 57°04'03" W, for a distance of 133.54' to a point, thence, along above mentioned sub margin of Interstate 65, N 06°49'36" E, passing a witness rod (old) at a distance of 200.00', for a total distance of 208.40' to witness rod (old), thence, with a curve to the right, with an arc length of 1418.60', a radius of 11269.16', with a chord bearing of N 10°23'13" E, and chord length of 1417.67' to the Point of Beginning, containing 5,664,864.9 Sq. Ft. or 217.27 Acres. According to a survey made by Foster Arnold, dated June, 2009.



BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:
WILLIAMSON COUNTY GIS

DISCOVERY CENTER
REZONING REQUEST

FRANKLIN, Williamson County, Tennessee



Revision	Date
△	_____
△	_____
△	_____
△	_____

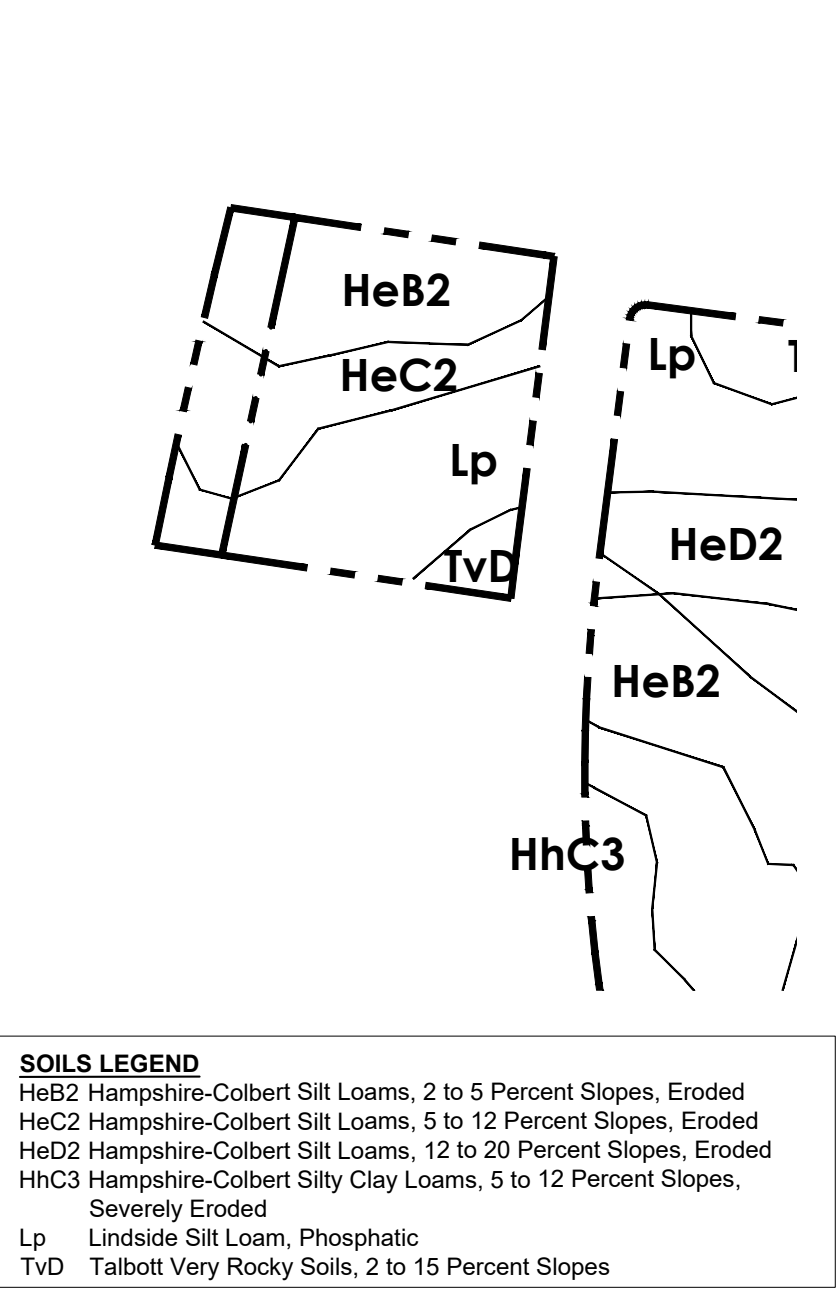
OVERALL
EXISTING
CONDITIONS

C1.0

COF#XXXX



SOILS MAP



LEGEND

EXISTING TREE CANOPY

- NOTES:
1. DEVELOPER TO RETAIN ALL MINERAL RIGHTS.
 2. STRUCTURES CURRENTLY EXIST ON SITE - SEE PLAN
 3. THERE ARE NO HISTORIC STRUCTURES WITHIN 500' OF THE SITE

TREE CANOPY DATA

EXISTING TREE CANOPY: 69,140 SF - 1.59 AC
TOTAL SITE: 5.35 AC
1.59 AC/5.35 AC = 29%

EXISTING SLOPES

14% - 19.99%
 20% AND GREATER

SITE DATA

EXISTING SUBDIVISION/DEVELOPMENT PROPOSED SUBDIVISION/DEVELOPMENT	LOCKWOOD GLEN PUD SUBDIVISION DISCOVERY CENTER
EXISTING ZONING/ CHARACTER AREA OVERLAY PROPOSED ZONING	SD-R (5.03) - McEWEN AREA 6 NC - NEIGHBORHOOD COMMERCIAL
OTHER APPLICABLE OVERLAYS	FLOODWAY FRINGE OVERLAY (FFO) FLOODWAY OVERLAY DISTRICT (FWO)
DEVELOPMENT STANDARD (MINERAL RIGHTS FOR THIS PROPERTY ARE HELD BY OWNER OF RECORD.)	CONVENTIONAL
ACREAGE OF SITE	5.35 ACRES

STATEMENT OF IMPACTS:

STREET NETWORK:
SOUTH CAROTHERS ROAD IS A MINOR COLLECTOR. SOUTH CAROTHERS PARKWAY IS A MAJOR ARTERIAL.

WATER:
WATER SERVICE WILL BE COORDINATED WITH THE MILLCROFTON UTILITY DISTRICT AND THE CITY OF FRANKLIN TO PROVIDE ADEQUATE FLOW AND CAPACITY. ALL WATER MAINS SHALL BE LOCATED IN A 15' PUBLIC UTILITY EASEMENT.

SEWER:
SEWER SERVICE WILL BE COORDINATED WITH THE CITY OF FRANKLIN TO PROVIDE ADEQUATE FLOW AND CAPACITY. ALL SANITARY SEWER LINES ARE INSIDE THE PROPOSED R.O.W.

RECLAIMED WATER FACILITIES:
THERE ARE NO REPAIRS TO WATER FACILITIES CURRENTLY IN PROXIMITY TO THE SITE. THE CITY OF FRANKLIN HAS PROPOSED A ZERO DISCHARGE WASTEWATER TREATMENT PLANT NEARBY THAT COULD SERVE THIS DEVELOPMENT.

DRAINAGE FACILITIES:
STORM DRAINAGE TIES TO EXISTING STORM DRAINAGE IN ADJACENT, PREVIOUSLY APPROVED PHASES OF LOCKWOOD GLEN WHICH WERE SIZED TO ACCOMMODATE THE NUMBER OF LOTS SHOWN.

POLICE, FIRE AND RECREATIONAL FACILITIES:
POLICE - 900 COLUMBIA AVE., 4.3 MILES
FIRE - STATION #2, 907 MURFREESBORO ROAD, 2.5 MILES
RECREATIONAL - EASTERN FLANK BATTLE FIELD PARK, 2.9 MILES. PARKS ARE PLANNED DIRECTLY ACROSS CAROTHERS BLVD.

PROJECTED STUDENT POPULATION:

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



Revision	Date
△	
△	
△	
△	

EXISTING
CONDITIONS

C1.1
COF#6882

LOCKWOOD GLEN PUD SUBDIVISION REVISION 4
 RESOLUTION 2018-107
 ORDINANCE 2018-63
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 1/24/2019

Project Information

Existing Zoning: SD-R 5.03
 Proposed Zoning: SD-R 5.25
 Existing Land Use: Residential
 Proposed Land Use: Residential
 Character Area: MECO-6
 Development Standard: Conventional
 Other Overlays: FFO, FWO
 Site Acreage: 121.54 acres
 Proposed Number of Dwelling Units: 638 (no change)

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



0 500 1,000 2,000 3,000
 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:

Open Issues: 1

Planning

[Lockwood Glen PUD Subdivision Development Plan Revision 4, Resubmittal 01.03.2018.pdf](#)

4. Changes to approved plans

christopher.andrews@franklinton.gov As a result of this revision staff recognizes the entitlements for the 16 dwelling units originally proposed as townhouses. Should the developer desire to redistribute those 16 units to other locations within the Lockwood Glen PUD Subdivision, a development plan revision would need to be approved by either the FMPC or BOMA, dependent upon revision criteria found in Section 2.4.2 (11) in the Zoning Ordinance. As these 16 units were intended to be attached townhouses, moving them to another location within the Lockwood Glen PUD Subdivision would serve as “major changes to typical lots in either dimension and/or number of lots revised in a section or throughout the development”, and would trigger a review from the FMPC.

Please provide a note on Page C 2.0 of the development plan revision acknowledging that “Any future revisions made with respect to the location of the remaining entitled dwelling units may require review and approval by the Franklin Municipal Planning Commission or the Board of Mayor and Aldermen.”

LOCKWOOD GLEN
PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 4
SD-R (SPECIFIC DEVELOPMENT - RESIDENTIAL)
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

SITE DATA

SUBDIVISION/DEVELOPMENT:	LOCKWOOD GLEN PUD SUBDIVISION
COF PROJECT NUMBER:	6884
TAX MAP & PARCELS:	MAP 89 - PARCELS 48.01, 43.01, 43.06
ADDRESS	SOUTH CAROTHERS ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH
EXISTING SITE ACREAGE:	126.89 AC
PROPOSED SITE ACREAGE:	121.54 AC
EXISTING ZONING - CHARACTER OVERLAY AREA 6	SD-R (5.03) - McEWEN CHARACTER
PROPOSED ZONING - OTHER APPLICABLE OVERLAYS:	SD-R (5.25) FLOODWAY FRINGE OVERLAY (FFO) FLOODWAY OVERLAY DISTRICT (FWO)
APPLICABLE DEVELOPMENT STANDARDS:	CONVENTIONAL
CIVIL DISTRICT:	14

APPLICANT & LANDSCAPE ARCHITECT:

GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:

ENERGY LAND & INFRASTRUCTURE, LLC
MICHAEL RAY
1420 DONELSON PIKE
SUITE A-12
NASHVILLE, TN 37217
615-383-6300
michael.ray@eli-llc.com

OWNER:

IRA BLONDER
3306 SWEENEY ROAD
FRANKLIN, TN 37064
615-255-0751
iblonder@soundkitchen.com



NOTE: THIS DEVELOPMENT PLAN REVISION DOES NOT SEEK TO REVISE ANY CONDITIONS OR PARAMETERS CONTAINED IN THE APPROVED LOCKWOOD GLEN DEVELOPMENT PATTERN BOOK. ALL CONDITIONS AND REGULATIONS SET FORTH SHALL REMAIN

SHEET INDEX

C0.1	CURRENTLY APPROVED DEVELOPMENT PLAN
C0.4	REVISED BOUNDARY DESCRIPTION
C1.0	EXISTING CONDITIONS PLAN
C1.1	ENLARGED EXISTING CONDITIONS PLAN
C2.0	DEVELOPMENT PLAN

DEVELOPMENT SUMMARY

ORIGINAL PUD COF#1619 APPROVED 9/10/2008 AS NICHOLS BEND
(REVISION 1) LOCKWOOD GLEN DEVELOPMENT PLAN COF#6120 APPROVED APRIL 2017 - ADDED KING PARCEL TO SECTION 12 - REMOVED 7.35 AC FROM PUD TO REZONE COMMERCIAL
(REVISION 2) LOCKWOOD GLEN DEVELOPMENT PLAN COF# 6676 APPROVED JULY 2018: SECTION 12 - 11 RESIDENTIAL LOTS (PREVIOUSLY 79 RESIDENTIAL LOTS) SECTION 13 - 0 RESIDENTIAL LOTS (PREVIOUSLY 2 RESIDENTIAL LOTS) SECTION 14 - 1 RESIDENTIAL LOTS (PREVIOUSLY 6 RESIDENTIAL LOTS) SECTION 15 - 16 UNITS (NO CHANGE; NOT INCLUDED IN DEVT PLAN REVISION) SECTION 16 - 50 RESIDENTIAL LOTS (NEW SECTION) SECTION 17 - 28 RESIDENTIAL LOTS (NEW SECTION) TOTAL - 106 RESIDENTIAL LOTS/UNITS (NO CHANGE)
(REVISION 3) LOCKWOOD GLEN DEVELOPMENT PLAN COF# 6822 PROPOSED CHANGES: REMOVAL OF PARCEL 089---04808 FROM OVERALL DEVELOPMENT PLAN NO CHANGE TO OVERALL UNIT COUNT OR PREVIOUSLY APPROVED SECTIONS
(REVISION 4) LOCKWOOD GLEN DEVELOPMENT PLAN COF# XXXX PROPOSED CHANGES: REMOVAL OF PARCEL 089---04700 FROM OVERALL DEVELOPMENT PLAN NO CHANGE TO OVERALL UNIT COUNT OR PREVIOUSLY APPROVED SECTIONS



PRE-APPLICATION SUBMITTAL:
INITIAL SUBMITTAL: 12.10.2018
RESUBMITTAL: 1.03.2019
ONE STOP SUBMITTAL:
ONE STOP SUBMITTAL:
COF# 6884

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greg.gamble@gdc-tn.com



STATEMENT OF IMPACTS:

STREET NETWORK:

SOUTH CAROLINA ROAD IS A MINOR COLLECTOR. SOUTH CAROLINA PARKWAY IS A MAJOR ARTERIAL. ALL ROADS WITHIN LOCKWOOD GLEN ARE LOCAL STREETS UNLESS OTHERWISE NOTED.

WATER:

WATER SERVICE WILL BE COORDINATED WITH THE MILLCROFTON UTILITY DISTRICT AND THE CITY OF FRANKLIN TO PROVIDE ADEQUATE FLOW AND CAPACITY. ALL WATER MAINS SHALL BE LOCATED IN A 15' PUBLIC UTILITY EASEMENT.

SEWER:

SEWER SERVICE WILL BE COORDINATED WITH THE CITY OF FRANKLIN TO PROVIDE ADEQUATE FLOW AND CAPACITY. ALL SANITARY SEWER LINES ARE INSIDE THE PROPOSED R.O.W.

RECLAIMED WATER FACILITIES:

THERE ARE NO REQUIRING WATER FACILITIES CURRENTLY IN PROXIMITY TO THE SITE. THE CITY OF FRANKLIN HAS PROPOSED A ZERO DISCHARGE WASTEWATER TREATMENT PLANT NEARBY THAT COULD SERVE THIS DEVELOPMENT.

DRAINAGE FACILITIES:

STORM DRAINAGE TIES TO EXISTING STORM DRAINAGE IN ADJACENT, PREVIOUSLY APPROVED PHASES OF LOCKWOOD GLEN WHICH WERE SIZED TO ACCOMMODATE THE NUMBER OF LOTS SHOWN.

POLICE, FIRE AND RECREATIONAL FACILITIES:

POLICE - 900 COLUMBIA AVE., 4.3 MILES
FIRE - STATION #2, 907 MURFREESBORO ROAD, 2.5 MILES
RECREATIONAL - EASTERN FLANK BATTLE FIELD PARK, 2.9 MILES. PARKS ARE PLANNED DIRECTLY ACROSS CAROLINA BLVD.

PROJECTED STUDENT POPULATION:

REFUSE COLLECTION:

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

SITE DATA (DEVELOPMENT PLAN REVISION 3)

SITE DATA:

SUBDIVISION / DEVELOPMENT: LOCKWOOD GLEN PUD SUBDIVISION
REVISION #3
EXISTING ZONING / CHARACTER AREA OVERLAY: SD-R / MCEWEN AREA 6
PROPOSED ZONING: SD-R (S-10)
OTHER APPLICABLE OVERLAYS: FLOODWAY FRINGE OVERLAY (FFO)
FLOODWAY OVERLAY DISTRICT (FWD)
CONVENTIONAL
218.58 AC
PROPOSED SITE ACREAGE: 126.89 AC
EXISTING TREE CANOPY: 10.32 AC (8% OF SITE)

REVISED SITE DATA:

LOCKWOOD GLEN RESIDENTIAL AREA: 126.89 AC
TOTAL PERMITTED UNITS (NO CHANGE): 638 UNITS
PROPOSED SITE DENSITY: 5.03 DUA
TOTAL UNIT PREVIOUSLY SUBMITTED (NO CHANGE): 532 UNITS
CURRENT REMAINING PERMITTED UNITS (NO CHANGE): 106 UNITS

SECTION	NUMBER OF RESIDENTIAL LOTS
1	46
2	13
3	38
4	44
5	27
6	26
7	28
8	50
9	21
10	239
11	0
12	11
13	0
14	1
15	16
16	50
17	28

TOTAL PROPOSED SITE AREA: 126.89 AC
TOTAL OPEN SPACE REQUIRED (15%): 19.04 AC
TOTAL OPEN SPACE PROVIDED: 20.76 AC (16.4%)

*NOTE: OPEN SPACE CALCULATIONS ARE FROM PREVIOUS DEVELOPMENT PLANS SUBMITTED BY OTHERS.
DEVELOPMENT PLAN REVISION THREE DOES NOT REMOVE ANY PREVIOUSLY APPROVED OPEN SPACE LOTS (FORMAL OR INFORMAL). PARCEL 089---04808 WAS NOT INCLUDED IN OPEN SPACE CALCULATIONS FOR PREVIOUSLY APPROVED DEVELOPMENT PLANS.

PREVIOUS REVISIONS

SITE DATA (DEVELOPMENT PLAN REVISION 2)

SITE DATA:

SUBDIVISION / DEVELOPMENT: LOCKWOOD GLEN PUD SUBDIVISION
REVISION #2
EXISTING ZONING / CHARACTER AREA OVERLAY: SD-R / MCEWEN AREA 6
PROPOSED ZONING: SD-R (S-10)
OTHER APPLICABLE OVERLAYS: FLOODWAY FRINGE OVERLAY (FFO)
FLOODWAY OVERLAY DISTRICT (FWD)
CONVENTIONAL
218.58 AC
PROPOSED SITE ACREAGE: 126.89 AC
EXISTING TREE CANOPY: 10.32 AC (8% OF SITE)

REVISED SITE DATA:

LOCKWOOD GLEN RESIDENTIAL AREA (DOES NOT CHANGE): 218.58 AC
TOTAL PERMITTED UNITS (NO CHANGE): 638 UNITS
PROPOSED SITE DENSITY (NO CHANGE): 2.92 DUA
TOTAL UNIT PREVIOUSLY SUBMITTED (NO CHANGE): 532 UNITS
CURRENT REMAINING PERMITTED UNITS (NO CHANGE): 106 UNITS

PROPOSED UNITS:

PHASE 12 PREVIOUSLY APPROVED UNITS: 79 UNITS
+ SECTION 12 PROPOSED UNITS: 11 UNITS
SECTION 13 PREVIOUSLY APPROVED UNITS: 2 UNITS
+ SECTION 13 PROPOSED UNITS: 0 UNITS
SECTION 14 PREVIOUSLY APPROVED UNITS: 6 UNITS
+ PHASE 14 PROPOSED UNITS: 1 UNITS
+ PHASE 15 (NO CHANGE): 16 UNITS
+ SECTION 16 (NEW SECTION): 50 UNITS
+ SECTION 17 (NEW SECTION): 28 UNITS
+ TOTAL PROPOSED UNITS: 106 UNITS
PROPOSED REMAINING PERMITTED UNITS: 0 UNITS

LOCKWOOD GLEN - RESIDENTIAL LAND USE DATA - DEVELOPMENT PLAN REVISION #1

DEVELOPMENT	SITE PLAN SUBMITTED	APPROVAL DATE	PREVIOUS PR ZONED ACRES	TOTAL SD-R ZONED ACRES PER PUD REVISION 04/11/16	APPROVED DWELLING UNITS	TOTAL DWELLING UNITS PER PUD REVISION 04/11/16	APPROVED REMAINING ACRES	TOTAL REMAINING SD-R ZONED ACRES PER PUD REVISION 04/11/16	APPROVED REMAINING DWELLINGS	TOTAL REMAINING DWELLING UNITS PER PUD REVISION 04/11/16
CONCEPT PLAN	N/A	SEPT. 2008	**220.90	**** 218.58	624	638 (+14)	**220.90	**** 218.58	624	638 (+14)
SECTION 1	X	MAY 2013	**9.80	**9.80	46	46	211.10	208.78	578	592
SECTION 2	X	MAY 2013	3.00	3.00	13	13	208.1	205.78	565	579
SECTION 3	X	MAY 2013	7.20	7.20	38	38	200.9	198.58	537	541
SECTION 4	X	APRIL 2014	6.59	6.59	44	44	194.31	191.99	483	497
SECTION 5	X	APRIL 2014	10.56	10.56	27	27	183.75	181.43	456	470
SECTION 6	X	APRIL 2014	4.03	4.03	26	26	179.72	177.40	430	444
SECTION 7	X	APRIL 2014	12.62	12.62	28	28	167.1	164.78	402	416
SECTION 8	X	JAN. 2016	12.35	12.35	50	50	154.75	152.43	352	366
SECTION 9	X	FEB. 2016	5.63	5.63	21	21	149.12	146.80	331	345
SECTION 10	X	JULY 2016	15.56	15.56	239	239	133.56	131.24	92	106
SECTION 11	X	JUNE 2016	1.88	1.88	0	0	**133.56	***131.24	92	106
SECTION 12	-----	-----	27.90	32.93	51	2	105.66	98.31	41	25
SECTION 13	-----	-----	8.36	****1.01	10	2	97.30	97.30	31	25
SECTION 14	-----	-----	3.81	3.81	6	6	93.49	93.49	25	19
SECTION 15	-----	-----	4.41	4.41	16	16	89.08	89.08	9	3

NOTES:

1. PARCEL LINES & TOPOGRAPHY PROVIDED BY CITY OF FRANKLIN G.I.S.
2. AERIAL PHOTOGRAPH PROVIDED BY GOOGLE.

CURRENT APPROVED DEVELOPMENT PLAN REVISION 3 - NTS
FOR REFERENCE ONLY



LOCKWOOD GLEN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3
FRANKLIN, Williamson County, Tennessee



Revision Date
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DEVELOPMENT
PLAN

C2.0

COF#6822



LOCKWOOD GLEN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4
Franklin, Williamson County, Tennessee



Revision Date
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APPROVED
DEVELOPMENT
PLAN

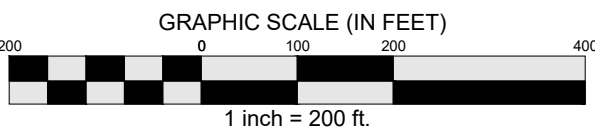
C0.1

COF#6884

F:\enr\W\18-11-1108.2 Lockwood Glen Development Plan Revision 4\3_CAD\Production\1_Development Plan\LC Dev Plan Rev 4 C 0.4 Revised Boundary Description.dwg
Plotted: Wednesday, January 02, 2019 - 2:27 pm
By: cloyw

Line Table			Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	S7° 57' 01"W	1007.65	L11	S83° 46' 25"E	25.00	L21	N7° 15' 10"E	398.89
L2	S7° 26' 55"W	387.69	L12	S6° 04' 28"W	110.27	L22	S82° 43' 15"E	118.21
L3	S80° 41' 16"E	824.24	L13	S2° 27' 07"W	542.39	L23	N83° 35' 45"E	1.59
L4	N8° 26' 26"E	343.04	L14	S1° 41' 23"W	295.29	L24	S82° 20' 54"E	538.31
L5	N8° 01' 21"E	462.57	L15	S47° 37' 03"W	418.85	L25	S12° 13' 01"W	539.74
L6	S82° 24' 09"E	586.85	L16	S49° 03' 53"W	196.32	L26	N81° 30' 44"W	105.18
L7	S80° 56' 29"E	304.54	L17	S48° 22' 44"W	166.16	L27	S81° 25' 13"E	101.09
L8	S28° 37' 07"E	33.26	L18	N34° 11' 58"W	605.91			
L9	S5° 13' 31"W	132.33	L19	N51° 51' 54"W	556.69			
L10	S5° 53' 01"W	586.17	L20	N23° 42' 09"W	205.98			

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	66.85	432.00	8.87	S76° 30' 31"E	66.78
C2	178.08	195.00	52.32	S54° 46' 48"E	171.95
C3	191.97	325.00	33.84	S11° 41' 48"E	189.19
C4	249.92	3953.11	3.62	S04°15'48"W	249.88
C5	278.91	700.00	22.83	S9° 43' 29"E	277.06
C6	382.49	2929.79	7.48	N30° 27' 34"W	382.21
C7	373.35	1210.92	17.67	N43° 01' 56"W	371.87
C8	772.69	1572.02	28.16	N37° 47' 01"W	764.93
C9	1340.67	2481.48	30.96	N8° 13' 30"W	1324.42
C10	39.27	25.00	90.44	N52° 15' 10"E	35.36
C11	540.23	11309.60	2.74	N12°38'55"E	540.18



LOCKWOOD DEVELOPMENT LESS CAROTHERS PARKWAY
PROPERTY DESCRIPTION
TRACT ONE

Land situated in the 9th and 14th Civil Districts of Williamson County, Tennessee, being a portion of the properties conveyed to Lockwood Family LP by Dorris R. Lockwood of record in Deed book 1777, Page 759, and Deed book 1777, Page 761 and a portion of the property conveyed to Lockwood Construction Company by Anthony B. Jamison of record in Deed book 656, Page 650 in the Registers Office of Williamson County, Tennessee (R.O.W.C., TN), and being more particularly described as follows.

Beginning at an existing iron rod on the southerly margin of South Carothers Road said iron rod being the northwest corner of the James C. and Gail H. Alligood property as of record in Deed book 1202, Page 845 R.O.W.C., TN and the northeast corner of the herein described property; Thence leaving said margin and along the westerly line of said Alligood S07°-57'-01"W for a distance of 1007.65 feet to an iron rod (old); Thence S07°-26'-55"W for a distance of 387.69 feet to an iron rod(old) at the southwest corner of said Alligood; Thence along the south line of Alligood S80°-41'-16"E for a distance of 824.24 feet to an iron rod (old) at the southeast corner of the Wilson Dudley Davis property as of record in Deed book 435, Page 126, R.O.W.C., TN; Thence along Davis' easterly line N08°-26'-26"E for a distance of 343.04 feet to an iron rod(old) at the southeast corner of the Collie Strain and Jessica Strain property as of record in Deed book 5632, Page 184, R.O.W.C., TN; Thence leaving said Davis and along the easterly line of Strain N08°-01'-21"E for a distance of 462.57 feet to an iron rod (old) at the southwest corner of the Robert and Nicole Russell property as of record in Deed book 6264, Page 672, R.O.W.C., TN; Thence leaving Strain and along the southerly line of Russell S82°-24'-09"E for a distance of 586.85 feet to an iron rod (old) in the southerly margin of South Carothers Road; Thence along said margin for the next (7) calls, with a curve to the left having an arc length of 66.85 feet, a radius of 432.00 feet a chord bearing and distance of S76°-30'-31"E, 66.78 feet; Thence S80°-56'-29"E for a distance of 304.54 feet; Thence with a curve to the right having an arc length of 178.08 feet, a radius of 195.00 feet, a chord bearing and distance of S54°-46'-48"E, 171.95 feet; Thence S28°-37'-07"E, 33.26 feet; Thence with a curve to the right having an arc length of 191.97 feet, a radius of 325.00 feet, a chord bearing and distance of S11°-41'-48"E, 189.19 feet; Thence S05°-13'-31"W for a distance of 132.33 feet; Thence S05°-53'-01"W for a distance of 586.17 feet to an iron rod (old) being the northeast of Lot 103 of Lockwood Glen PUD Subdivision Section 3 as of record in Plat Book 60, Page 33, R.O.W.C., TN; Thence leaving said margin and Lot 103 S83°-46'-25"E for a distance of 25.00 feet to the centerline of said South Carothers Road; Thence along said centerline the next (5) calls, S06°-04'-28"W for a distance of 110.27 feet; Thence with a curve to the left having an arc length of 249.92 feet, a radius of 3953.11 feet, a chord bearing and distance of S04°-15'-48"W, 249.88 feet; Thence S02°-27'-07"W for a distance of 542.39 feet; Thence S01°-41'-23"W for a distance of 295.29 feet; Thence with a curve to the left having an arc length of 278.91 feet, a radius of 700.00 feet, a chord bearing and distance of S09°-43'-29"E, 277.06 feet; Thence leaving said centerline S47°-37'-03"W for a distance of 418.85 feet; Thence S49°-03'-53"W for a distance of 196.32 feet; Thence S48°-22'-44"W for a distance of 166.16 feet to the northeasterly margin of Carothers Parkway; Thence along said margin with a curve to the left having an arc length of 382.49 feet, a radius of 2929.79 feet, a chord bearing and distance of N30°-27'-34"W, 382.21 feet; Thence N34°-11'-58"W for a distance of 605.91 feet; Thence continuing along said margin with a curve to the left having an arc length of 373.35 feet, a radius of 1210.92 feet, a chord bearing and distance of N43°-01'-56"W, 371.87 feet; Thence N51°-51'-54"W for a distance of 556.69 feet; Thence continuing along said margin with a curve to the right having an arc length of 772.69 feet, a radius of 1572.02 feet, a chord bearing and distance of N37°-47'-01"W, 764.93 feet; Thence N23°-42'-09"W for a distance of 205.98 feet; Thence continuing along said margin with a curve to the right having an arc length of 1340.67 feet, a radius of 2481.48 feet, a chord bearing and distance of N08°-13'-30"W, 1324.42 feet; Thence N07°-15'-10"E for a distance of 398.89 feet; Thence continuing along said margin with a curve to the right having an arc length of 39.27, a radius of 25.00 feet, a chord bearing and distance of N52°-15'-10"E, 35.36 feet to the south margin of the aforementioned South Carothers Road; Thence along said margin S82°-43'-15"E for a distance of 118.21 feet; Thence N83°-35'-45"E for a distance of 1.59 feet; Thence S 82°-20'-54"E for a distance of 538.31 feet to the point of beginning.

Containing: 120.29 Acres +/-

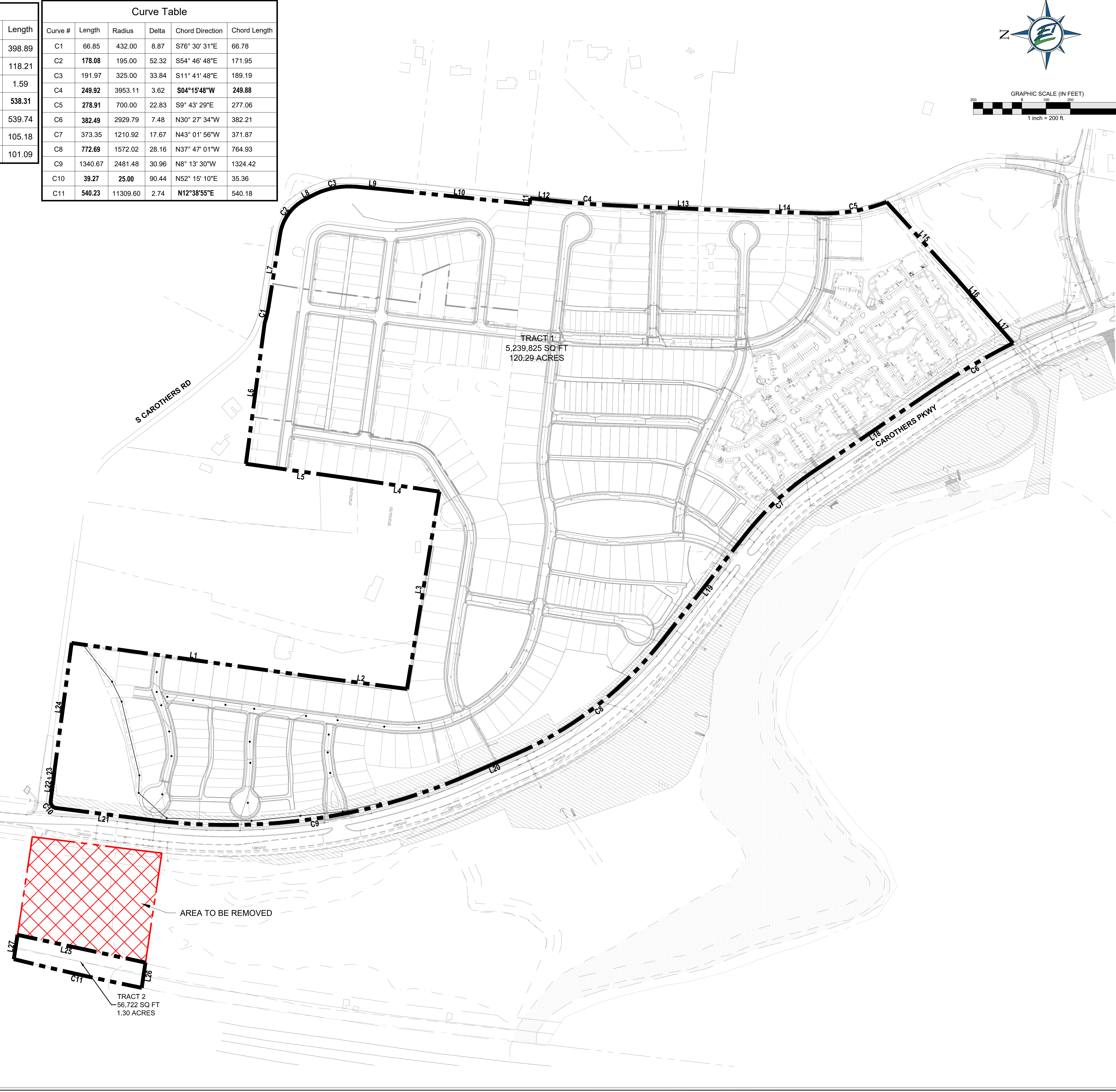
PROPERTY DESCRIPTION
LOCKWOOD DEVELOPMENT
TRACT TWO

Property situated in the City of Franklin, Williamson County, Tennessee, being shown on Tax Map 089, as Parcel 47.02. Said property being bound on the north by Nicolas R. Shelton, on the east by Ira A. Blonder, on the south by The City of Franklin, on the west by Interstate 65 and being more particularly described as follows,

Commencing at a concrete monument (old) on the westerly right-of-way of Carothers Parkway at the northeast corner of the Ira A. Blonder property as of record in Deed Book 7309, Page 265, R.O.W.C., TN., Thence leaving said right-of-way and along Blonder's north line N81°-26'-41"W, a distance of 13.87'; Thence N81°-25'-10"W, a distance of 395.54' to an iron rod (N:570580.38, E:1723461.18) being Blonders northwest corner and the northeast of the property herein described being the True Point of Beginning.

Thence with said Blonder's west line S12°-13'-01"W, a distance of 539.74' to an iron rod in the north line of the City of Franklin property as of record in Deed Book 7268, Page 403, R.O.W.C., TN.; Thence with the north line of said City of Franklin property N81°-30'-44"W, a distance of 105.18' to a point in the easterly right-of-way of Interstate 65; Thence leaving said City of Franklin's north and with the easterly right-of-way of Interstate 65 with a curve to the right said curve having a radius of 11,309.60', an arc distance of 540.23', a central angle of 02°-44'-13", a chord bearing and distance of N12°-38'-55"E, 540.18' to a concrete monument (old) at the southwest corner of the Nickolas R. Shelton property as of record in Deed Book 4004, Page 188,R.O.W.C., TN.; Thence leaving said right-of-way and with said Shelton's southerly line S81°-25'-13"E, a distance of 101.09' to the Point of Beginning.

Containing 1.30 acres



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

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



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LOCKWOOD GLEN
PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 4
MAP 89, PARCELS 43.01, 46.00, & 47.02
CITY OF FRANKLIN PROJECT NO. 6884
FRANKLIN, TENNESSEE

Rev.	Date	Add COF Project Number	Revision Description
1	1/2/19		

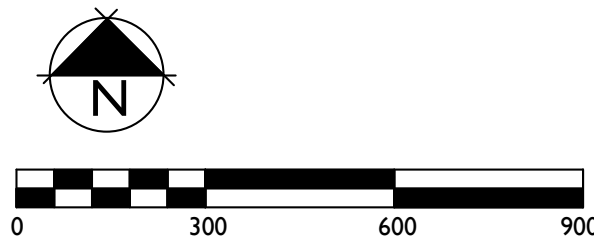
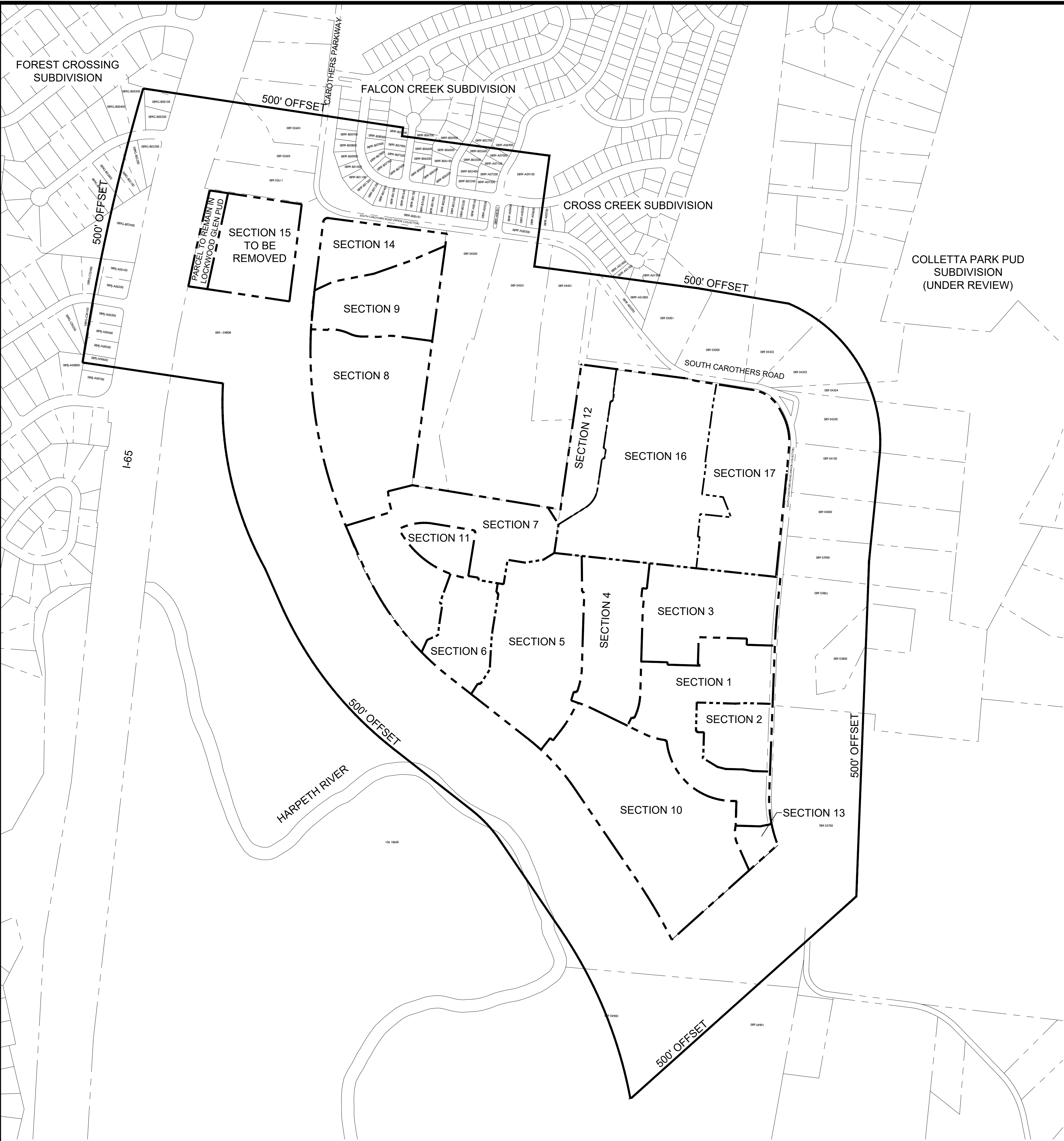


Issue Date: Dec. 7, 2018
ELI Project No: 18-11-1108.2
Drafted By: RDP
Checked By: LCW
Sheet Title:

REVISED
BOUNDARY
DESCRIPTION

Sheet No.

C 0.4



500' ADJACENT PROPERTY OWNERS:

PARCEL NUMBER	PROPERTY ADDRESS	OWNER	OWNER STREET	OWNER CITY	OWNER STATE	OWN ZIP
089G-B00200	505 HOPEWOOD CT	DARNELL WILLIAM BRIAN	505 HOPEWOOD CT	FRANKLIN	TN	37064
089---02605	3465 CAROTHERS PKWY	CAROTHERS DENNIS	3465 CAROTHERS PKWY	FRANKLIN	TN	37064
089---02611	3453 CAROTHERS PKWY	SHELTON NICKOLAS R	3453 CAROTHERS PKWY	FRANKLIN	TN	37064
089---04600	4315 S CAROTHERS RD	LOCKWOOD SEC 9 & 12 LLC	572 SAVANNAH HWY	CHARLESTON	SC	29407
089---04700	4309 S CAROTHERS RD	BLONDER IRA A	112 SEABOARD LN	FRANKLIN	TN	37067
089---04702	S CAROTHERS RD	WITHAWD LLC	250 N ORANGE AVE STE 1500	ORLANDO	FL	32801
089---04808	CAROTHERS PKWY	CITY OF FRANKLIN	109 3RD AVE S	FRANKLIN	TN	37064-000
089F-B00101	S CAROTHERS RD	FALCON CREEK HOMEOWNERS ASSOC INC	FIRST TN BANK BLDG #207	FRANKLIN	TN	37064
089F-B00600	1006 MEANDERING WAY	BEIER ADAM	1006 MEANDERING WAY	FRANKLIN	TN	37067
089F-B00700	1008 MEANDERING WAY	ROUSOS PETER C	1008 MEANDERING WAY	FRANKLIN	TN	37067
089F-B00800	1010 MEANDERING WAY	FOSTER KEVIN	1010 MEANDERING WAY	FRANKLIN	TN	37067
089F-B00900	1012 MEANDERING WAY	MOORE KERBY L	1012 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01000	1014 MEANDERING WAY	HUDDLESTON ELIZABETH	1014 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01100	1016 MEANDERING WAY	JACKSON SUZANNE F	1016 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01200	1018 MEANDERING WAY	BRAINE ANDREW AND CARLA 2011 FAMILY	1018 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01300	1020 MEANDERING WAY	MANGIAGLI SHERRI LYNN	1020 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01400	1022 MEANDERING WAY	CALDWELL CURTIS	1022 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01500	1024 MEANDERING WAY	GOSPODAREK CHARLES E	1024 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01600	1026 MEANDERING WAY	PRESTWOOD ALISON	1026 MEANDERING WAY	FRANKLIN	TN	37067
089F-B07600	201 GOLDEN LEAF CT	CARTER AMY A	201 GOLDEN LEAF CT	FRANKLIN	TN	37067
089F-B07700	1015 MEANDERING WAY	GUSKE JANINE M	1015 MEANDERING WAY	FRANKLIN	TN	37067
089F-B07800	1013 MEANDERING WAY	SLEDGE TIMOTHY	1013 MEANDERING WAY	FRANKLIN	TN	37067
089F-B07900	1011 MEANDERING WAY	BARGAS CHRISTOPHER	1011 MEANDERING WAY	FRANKLIN	TN	37067
089F-B08000	1009 MEANDERING WAY	DOYLE RICHARD D	1009 MEANDERING WAY	FRANKLIN	TN	37064
089G-B00100	923 OAK MEADOW DR	CLARK FERMAN J	923 OAK MEADOW DR	FRANKLIN	TN	37064
089---02604	3485 CAROTHERS PKWY	THIEBOLD BOB	3485 CAROTHERS PKWY	FRANKLIN	TN	37067
089G-B00300	509 HOPEWOOD CT	PORTER TERRY W	509 HOPEWOOD CT	FRANKLIN	TN	37064
089G-B01900	524 HOPEWOOD CT	STEWART GERALYN	524 HOPEWOOD CT	FRANKLIN	TN	37064
089G-B02000	520 HOPEWOOD CT	GREGG JILL	332 LAKEMONT CIR	FRANKLIN	TN	37067
089G-B02100	516 HOPEWOOD CT	LAFITTE GLEN	516 HOPEWOOD CT	FRANKLIN	TN	37064
089G-B02200	512 HOPEWOOD CT	TRUELOVE ANGELYN Y	512 HOPEWOOD COURT	FRANKLIN	TN	37064
089G-B02300	504 HOPEWOOD CT	FAULKNER LORENE	504 HOPEWOOD COURT	FRANKLIN	TN	37064
089G-B02400	941 OAK MEADOW DR	REYNAGA MIRIAM	941 OAK MEADOW DR	FRANKLIN	TN	37064
089G-C02400	509 OVERVIEW LN	MARLIN JAMES	2908 COURTNEY CT	COLUMBIA	TN	38401
089J-A00100	949 OAK MEADOW DR	EDGAR JOHN KENNETH	949 OAK MEADOW DR	FRANKLIN	TN	37064
089J-A00200	505 OVERVIEW LN	SCHWARTZ SUSAN	505 OVERVIEW LN	FRANKLIN	TN	37064
089J-A00300	504 OVERVIEW LN	LONG BRENT L	504 OVERVIEW LN	FRANKLIN	TN	37064
089J-A00400	961 OAK MEADOW DR	HILDRETH JACK P	961 OAK MEADOW DR	FRANKLIN	TN	37064
089J-A00500	965 OAK MEADOW DR	TITUS CAMERON	965 OAK MEADOW DR	FRANKLIN	TN	37064
089K-G03500	220 MORAY CT	OAK DUCK GENERAL PTRNSHP	205 POWELL PLACE	BRENTWOOD	TN	37027
089K-G05200	MORAY CT	LOCKWOOD GLEN HOMEOWNERS ASSOCIATION	50 VANTAGE WAY #100	NASHVILLE	TN	37228

LOCKWOOD GLEN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4

FRANKLIN, Williamson County, Tennessee



Revision	Date
△	_____
△	_____
△	_____
△	_____

OVERALL
EXISTING
CONDITIONS

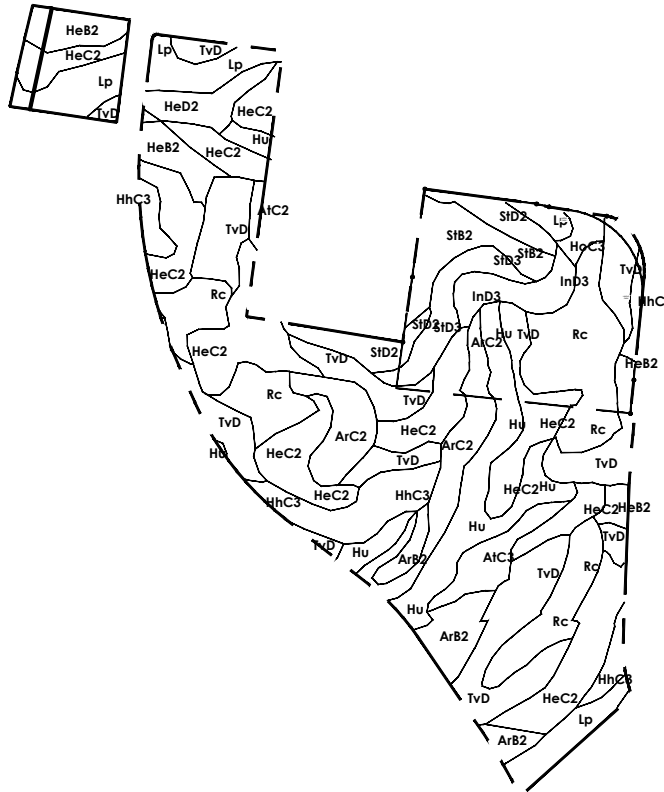
C1.0

CDF#6884

BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:
WILLIAMSON COUNTY GIS



SOILS MAP



- SOILS LEGEND**
- ArB2 Armour Silt Loam, 2 To 5 Percent Slopes, Eroded
 - AtC2 Armour Silty Clay Loam, 5 to 12 Percent Slopes, Eroded
 - AtC3 Armour Silty Clay Loam, 5 to 12 Percent Slopes, Severely Eroded
 - CaA Captina Silt Loam, Phosphatic, 0 to 2 Percent Slopes
 - CaB2 Captina Silt Loam, Phosphatic, 2 to 5 Percent Slopes, Eroded
 - HeB2 Hampshire-Colbert Silt Loams, 2 to 5 Percent Slopes, Eroded
 - HeC2 Hampshire-Colbert Silt Loams, 5 to 12 Percent Slopes, Eroded
 - HeD2 Hampshire-Colbert Silt Loams, 12 to 20 Percent Slopes, Eroded
 - HhC3 Hampshire-Colbert Silty Clay Loams, 5 to 12 Percent Slopes, Severely Eroded
 - HoC3 Hicks Silty Clay Loams, 5 to 12 Percent Slopes, Severely Eroded
 - Hu Huntington Silt Loam, Phosphatic
 - InD3 Inman Silty Clay Loam, 12 to 20 Percent Slopes, Severely Eroded
 - Lp Lindsie Silt Loam, Phosphatic
 - Rc Rockland
 - Se Sequatchie Loam, Phosphatic
 - SiB2 Stiversville Silt Loam, 2 to 5 Percent Slopes, Eroded
 - SiC2 Stiversville Silt Loam, 5 to 12 Percent Slopes, Eroded
 - SiD2 Stiversville Silt Loam, 12 to 20 Percent Slopes, Eroded
 - SiD3 Stiversville Silt Loam, 12 to 20 Percent Slopes, Severely Eroded
 - TvD Talbot Very Rocky Soils, 2 to 15 Percent Slopes

LEGEND

EXISTING TREE CANOPY

- NOTES:**
- DEVELOPER TO RETAIN ALL MINERAL RIGHTS.
 - STRUCTURES CURRENTLY EXIST ON SITE - SEE PLAN
 - THERE ARE NO HISTORIC STRUCTURES WITHIN 500' OF THE SITE

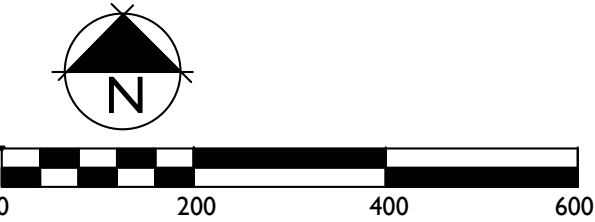
TREE CANOPY DATA

EXISTING TREE CANOPY: 449,739 SF - 10.32 AC

NOTE:
PER APPROVED DEVELOPMENT PLAN (COF #6120) THERE ARE NO TREE CANOPY PRESERVATION REQUIREMENTS ASSOCIATED WITH THIS SITE

EXISTING SLOPES

- 14% - 19.99%
- 20% AND GREATER



SITE DATA

SUBDIVISION/DEVELOPMENT	LOCKWOOD GLEN PUD SUBDIVISION
EXISTING ZONING/ CHARACTER AREA OVERLAY PROPOSED ZONING	SD-R (5.03) - McEWEN AREA 6 SD-R (5.25)
OTHER APPLICABLE OVERLAYS	FLOODWAY FRINGE OVERLAY (FFO) FLOODWAY OVERLAY DISTRICT (FWO)
DEVELOPMENT STANDARD	CONVENTIONAL
(MINERAL RIGHTS FOR THIS PROPERTY ARE HELD BY OWNER OF RECORD.)	
EXISTING ACREAGE OF SITE	126.89 ACRES
PROPOSED ACREAGE OF SITE	121.54 ACRES
EXISTING TREE CANOPY	+/- 10.32 ACRES

LOCKWOOD GLEN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4
FRANKLIN, Williamson County, Tennessee



Revision	Date
△	
△	
△	
△	

EXISTING
CONDITIONS

C1.1
COF #6884



DEVELOPMENT
PLAN REVISION 4:
-- REMOVE SECTION 15
PARCEL 089---04700
FROM OVERALL
DEVELOPMENT PLAN

STATEMENT OF IMPACTS:

STREET NETWORK:
SOUTH CAROTHERS ROAD IS A MINOR COLLECTOR. SOUTH CAROTHERS PARKWAY IS A MAJOR ARTERIAL. ALL ROADS WITHIN LOCKWOOD GLEN ARE LOCAL STREETS UNLESS OTHERWISE NOTED.

WATER:
WATER SERVICE WILL BE COORDINATED WITH THE MILLCROFTON UTILITY DISTRICT AND THE CITY OF FRANKLIN TO PROVIDE ADEQUATE FLOW AND CAPACITY. ALL WATER MAINS SHALL BE LOCATED IN A 15' PUBLIC UTILITY EASEMENT.

SEWER:
SEWER SERVICE WILL BE COORDINATED WITH THE CITY OF FRANKLIN TO PROVIDE ADEQUATE FLOW AND CAPACITY. ALL SANITARY SEWER LINES ARE INSIDE THE PROPOSED R.O.W.

RECLAIMED WATER FACILITIES:
THERE ARE NO REPAIRS TO WATER FACILITIES CURRENTLY IN PROXIMITY TO THE SITE. THE CITY OF FRANKLIN HAS PROPOSED A ZERO DISCHARGE WASTEWATER TREATMENT PLANT NEARBY THAT COULD SERVE THIS DEVELOPMENT.

DRAINAGE FACILITIES:
STORM DRAINAGE TIES TO EXISTING STORM DRAINAGE IN ADJACENT, PREVIOUSLY APPROVED PHASES OF LOCKWOOD GLEN WHICH WERE SIZED TO ACCOMMODATE THE NUMBER OF LOTS SHOWN.

POLICE, FIRE AND RECREATIONAL FACILITIES:
POLICE - 900 COLUMBIA AVE., 4.3 MILES
FIRE - STATION #2, 907 MURFREESBORO ROAD, 2.5 MILES
RECREATIONAL - EASTERN FLANK BATTLE FIELD PARK, 2.9 MILES. PARKS ARE PLANNED DIRECTLY ACROSS CAROTHERS BLVD.

PROJECTED STUDENT POPULATION:

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

SITE DATA (DEVELOPMENT PLAN REVISION 3)

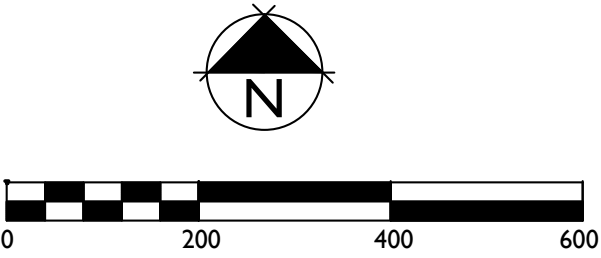
SITE DATA:	
SUBDIVISION / DEVELOPMENT:	LOCKWOOD GLEN PUD SUBDIVISION
EXISTING ZONING / CHARACTER AREA OVERLAY:	REVISION #4
PROPOSED ZONING:	SD-R (5.03) / MCEWEN AREA 6
OTHER APPLICABLE OVERLAYS:	SD-R (5.25) FLOODWAY FRINGE OVERLAY (FFO) FLOODWAY OVERLAY DISTRICT (FWO)
DEVELOPMENT STANDARD:	CONVENTIONAL
EXISTING SITE ACREAGE:	126.89 AC
PROPOSED SITE ACREAGE:	121.54 AC
EXISTING TREE CANOPY:	10.32 AC (8% OF SITE)
REVISED SITE DATA:	
LOCKWOOD GLEN RESIDENTIAL AREA:	121.54 AC
TOTAL PERMITTED UNITS (NO CHANGE):	638 UNITS
PROPOSED SITE DENSITY:	5.17 DUA
CURRENT REMAINING PERMITTED UNITS:	106 UNITS

SECTION	NUMBER OF RESIDENTIAL LOTS
1	46
2	13
3	38
4	44
5	27
6	26
7	28
8	50
9	21
10	239
11	0
12	11
13	0
14	1
15	REMOVED
16	50
17	28

LOTS TO BE REDISTRIBUTED: 16

TOTAL PROPOSED SITE AREA:	121.54 AC
TOTAL OPEN SPACE REQUIRED (15%):	18.23 AC
TOTAL OPEN SPACE PROVIDED:	20.76 AC (17.1%)

*NOTE: OPEN SPACE CALCULATIONS ARE FROM PREVIOUS DEVELOPMENT PLANS SUBMITTED BY OTHERS. DEVELOPMENT PLAN REVISION THREE DOES NOT REMOVE ANY PREVIOUSLY APPROVED OPEN SPACE LOTS (FORMAL OR INFORMAL).



NOTES:
1. PARCEL LINES & TOPOGRAPHY PROVIDED BY CITY OF FRANKLIN G.I.S.
2. AERIAL PHOTOGRAPH PROVIDED BY GOOGLE



Revision	Date
△	_____
△	_____
△	_____
△	_____

LOCKWOOD GLEN PUD SUBDIVISION REVISION 4
RESOLUTION 2018-107
ORDINANCE 2018-63
FRANKLIN MUNICIPAL PLANNING COMMISSION
1/24/2019

Project Information

Existing Zoning: SD-R 5.03
Proposed Zoning: SD-R 5.25
Existing Land Use: Residential
Proposed Land Use: Residential
Character Area: MECO-6
Development Standard: Conventional
Other Overlays: FFO, FWO
Site Acreage: 121.54 acres
Proposed Number of Dwelling Units: 638 (no change)

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



0 500 1,000 2,000 3,000
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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LOCKWOOD GLEN
PUD SUBDIVISION
REZONING REQUEST
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

SITE DATA

SUBDIVISION/DEVELOPMENT:
COF PROJECT NUMBER:
TAX MAP & PARCELS:
ADDRESS
CITY:
COUNTY:
STATE:
CIVIL DISTRICT:

LOCKWOOD GLEN PUD SUBDIVISION
6883
MAP 89 - PARCELS 48.01, 43.01, 43.06
SOUTH CAROTHERS ROAD
FRANKLIN
WILLIAMSON
TENNESSEE
14TH

EXISTING SITE ACREAGE:
PROPOSED SITE ACREAGE:
EXISTING ZONING - CHARACTER OVERLAY
PROPOSED ZONING -
OTHER APPLICABLE OVERLAYS:

126.89 AC
121.54 AC
SD-R (5.03 - McEWEN CHARACTER AREA 6)
SD-R (5.25)
FLOODWAY FRINGE OVERLAY (FFO)
FLOODWAY OVERLAY DISTRICT (FWO)

APPLICABLE DEVELOPMENT STANDARDS:

CONVENTIONAL

CIVIL DISTRICT:

14

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
144 SOUTHEAST PARKWAY
SUITE 200
FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:
ENERGY LAND & INFRASTRUCTURE, LLC
MICHAEL RAY
1420 DONELSON PIKE
SUITE A-12
NASHVILLE, TN 37217
615-383-6300
michael.ray@eli-llc.com

OWNER:
IRA BLONDER
3306 SWEENEY ROAD
FRANKLIN, TN 37064
615-255-0751
iblonder@soundkitchen.com



SHEET INDEX

C0.1	CURRENTLY APPROVED DEVELOPMENT PLAN
C0.4	REVISED BOUNDARY DESCRIPTION
C1.0	EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS PLAN



PRE-APPLICATION SUBMITTAL:
INITIAL SUBMITTAL: 12.10.2018
RESUBMITTAL: 1.03.2019
ONE STOP SUBMITTAL:
ONE STOP SUBMITTAL:
COF# 6883



Filename: W:\18-11-1108.2 Lockwood Glen Development Plan Revision 4\3_CAD\Production\1_Development Plan\LG Rezoning Request. C 0.4 Revised Boundary Description.dwg
Plotted: Wednesday, January 02, 2019 - 2:28 pm
By: cloyw

Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	S7° 57' 01"W	1007.65	L11	S83° 46' 25"E	25.00
L2	S7° 26' 55"W	387.69	L12	S6° 04' 28"W	110.27
L3	S80° 41' 16"E	824.24	L13	S2° 27' 07"W	542.39
L4	N8° 26' 26"E	343.04	L14	S1° 41' 23"W	295.29
L5	N8° 01' 21"E	462.57	L15	S47° 37' 03"W	418.85
L6	S82° 24' 09"E	586.85	L16	S49° 03' 53"W	196.32
L7	S80° 56' 29"E	304.54	L17	S48° 22' 44"W	166.16
L8	S28° 37' 07"E	33.26	L18	N34° 11' 58"W	605.91
L9	S5° 13' 31"W	132.33	L19	N51° 51' 54"W	556.69
L10	S5° 53' 01"W	586.17	L20	N23° 42' 09"W	205.98

Line Table		
Line #	Direction	Length
L21	N7° 15' 10"E	398.89
L22	S82° 43' 15"E	118.21
L23	N83° 35' 45"E	1.59
L24	S82° 20' 54"E	538.31
L25	S12° 13' 01"W	539.74
L26	N81° 30' 44"W	105.18
L27	S81° 25' 13"E	101.09

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	66.85	432.00	8.87	S76° 30' 31"E	66.78
C2	178.08	195.00	52.32	S54° 46' 48"E	171.95
C3	191.97	325.00	33.84	S11° 41' 48"E	189.19
C4	249.92	3953.11	3.62	S04°15'48"W	249.88
C5	278.91	700.00	22.83	S9° 43' 29"E	277.06
C6	382.49	2929.79	7.48	N30° 27' 34"W	382.21
C7	373.35	1210.92	17.67	N43° 01' 56"W	371.87
C8	772.69	1572.02	28.16	N37° 47' 01"W	764.93
C9	1340.67	2481.48	30.96	N8° 13' 30"W	1324.42
C10	39.27	25.00	90.44	N52° 15' 10"E	35.36
C11	540.23	11309.60	2.74	N12°38'55"E	540.18

LOCKWOOD DEVELOPMENT LESS CAROTHERS PARKWAY

PROPERTY DESCRIPTION

TRACT ONE

Land situated in the 9th and 14th Civil Districts of Williamson County, Tennessee, being a portion of the properties conveyed to Lockwood Family LP by Dorris R. Lockwood of record in Deed book 1777, Page 759, and Deed book 1777, Page 761 and a portion of the property conveyed to Lockwood Construction Company by Anthony B. Jamison of record in Deed book 656, Page 650 in the Registers Office of Williamson County, Tennessee (R.O.W.C., TN), and being more particularly described as follows.

Beginning at an existing iron rod on the southerly margin of South Carothers Road said iron rod being the northwest corner of the James C. and Gail H. Alligood property as of record in Deed book 1202, Page 845 R.O.W.C., TN and the northeast corner of the herein described property; Thence leaving said margin and along the westerly line of said Alligood S07°-57'-01"W for a distance of 1007.65 feet to an iron rod (old); Thence S07°-26'-55"W for a distance of 387.69 feet to an iron rod(old) at the southwest corner of said Alligood; Thence along the south line of Alligood S80°-41'-16"E for a distance of 824.24 feet to an iron rod (old) at the southeast corner of the Wilson Dudley Davis property as of record in Deed book 435, Page 126, R.O.W.C., TN; Thence along Davis' easterly line N08°-26'-26"E for a distance of 343.04 feet to an iron rod(old) at the southeast corner of the Collie Strain and Jessica Strain property as of record in Deed book 5632, Page 184, R.O.W.C., TN; Thence leaving said Davis and along the easterly line of Strain N08°-01'-21"E for a distance of 462.57 feet to an iron rod (old) at the southwest corner of the Robert and Nicole Russell property as of record in Deed book 6264, Page 672, R.O.W.C., TN; Thence leaving Strain and along the southerly line of Russell S82°-24'-09"E for a distance of 586.85 feet to an iron rod (old) in the southerly margin of South Carothers Road; Thence along said margin for the next (7) calls, with a curve to the left having an arc length of 66.85 feet, a radius of 432.00 feet a chord bearing and distance of S76°-30'-31"E, 66.78 feet; Thence S80°-56'-29"E for a distance of 304.54 feet; Thence with a curve to the right having an arc length of 178.08 feet, a radius of 195.00 feet, a chord bearing and distance of S54°-46'-48"E, 171.95 feet; Thence S28°-37'-07"E, 33.26 feet; Thence with a curve to the right having an arc length of 191.97 feet, a radius of 325.00 feet, a chord bearing and distance of S11°-41'-48"E, 189.19 feet; Thence S05°-13'-31"W for a distance of 132.33 feet; Thence S05°-53'-01"W for a distance of 586.17 feet to an iron rod (old) being the northeast of Lot 103 of Lockwood Glen PUD Subdivision Section 3 as of record in Plat Book 60, Page 33, R.O.W.C., TN; Thence leaving said margin and Lot 103 S83°-46'-25"E for a distance of 25.00 feet to the centerline of said South Carothers Road; Thence along said centerline the next (5) calls, S06°-04'-28"W for a distance of 110.27 feet; Thence with a curve to the left having an arc length of 249.92 feet, a radius of 3953.11 feet, a chord bearing and distance of S04°-15'-48"W, 249.88 feet; Thence S02°-27'-07"W for a distance of 542.39 feet; Thence S01°-41'-23"W for a distance of 295.29 feet; Thence with a curve to the left having an arc length of 278.91 feet, a radius of 700.00 feet, a chord bearing and distance of S09°-43'-29"E, 277.06 feet; Thence leaving said centerline S47°-37'-03"W for a distance of 418.85 feet; Thence S49°-03'-53"W for a distance of 196.32 feet; Thence S48°-22'-44"W for a distance of 166.16 feet to the northeasterly margin of Carothers Parkway; Thence along said margin with a curve to the left having an arc length of 382.49 feet, a radius of 2929.79 feet, a chord bearing and distance of N30°-27'-34"W, 382.21 feet; Thence N34°-11'-58"W for a distance of 605.91 feet; Thence continuing along said margin with a curve to the left having an arc length of 373.35 feet, a radius of 1210.92 feet, a chord bearing and distance of N43°-01'-56"W, 371.87 feet; Thence N51°-51'-54"W for a distance of 556.69 feet; Thence continuing along said margin with a curve to the right having an arc length of 772.69 feet, a radius of 1572.02 feet, a chord bearing and distance of N37°-47'-01"W, 764.93 feet; Thence N23°-42'-09"W for a distance of 205.98 feet; Thence continuing along said margin with a curve to the right having an arc length of 1340.67 feet, a radius of 2481.48 feet, a chord bearing and distance of N08°-13'-30"W, 1324.42 feet; Thence N07°-15'-10"E for a distance of 398.89 feet; Thence continuing along said margin with a curve to the right having an arc length of 39.27, a radius of 25.00 feet, a chord bearing and distance of N52°-15'-10"E, 35.36 feet to the south margin of the aforementioned South Carothers Road; Thence along said margin S82°-43'-15"E for a distance of 118.21 feet; Thence N83°-35'-45"E for a distance of 1.59 feet; Thence S 82°-20'-54"E for a distance of 538.31 feet to the point of beginning.

Containing: 120.29 Acres +/-

PROPERTY DESCRIPTION

LOCKWOOD DEVELOPMENT

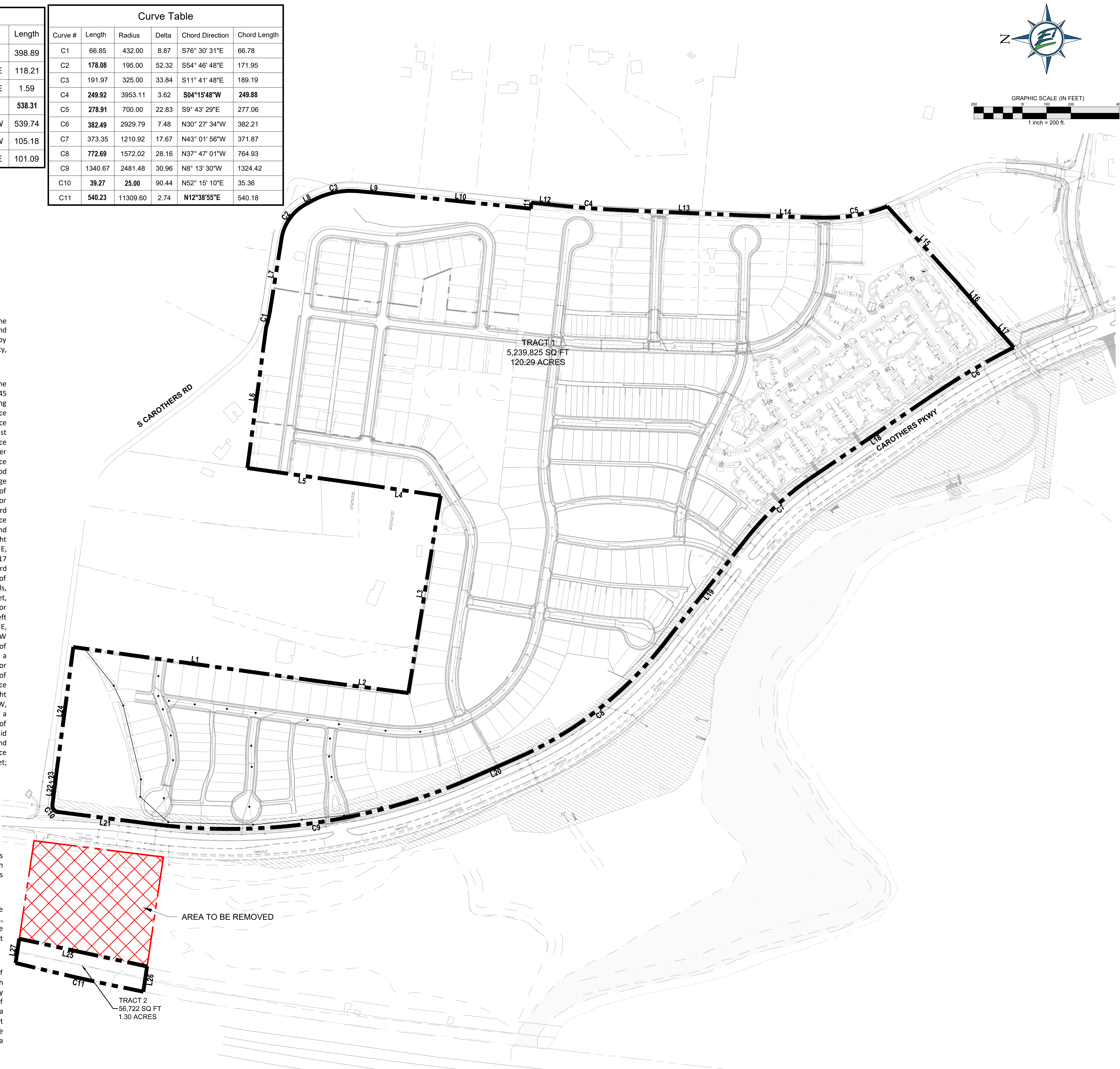
TRACT TWO

Property situated in the City of Franklin, Williamson County, Tennessee, being shown on Tax Map 089, as Parcel 47.02. Said property being bound on the north by Nickolas R. Shelton, on the east by Ira A. Blonder, on the south by The City of Franklin, on the west by Interstate 65 and being more particularly described as follows,

Commencing at a concrete monument (old) on the westerly right-of-way of Carothers Parkway at the northeast corner of the Ira A. Blonder property as of record in Deed Book 7309, Page 265, R.O.W.C., TN., Thence leaving said right-of-way and along Blonder's north line N81°-26'-41"W, a distance of 13.87; Thence N81°-25'-10"W, a distance of 395.54' to an iron rod (N:570580.38, E:1723461.18) being Blonders northwest corner and the northeast of the property herein described being the True Point of Beginning.

Thence with said Blonder's west line S12°-13'-01"W, a distance of 539.74' to an iron rod in the north line of the City of Franklin property as of record in Deed Book 7268, Page 403, R.O.W.C., TN.; Thence with the north line of said City of Franklin property N81°-30'-44"W, a distance of 105.18' to a point in the easterly right-of-way of Interstate 65; Thence leaving said City of Franklin's north and with the easterly right-of-way of Interstate 65 with a curve to the right said curve having a radius of 11,309.60', an arc distance of 540.23', a central angle of 02°-44'-13", a chord bearing and distance of N12°-38'-55"E, 540.18' to a concrete monument (old) at the southwest corner of the Nickolas R. Shelton property as of record in Deed Book 4004, Page 188, R.O.W.C., TN.; Thence leaving said right-of-way and with said Shelton's southerly line S81°-25'-13"E, a distance of 101.09' to the Point of Beginning.

Containing 1.30 acres



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

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



LOCKWOOD GLEN
PUD SUBDIVISION
REZONING REQUEST
MAP 89, PARCELS 43.01, 46.00, & 47.02
CITY OF FRANKLIN PROJECT NO. 6883
FRANKLIN, TENNESSEE

Rev.	Date	Add COF Project Number	Revision Description
1	1/2/19		

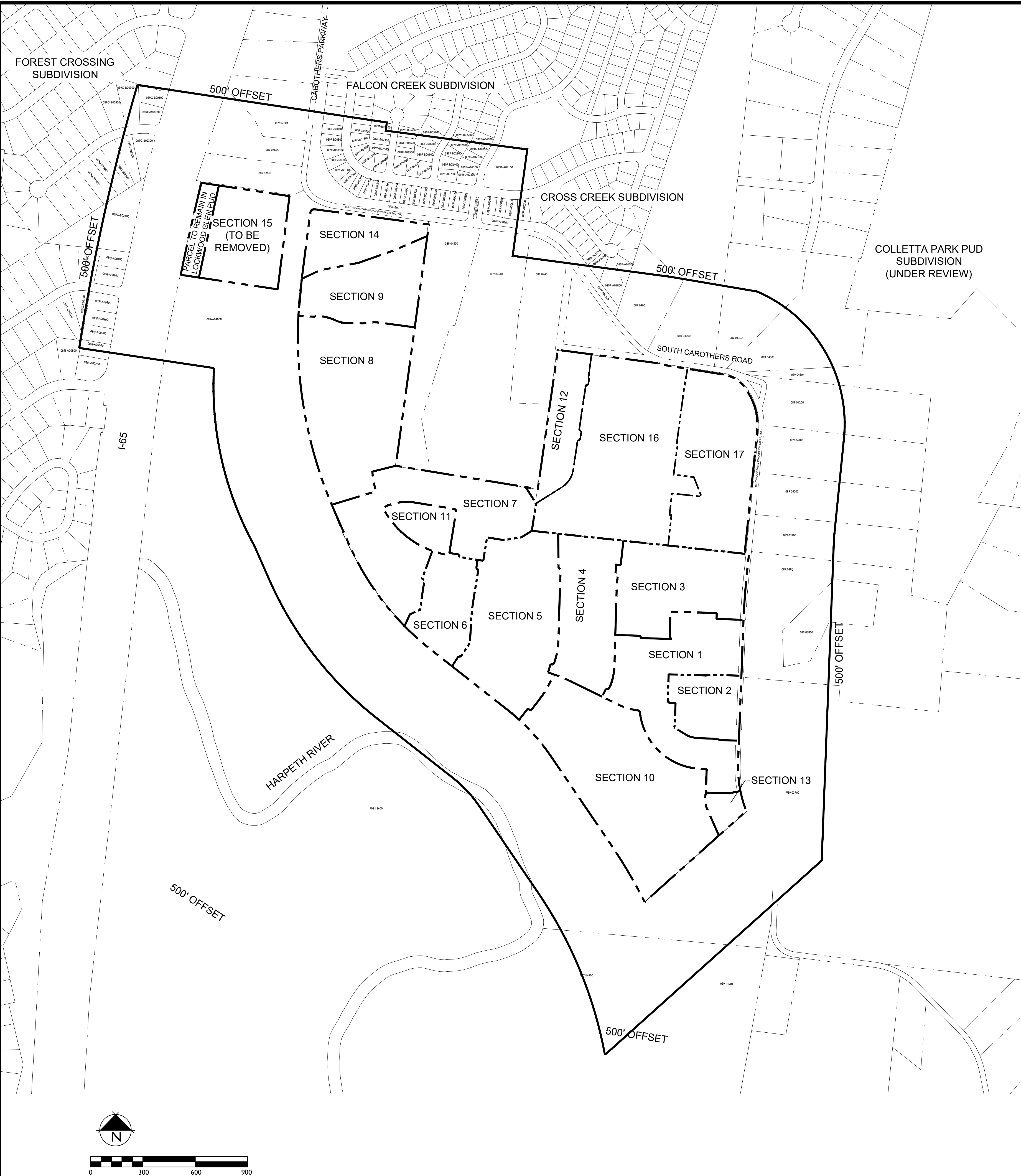


Issue Date: Dec. 7, 2018
ELI Project No: 18-11-1108.2
Drafted By: RDP
Checked By: LCW
Sheet Title:

REVISED
BOUNDARY
DESCRIPTION

Sheet No.

C 0.4



500' ADJACENT PROPERTY OWNERS:

PARCEL NUMBER	PROPERTY ADDRESS	OWNER	OWNER STREET	OWNER CITY	OWNER STATE	OWN ZIP
089G-B00200	505 HOPEWOOD CT	DARNELL WILLIAM BRIAN	505 HOPEWOOD CT	FRANKLIN	TN	37064
089--02605	3465 CAROTHERS PKWY	CAROTHERS DENNIS	3465 CAROTHERS PKWY	FRANKLIN	TN	37064
089--02611	3453 CAROTHERS PKWY	SHELTON NICKOLAS R	3453 CAROTHERS PKWY	FRANKLIN	TN	37064
089--04600	4315 S CAROTHERS RD	LOCKWOOD SEC 9 & 12 LLC	572 SAVANNAH HWY	CHARLESTON	SC	29407
089--04700	4309 S CAROTHERS RD	BLONDER IRA A	112 SEABOARD LN	FRANKLIN	TN	37067
089--04702	S CAROTHERS RD	WITHAWD LLC	250 N ORANGE AVE STE 1500	ORLANDO	FL	32801
089--04808	CAROTHERS PKWY	CITY OF FRANKLIN	109 3RD AVE S	FRANKLIN	TN	37064-000
089F-B00101	S CAROTHERS RD	FALCON CREEK HOMEOWNERS ASSOC INC	FIRST TN BANK BLDG #207	FRANKLIN	TN	37064
089F-B00600	1006 MEANDERING WAY	BEIER ADAM	1006 MEANDERING WAY	FRANKLIN	TN	37067
089F-B00700	1008 MEANDERING WAY	ROUSOS PETER C	1008 MEANDERING WAY	FRANKLIN	TN	37067
089F-B00800	1010 MEANDERING WAY	FOSTER KEVIN	1010 MEANDERING WAY	FRANKLIN	TN	37067
089F-B00900	1012 MEANDERING WAY	MOORE KERBY L	1012 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01000	1014 MEANDERING WAY	HUDDLESTON ELIZABETH	1014 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01100	1016 MEANDERING WAY	JACKSON SUZANNE F	1016 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01200	1018 MEANDERING WAY	BRAINE ANDREW AND CARLA 2011 FAMILY	1018 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01300	1020 MEANDERING WAY	MANGIAGLI SHERRI LYNN	1020 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01400	1022 MEANDERING WAY	CALDWELL CURTIS	1022 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01500	1024 MEANDERING WAY	GOSPODAREK CHARLES E	1024 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01600	1026 MEANDERING WAY	PRESTWOOD ALISON	1026 MEANDERING WAY	FRANKLIN	TN	37067
089F-B07600	201 GOLDEN LEAF CT	CARTER AMY A	201 GOLDEN LEAF CT	FRANKLIN	TN	37067
089F-B07700	1015 MEANDERING WAY	GUSKE JANINE M	1015 MEANDERING WAY	FRANKLIN	TN	37067
089F-B07800	1013 MEANDERING WAY	SLEDGE TIMOTHY	1013 MEANDERING WAY	FRANKLIN	TN	37067
089F-B07900	1011 MEANDERING WAY	BARGAS CHRISTOPHER	1011 MEANDERING WAY	FRANKLIN	TN	37067
089F-B08000	1009 MEANDERING WAY	DOYLE RICHARD D	1009 MEANDERING WAY	FRANKLIN	TN	37064
089G-B00100	923 OAK MEADOW DR	CLARK FERMAN J	923 OAK MEADOW DR	FRANKLIN	TN	37064
089--02604	3485 CAROTHERS PKWY	THIEBOLD BOB	3485 CAROTHERS PKWY	FRANKLIN	TN	37067
089G-B00300	509 HOPEWOOD CT	PORTER TERRY W	509 HOPEWOOD CT	FRANKLIN	TN	37064
089G-B01900	524 HOPEWOOD CT	STEWART GERALYN	524 HOPEWOOD CT	FRANKLIN	TN	37064
089G-B02000	520 HOPEWOOD CT	GREGG JILL	332 LAKEMONT CIR	FRANKLIN	TN	37067
089G-B02100	516 HOPEWOOD CT	LAFITTE GLEN	516 HOPEWOOD CT	FRANKLIN	TN	37064
089G-B02200	512 HOPEWOOD CT	TRUELOVE ANGELYN Y	512 HOPEWOOD COURT	FRANKLIN	TN	37064
089G-B02300	504 HOPEWOOD CT	FAULKNER LORENE	504 HOPEWOOD COURT	FRANKLIN	TN	37064
089G-B02400	941 OAK MEADOW DR	REYNAGA MIRIAM	941 OAK MEADOW DR	FRANKLIN	TN	37064
089G-C02400	509 OVERVIEW LN	MARLIN JAMES	2908 COURTNEY CT	COLUMBIA	TN	38401
089J-A00100	949 OAK MEADOW DR	EDGAR JOHN KENNETH	949 OAK MEADOW DR	FRANKLIN	TN	37064
089J-A00200	505 OVERVIEW LN	SCHWARTZ SUSAN	505 OVERVIEW LN	FRANKLIN	TN	37064
089J-A00300	504 OVERVIEW LN	LONG BRENT L	504 OVERVIEW LN	FRANKLIN	TN	37064
089J-A00400	961 OAK MEADOW DR	HILDRETH JACK P	961 OAK MEADOW DR	FRANKLIN	TN	37064
089J-A00500	965 OAK MEADOW DR	TITUS CAMERON	965 OAK MEADOW DR	FRANKLIN	TN	37064
089K-G03500	220 MORAY CT	OAK DUCK GENERAL PTNRSH	205 POWELL PLACE	BRENTWOOD	TN	37027
089K-G05200	MORAY CT	LOCKWOOD GLEN HOMEOWNERS ASSOCIATION	50 VANTAGE WAY #100	NASHVILLE	TN	37228

BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:
WILLIAMSON COUNTY GIS

LOCKWOOD GLEN PUD SUBDIVISION
REZONING REQUEST

FRANKLIN, Williamson County, Tennessee



Revision	Date
△	_____
△	_____
△	_____
△	_____

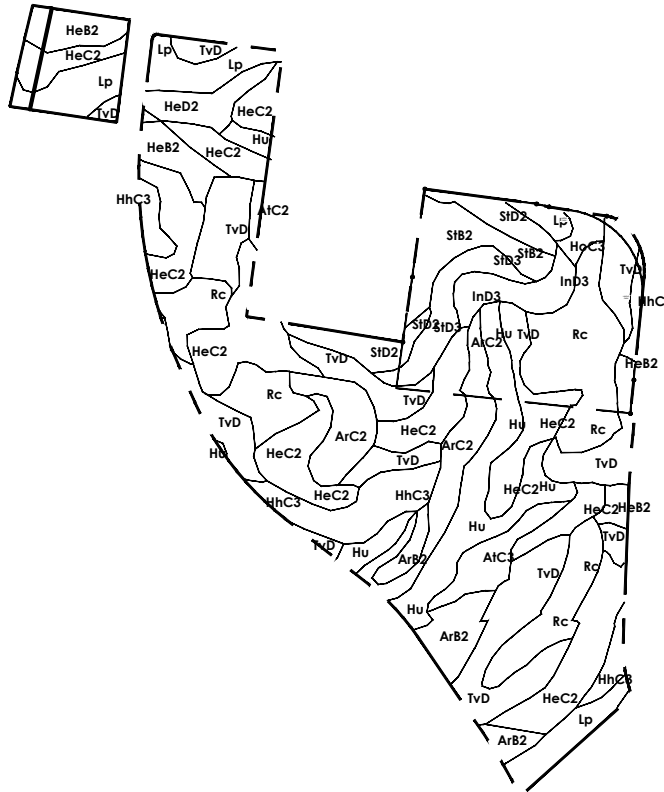
OVERALL
EXISTING
CONDITIONS

C1.0

COF#6883



SOILS MAP



SOILS LEGEND
ArB2 Armour Silt Loam, 2 To 5 Percent Slopes, Eroded
AtC2 Armour Silty Clay Loam, 5 to 12 Percent Slopes, Eroded
AtC3 Armour Silty Clay Loam, 5 to 12 Percent Slopes, Severely Eroded
CaA Captina Silt Loam, Phosphatic, 0 to 2 Percent Slopes
CaB2 Captina Silt Loam, Phosphatic, 2 to 5 Percent Slopes, Eroded
HeB2 Hampshire-Colbert Silt Loams, 2 to 5 Percent Slopes, Eroded
HeC2 Hampshire-Colbert Silt Loams, 5 to 12 Percent Slopes, Eroded
HeD2 Hampshire-Colbert Silt Loams, 12 to 20 Percent Slopes, Eroded
HhC3 Hampshire-Colbert Silty Clay Loams, 5 to 12 Percent Slopes, Severely Eroded
HoC3 Hicks Silty Clay Loams, 5 to 12 Percent Slopes, Severely Eroded
Hu Huntington Silt Loam, Phosphatic
InD3 Inman Silty Clay Loam, 12 to 20 Percent Slopes, Severely Eroded
Lp Lindsie Silt Loam, Phosphatic
Rc Rockland
Se Sequatchie Loam, Phosphatic
SiB2 Stiversville Silt Loam, 2 to 5 Percent Slopes, Eroded
SiC2 Stiversville Silt Loam, 5 to 12 Percent Slopes, Eroded
SiD2 Stiversville Silt Loam, 12 to 20 Percent Slopes, Eroded
SiD3 Stiversville Silt Loam, 12 to 20 Percent Slopes, Severely Eroded
TvD Talbot Very Rocky Soils, 2 to 15 Percent Slopes

LEGEND

EXISTING TREE CANOPY

NOTES:
1. DEVELOPER TO RETAIN ALL MINERAL RIGHTS.
2. STRUCTURES CURRENTLY EXIST ON SITE - SEE PLAN
3. THERE ARE NO HISTORIC STRUCTURES WITHIN 500' OF THE SITE

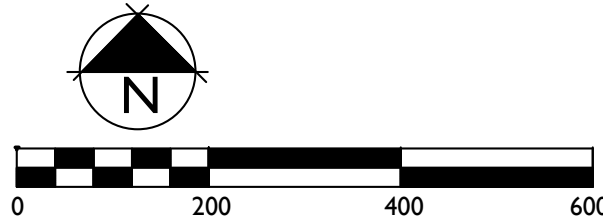
TREE CANOPY DATA

EXISTING TREE CANOPY: 449,739 SF - 10.32 AC

NOTE:
PER APPROVED DEVELOPMENT PLAN (COF #6120) THERE ARE NO TREE CANOPY PRESERVATION REQUIREMENTS ASSOCIATED WITH THIS SITE

EXISTING SLOPES

14% - 19.99%
 20% AND GREATER



SITE DATA

SUBDIVISION/DEVELOPMENT	LOCKWOOD GLEN PUD SUBDIVISION
EXISTING ZONING/ CHARACTER AREA OVERLAY PROPOSED ZONING	SD-R(5.03) - McEWEN AREA 6 SD-R (5.25)
OTHER APPLICABLE OVERLAYS	FLOODWAY FRINGE OVERLAY (FFO) FLOODWAY OVERLAY DISTRICT (FWO)
DEVELOPMENT STANDARD	CONVENTIONAL
(MINERAL RIGHTS FOR THIS PROPERTY ARE HELD BY OWNER OF RECORD.)	
EXISTING ACREAGE OF SITE	126.89 ACRES
PROPOSED ACREAGE OF SITE	121.54
EXISTING TREE CANOPY	+/- 10.32 ACRES

LOCKWOOD GLEN PUD SUBDIVISION
REZONING REQUEST
FRANKLIN, Williamson County, Tennessee

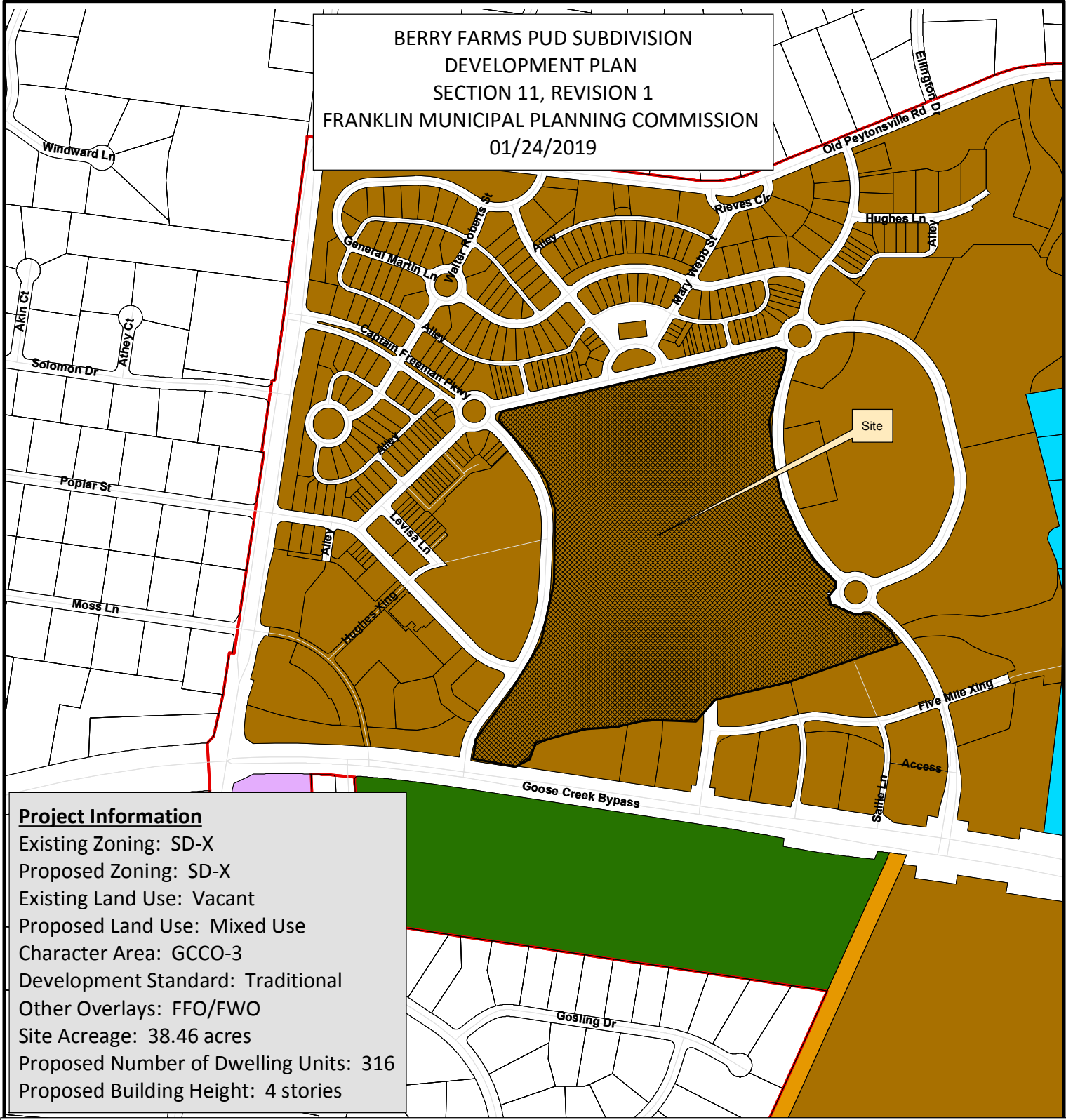


Revision	Date
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EXISTING
CONDITIONS

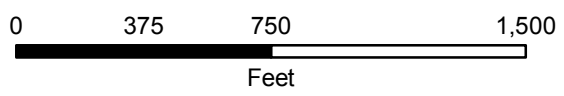
C1.1
COF #6883

**BERRY FARMS PUD SUBDIVISION
DEVELOPMENT PLAN
SECTION 11, REVISION 1
FRANKLIN MUNICIPAL PLANNING COMMISSION
01/24/2019**



Project Information
 Existing Zoning: SD-X
 Proposed Zoning: SD-X
 Existing Land Use: Vacant
 Proposed Land Use: Mixed Use
 Character Area: GCCO-3
 Development Standard: Traditional
 Other Overlays: FFO/FWO
 Site Acreage: 38.46 acres
 Proposed Number of Dwelling Units: 316
 Proposed Building Height: 4 stories

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



This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained herein. All data and materials (c) copyright 2019. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 11 These issues are currently being filtered

Addressing

General Issues

46. Subdivision and Street Name Approval

lori.jarosz@franklintn.gov Please submit street names for approval. Submit to lori.jarosz@franklintn.gov

Engineering - PUD Plan Checklist

General Issues

26. I. Utility Plan

lance.fittro@franklintn.gov **This is an advisory comment:** Utility layout shown on the Development Plan is understood to be conceptual. Layout and design of all utilities are to be finalized and approved at Site Plan stage by each respective agency. All City of Franklin specifications, guidelines and ordinances must be adhered to at the Site Plan stage. No exceptions will allowed based on entitlements if City of Franklin regulations and specifications cannot be met in the construction plan set.

37. F. Development Plan

kevin.long@franklintn.gov ***This is an advisory comment and does not hinder the approval of this development plan.***

At the site plan stage, all roadway improvements shall be designed in accordance with the appropriate common standards as established by (A) the City of Franklin Transportation and Street Technical Standards, (B) the AASHTO Policy on Geometric Design of Highways and Streets, and (C) the Tennessee Department of Transportation Design Guidelines and Standard Details. Features such as taper lengths, horizontal and vertical geometry, clear zones, guardrail requirements, etc., shall be evaluated In greater detail at the site plan stage and will be required to conform to the accepted standard in order to ensure public safety and well-being, as well as the continued functionality of the existing and proposed street networks.

Fire-Planning

General Issues

41. Public Water Main

andyk@franklintn.gov Without a model, I can't imagine recommending approval without the main being installed.

42. Fire Protection

andyk@franklintn.gov Maybe we can meet to discuss. My concern is that if we are changing the overall plan it potentially impacts required fire flows.

Planning

[Berry Farms Rural Plains Sec 11 Town Center Pre-Application PUD Submittal.pdf](#)

13. Building height

josh.king@franklintn.gov At individual site plan(s), proposed building heights shall be provided to illustrate how the applicant meets transition features between existing and proposed buildings.
[Edited By Joshua King]

BF Town Center PUD Re-Submittal 6874.pdf

47. Note #5

josh.king@franklintn.gov Applicant shall remove Note #5 regarding the 20 additional units. Add these units to the Residential take down chart not in the notes section.

Planning (Landscape)

General Issues

10. Open Space

jason.arnold@franklintn.gov Comment not addressed.

Applicant shall provide a takedown chart, with One-Stop submission, showing how the formal open space requirement is to be fulfilled, as discussed on 1/11.

[Edited By Jason Arnold]

Sanitation and Environmental Services

Berry Farms Rural Plains Sec 11 Town Center Pre-Application PUD Submittal.pdf

1. Solid Waste Service

bryan.brown@franklintn.gov Even though the trash service will maintained privately, the city still needs to needs to know where all the refuse will be collected by private hauler. We have to make sure the private haulers collection truck can access the dumpster enclosures.

Stormwater

General Issues

39. Riparian Buffer

jeff.willoughby@franklintn.gov This shall be applied on sheet C2.0 as well

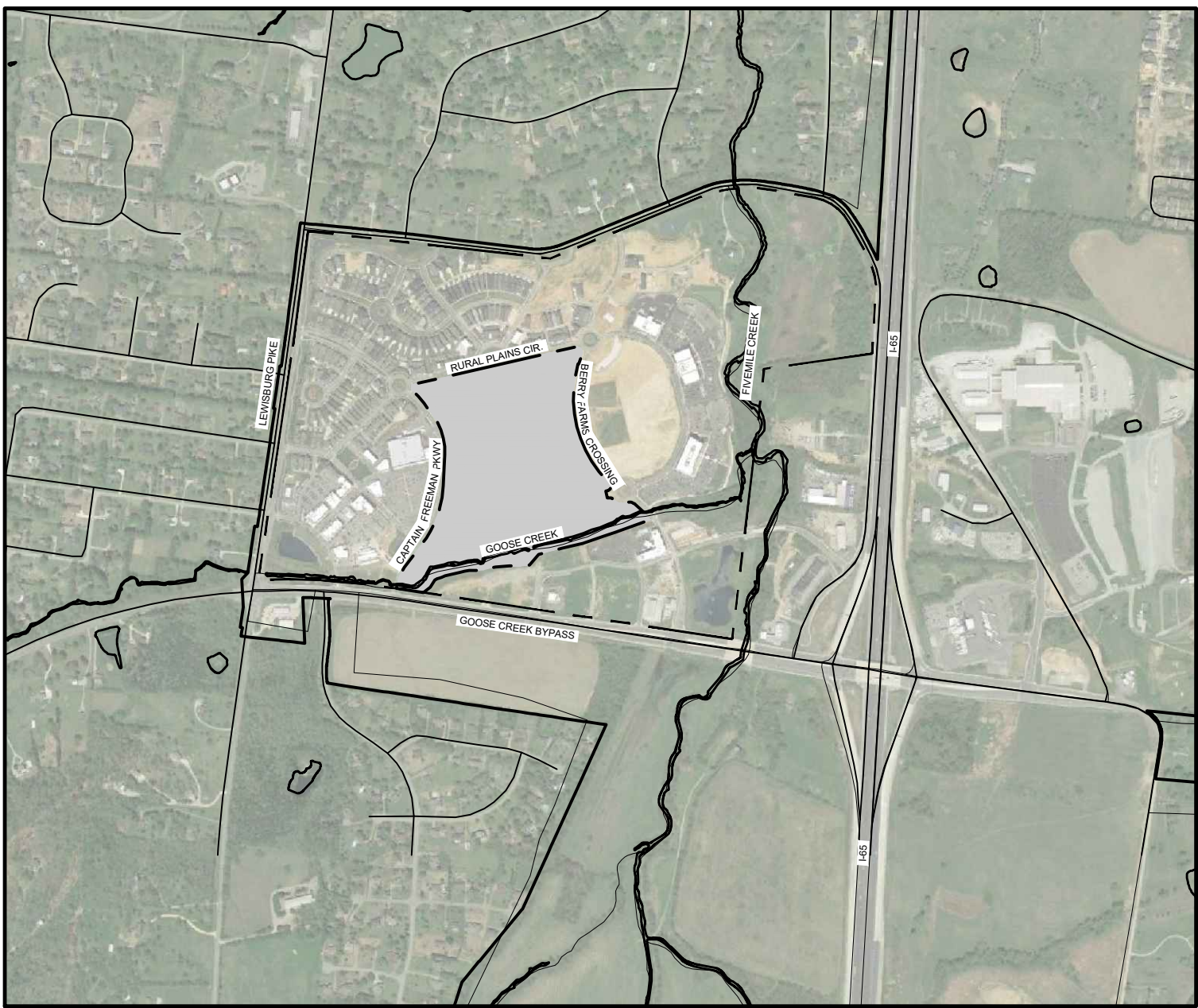
40. Riparian Buffer

jeff.willoughby@franklintn.gov This shall be applied on sheet C2.0 as well

BERRY FARMS RURAL PLAINS TOWN CENTER

PUD DEVELOPMENT PLAN SUBMITTAL

TAX MAP 106, PARCEL 03202
COF # 6874
FRANKLIN, WILLIAMSON CO., TN



SITE LOCATION MAP
N.T.S.

DEVELOPER



Boyle Nashville LLC
2000 Meridian Blvd.
Suite 250
Franklin, TN 37067
Contact: Les Binkley
901.766.4219
lhb@boyle.com

LANDSCAPE ARCHITECT
/ APPLICANT



Kiser+Vogrin Design
5005 Meridian Blvd
Suite 100
Franklin, TN 37067
Contact: Gary Vogrin
615.708.0567
gary@kiservogrin.com

ARCHITECT



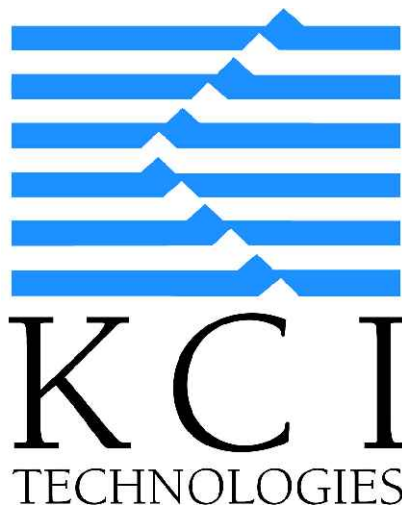
Smith Gee Studio
209 10th Avenue South,
Suite 425
Nashville, Tennessee 37203
Contact: Dallas Caudle
615.830.3515
dcaudle@smithgeestudio.com

CIVIL ENGINEER



Kimley-Horn Assoc.
214 Oceanside Drive
Nashville, TN 37204
Contact: Ryan McMaster
615.564.2876
ryan.mcmaster@kimley-horn.com

TRAFFIC ENGINEER



KCI Technologies
1101 17th Avenue South
Nashville, TN 37212
Contact: Robert Murphy
615.370.8410
Robert.Murphy@kci.com

SHEET INDEX:

	Sheet Number	Pre-App Submittal	Initial Submittal	Re-Submittal
COVER	C0.0	11-26-2018	12-10-2018	01-03-2018
APPROVED DEVELOPMENT PLAN	C0.1	11-26-2018	12-10-2018	01-03-2018
EXISTING CONDITIONS PLAN	C1.0	11-26-2018	12-10-2018	01-03-2018
EXISTING CONDITIONS w/ AERIAL	C1.1	11-26-2018	12-10-2018	01-03-2018
DEVELOPMENT PLAN	C2.0	11-26-2018	12-10-2018	01-03-2018
ENLARGED DEVELOPMENT PLAN	C2.1	11-26-2018	12-10-2018	01-03-2018
GRADING AND DRAINAGE PLAN	C3.0	11-26-2018	12-10-2018	01-03-2018
GRADING AND DRAINAGE PLAN	C3.1		12-10-2018	01-03-2018
GRADING AND DRAINAGE PLAN	C3.2		12-10-2018	01-03-2018
ROW AND ACCESS PLAN	C4.0	11-26-2018	12-10-2018	01-03-2018
ROW AND ACCESS PLAN	C4.1		12-10-2018	01-03-2018
ROW AND ACCESS PLAN	C4.2		12-10-2018	01-03-2018
UTILITY PLAN	C5.0	11-26-2018	12-10-2018	01-03-2018
UTILITY PLAN	C5.1		12-10-2018	01-03-2018
UTILITY PLAN	C5.2		12-10-2018	01-03-2018
ARCHITECTURAL MASSING PLAN	A1.0		12-10-2018	01-03-2018

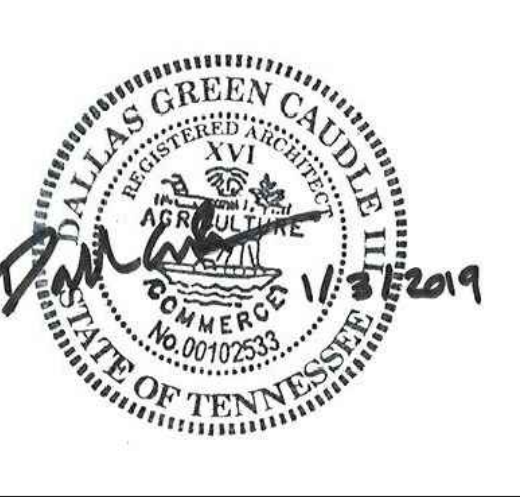
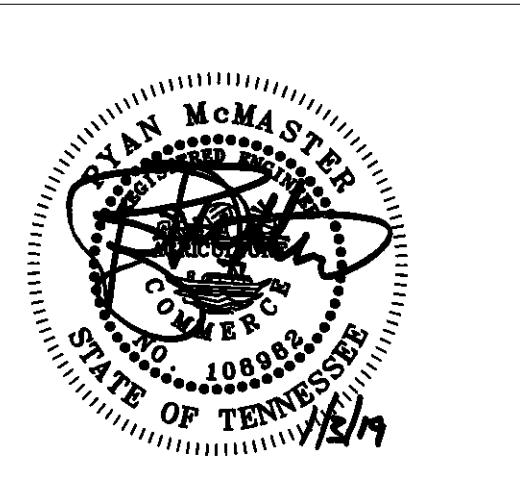
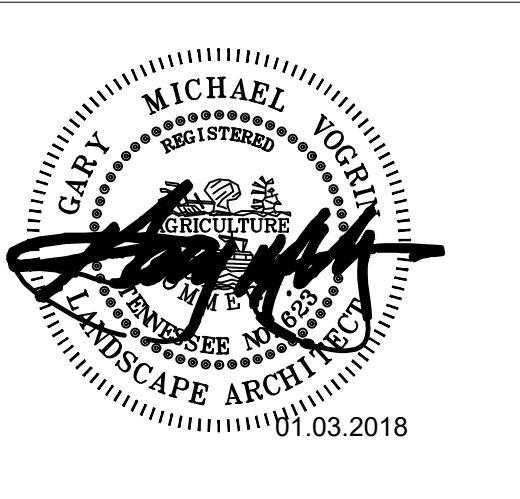
DEVELOPMENT SITE DATA

PROJECT NAME: BERRY FARMS RURAL PLAINS TOWN CENTER
COF PROJECT NUMBER: TBD
MAP, PARCEL NUMBER: 106, 03202
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 10

EXISTING ZONING: SDX - SPECIFIC DEVELOPMENT VARIETY
CHARACTER AREA OVERLAY: GCCO-3
OTHER APPLICABLE OVERLAYS: FFO, FW

APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
SITE ACREAGE: +/- 38.46 AC
SITE SQUARE FOOTAGE: +/- 1,683,011 SF
PUD SITE ACREAGE: +/- 223.00 AC
EXISTING TREE CANOPY: 11% CANOPY
PARKLAND DEDICATION REQUIREMENT: N/A
TOTAL SITE OPEN SPACE: +/- 17.83 AC
TOTAL FORMAL OPEN SPACE: +/- 1.6 AC
BUILDING SQUARE FOOTAGE: SEE 'BERRY FARMS TOWN CENTER
BUILDING DATA' ON SHEET C2.1
BUILDING HEIGHT: 1-6 STORIES
RESIDENTIAL DENSITY: 8.22 DU/A

MINIMUM PERIMETER REQUIRED SETBACK LINES: PER APPROVED
PATTERN BOOK, VILLAGE CORE AND VILLAGE CENTER TRANSECT
GUIDELINES PAGES 19 & 24, AND ARCHITECTURAL GUIDELINE
APPENDIX (PAGE A2)



KVD PROJECT# : 18015
COF # : 6874
Sheet #:

C0.0

DATE: 11-26-2018

NOT FOR CONSTRUCTION



OVERALL RURAL PLAINS CONCEPT PLAN

PROPERTY BOUNDARY

LINE	LENGTH	BEARING
L1	324.34'	S79°56'04"E
L2	254.17'	S15°10'02"E
L3	67.47'	S39°13'17"W
L4	28.02'	N63°33'07"E
L5	400.00'	N61°26'43"W
L6	20.00'	S08°33'07"W
L7	73.67'	N10°36'07"W
L8	295.00'	N68°24'38"E
L9	20.00'	N13°32'22"W

PLANNED COMMERCIAL / RESIDENTIAL BOUNDARY

LINE	LENGTH	BEARING
L1	242.05'	S81°44'53"E
L2	566.39'	N76°46'40"E
L3	469.87'	N27°00'00"E
L4	61.89'	S69°38'50"W
L5	41.53'	S63°30'17"E
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L10	335.55'	N82°07'30"E
L11	214.83'	N19°10'38"E
L12	296.71'	N23°29'35"E
L13	475.85'	N21°43'27"W

CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHD BEARING
C1	150°00'	24275.19	406.53	815.01	812.98	S45°39'06"W
C2	18°30'00"	202.87	32.94	62.51	62.53	N87°59'20"E
C3	380°00'00"	125.00	INFINITE	392.70	250.00	S77°00'00"W
C4	79°08'22"	90.00	1984.06	281.39	179.99	N77°25'49"E
C5	14°42'25"	595.00	72.00	144.78	144.38	S88°23'48"W
C6	42°42'26"	250.04	100.88	92.32	87.90	S20°45'50"W
C7	410°12'17"	195.02	72.59	139.66	136.71	S25°57'40"E
C8	418°14'27"	10.04	7.50	14.30	13.96	N27°57'23"W
C9	16°48'59"	340.98	50.30	99.80	99.52	N30°37'06"E
C10	210°52'27"	217.57	38.15	76.30	76.30	N83°22'25"E
C11	25°53'37"	279.01	64.01	125.84	124.78	N84°44'54"W
C12	10°10'01"	181.18	18.73	23.40	23.37	N86°46'26"W
C13	57°52'12"	184.83	66.42	125.58	124.26	N58°29'22"W
C14	7°28'35"	353.51	46.57	93.22	92.86	N50°48'45"W
C15	17°22'25"	252.20	38.81	77.01	76.71	N23°28'26"W

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Rural Plains Site Tabulation Matrix

Site Tabulation Matrix	
Group A ±1.43 Acres	
1	1 Level Townhomes
2	2 Level Townhomes
3	3 Level Townhomes
4	4 Level Townhomes
5	5 Level Townhomes
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7	7 Level Townhomes
8	8 Level Townhomes
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EXISTING SITE DATA

PROJECT NAME: BERRY FARMS RURAL PLAINS TOWN CENTER
COF PROJECT NUMBER: TBD
MAP: PARCEL NUMBER: 106, 03202
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 10
EXISTING ZONING: SDX - SPECIFIC DEVELOPMENT VARIETY
CHARACTER AREA OVERLAY: GCO-3
OTHER APPLICABLE OVERLAYS: FFD, FW
SITE ACREAGE: +/- 38.46 AC
SITE SQUARE FOOTAGE: +/- 1,683,011 SF
PUD SITE ACREAGE: +/- 223.00 AC
EXISTING TREE CANOPY: 11% CANOPY

EXISTING STORMWATER NARRATIVE:
Existing drainage patterns within Section 11 routes stormwater via sheetflow over stabilized soil/vegetation from north to south with final outfall directly into Goose Creek. A sediment basin located in the southwest corner of the site actively serves a portion of Section 11 along Berry Farms Crossing to the east. There is also an existing stormwater wet detention pond in the southwest corner of the site that currently serves Section 8 and portions of Section 3.

ROADWAY NARRATIVE
PLANNED WITHIN 1500' OF SITE
COF project number - 69
Name - Chadwell Connector
Classification - Minor Collector
Priority - Long Term

SLOPE LEGEND

EXISTING SLOPES	SHADE
14-19.99%	
20%+	

- GENERAL NOTES:
1. The existing conditions data provided is a compilation from city of Franklin approved projects.

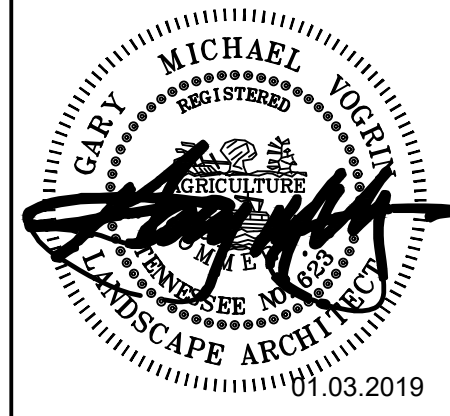
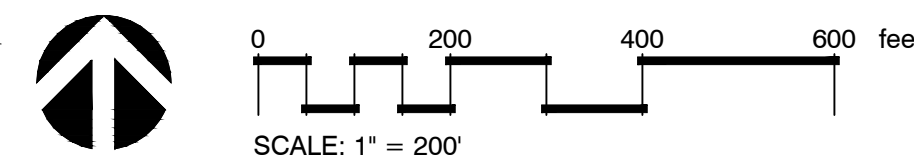
2. The aerial information used in this application was derived from 2018 Google Earth Pro's public digital database. This aerial is for informational purposes only and may or may not be up to date with existing site conditions.

3. The information shown on this plan is based upon the Tennessee State Plan Coordinate System of 1983 and is GPS derived. Vertical datum is NAVD 88 and is based on GEOID Model 2012A.

LEGEND

EXISTING FLOODWAY

EXISTING FLOODPLAIN



BERRY FARMS RURAL PLAINS TOWN CENTER
PUD DEVELOPMENT PLAN SUBMITTAL
EXISTING CONDITIONS PLAN
FRANKLIN PROJECT # 6874
Franklin, Williamson County, TN

REVISIONS:

12-10-18	INITIAL SUBMITTAL
01-03-19	RE-SUBMITTAL

DATE: 11-26-18
DESIGNED BY: KWR
DRAWN BY: KWR
CHECKED BY: GWV
C.C. BY: GWV
PROJECT #: 18015
SHEET NUMBER

C1.0

Kimley»Horn

KV+DKISER VOGGIN DESIGN

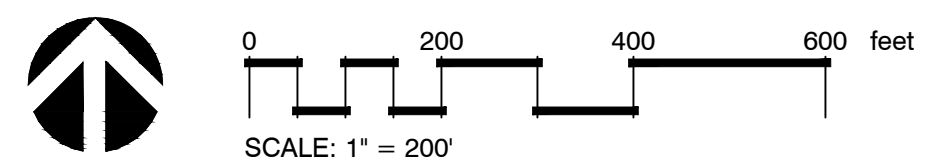
209 Tenth Avenue South, Suite 501 Nashville, TN 37203
Main: 615.564.2701

5005 Meridian Blvd., Ste. 100 Franklin, TN 37067
615.708.0567



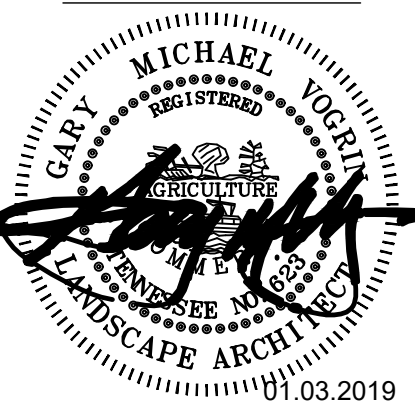
LEGEND	
	PROPOSED STORMWATER AREAS
	PROPOSED DETENTION
	EXISTING FLOODWAY
	EXISTING FLOODPLAIN
	PROPOSED CONCRETE SIDEWALK
	PROPOSED 8' WIDE MULTI-USE TRAIL (ASPHALT AND CONCRETE)

NOTE: SEE SHEET C2.1 ENLARGED DEVELOPMENT PLAN FOR DETAILED SITE INFORMATION



KV+D
KISER VOGGIN DESIGN
5005 Meridian Blvd., Ste. 100 Franklin, TN 37067
615.708.0567

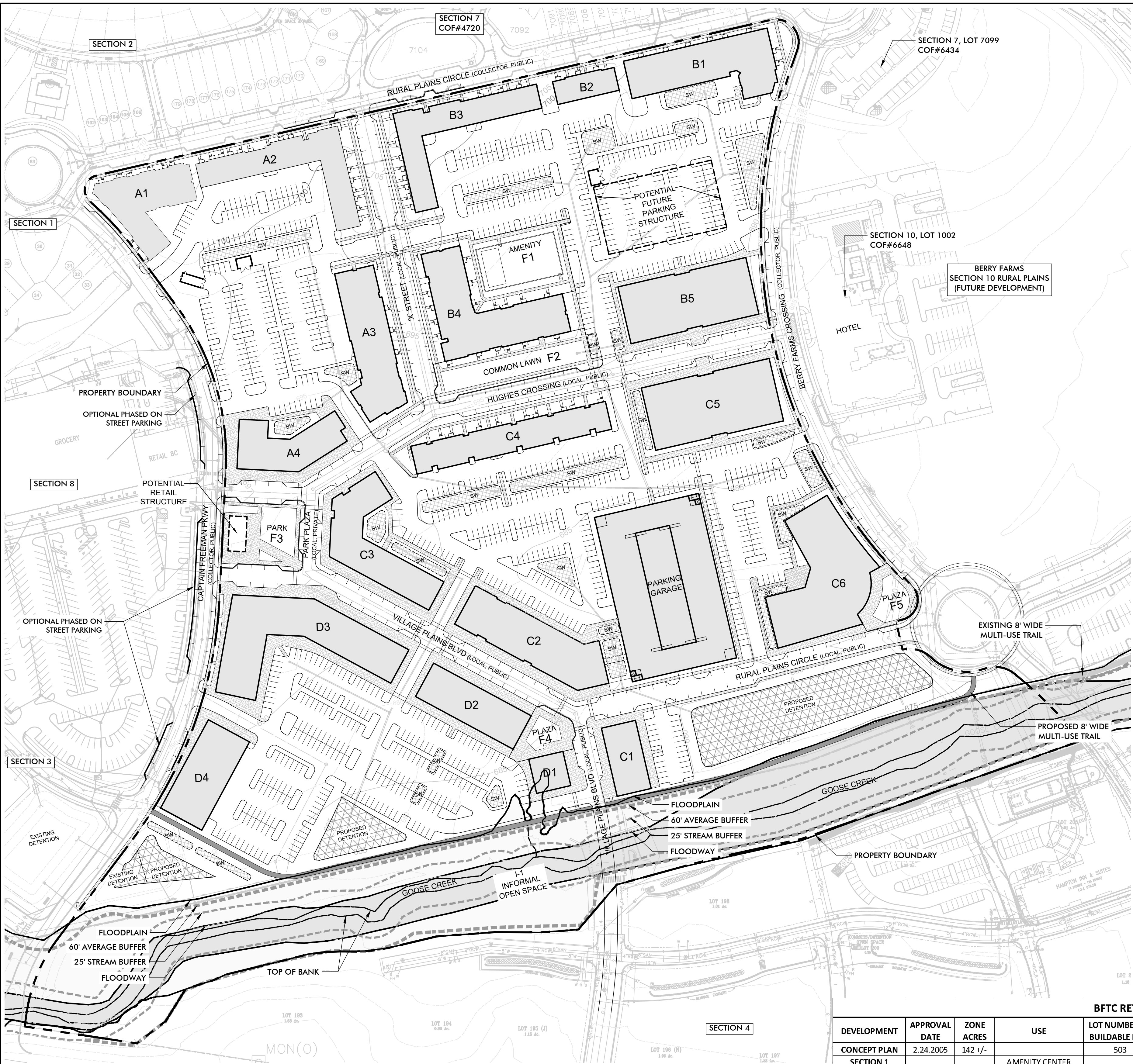
Kimley»Horn
209 Tenth Avenue South, Suite 501 Nashville, TN 37203
Main: 615.564.2701



BERRY FARMS RURAL PLAINS TOWN CENTER
PUD DEVELOPMENT PLAN SUBMITTAL
OVERALL DEVELOPMENT PLAN
FRANKLIN PROJECT # 6874
Franklin, Williamson County, TN

REVISIONS:	INITIAL SUBMITTAL	RE-SUBMITTAL
12-10-18		
01-03-19		

DATE: 11-26-18
DESIGNED BY: KWR
DRAWN BY: KWR
CHECKED BY: GAW
C.C. BY: GAW
SCALE: 1" = 200'
PROJECT #: 18015
SHEET NUMBER
C2.0



BFTC RESIDENTIAL TAKE DOWN CHART								
DEVELOPMENT	APPROVAL DATE	PR ZONED ACRES	SINGLE FAMILY DWELLING UNITS	MULTI-FAMILY DWELLING UNITS	TOTAL DWELLING UNITS	LOT NUMBERS OF BUILDABLE LOTS	LOT NUMBERS OF OPEN SPACE LOTS	REMAINING ACRES
CONCEPT PLAN	2.24.2005	223	143	503	646	N/A	N/A	223
SECTION 1		19.03	51	41	92	2-10, 14-33, 36-40, 42-60, 66-88, 91-106	111-13, 34-35, 41, 61-65, 89-90	203.97
SECTION 2		18.29	51	15	66	106-120, 122-128, 131-146, 148-159, 161-175	121, 129, 130, 147, 160 & 176	185.68
SECTION 3	9.14.2011	16.4	0	48	48	304, 305	300, 309, 312 & 313	169.68
SECTION 6	0.81	0	0	0	0	1-5	6-8	168.47
SECTION 7	34.41	64	32	96	128	7001-7096	7102-7108, 7110-7112	134.06
SECT. 7- LOT 7097			12	12	24	7097		332
SECT. 7- LOT 7099			16	16	32	7099		316
SECTION 11		38.46	0	316	316			95.6

[Note: 20 Residential units may be in addition to the units listed in the above building matrix per the previously approved concept plan.]

DEVELOPMENT SITE DATA

PROJECT NAME: BERRY FARMS RURAL PLAINS TOWN CENTER
COF PROJECT NUMBER: TBD
MAP, PARCEL NUMBER: 106, 03202
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 10

EXISTING ZONING: SDX - SPECIFIC DEVELOPMENT VARIETY
CHARACTER AREA OVERLAY: GCCO-3
OTHER APPLICABLE OVERLAYS: FFO, FW

APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
SITE ACREAGE: +/- 38.46 AC
SITE SQUARE FOOTAGE: +/- 1,683,011 SF
PUD SITE ACREAGE: +/- 223.00 AC

EXISTING TREE CANOPY: 11% CANOPY
PARKLAND DEDICATION REQUIREMENT: N/A
TOTAL SITE OPEN SPACE: +/- 17.83 AC
TOTAL FORMAL OPEN SPACE: +/- 1.6 AC
BUILDING SQUARE FOOTAGE: SEE 'BERRY FARMS TOWN CENTER BUILDING DATA' ON SHEET C2.1

BUILDING HEIGHT: 1-6 STORIES
RESIDENTIAL DENSITY: 8.22 DU/A

MINIMUM PERIMETER REQUIRED SETBACK LINES: PER APPROVED PATTERN BOOK, VILLAGE CORE AND VILLAGE CENTER TRANSECT GUIDELINES PAGES 19 & 24, AND ARCHITECTURAL GUIDELINE APPENDIX (PAGE A2)

PROPOSED FORMAL OPEN SPACE

KEY	CLASSIFICATION	TYPE	AREA (SF)	AREA (AC)	MAX. PAVED AREA (SF)
F1	FORMAL	AMENITY	22,436	0.52	5,609
F2	FORMAL	COMMON LAWN	17,517	0.40	4,379
F3	FORMAL	PARK	14,925	0.34	3,731
F4	FORMAL	PLAZA	6,764	0.16	1,691
F5	FORMAL	PLAZA	7,375	0.17	1,844
	FORMAL	TOTAL	69,017	1.60	17,254

PROPOSED INFORMAL OPEN SPACE

KEY	CLASSIFICATION	TYPE	AREA (SF)	AREA (AC)	MAX. PAVED AREA (SF)
I-1	INFORMAL	GREENWAY/FLOODPLAIN	300,762	6.90	75,191

BERRY FARMS TOWN CENTER BUILDING DATA

Group	Bldg	Retail	Office	Apts.
A	1			27
A	2			22
A	3			28
A	4	12,110		20
Subtotal		12,110	-	97

Group	Bldg	Retail	Office	Apts.
B	1			45
B	2			6
B	3			24
B	4			56
B	5		67,000	
Subtotal		-	67,000	131

Group	Bldg	Retail	Office	Apts.
C	1	7,000		
C	2	19,800	19,800	
C	3	17,000		48
C	4			30
C	5		73,500	
C	6		82,500	
Subtotal		43,800	175,800	78

Group	Bldg	Retail	Office	Apts.
D	1	3,600		
D	2	13,350	13,350	
D	3	23,200	14,300	
D	4	5,000		10
Subtotal		45,150	27,650	10
Total		101,060	270,450	316

GENERAL NOTES:

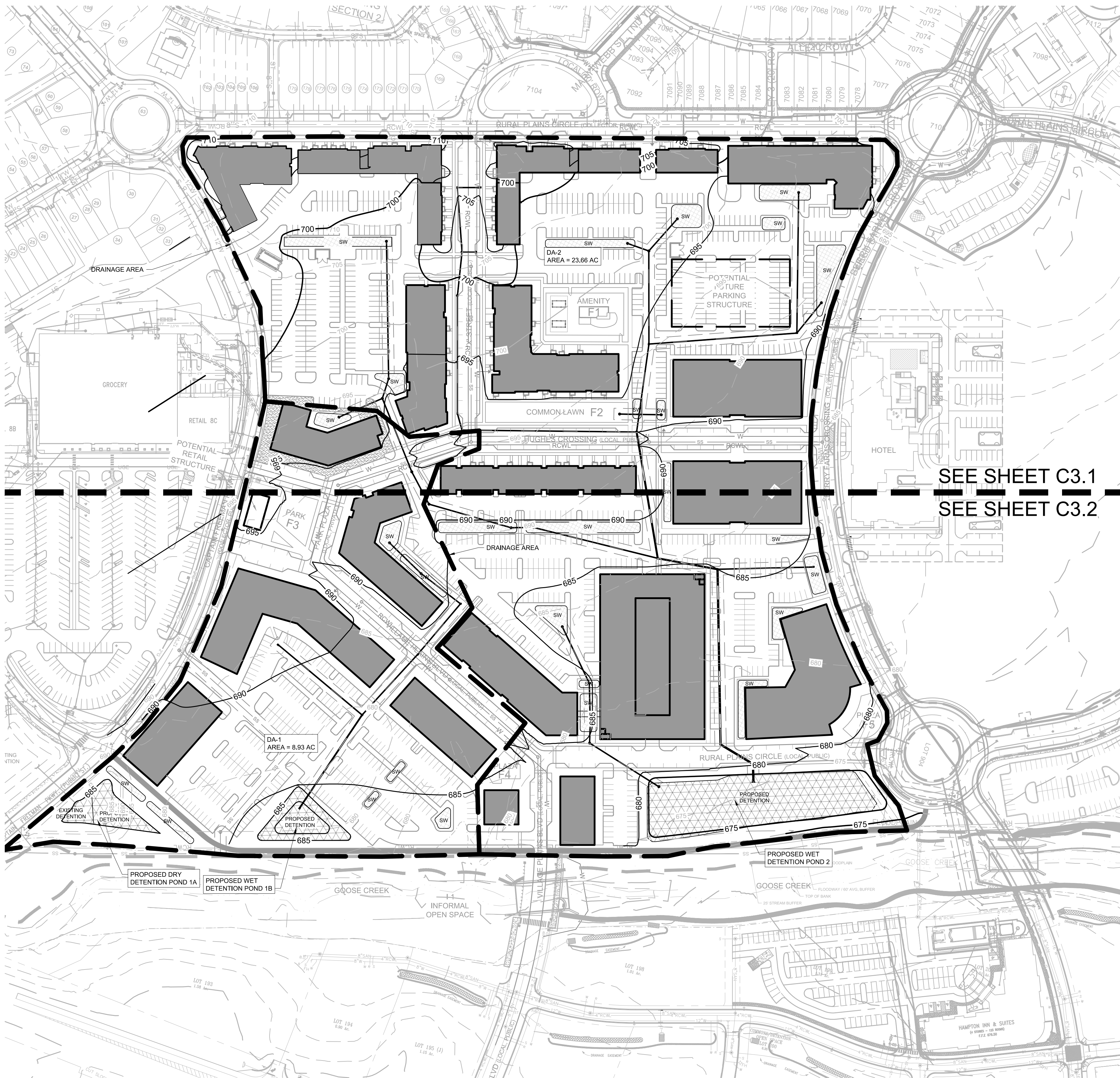
- This Berry Farms Town Center Building Data chart is only to provide the City of Franklin an estimate for the intended uses and densities within each section of the development. In the best interest of the City of Franklin and the applicant, the land owners reserve the right to adjust this chart based on market conditions that may affect the absorption of either residential units or commercial square footage as long as the approved entitlements are not exceeded.
- Building heights shall be as defined by the approved pattern book. Generally buildings range from 1-6 stories but will be further defined on subsequent site plan submittals. For reference: see Architectural Massing Study on sheet A1.0.
- Refer to Approved Land Planning & Architectural Guidelines for Berry Farms Design Guidelines Pattern Book for detailed information regarding project description, plan objectives, district plans, illustrative details, architectural/landscape & parking/street, building height and signage standards.
- Phasing and corresponding infrastructure related to each phase will generally occur in groups A-D.
- 20 Residential units may be in addition to the units listed in the above building matrix per the previously approved PUD.
- These building uses may allow for the flexibility to convert to condominium units pending market demand.
- There shall be no moving, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his/her designee.

LEGEND

- SW PROPOSED STORMWATER AREAS
- PROPOSED DETENTION
- EXISTING FLOODWAY
- EXISTING FLOODPLAIN
- PROPOSED CONCRETE SIDEWALK
- PROPOSED 8' WIDE MULTI-USE TRAIL (ASPHALT AND CONCRETE)



0 100 200 300 feet
SCALE: 1" = 100'



SEE SHEET C3.1
SEE SHEET C3.2

COF GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY CITY OF FRANKLIN VIA EXISTING WATER MAIN THAT RUNS ALONG CAPTAIN FREEMAN PARKWAY TO THE WEST, RURAL PLAINS CIRCLE TO THE NORTH, AND BERRY FARMS CROSSING TO THE EAST. PROPOSED WATER MAINS WILL RUN EASTWEST AND NORTHSOUTH, PROVIDING A CONNECTION TO BERRY FARMS SECTION 4 ACROSS GOOSE CREEK. PROJECTED MAXIMUM WATER DEMAND (697 SFUE) IS WITHIN ORIGINAL ENTITLEMENTS FOR THIS DEVELOPMENT.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN VIA EXISTING SEWER SURROUNDING THE SITE IN CAPTAIN FREEMAN PARKWAY TO THE WEST, BERRY FARMS CROSSING TO THE EAST, AND THE GOOSE CREEK TRUNK LINE TO THE SOUTH. PROJECTED MAXIMUM SEWER DEMAND (244,000 GPD, PER COF AVAILABILITY REQUEST FORM) IS WITHIN ORIGINAL ENTITLEMENTS FOR THIS DEVELOPMENT.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS PRESENT SURROUNDING THE SITE. RECLAIMED WATER IS PROPOSED THROUGHOUT SECTION 11 TOWN CENTER. ROWL DEMAND (41,800 GPD) IS WITHIN PREVIOUSLY NEGOTIATED PLAN BETWEEN DEVELOPER AND CITY OF FRANKLIN.

STORMWATER
POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY THE DETENTION PONDS AND OUTLET STRUCTURE WITH ULTIMATE OUTFLOW INTO GOOSE CREEK. POND 1A IS PROPOSED AS AN EXPANSION TO AN EXISTING DETENTION POND. PONDS 1B AND 2 ARE NEW PROPOSED PONDS. APPROXIMATELY 25.34 AC OF IMPERVIOUS AREA IS PROPOSED AT FINAL BUILDOUT.

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

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

SITE LEGEND

- | | |
|--|-------------------------------|
| | PROPOSED SANITARY SEWER PIPE |
| | PROPOSED WATER MAIN |
| | PROPOSED STORM PIPE |
| | EXISTING SANITARY SEWER PIPE |
| | PROPOSED RECLAIMED WATER MAIN |
| | EXISTING WATER MAIN |
| | EXISTING OVERHEAD ELECTRIC |
| | EXISTING STORM PIPE |
| | LIMITS OF DISTURBANCE |
| | FIRE HYDRANT |
| | SANITARY SWER MANHOLE |
| | DETENTION |
| | BIORETENTION |

SITE AREA TABLE

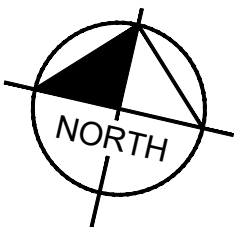
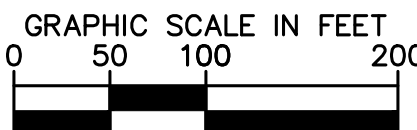
TOTAL SITE AREA =	38.46 ACRES
SITE IMPERVIOUS AREA =	25.34 ACRES

UTILITY LAYOUT NOTE

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

RIPARIAN BUFFER NOTE

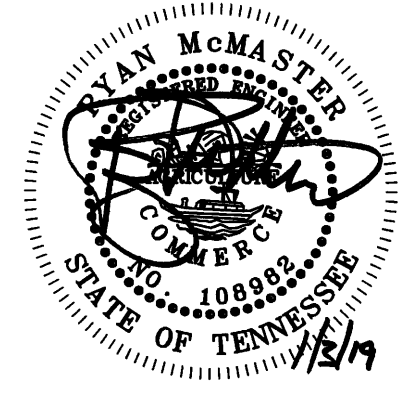
THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.



REVISIONS:
12-10-18 JYB
01-03-19 RLM
COF RESUBMITTAL

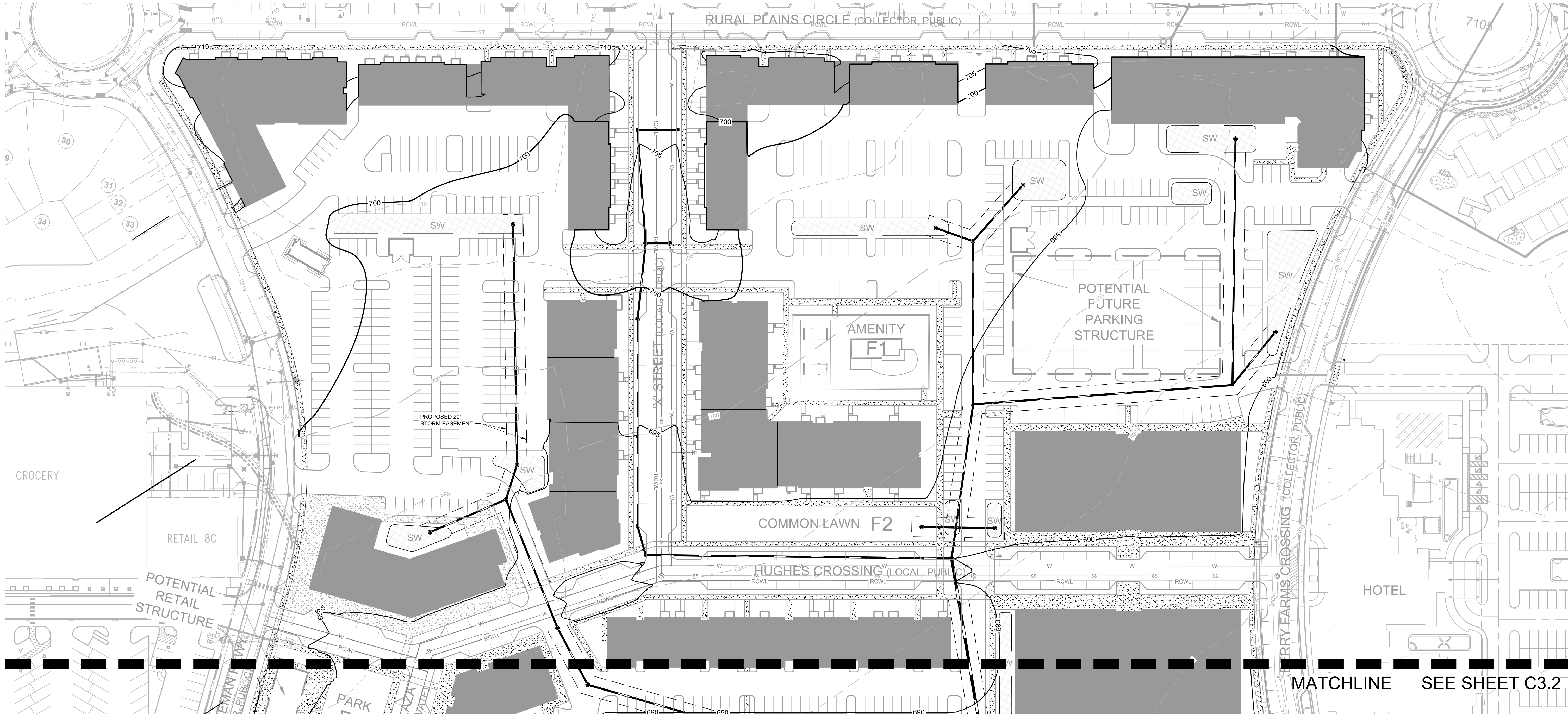
DATE: 11-26-18
DESIGNED BY: JYB
DRAWN BY: JYB
CHECKED BY: RLM
C.C. BY: RLM
SCALE: 1"=100'
PROJECT #116102001
SHEET NUMBER:
C3.0

BERRY FARMS RURAL PLAINS TOWN CENTER
PUD DEVELOPMENT PLAN SUBMITTAL
GRADING AND DRAINAGE PLAN
FRANKLIN PROJECT # 6874
Franklin, Williamson County, TN



Kimley»Horn

KV+D
KISER VOGRIN DESIGN
5005 Meridian Blvd., Ste. 100 Franklin, TN 37067
Main: 615.760.0567



SITE AREA TABLE	
TOTAL SITE AREA =	38.46 ACRES
SITE IMPERVIOUS AREA =	25.34 ACRES

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

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY CITY OF FRANKLIN VIA EXISTING WATER MAIN THAT RUNS ALONG CAPTAIN FREEMAN PARKWAY TO THE WEST, RURAL PLAINS CIRCLE TO THE NORTH, AND BERRY FARMS CROSSING TO THE EAST. PROPOSED WATER MAINS WILL RUN EAST/WEST AND NORTH/SOUTH, PROVIDING A CONNECTION TO BERRY FARMS SECTION 4 ACROSS GOOSE CREEK. PROJECTED MAXIMUM WATER DEMAND (697 SFUE) IS WITHIN ORIGINAL ENTITLEMENTS FOR THIS DEVELOPMENT.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN VIA EXISTING SEWER SURROUNDING THE SITE IN CAPTAIN FREEMAN PARKWAY TO THE WEST, BERRY FARMS CROSSING TO THE EAST, AND THE GOOSE CREEK TRUNK LINE TO THE SOUTH. PROJECTED MAXIMUM SEWER DEMAND (244,000 GPD, PER COF AVAILABILITY REQUEST FORM) IS WITHIN ORIGINAL ENTITLEMENTS FOR THIS DEVELOPMENT.

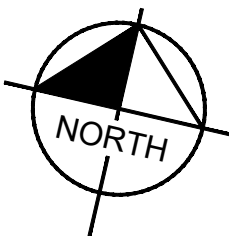
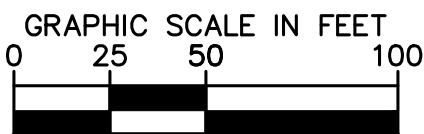
RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS PRESENT SURROUNDING THE SITE. RECLAIMED WATER IS PROPOSED THROUGHOUT SECTION 11-TOWN CENTER. ROWL DEMAND (±1,800 GPD) IS WITHIN PREVIOUSLY NEGOTIATED PLAN BETWEEN DEVELOPER AND CITY OF FRANKLIN.

STORMWATER
POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY THE DETENTION PONDS AND OUTLET STRUCTURE WITH ULTIMATE OUTFLOW INTO GOOSE CREEK. POND 1A IS PROPOSED AS AN EXPANSION TO AN EXISTING DETENTION POND. PONDS 1B AND 2 ARE NEW PROPOSED PONDS. APPROXIMATELY 25.34 AC OF IMPERVIOUS AREA IS PROPOSED AT FINAL BUILDOUT.

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

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

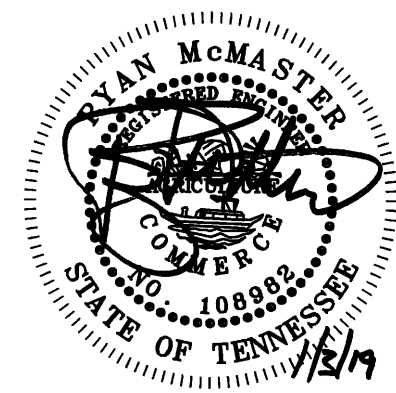
SITE LEGEND	
	PROPOSED SANITARY SEWER PIPE
	PROPOSED WATER MAIN
	PROPOSED STORM PIPE
	EXISTING SANITARY SEWER PIPE
	PROPOSED RECLAIMED WATER MAIN
	EXISTING WATER MAIN
	EXISTING OVERHEAD ELECTRIC
	EXISTING STORM PIPE
	LIMITS OF DISTURBANCE
	FIRE HYDRANT
	SANITARY SWER MANHOLE
	DETENTION
	BIORETENTION



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REVISIONS:
12-10-18 INITIAL SUBMITTAL
01-03-19 COF RESUBMITTAL

DATE: 11-26-18
DESIGNED BY: JYB
DRAWN BY: JYB
CHECKED BY: RLM
G.C. BY: RLM
SCALE: 1"=50'
PROJECT #16102001
SHEET NUMBER:
C3.1



Kimley»Horn

209 Tenth Avenue South, Suite 501 Nashville, TN 37203
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KV+D
KISER VOGRIN DESIGN
5005 Meridian Blvd., Ste. 100 Franklin, TN 37067
615.570.0567



REVISIONS:

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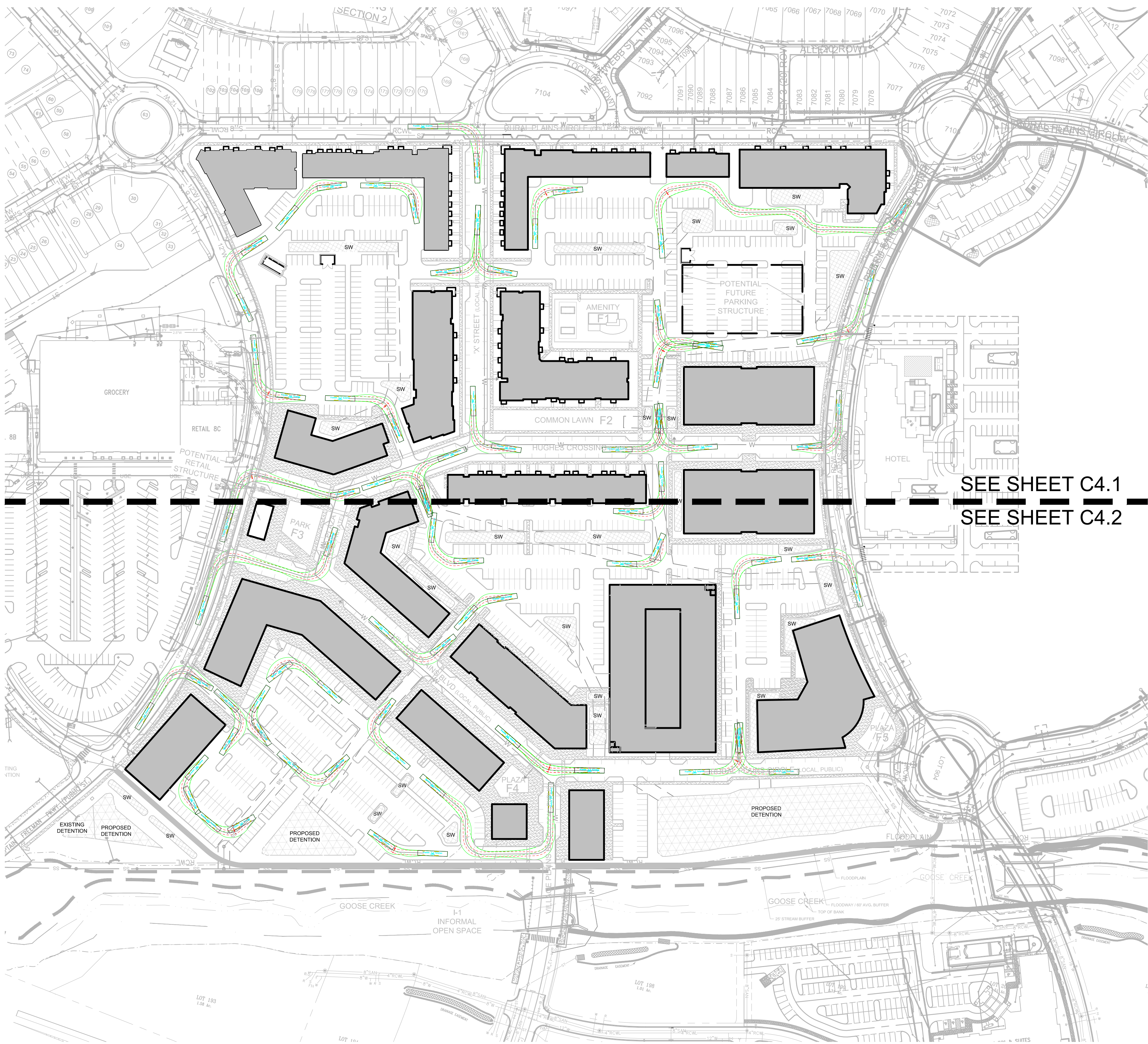
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Q.C. BY: RLM
SCALE: 1"=50'
PROJECT #:118102001
SHEET NUMBER:

KV+D
KKISER VOGRIN DESIGN
5005 Meridian Blvd. Ste 100 Franklin, TN 37067
615.208.0567

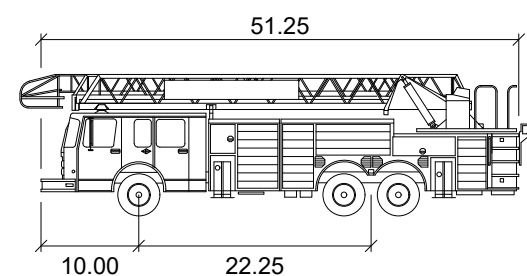
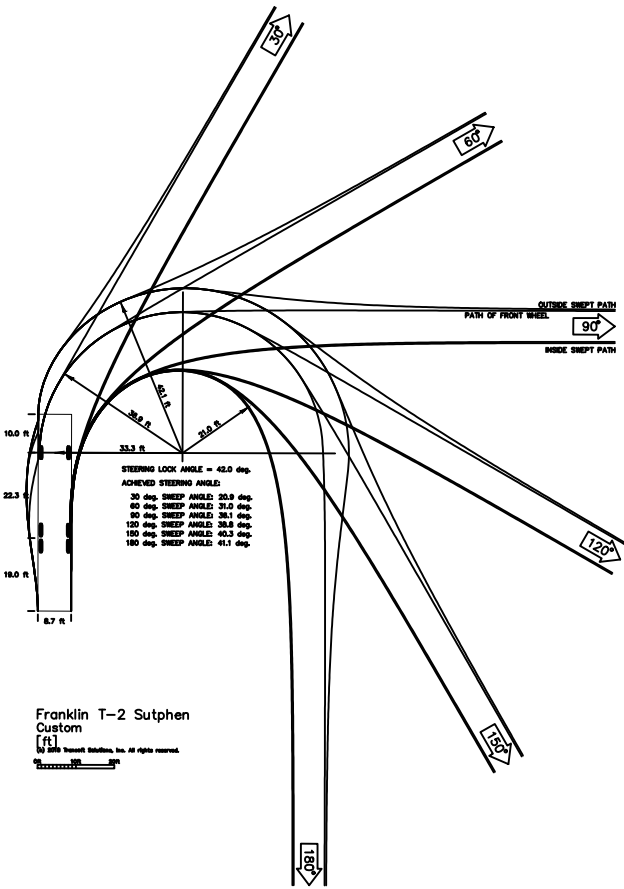
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209 Tenth Avenue South, Suite 501 Nashville, TN 37203
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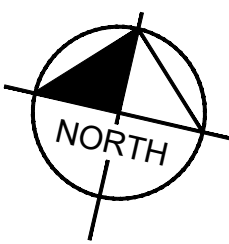
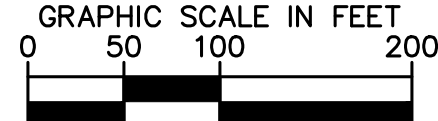
5005 Meridian Blvd., Ste 100 Franklin, TN 37067
615 708 0567



SEE SHEET C4.1
SEE SHEET C4.2

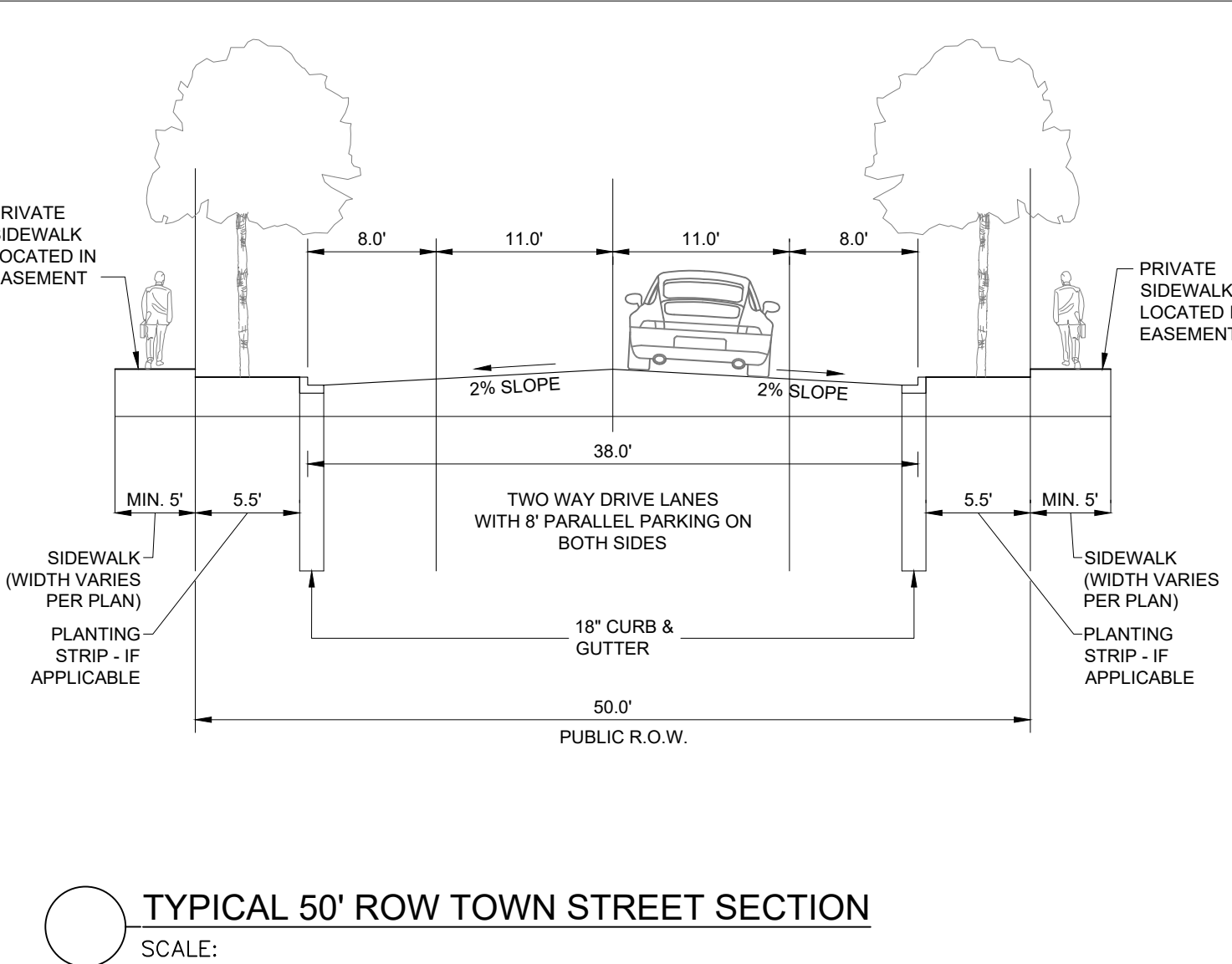


Franklin T-2 Sutphen
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Track : 8.00
Lock to Lock Time : 6.0
Steering Angle : 42.0
NOTE: MINIMUM 5 MPH DESIGN SPEED



ROW & ACCESS GENERAL NOTES

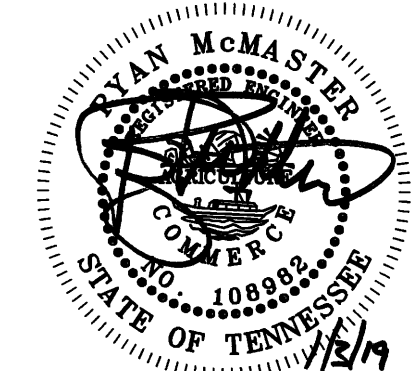
1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE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



BERRY FARMS RURAL PLAINS TOWN CENTER
PUD DEVELOPMENT PLAN SUBMITTAL
ROW AND ACCESS PLAN
FRANKLIN PROJECT # 6874
Franklin, Williamson County, TN

REVISIONS:
12-10-18 INITIAL SUBMITTAL
01-03-19 COT RESUBMITTAL

DATE: 11-26-18
DESIGNED BY: JYB
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SCALE: 1"=100'
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SHEET NUMBER:
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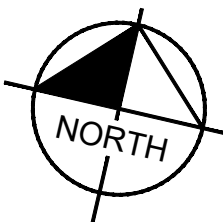
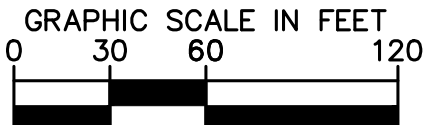
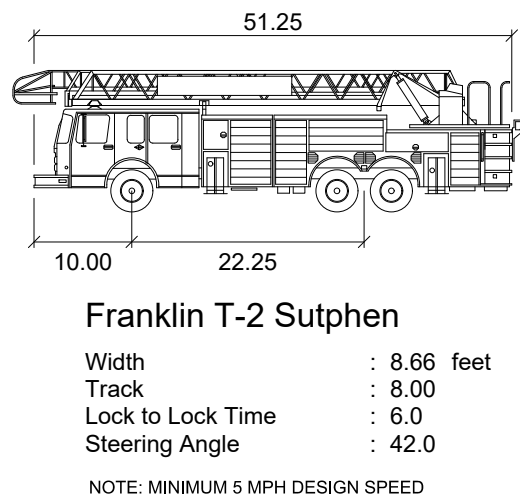
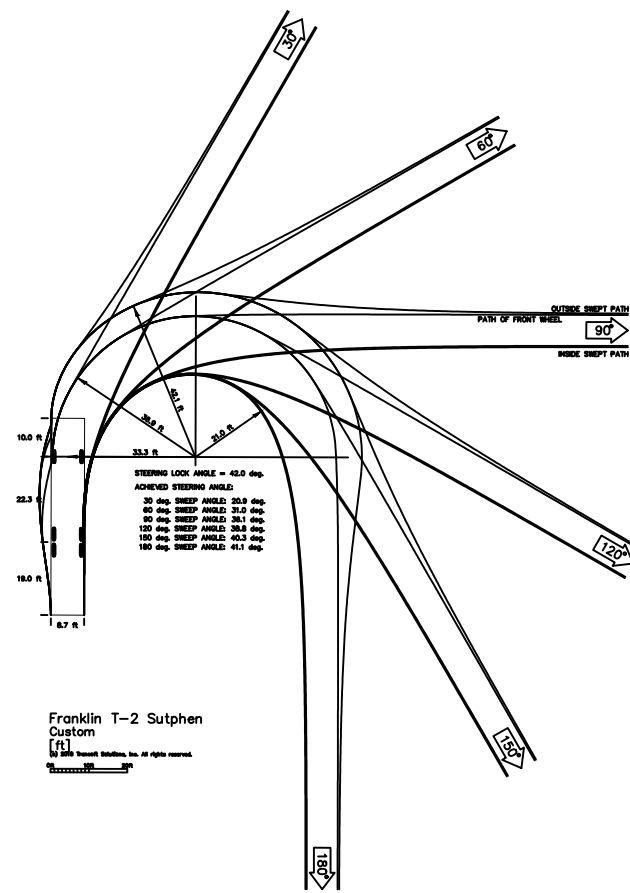
Kimley»Horn

KV+D
KISER VOGRIN DESIGN
5005 Meridian Blvd., Ste. 100 Franklin, TN 37067
Main: 615.760.0561



UTILITY AGENCIES CONTACT LIST

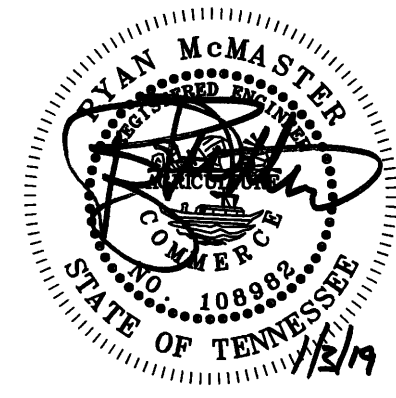
WATER	GAS	TELEPHONE	ENGINEER
CITY OF FRANKLIN 124 LUMBER DRIVE FRANKLIN, TN 37064 PHONE: (615)550-6855 CONTACT: UTILITY INSPECTOR	ATMOS ENERGY 200 NOAH DRIVE FRANKLIN, TN 37064 PHONE: (615) 794-2596 CONTACT: RON MYATT	AT&T (615) 595-7816 CONTACT: DAVID TUTTEROW	KIMLEY-HORN AND ASSOCIATES, INC. 214 OCEANSIDE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



DATE: 11-26-18
DESIGNED BY: JVB
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G.C. BY: RLM
SCALE: 1"=50'
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C4.1

REVISIONS:
12-10-18 INITIAL SUBMITTAL
01-03-19 COF RESUBMITTAL

BERRY FARMS RURAL PLAINS TOWN CENTER
PUD DEVELOPMENT PLAN SUBMITTAL
ROW AND ACCESS PLAN
FRANKLIN PROJECT # 6874
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209 Tenth Avenue South, Suite 501 Nashville, TN 37203
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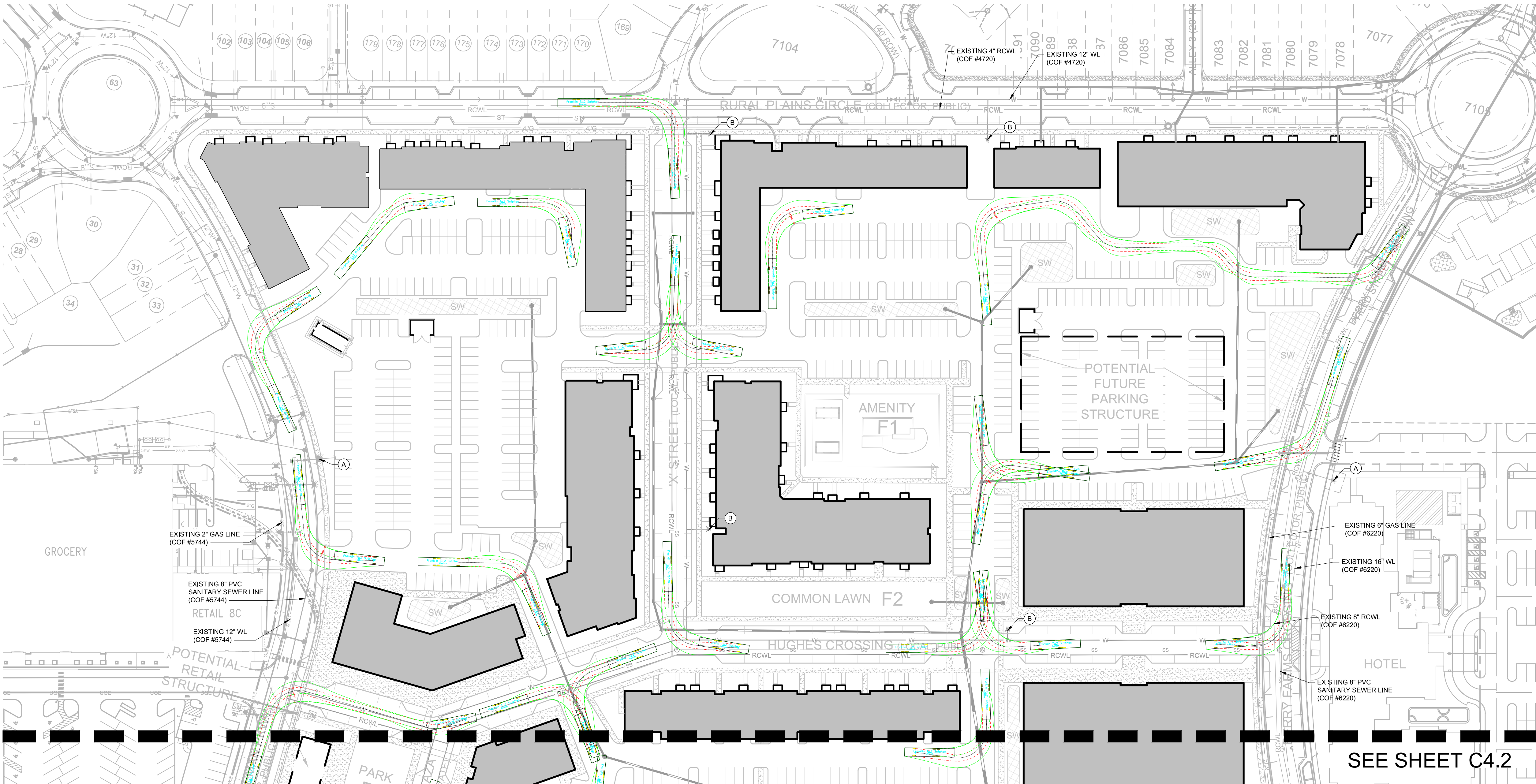
KV+D
KISER VOGRIN DESIGN
5005 Meridian Blvd., Ste. 100 Franklin, TN 37067
615.760.0567

UTILITY PLAN KEYNOTE LEGEND

- (A) EX. FIRE HYDRANT ASSEMBLY
- (B) PROPOSED FIRE HYDRANT ASSEMBLY (PUBLIC)
- (C) FIRE DEPARTMENT CONNECTION

ROW & ACCESS GENERAL NOTES

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SEE SHEET C4.1

UTILITY PLAN KEYNOTE LEGEND

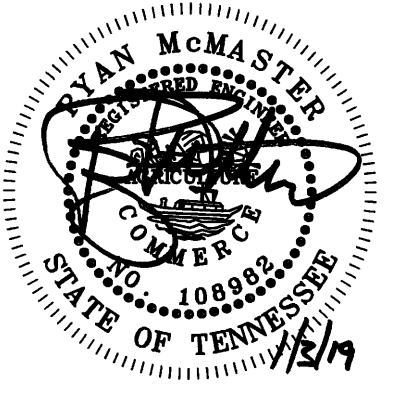
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BERRY FARMS RURAL PLAINS TOWN CENTER
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ROW AND ACCESS PLAN
FRANKLIN PROJECT # 6874
Franklin, Williamson County, TN

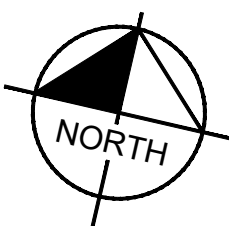
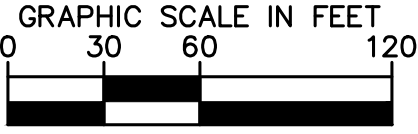
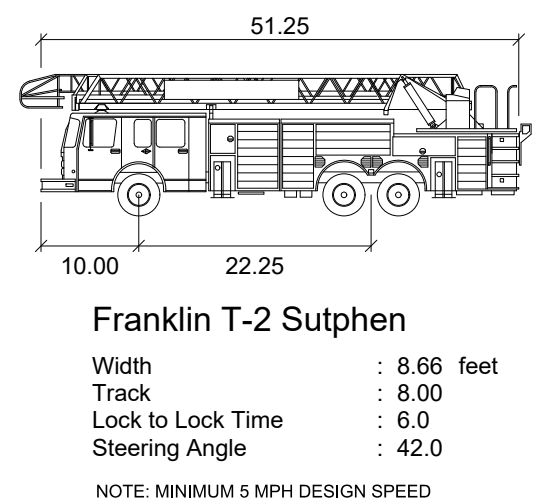
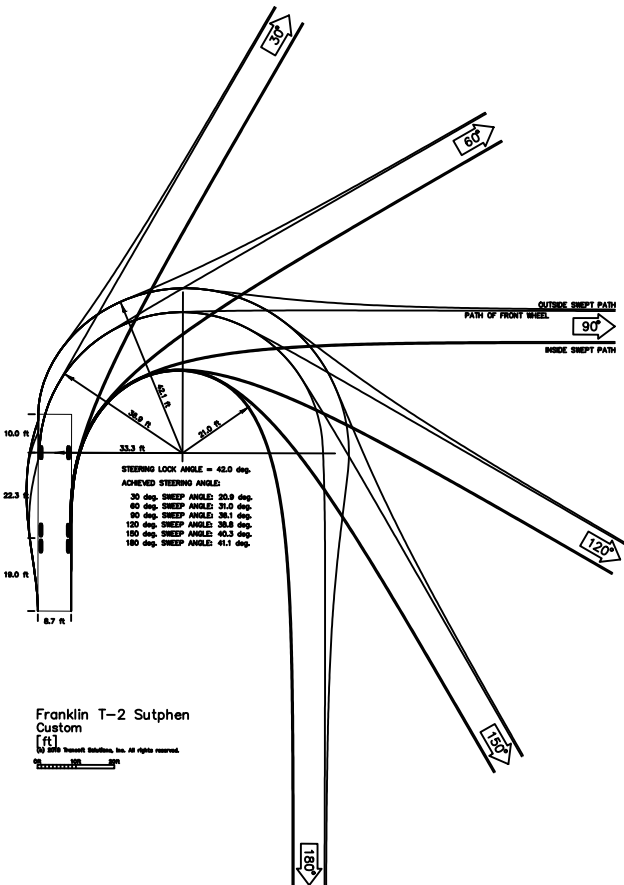
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12-10-18 INITIAL SUBMITTAL
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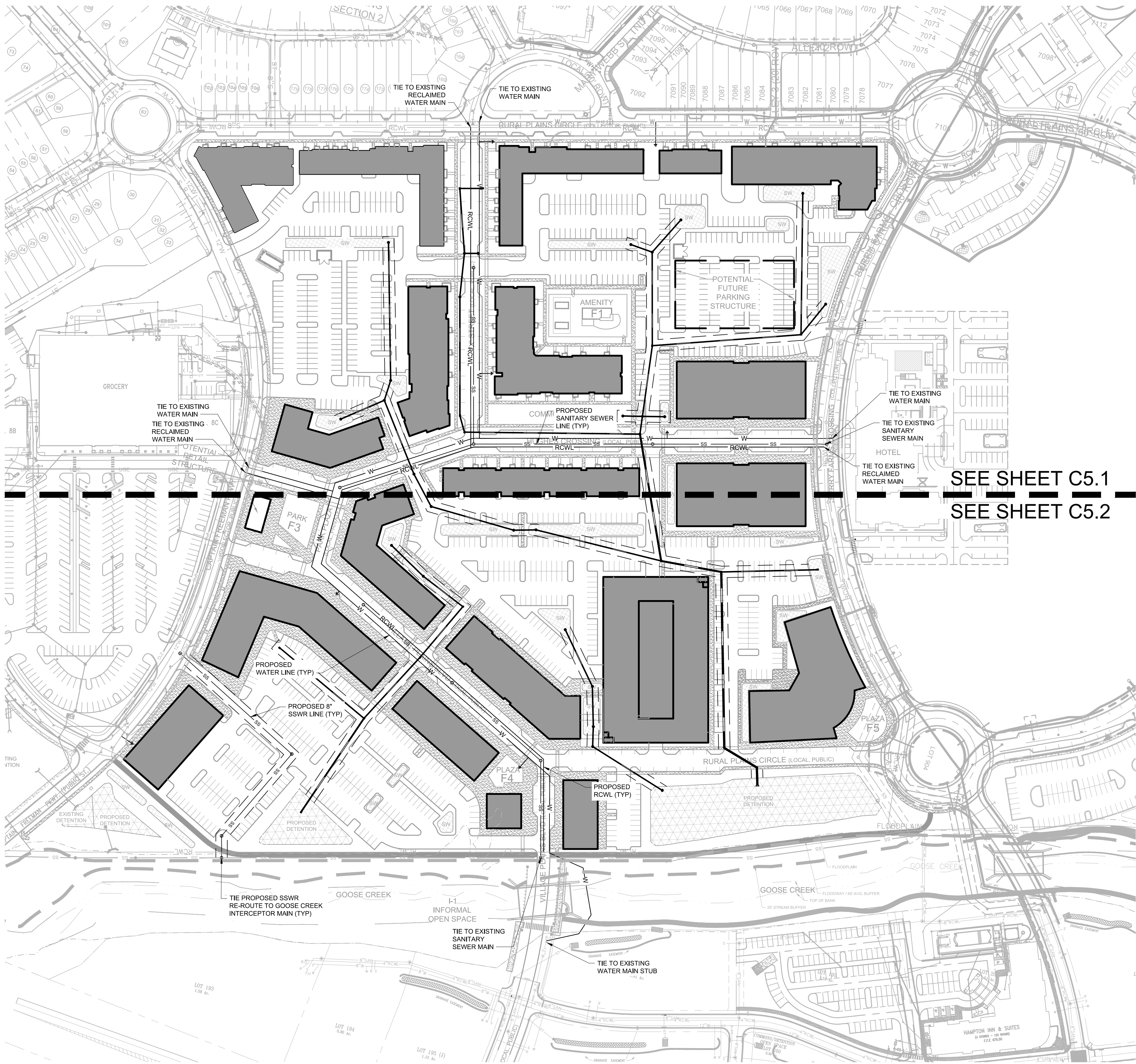
DATE: 11-26-18
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DRAWN BY: JVB
CHECKED BY: RLM
G.C. BY: RLM
SCALE: 1"=50'
PROJECT #116102001
SHEET NUMBER:
C4.2



UTILITY AGENCIES CONTACT LIST

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





UTILITY NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRE-CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
 - a. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
 - b. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
 - c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
 - d. A COPY OF ALL APPROVED CUT SHEETS.
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7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.

IMPACT STATEMENT

WATER
WATER IS PROVIDED BY CITY OF FRANKLIN VIA EXISTING WATER MAIN THAT RUNS ALONG CAPTAIN FREEMAN PARKWAY TO THE WEST, RURAL PLAINS CIRCLE TO THE NORTH, AND BERRY FARMS CROSSING TO THE EAST. PROPOSED WATER MAINS WILL RUN EASTWEST AND NORTHSOUTH, PROVIDING A CONNECTION TO BERRY FARMS SECTION 4 ACROSS GOOSE CREEK. PROJECTED MAXIMUM WATER DEMAND (697 SFUE) IS WITHIN ORIGINAL ENTITLEMENTS FOR THIS DEVELOPMENT.

SANITARY SEWER
SANITARY SEWER WILL BE PROVIDED BY CITY OF FRANKLIN VIA EXISTING SEWER SURROUNDING THE SITE IN CAPTAIN FREEMAN PARKWAY TO THE WEST, BERRY FARMS CROSSING TO THE EAST, AND THE GOOSE CREEK TRUNK LINE TO THE SOUTH. PROJECTED MAXIMUM SEWER DEMAND (244,000 GPD, PER COF AVAILABILITY REQUEST FORM) IS WITHIN ORIGINAL ENTITLEMENTS FOR THIS DEVELOPMENT.

RECLAIMED WATER LINE
RECLAIMED WATER INFRASTRUCTURE IS PRESENT SURROUNDING THE SITE. RECLAIMED WATER IS PROPOSED THROUGHOUT SECTION 11 TOWN CENTER. RCWL DEMAND (1,800 GPD) IS WITHIN PREVIOUSLY NEGOTIATED PLAN BETWEEN DEVELOPER AND CITY OF FRANKLIN.

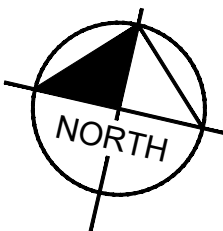
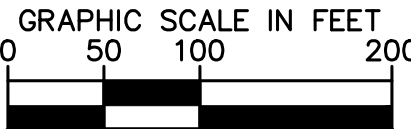
STORMWATER
POST DEVELOPMENT PEAK FLOW DISCHARGES WILL BE CONTROLLED TO PRE DEVELOPMENT PEAK FLOWS BY THE DETENTION PONDS AND OUTLET STRUCTURE WITH ULTIMATE OUTFLOW INTO GOOSE CREEK. POND 1A IS PROPOSED AS AN EXPANSION TO AN EXISTING DETENTION POND. PONDS 1B AND 2 ARE NEW PROPOSED PONDS. APPROXIMATELY 25.34 AC OF IMPERVIOUS AREA IS PROPOSED AT FINAL BUILDOUT.

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

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

UTILITY LAYOUT NOTE

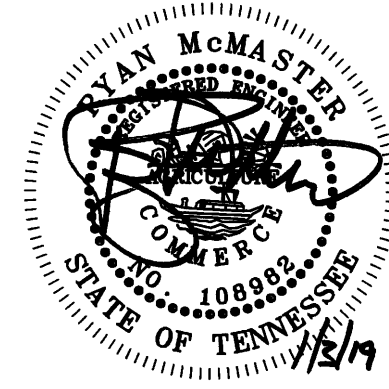
DETAILS AND LAYOUT OF UTILITIES SHOWN GRAPHICALLY ON THIS PLAN ARE SUBJECT TO CHANGE BETWEEN DEVELOPMENT PLAN AND SITE PLAN SUBMITTALS.



REVISIONS:
12-10-18 JYB INITIAL SUBMITTAL
01-03-19 RLM COF RESUBMITTAL

DATE: 11-26-18
DESIGNED BY: JYB
DRAWN BY: JYB
CHECKED BY: RLM
C.C. BY: RLM
SCALE: 1"=100'
PROJECT #116102001
SHEET NUMBER:
C5.0

BERRY FARMS RURAL PLAINS TOWN CENTER
PUD DEVELOPMENT PLAN SUBMITTAL
UTILITY PLAN
FRANKLIN PROJECT # 6874
Franklin, Williamson County, TN



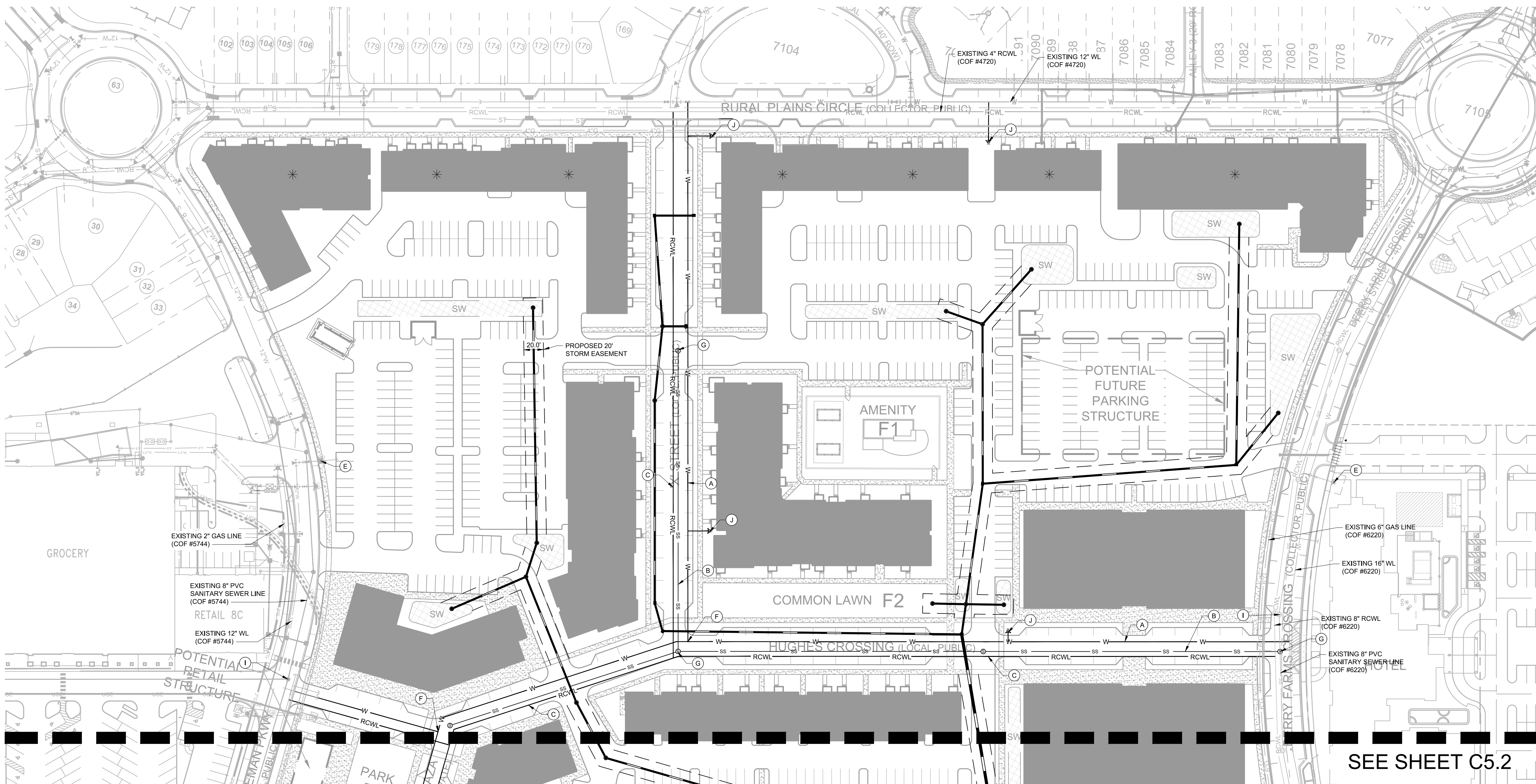
Kimley»Horn

KV+D
KISER VOGGIN DESIGN
5005 Meridian Blvd., Ste. 100 Franklin, TN 37067
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UTILITY PLAN KEYNOTE LEGEND

(A)	PROPOSED 8" WATER LINE
(B)	PROPOSED 8" SANITARY SEWER LINE
(C)	PROPOSED 6" RCWL LINE
(D)	EXISTING 12" GATE VALVE
(E)	EX. FIRE HYDRANT ASSEMBLY
(F)	8"X8"X8" TEE
(G)	SANITARY SEWER MANHOLE
(H)	SANITARY SEWER CLEANOUT
(I)	EXISTING SANITARY SEWER MANHOLE
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UTILITY NOTES

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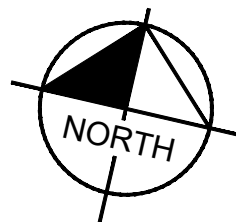
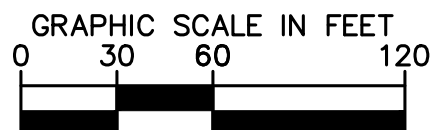
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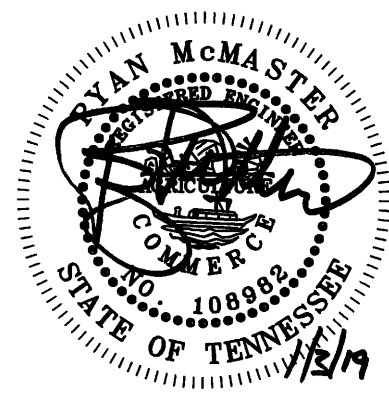
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REVISIONS:
12-10-18 INITIAL SUBMITTAL
01-03-19 COF RESUBMITTAL

DATE: 11-26-18
DESIGNED BY: JYB
DRAWN BY: JYB
CHECKED BY: RLM
G.C. BY: RLM
SCALE: 1"=60'
PROJECT #: 116102001
SHEET NUMBER:
C5.1

BERRY FARMS RURAL PLAINS TOWN CENTER
PUD DEVELOPMENT PLAN SUBMITTAL
UTILITY PLAN
FRANKLIN PROJECT # 6874
Franklin, Williamson County, TN



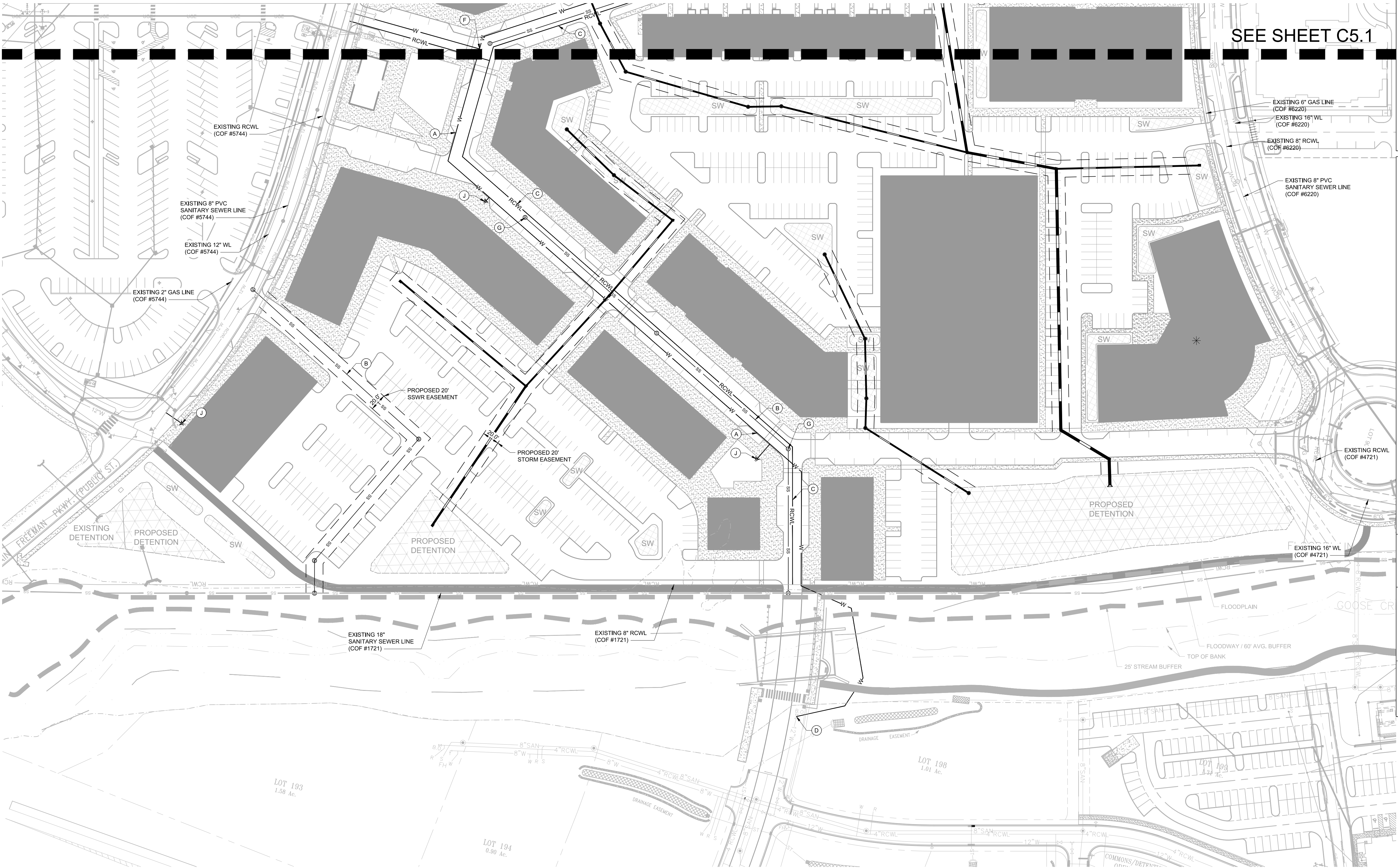
Kimley»Horn

KV+D
KISER VOGRIN DESIGN
5005 Meridian Blvd., Ste. 100 Franklin, TN 37067
Main: 615.706.0567



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SEE SHEET C5.1

UTILITY PLAN KEYNOTE LEGEND

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- (C) PROPOSED 6" RCWL LINE
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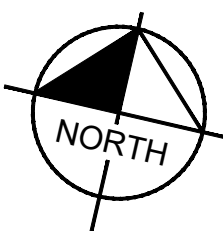
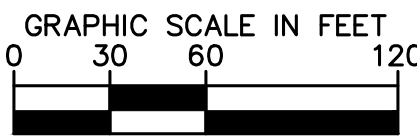
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SANITARY SEWER NOTE

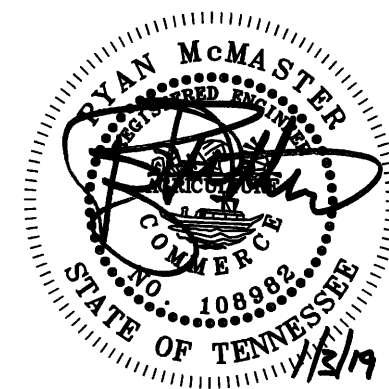
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REVISIONS:
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01-03-19 COF RESUBMITTAL

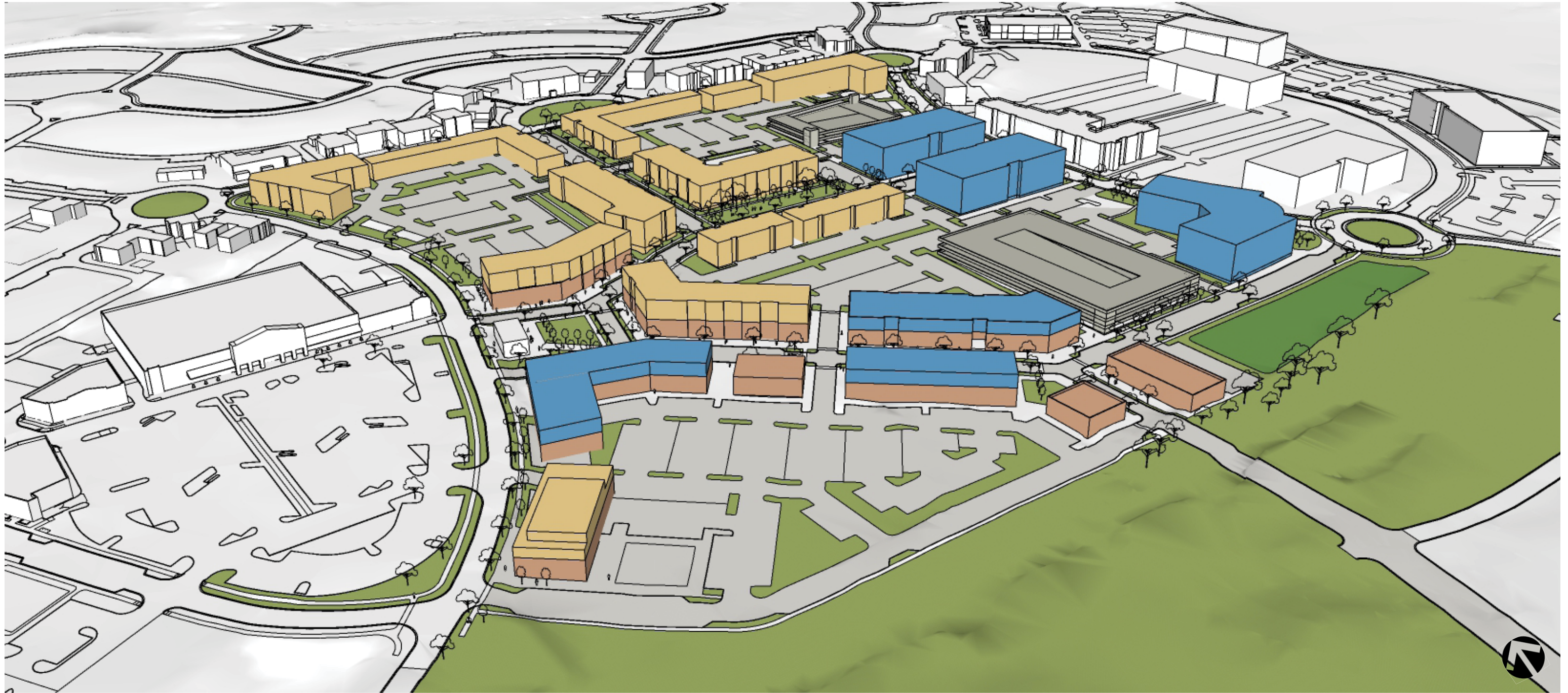
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DESIGNED BY: JYB
DRAWN BY: JYB
CHECKED BY: RLM
C.C. BY: RLM
SCALE: 1"=60'
PROJECT #: 16102001
SHEET NUMBER:
C5.2

BERRY FARMS RURAL PLAINS TOWN CENTER
PUD DEVELOPMENT PLAN SUBMITTAL
UTILITY PLAN
FRANKLIN PROJECT # 6874
Franklin, Williamson County, TN



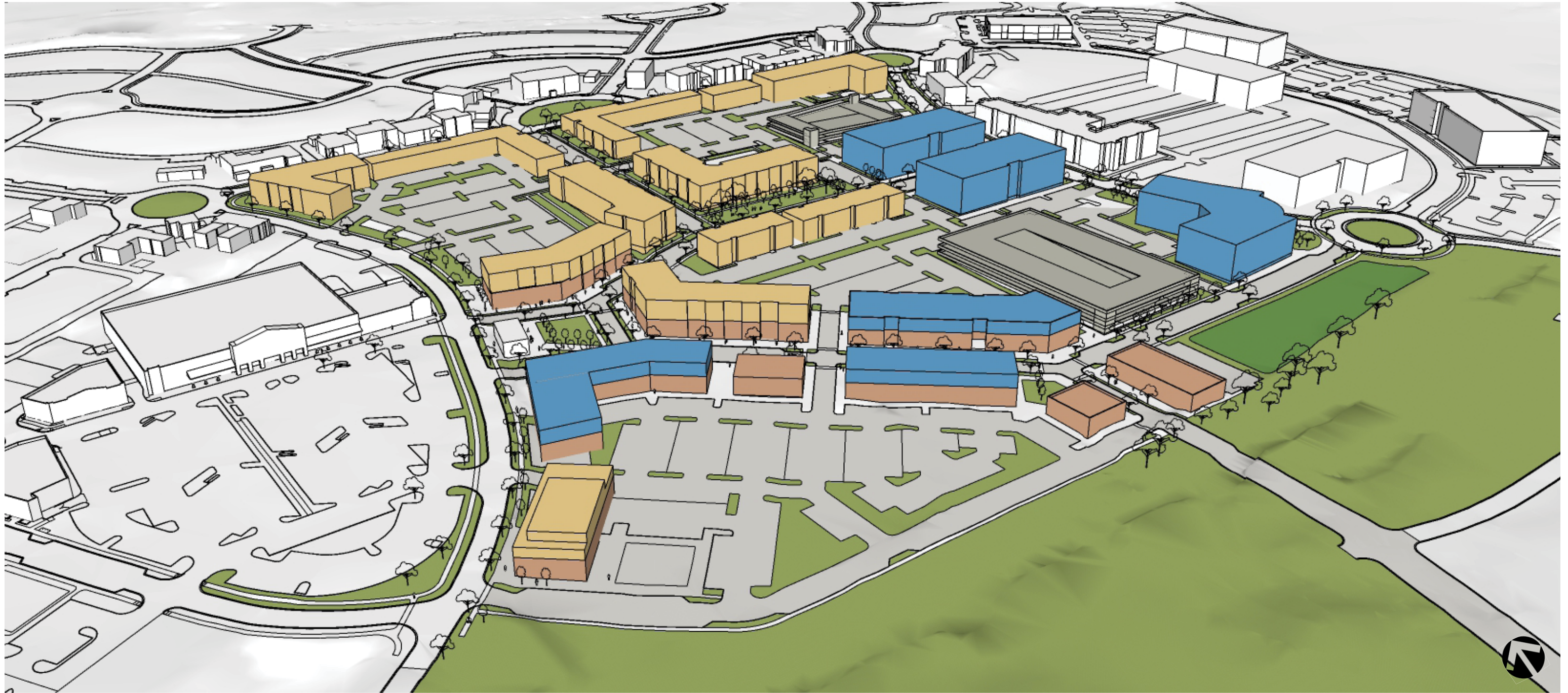
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- RESIDENTIAL
- COMMERCIAL/ RETAIL
- OFFICE
- GARAGE

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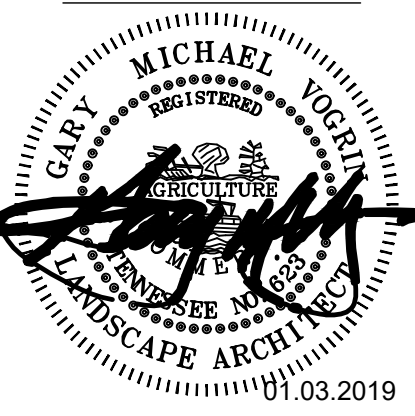
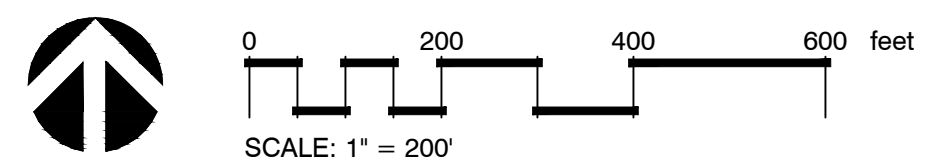
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LEGEND	
	PROPOSED STORMWATER AREAS
	PROPOSED DETENTION
	EXISTING FLOODWAY
	EXISTING FLOODPLAIN
	PROPOSED CONCRETE SIDEWALK
	PROPOSED 8' WIDE MULTI-USE TRAIL (ASPHALT AND CONCRETE)

NOTE: SEE SHEET C2.1 ENLARGED DEVELOPMENT PLAN FOR DETAILED SITE INFORMATION



BERRY FARMS RURAL PLAINS TOWN CENTER
PUD DEVELOPMENT PLAN SUBMITTAL
OVERALL DEVELOPMENT PLAN
FRANKLIN PROJECT # 6874
Franklin, Williamson County, TN

REVISIONS:	
12-10-18	INITIAL SUBMITTAL
01-03-19	RE-SUBMITTAL

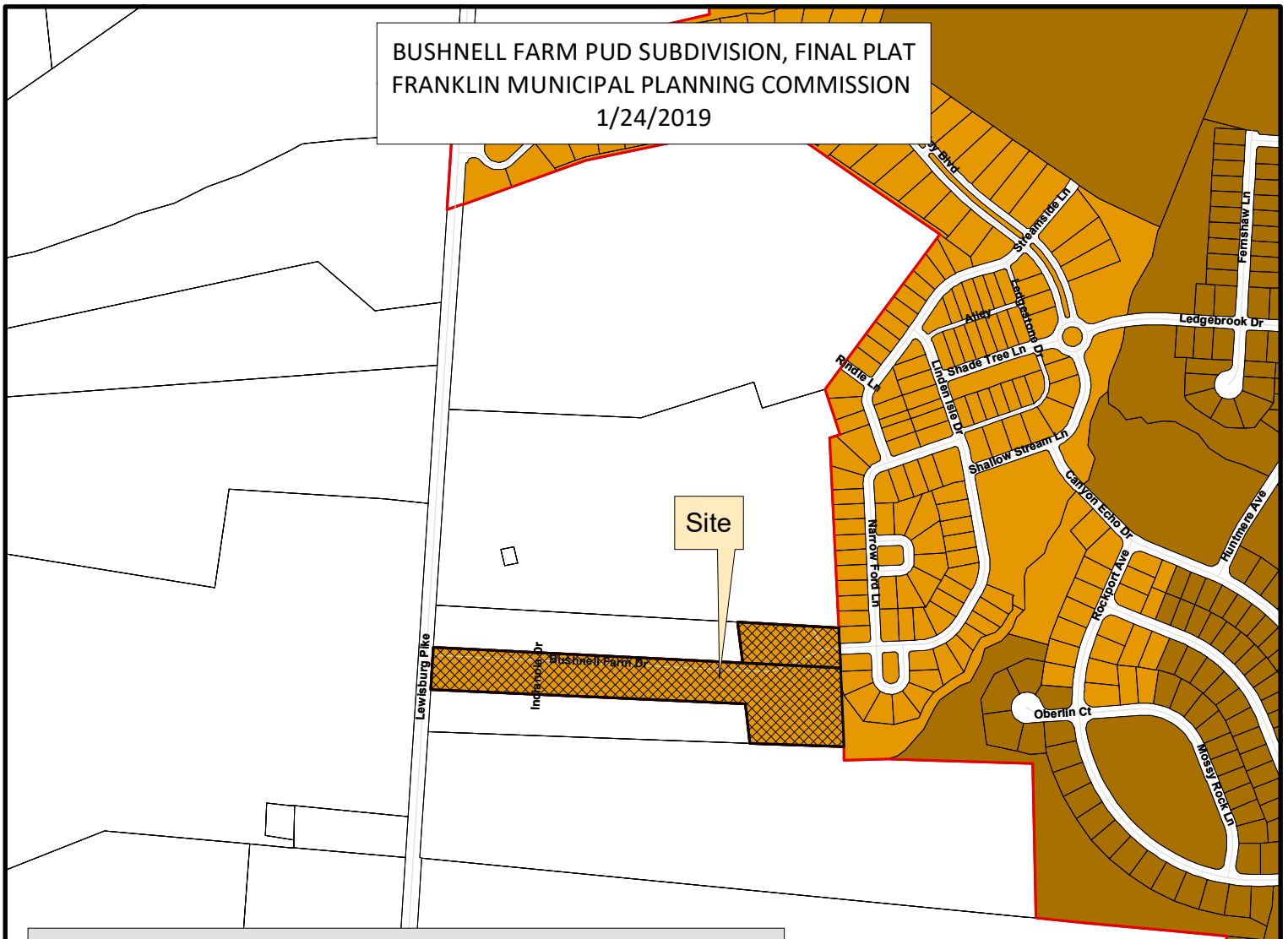
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CHECKED BY: GAW
SCALE: 1" = 200'
PROJECT #: 18015
SHEET NUMBER

C2.0

KV+D
KISER VOGGIN DESIGN
5005 Meridian Blvd., Ste. 100 Franklin, TN 37067
615.708.0567

Kimley»Horn
209 Tenth Avenue South, Suite 501 Nashville, TN 37203
Main: 615.564.2701

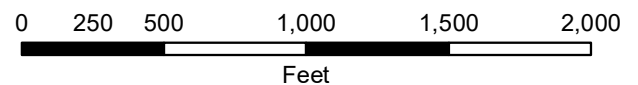
BUSHNELL FARM PUD SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
1/24/2019



Project Information

Base Zoning: SD-R
 Existing Land Use: Agricultural
 Proposed Land Use: Single-Family
 Character Area: GCCO-5
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 9.74 acres
 Proposed Height: 2 stories
 Proposed Dwelling Units: 18; 14 Single Family Lots, 1 Big House Lot
 Proposed Commercial Square Footage: N/A

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



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

Open Issues: 2

Performance Agreement and Surety

General Issues

10. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan [COF# 6572 \(Bushnell Farm PUD Subdivision, Site Plan\)](#) shall be transferred to this final plat as a condition of approval.

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

clay.wallace@eli-llc.com Acknowledged

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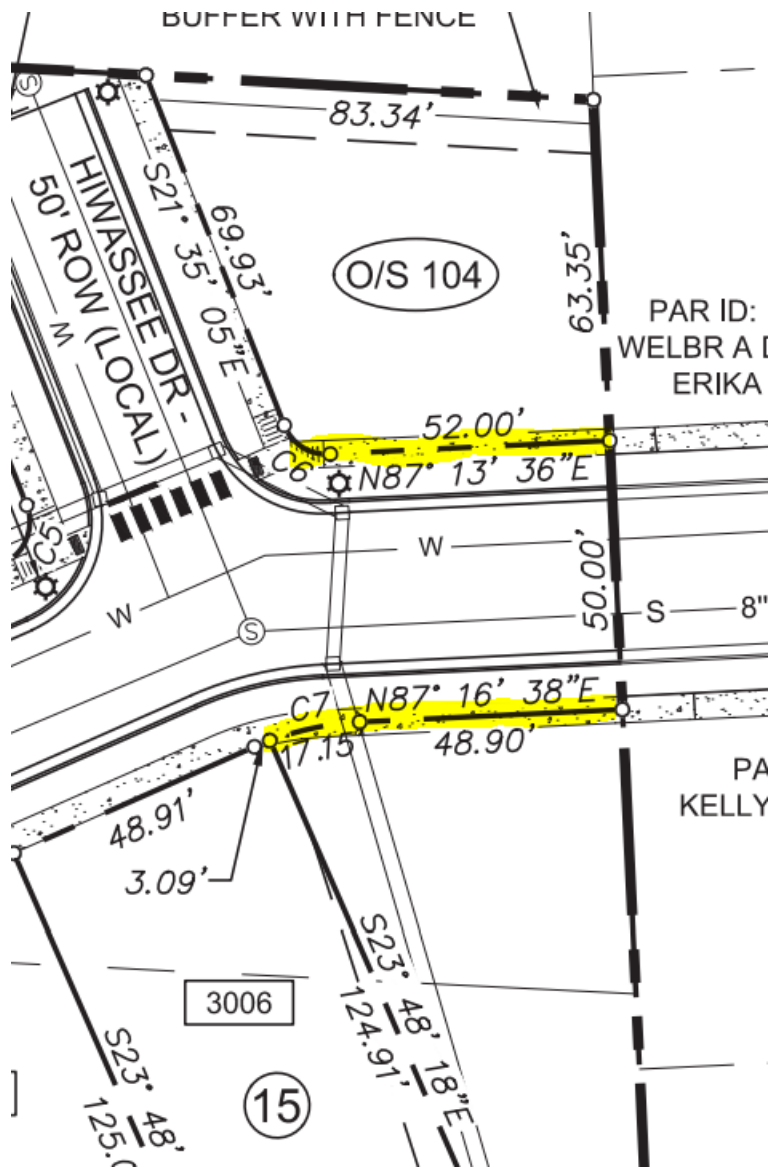
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Planning

COF 6881 Bushnell Farm Final Plat 2019-01-03.pdf

24. Sidewalks

christopher.andrews@franklintn.gov Sidewalks at the eastern end of the subdivision appear to be bisected by lot lines. Revise lines.



[Edited By Amy Diaz-Barriga]

Notes

1. The purpose of this plat is to create 15 residential and 6 open space lots.
2. This property is not located within a flood hazard area as per FEMA FIRM Community Map No. 47187C0355F, dated September 29, 2006.
3. The lots shall be served by water from HB&TS Utility District and sewer from the City of Franklin. Individual water and/or sanitary sewer service lines are required for each parcel.
4. All property corners not designated otherwise shall be marked with 1/2" iron rods x 18" long with plastic caps.
5. Bearings based on Tennessee State Plan Coordinate System, Zone 5301, Fipszone 4100; NAD 83 datum.
6. Within new development and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, such as cable television, electrical (excluding transformers), gas, sewer, telephone and water lines shall be placed underground.
7. All street light locations and quantities are approximate. Final positioning and quantity shall be at direction of MTEMCO.
8. All open space shall be maintained by the HOA or Property Owner(s) and shall be Public Utility, Drainage and Access Easements.
9. Lots shall conform to all the requirements of the Franklin Zoning Ordinance.
10. Any and all mineral rights for the subject property shall transfer to the owner.
11. A fire sprinkler system shall be required in the proposed 4-unit Big House in accordance with NFPA 13R for multi-family.
12. Homeowner's association will maintain all open space, landscape and detention/retention areas, and all sidewalks and pathways located outside public rights-of-way. All roadways shall be public streets constructed to the City of Franklin specifications in public rights-of-way.
13. Unless otherwise designated on the recorded plat, a 10' wide public drainage easement shall exist along all common building lot lines (5' on each side of common lot line) the common building lot line being the center line of said easement. The owner or master developer reserves the right to enter upon all lots to establish or re-establish drainage swales within said easements for the purpose of controlling and directing storm water to collection facilities.
14. Maintenance of all storm water management features shall be the responsibility of the property owner(s) or HOA.
15. No obstructions or encroachments which impede the flow of stormwater shall be permitted within the Public Drainage Easements between lots. The City of Franklin is not responsible for repair or replacement of any encroachments that are damaged or removed in the course of maintenance activities within easements.
16. There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted the City Engineer, or his designee.
17. The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines of system improvement located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be located within the easement with obtaining any further permission from the owner or H.O.A. The property owner or H.O.A. shall be responsible for repairing and/or replacing any such landscaping fencing concrete or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or H.O.A. at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the homeowners' lot at the homeowners' expense.
18. Parkland Dedication - Fees in Lieu for 12 units x 1,200 sf = 24,200 sf shall be paid prior to recording the final plat.
19. A historic building / property is located within 500' of the proposed development.

Site Data

SUBDIVISION NAME: BUSHNELL FARM PUD SUBDIVISION
PROJECT NUMBER: 6881
PROPOSED RESIDENTIAL LOTS: 1-15
PROPOSED OPEN SPACE LOTS: 100-105
ADDRESS: 1495 & 1521 LEWISBURG PIKE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 10TH CIVIL DISTRICT

EXISTING ZONING: SD-R
CHARACTER AREA OVERLAY: GCCO-5
OTHER OVERLAYS: N/A
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
ACREAGE OF SITE: 9.74 AC

MINIMUM REQUIRED SETBACK LINES & LOT REQUIREMENTS:
BIG HOUSE HOMES
FRONT: 15 FEET
SIDE: 5-10 FEET (10' ON STREET; 10' BLDG SEPARATION)
REAR: 10 FEET

SINGLE FAMILY HOMES
FRONT: 10 FEET
SIDE: 5-10 FEET (10' ON STREET)
REAR: 10 FEET

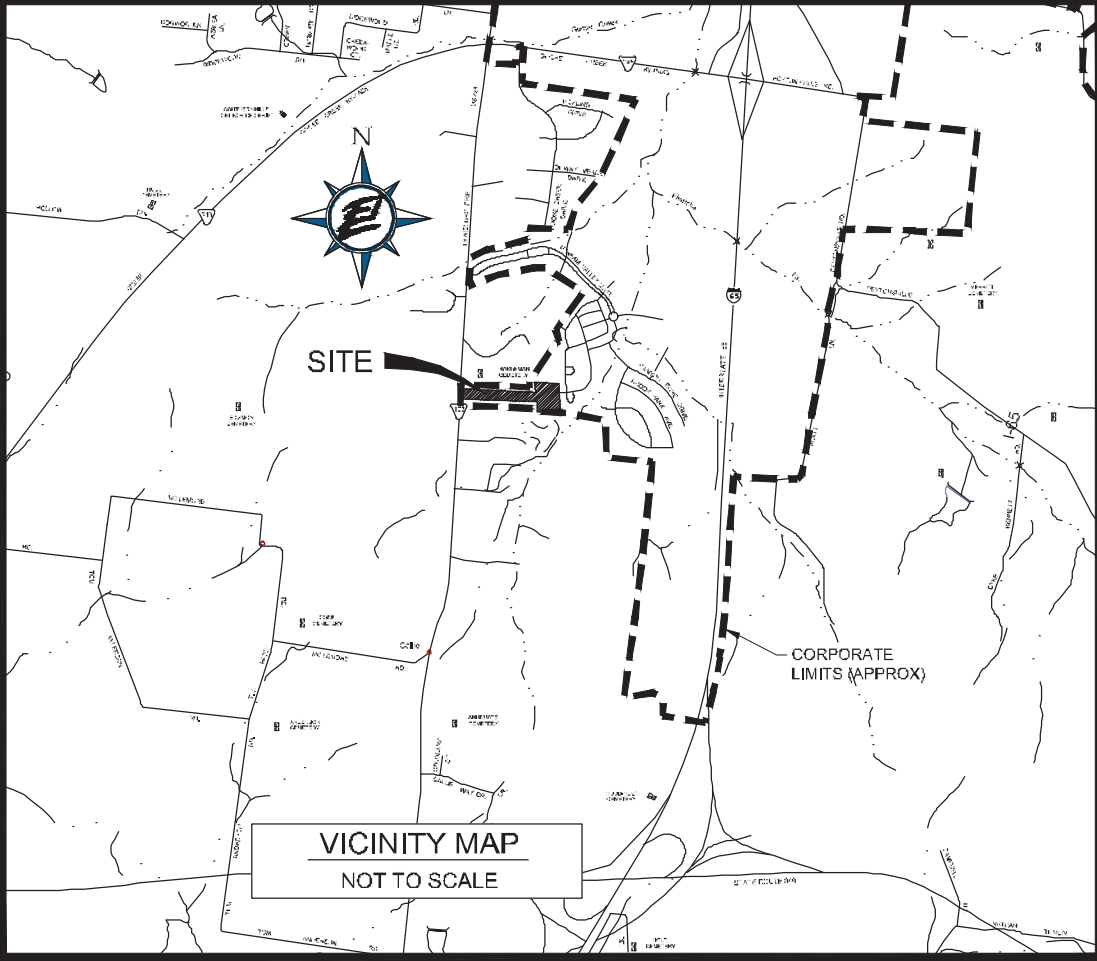
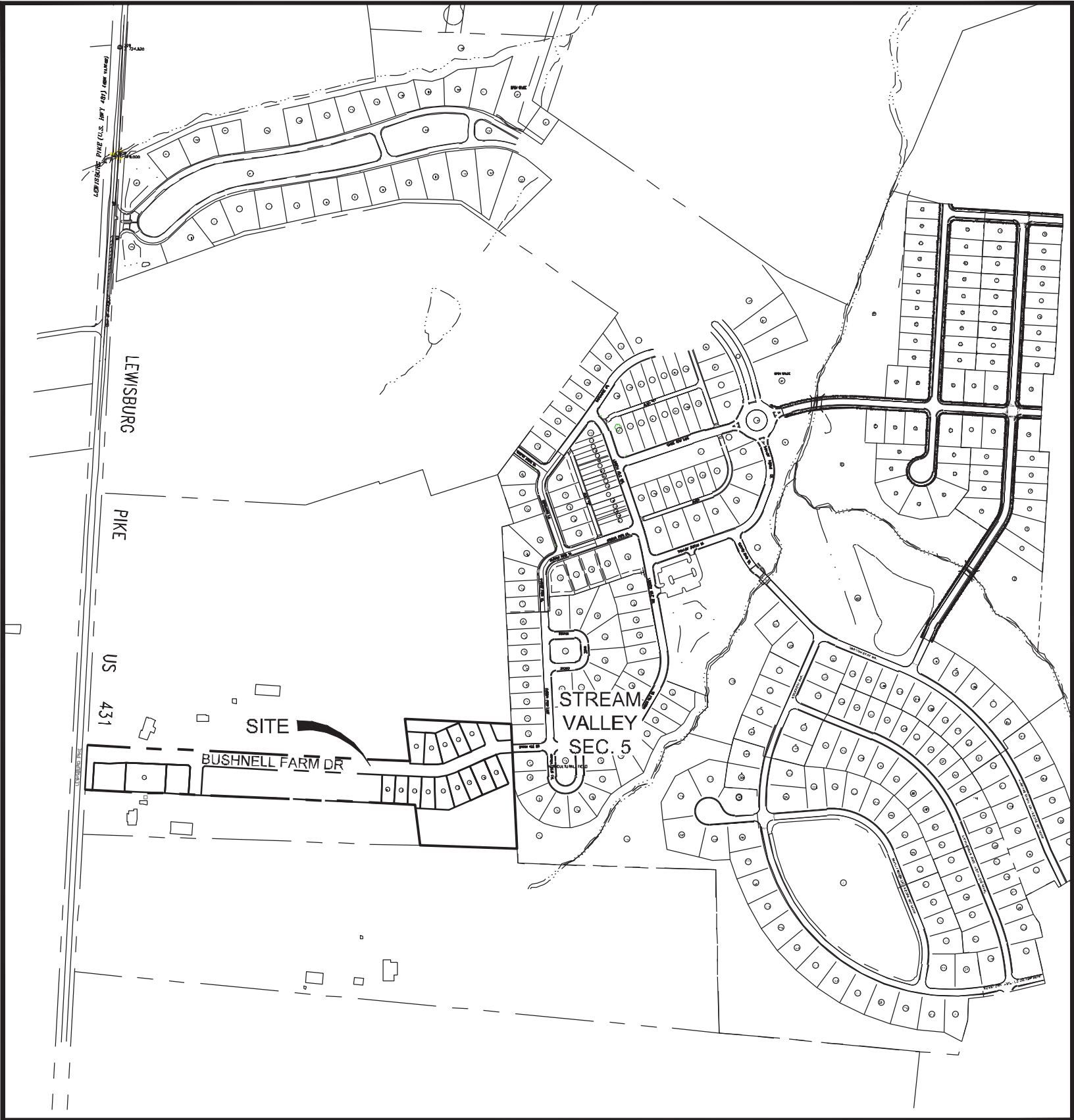
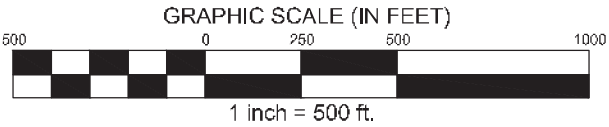
OWNER'S APPLICANT:
ADDRESS: TENNESSEE CONTRACTORS INC
P.O. BOX 314
FRANKLIN, TN 37065
(615) 505-1033
E-MAIL ADDRESS: TYLER.RING@TENNCONTRACTORS.COM
CONTACT NAME: TYLER RING

BUSHNELL FARM PUD SUBDIVISION

Total area: 424,405 S.F. or 9.74 Acres

Road Data:

Acres in new ROW 2.60 Acres
Linear footage of new roads 1910 Feet
Linear footage of new alleys 0 Feet



Certificate Of Ownership

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Deed Book 7394, Page 890, R.O.W.C., Tennessee and that I (we) hereby adopt this plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, re-subdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission and under no condition shall such lot or lots be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property.

Owner _____ Date _____

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

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

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

Williamson County Emergency Management Agency _____ Date _____

City of Franklin _____ Date _____

Certificate Of Approval of Sewer Systems

I hereby certify that:

(1) The sewer system designated in Bushnell Farm Conservation Subdivision has been installed in accordance with City specifications, or

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

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

Certificate Of Approval of Water

I hereby certify that:

(1) The water system designated in Bushnell Farm Conservation Subdivision has been installed in accordance with HB&TS Utility District specifications, or

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

HB&TS Utility District _____ Date _____

Utility Disclaimer

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



Certificate Of Approval for Recording

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

Secretary, Franklin Municipal Planning Commission _____ Date _____

Certificate Of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:

(1) the streets, drainage, and sidewalks designated in Bushnell Farm Conservation Subdivision has been installed in accordance with City specifications, or

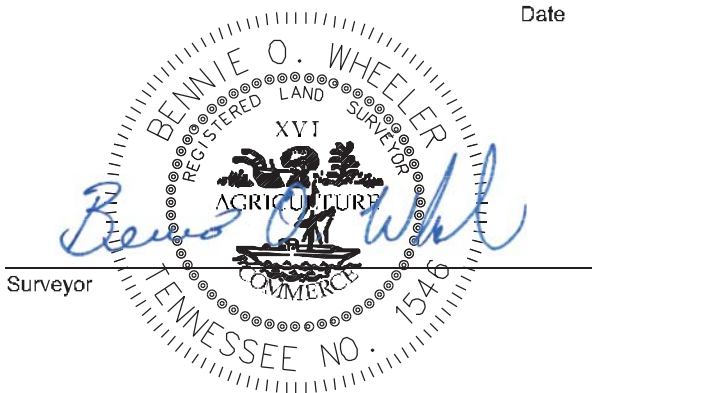
(2) a performance agreement and surety in the amount of \$ _____ for streets, \$ _____ for drainage, and \$ _____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

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

Certificate Of Survey

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon will be placed as indicated upon completion of construction. This subdivision plat correctly represents a survey prepared by Energy Land & Infrastructure dated January 31, 2017.

Surveyor Information
Bennie O. Wheeler
ELI, LLC
1420 Donelson Pike, Suite A12
Nashville, TN 37217
Phone: 615-383-6300

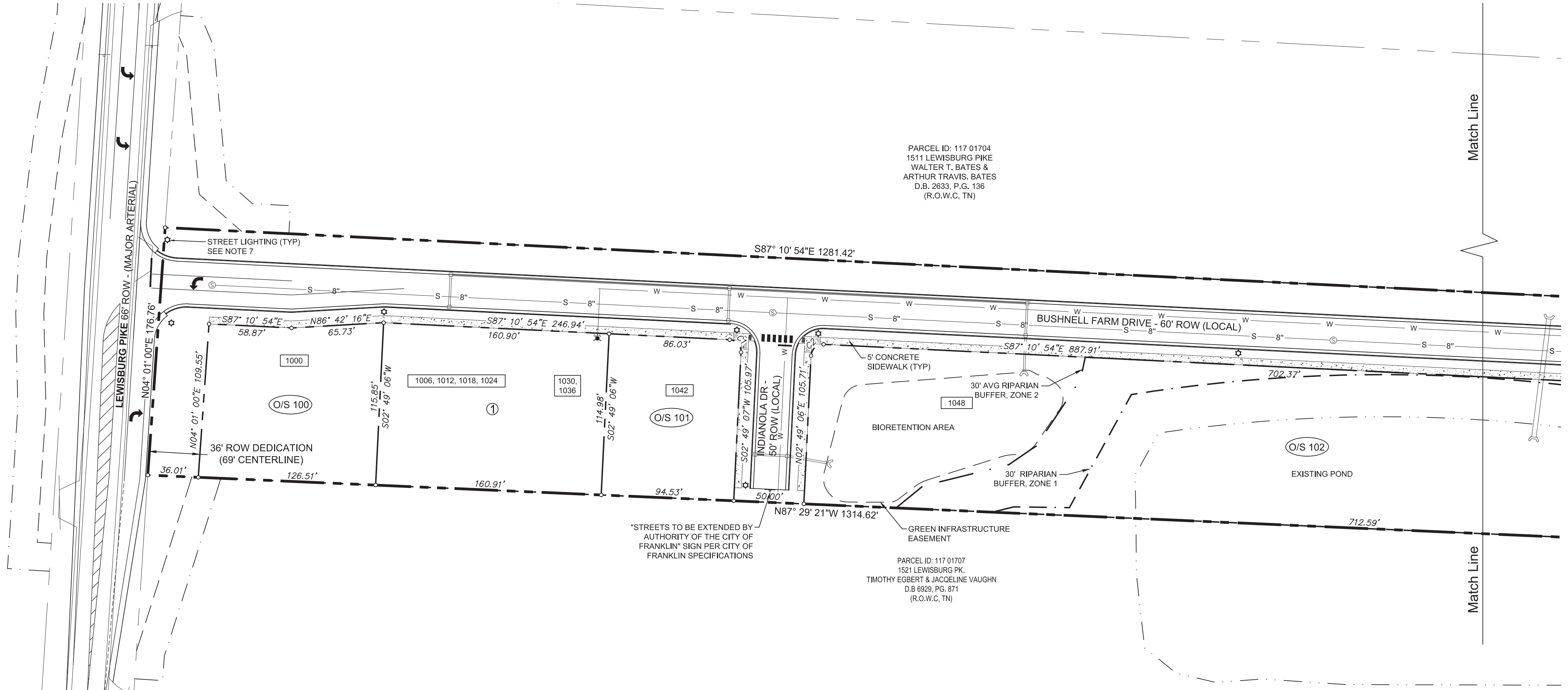


BUSHNELL FARM PUD SUBDIVISION
FINAL PLAT
SHEET 1 OF 3

10th CIVIL DISTRICT
TAX MAP 117, PARCEL 17.05 & 17.08
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #6881
DATE: DECEMBER 3, 2018
REVISED: JANUARY 3, 2019



1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
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Legend

- Fire Hydrant
- W Water Line
- S Sewer Line
- Sewer Manhole
- Iron Rod (New)
- Monument (New)
- Proposed Stormwater Inlet
- Concrete Sidewalk
- Lot Number
- Lot Address

Lot Table					
Lot #	Square Feet	Acres	ACI	Cal. Inches Per Tree	No. of Trees
1	18,570	0.43	12	3	4
2	8,094	0.19	6	3	2
3	7,329	0.17	6	3	2
4	7,246	0.17	6	3	2
5	6,477	0.15	6	3	2
6	7,221	0.17	6	3	2
7	5,728	0.13	6	3	2
8	5,719	0.13	6	3	2
9	5,996	0.14	6	3	2
10	6,913	0.16	6	3	2
11	8,103	0.19	6	3	2
12	7,359	0.17	6	3	2
13	6,500	0.15	6	3	2
14	7,750	0.18	6	3	2
15	6,500	0.15	6	3	2

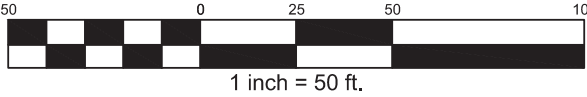
Open Space Area	
Lot #	Area
100	13,917
101	10,830
102	79,819
103	8,599
104	4,718
105	77,950

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	13.35	8.50	90° 00' 00"	S42° 10' 54"E	12.02
C2	13.35	8.50	90° 00' 00"	N47° 49' 06"E	12.02
C3	104.55	225.00	26° 37' 25"	N79° 30' 24"E	103.61
C4	81.32	175.00	26° 37' 25"	N79° 30' 24"E	80.59
C5	13.02	8.50	87° 46' 47"	N22° 18' 18"E	11.79
C6	10.81	8.50	72° 50' 00"	S58° 00' 05"E	10.09
C7	20.24	55.00	21° 04' 57"	N76° 44' 10"E	20.12



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

GRAPHIC SCALE (IN FEET)



1 inch = 50 ft.



BUSHNELL FARM PUD SUBDIVISION
FINAL PLAT

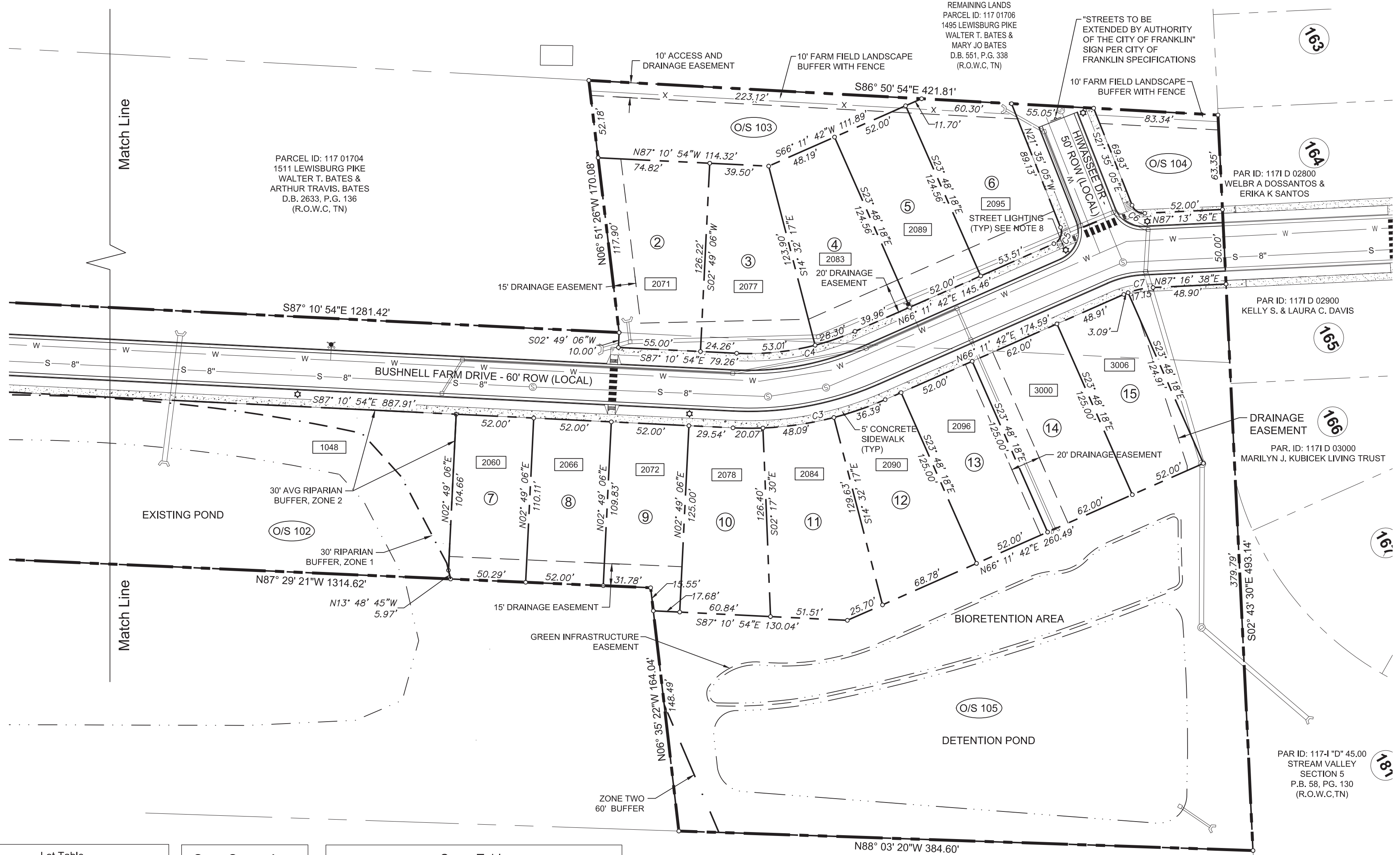
SHEET 2 OF 3

10th CIVIL DISTRICT
TAX MAP 117, PARCEL 17.05 & 17.08
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #6881
DATE: DECEMBER 3, 2018
REVISED: JANUARY 3, 2019



ENERGY LAND & INFRASTRUCTURE
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Legend

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

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6	7,221	0.17	6	3	2
7	5,728	0.13	6	3	2
8	5,719	0.13	6	3	2
9	5,996	0.14	6	3	2
10	6,913	0.16	6	3	2
11	8,103	0.19	6	3	2
12	7,359	0.17	6	3	2
13	6,500	0.15	6	3	2
14	7,750	0.18	6	3	2
15	6,500	0.15	6	3	2

Open Space Area

Lot #	Area
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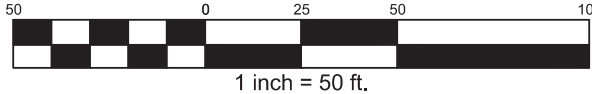
Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
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C7	20.24	55.00	21° 04' 57"	N76° 44' 10"E	20.12

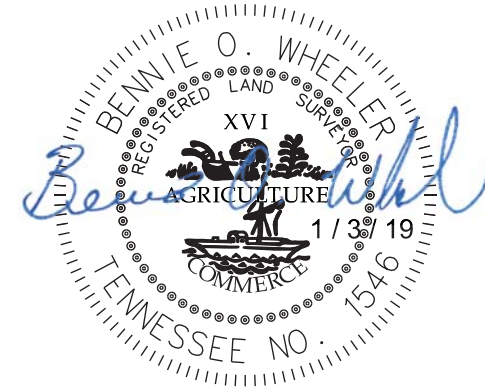


TN STATE PLANE CORD., ZONE5301, FIPZONE 4100;
NAD83 DATUM

GRAPHIC SCALE (IN FEET)



1 inch = 50 ft.



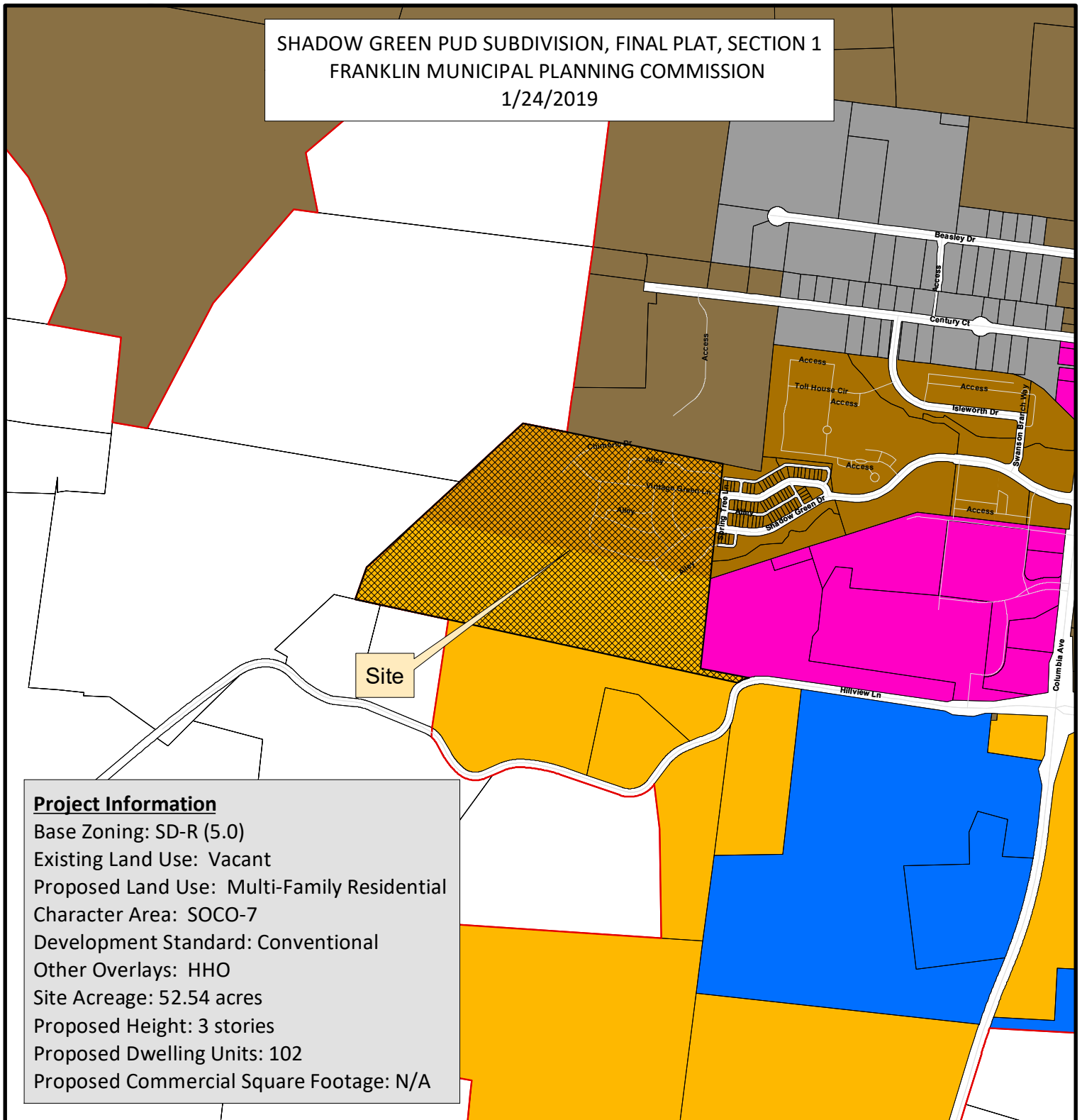
BUSHNELL FARM PUD SUBDIVISION
FINAL PLAT
SHEET 3 OF 3

10th CIVIL DISTRICT
TAX MAP 117, PARCEL 17.05 & 17.08
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #6881
DATE: DECEMBER 3, 2018
REVISED: JANUARY 3, 2019



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SHADOW GREEN PUD SUBDIVISION, FINAL PLAT, SECTION 1
FRANKLIN MUNICIPAL PLANNING COMMISSION
1/24/2019



Project Information

Base Zoning: SD-R (5.0)
Existing Land Use: Vacant
Proposed Land Use: Multi-Family Residential
Character Area: SOCO-7
Development Standard: Conventional
Other Overlays: HHO
Site Acreage: 52.54 acres
Proposed Height: 3 stories
Proposed Dwelling Units: 102
Proposed Commercial Square Footage: N/A

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



0 250 500 1,000 1,500 2,000
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 herein.
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CONDITIONS OF APPROVAL:

Open Issues: 12

MTEMC

[Shadow Green Section One Final Plat_2018.12.10.pdf](#)

22. MTEMC Requirements

ehale@mtmc.com	Developer should contact MTEMC for electric layout, installation requirements and easement information. Dale Hood 615.595.4693
tdarnall@ragansmith.com	Developer has requested layout and easements from MTEMC. Required easements will be added to plat when received.

Parks

General Issues

23. Parkland information

kevinl@franklinn.gov	Parks- Applicant shall add to the plat info regarding Parkland Information. List unit counts and list square footage in the note section. Include fees in lieu with in the note. This plat can not be recorded until Parkland Fees are received. I will attach the invoice in IDT for review. [Edited By Kevin Lindsey]
tdarnall@ragansmith.com	Parkland Information table has been added to the plat.
kevinl@franklinn.gov	Fees shall be paid before the plat can be recorded. The invoice is attached in IDT and sent to Tom Darnall by email on 12-19-18. The status for Parks in IDT will be Failed until payment is received.

Performance Agreement and Surety

General Issues

13. Engineering Sureties

kevin.long@franklinn.gov	Any unposted sureties associated with this development from site plan COF# 6690 (Shadow Green PUD Subdivision, site plan, section 1) shall be transferred to this final plat as a condition of approval.
tdarnall@ragansmith.com	Acknowledged

Sureties associated with this development from site plan [COF# 6690 \(Shadow Green PUD Subdivision, site plan, section 1\)](#) are transferred to this final plat as a condition of approval. **Additionally, \$ 73,000 is added to the Green Infrastructure item due to the additional permeable pavers with the January 2019 site plan amendment.**

Applicant shall post sureties in the following amounts:	
I. City Water	\$ 237,000
II. City Sewer	\$ 211,000
III. Public Sidewalk	\$ 220,000
IV: City Streets	\$ 740,000
V. Private Streets (includes shared access drives)	\$ 421,000 (4)
VI. Street Access	\$ 40,000 (1)
VII. Temporary Turnarounds	\$ -
VIII. Traffic Signals	\$ 15,000 (2)
IX: ITS Elements	\$ -
X: Stormwater Drainage	\$ 979,000 (3)
XI: Green Infrastructure	\$ 139,000

(1) Includes connections at Vintage Green and Shadow Green, along with the connections to the alleys at the north and south.

(2) Per Carl Baughman, "The Option 1 improvements in the TIA actually give the better overall operation (right turn overlap arrow need not be removed). The applicant shall prepare and submit an off-site signal/lane modifications plan for COF approval; such plan shall be constructed and accepted prior to the first C. of O. for this site."

(3) Includes \$246,000 surety for underground detention. (Cost estimate provided by applicant.)

(4) Includes the access drives connecting to the alleys to the east in Through the Green.

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

[Edited By Kevin Long]

Planning

2nd Submittal_Shadow Green Section One Final Plat_2019.01.03.pdf

31. Lot numbers

christopher.andrews@franklinton.gov Please enclose OS Lots 105, 106 and 107 with circles, as other lots are.
[Edited By Christopher Andrews]

32. Lot Table

christopher.andrews@franklinton.gov Please add Lots 900, 901 and 902 to the Lot Area Table if they are to be platted as part of Section 1. (This is reflective of previous comments, in that these lots need to be created as part of the requirements of the development plan.)

34. Total number of lots

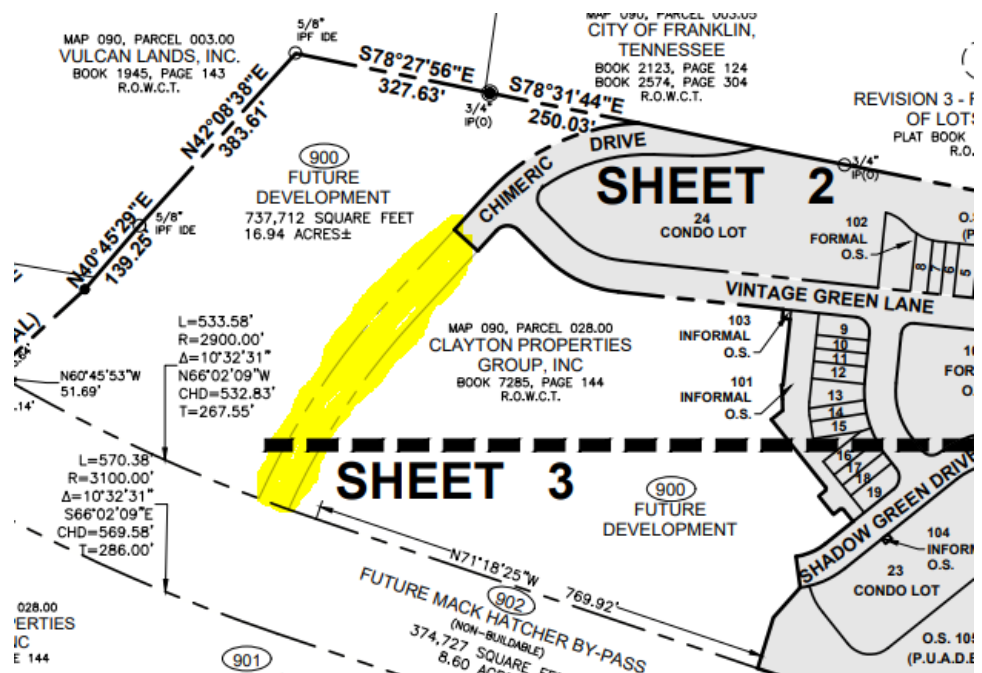
christopher.andrews@franklinton.gov The total number of lots should be reflective of all platted lots, not only those with residences.

Please include all residential, open space, and large lots (the lots labelled as those within the 900 series) in the total.

NET AREA:	11.18	TOTAL LOTS:	24
ACRES NEW ROAD:	2.56	CIVIL DISTRICT:	5TH
MILES NEW ROAD:	0.7	CLOSURE ERROR:	1:12,196

35. Easements

christopher.andrews@franklinton.gov Please label the portion of future ROW of Chimeric Drive that is not included as part of Section 1 as an easement on the submitted plat.



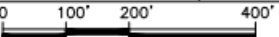
36. Plat Note

christopher.andrews@franklinton.gov Based on the lots numbered on the face of the plat, there are only two future development lots, lot 900 and 901. Please modify General Note #1 accordingly.

[Shadow Green Section One Final Plat_2018.12.10.pdf](#)

8. Total Plat Area

christopher.andrews@franklinton.gov The total plat area for Section 1 does not appear to add up to 52.54 acres. (Please update the plat note to include the total acreage in Section 1 only.

JOB NO: 16155		DATE: 07/22	
DRAWN BY: S. LEWIS		SCALE: 1"=100'	
FINAL SUBDIVISION PLAT			
CITY OF FRANKLIN			
WILLIAMSON COUNTY, TENNESSEE			
NET AREA:	52.54	TOTAL LOTS:	24
ACRES NEW ROAD:	2.56	CIVIL DISTRICT:	5TH
MILES NEW ROAD:	0.40	CLOSURE ERROR:	1:15000+
OWNER: CLAYTON PROPERTIES GROUP, INC			
SURVEYOR: RAGAN - SMITH - ASSOCIATES, INC.			
SCALE: 1"=200'			
SHEET 1 OF 3			

6155-0722(1-SURVEY)PLAT:SECTION 1(FINAL PLAT)16155-0722 SECTION ONE FINAL PLAT.DWG

tdarnall@ragansmith.com Updated on the plat.

christopher.andrews@franklinton.gov As a misunderstanding of staff prior to making final comments, the total acreage of the whole site should be included. The previously listed acreage would be correct.

The future plat for Section 2 would be a re-subdivision of Lot 900, which is intended to be platted with Section 1. (Section 1 should include Lot 900, 901 and 902.)

The total acreage shown on this plat should be reflective of the acreage of the entire boundary of the development plan.

[Edited By Christopher Andrews]

18. Platting of Future Development

christopher.andrews@franklinton.gov Currently, the plat submitted is noted as creating future development lots. Those lots are not labelled on the plat.

(Currently, Tract 1 and Tract 2 are not listed as lots. Nor is the Mack Hatcher ROW.)

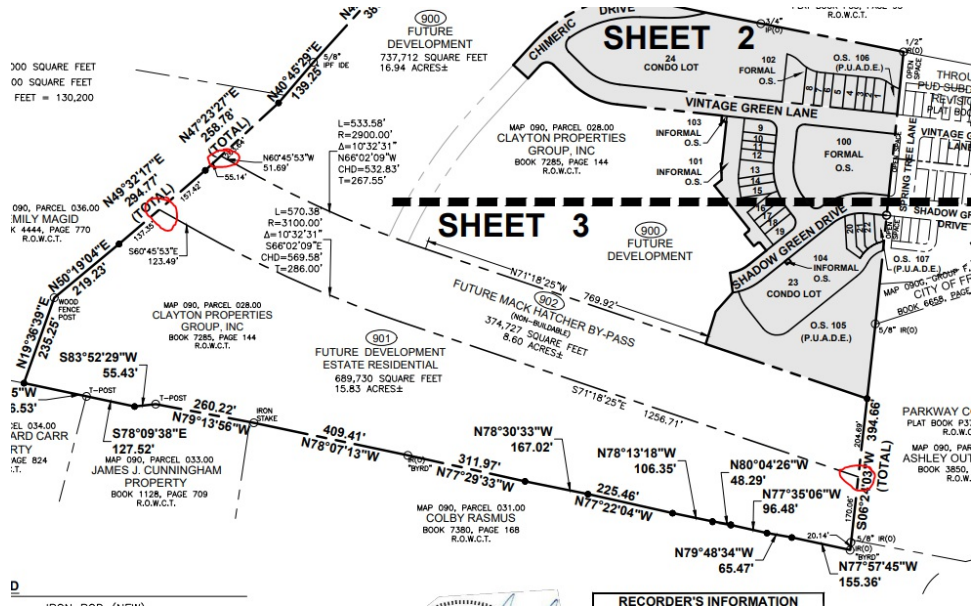
Please revise the plat to include those lots, and assign lot numbers. (You may choose to use a "#00-series" system, example: Lot 900=Tract 1, Lot 901=Tract 2, Lot 902=Mack Hatcher ROW).

The placement of iron pins would need to be shown on plat, along with each call.

For future sections, final plats would void and vacate any lots created through the Shadow Green Section 1 Final Plat.

tdarnall@ragansmith.com Future Development lots have been numbered on the plat.

Please include necessary pins or iron rods for all lots to be created, specifically for the lot representing the future Mack Hatcher ROW.



[Edited By Christopher Andrews]

Stormwater

General Issues

25. Plats

jeff.willoughby@franklntn.gov Provide note "Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA".

tdarnall@ragansmith.com Note has been added to the plat.

jeff.willoughby@franklntn.gov The note shall state "or" HOA

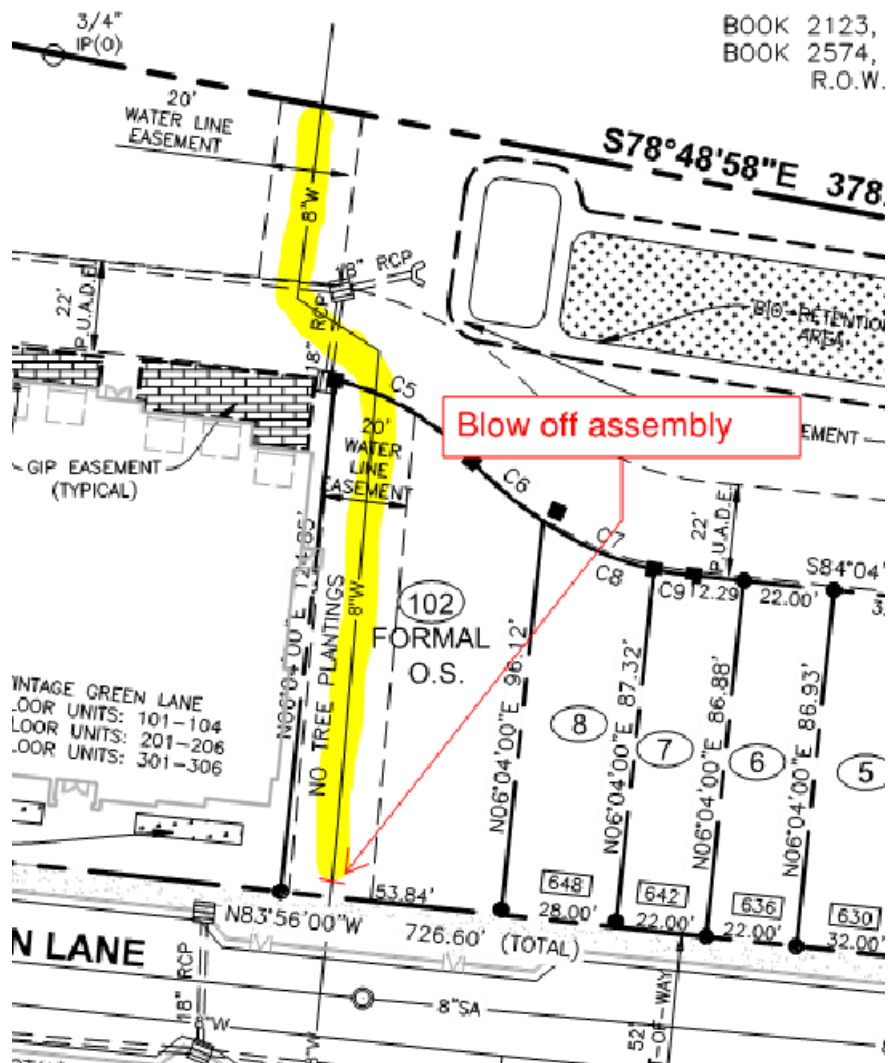
Provide note "Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA".

Water/Sewer

General Issues

33. Domestic water

The applicant shall remove the portion of highlighted water line below. The latest revision has the waterline removed and not being installed at this time. The applicant shall ensure the final plat matches the most recent site plan.



GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE PROPERTY INTO 24 LOTS, 7 OPEN SPACES, 3 FUTURE DEVELOPMENT TRACTS, 1 FUTURE RIGHT-OF-WAY TRACT AND DEDICATE RIGHT-OF-WAY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983, ZONE 4100; NAD 83 DATUM. GPS EQUIPMENT WAS USED DURING THE COURSE OF THE SURVEY ON THE SITE TO DETERMINE THE POSITION OF TWO CONTROL POINTS FOR ESTABLISHING THE BEARING BASE. THE EQUIPMENT USED: LEICA, MODEL GX 1230, DUAL FREQUENCY RECEIVER. THE TYPE OF SURVEY: NETWORK ADJUSTED REAL TIME KINEMATIC.
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. 47187C0195F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006 WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470206, PANEL NO. 0195, 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 PROPERTY IS CURRENTLY ZONED SD-R - (SPECIFIC DEVELOPMENT-RESIDENTIAL DISTRICT). MINIMUM YARD REQUIREMENTS PER CITY OF FRANKLIN ZONING ORDINANCE, DATED SEPTEMBER 29, 2014, ARE AS FOLLOWS:

FRONT (AND SIDE STREET) - 30' (LOCAL) 40' (COLLECTOR) 50' (ARTERIAL/MACK HATCHER)
SIDE - 5' (MINIMUM 12' BETWEEN DWELLINGS)
REAR - 30'
5. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
6. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
7. ALL OPEN SPACE SHALL BE PUBLIC UTILITY, ACCESS, AND DRAINAGE EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
8. PROPERTY OWNER(S) OR THE HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORM WATER MANAGEMENT FEATURES.
9. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
10. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
11. MAINTENANCE OF ALL STORM WATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) HOA.

CONDO LOT AREA TABLE			
LOT	SQ. FT.±	ACRES±	
23	47,710	1.10	
24	126,201	2.90	

FORMAL OPEN SPACE TABLE		
LOT	SQ. FT.±	ACRES±
100	44,894	1.03
102	6,083	0.14

INFORMAL OPEN SPACE TABLE		
LOT	SQ. FT.±	ACRES±
101	16,475	0.38
103	195	0.00
104	130	0.00

OPEN SPACE (P.U.A.D.E) AREA TABLE		
LOT	SQ. FT.±	ACRES±
105	76,111	1.75
106	2,746	0.06
107	1,940	0.04

RIGHT-OF-WAY AREA TABLE	
SQ. FT.±	ACRES±
111,661	2.56

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
1	2,532	0.06
2	1,918	0.04
3	1,917	0.04
4	2,786	0.06
5	2,783	0.06
6	1,912	0.04
7	1,912	0.04
8	2,540	0.06
9	2,997	0.07
10	1,915	0.04
11	1,916	0.04
12	2,484	0.06
13	3,393	0.08
14	2,049	0.05
15	2,683	0.06
16	2,611	0.06
17	1,946	0.04
18	1,915	0.04
19	2,999	0.07
20	2,826	0.06
21	2,181	0.05
22	2,426	0.06

(GENERAL NOTES - CONTINUED)

12. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.
13. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNER'S LOT AT THE HOMEOWNER'S EXPENSE.
14. I HEREBY STATE THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1 IN 12,196 AS SHOWN HEREON.

JOHN T. DARNALL, R.L.S. NO. 1571
DATE 01/03/19

PARKLAND INFORMATION

35 UNITS AT 1,200 SQUARE FEET = 42,000 SQUARE FEET
147 UNITS AT 600 SQUARE FEET = 88,200 SQUARE FEET
42,000 SQUARE FEET + 88,200 SQUARE FEET = 130,200

PROPERTY MAP REFERENCE

BEING A PART OF PARCEL NUMBER 028.00 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 090.

DEED REFERENCE

BEING A PART OF THE SAME PROPERTY CONVEYED TO CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION BY SPECIAL WARRANTY DEED OF RECORD IN BOOK 7285, PAGE 144, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

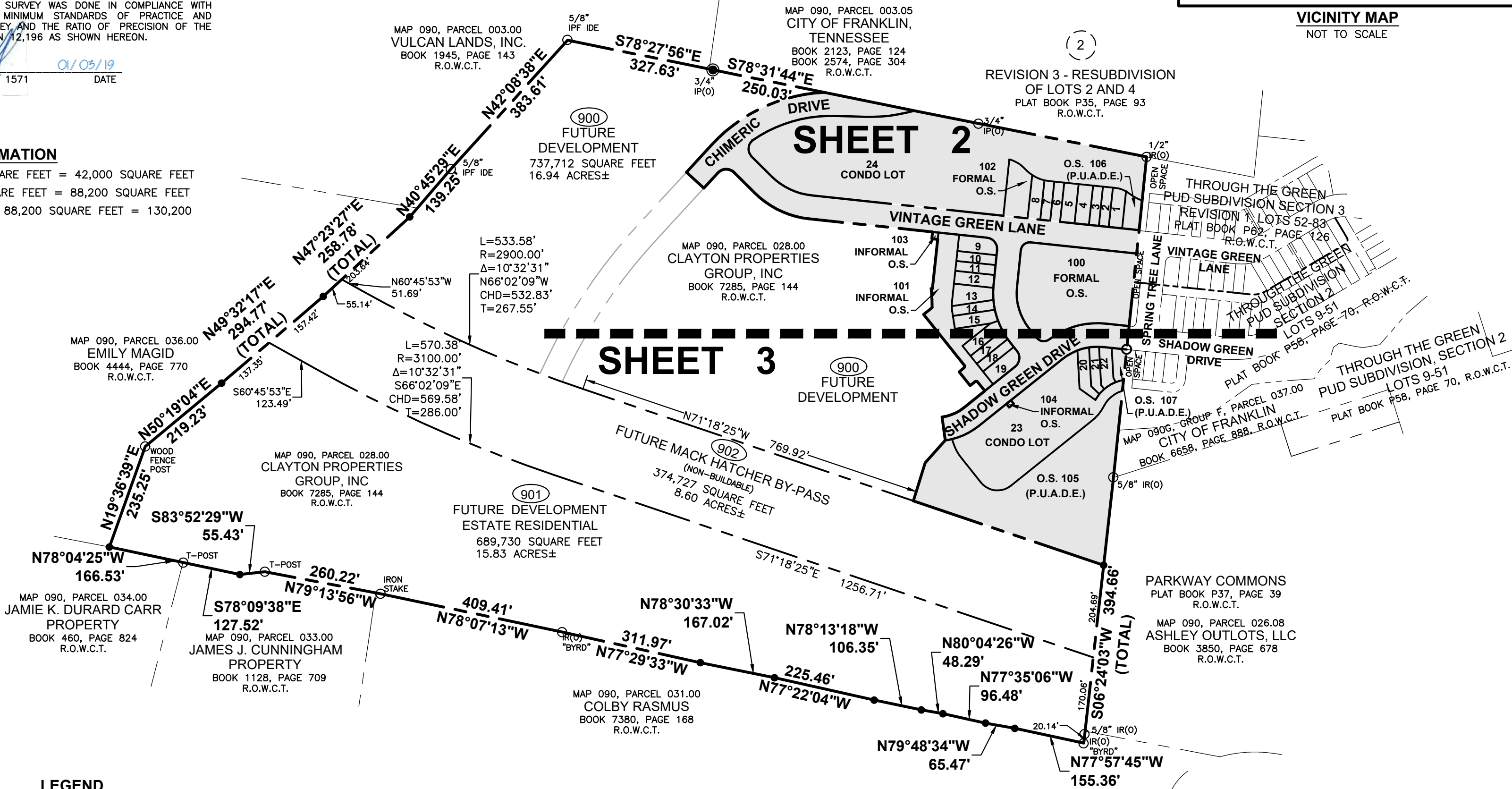
SURVEYOR

RAGAN-SMITH ASSOCIATES, INC.
TOM DARNALL, RLS
315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
(615) 244-8591
tdarnall@ragansmith.com

OWNER/DEVELOPER

GOODALL HOMES
TAYLOR DEKALB
393 MAPLE STREET, SUITE 100
GALLATIN, TENNESSEE 37206
(615) 451-5029
taylor.dekalb@goodallhomes.com

SEE NOTE 2.



LEGEND

- IRON ROD (NEW)
(1/2" x 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
- IR(O) IRON ROD (OLD)
- IP(O) IRON PIPE (OLD)
- P.U.A.D.E PUBLIC UTILITY, ACCESS AND DRAINAGE EASEMENT
- (XX) LOT NUMBER
- O.S. OPEN SPACE
- HOA HOME OWNER'S ASSOCIATION
- R.O.W.C.T. REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN

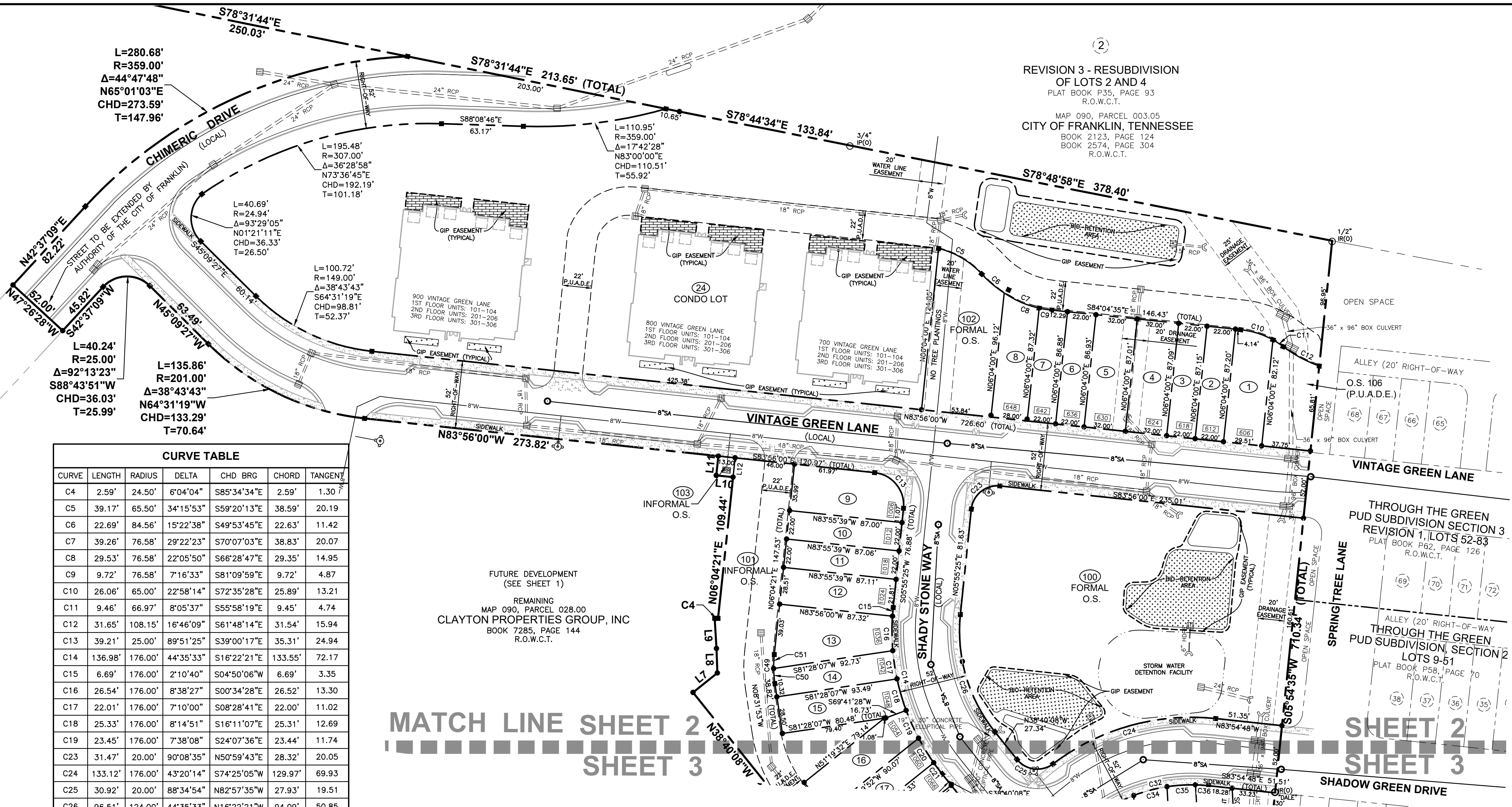
RECORDER'S INFORMATION

SHADOW GREEN
PUD SUBDIVISION
SECTION ONE

C.O.F. # 6885

REVISED: JANUARY 3, 2019
1ST SUBMITTAL DATE: DECEMBER 10, 2018
JOB NO: 16155 W.O: 0722
DRAWN BY: S. LEWIS SCALE: 1"=100'

CERTIFICATE OF OWNERSHIP	CERTIFICATE OF SURVEY	CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS	CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE	CERTIFICATE OF THE APPROVAL OF SUBDIVISION NAME AND STREET NAMES	CERTIFICATE OF APPROVAL FOR RECORDING	FINAL SUBDIVISION PLAT
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 7285, PAGE 144, R.O.W.C.T. AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATED ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNLESS OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK 7285, PAGE 144, R.O.W.C.T., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C.T. CLAYTON PROPERTIES GROUP, INC. DATE _____ PRINT NAME AND TITLE	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 26TH DAY OF NOVEMBER, 2018. JOHN T. DARNALL RLS #1571 DATE 01/03/19	I HEREBY CERTIFY THAT: (1) THE WATER AND SEWER SYSTEMS DESIGNATED IN "SHADOW GREEN, SECTION ONE" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE WATER SYSTEM AND \$_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS. DIRECTOR WATER MANAGEMENT DEPARTMENT CITY OF FRANKLIN, TENNESSEE DATE _____	I HEREBY CERTIFY THAT: (1) THE STREETS AND DRAINAGE IN "SHADOW GREEN, SECTION ONE" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE BOND IN THE AMOUNT OF \$_____ FOR STREETS AND \$_____ FOR DRAINAGE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS. SUPERINTENDENT, STREETS FRANKLIN, TENNESSEE DATE _____	SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY. WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY DATE _____	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 _____, 2018, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY. SECRETARY FRANKLIN MUNICIPAL PLANNING COMMISSION DATE _____	CITY OF FRANKLIN WILLIAMSON COUNTY, TENNESSEE NET AREA: 11.18 TOTAL LOTS: 24 ACRES NEW ROAD: 2.56 CIVIL DISTRICT: 5TH MILES NEW ROAD: 0.7 CLOSURE ERROR: 1:12,196 OWNER: CLAYTON PROPERTIES GROUP, INC SURVEYOR: RAGAN - SMITH - ASSOCIATES, INC. SCALE: 1"=200' 0 100' 200' 400' SHEET 1 OF 3



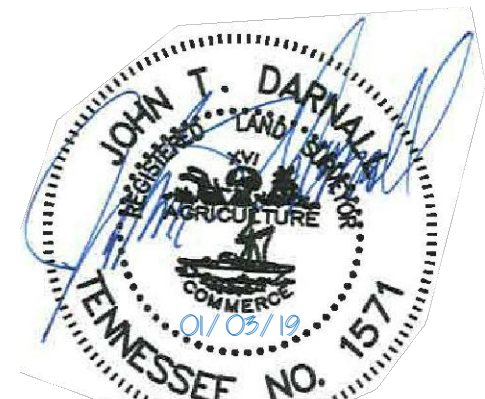
REVISION 3 - RESUBDIVISION
OF LOTS 2 AND 4
PLAT BOOK P35, PAGE 93
R.O.W.C.T.
MAP 090, PARCEL 003.05
CITY OF FRANKLIN, TENNESSEE
BOOK 2123, PAGE 124
BOOK 2574, PAGE 304
R.O.W.C.T.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHD BRG	CHORD	TANGENT
C4	2.59'	24.50'	6°04'04"	S85°34'34"E	2.59'	1.30'
C5	39.17'	65.50'	34°15'53"	S59°20'13"E	38.59'	20.19'
C6	22.69'	84.56'	15°22'38"	S49°53'45"E	22.63'	11.42'
C7	39.26'	76.58'	29°22'23"	S70°07'03"E	38.83'	20.07'
C8	29.53'	76.58'	22°05'50"	S66°28'47"E	29.35'	14.95'
C9	9.72'	76.58'	7°16'33"	S81°09'59"E	9.72'	4.87'
C10	26.06'	65.00'	22°58'14"	S72°35'28"E	25.89'	13.21'
C11	9.46'	66.97'	8°05'37"	S55°58'19"E	9.45'	4.74'
C12	31.65'	108.15'	16°46'09"	S61°48'14"E	31.54'	15.94'
C13	39.21'	25.00'	89°51'25"	S39°00'17"E	35.31'	24.94'
C14	136.98'	176.00'	44°35'33"	S16°22'21"E	133.55'	72.17'
C15	6.69'	176.00'	2°10'40"	S04°50'06"W	6.69'	3.35'
C16	26.54'	176.00'	8°38'27"	S00°34'28"E	26.52'	13.30'
C17	22.01'	176.00'	7°10'00"	S08°28'41"E	22.00'	11.02'
C18	25.33'	176.00'	8°14'51"	S16°11'07"E	25.31'	12.69'
C19	23.45'	176.00'	7°38'08"	S24°07'36"E	23.44'	11.74'
C23	31.47'	20.00'	90°08'35"	N50°59'43"E	28.32'	20.05'
C24	133.12'	176.00'	43°20'14"	S74°25'05"W	129.97'	69.93'
C25	30.92'	20.00'	88°34'54"	N82°57'35"W	27.93'	19.51'
C26	96.51'	124.00'	44°35'33"	N16°22'21"W	94.09'	50.85'
C49	22.43'	88.00'	14°36'13"	S01°13'46"E	22.37'	11.28'
C50	11.72'	88.00'	7°37'54"	N04°42'56"W	11.71'	5.87'
C51	10.71'	88.00'	6°58'20"	N02°35'11"E	10.70'	5.36'

FUTURE DEVELOPMENT
(SEE SHEET 1)
REMAINING
MAP 090, PARCEL 028.00
CLAYTON PROPERTIES GROUP, INC
BOOK 7285, PAGE 144
R.O.W.C.T.

MATCH LINE SHEET 2
SHEET 3

LINE TABLE		
LINE	BEARING	DISTANCE
L7	N51°19'52"E	24.00'
L8	N01°56'30"W	18.88'
L9	N03°28'32"W	23.35'
L10	N83°56'00"W	13.00'
L11	N06°04'21"E	15.00'
L12	N06°04'21"E	15.00'



RECORDER'S INFORMATION

SHADOW GREEN PUD SUBDIVISION SECTION ONE

C.O.F. # 6885

REVISED: JANUARY 3, 2019
1ST SUBMITTAL DATE: DECEMBER 10, 2018
JOB NO: 16155 W.O: 0722
DRAWN BY: S. LEWIS SCALE: 1"=50'

FINAL SUBDIVISION PLAT

CITY OF FRANKLIN

WILLIAMSON COUNTY, TENNESSEE

NET AREA: 11.18	TOTAL LOTS: 24
ACRES NEW ROAD: 2.56	CIVIL DISTRICT: 5TH
MILES NEW ROAD: 0.70	CLOSURE ERROR: 1:15000+

OWNER: CLAYTON PROPERTIES GROUP, INC

SURVEYOR: RAGAN - SMITH - ASSOCIATES, INC.

SCALE: 1"=50'

LEGEND

- CONCRETE MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 1/2" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")
- IRON ROD (NEW) (1/2" x 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
- IRON ROD (OLD)
- IRON PIPE (OLD)
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- OPEN SPACE
- GREEN INFRASTRUCTURE PRACTICE
- REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN
- FIRE HYDRANT
- WATER LINE
- WATER METER
- CATCH BASIN/CURB INLET
- REINFORCED CONCRETE PIPE
- HIGH DENSITY POLYETHYLENE PIPE
- STORM MANHOLE
- LOT NUMBER
- P.U.A.D.E
- PUBLIC UTILITY, ACCESS AND DRAINAGE EASEMENT ADDRESS

MATCH LINE SHEET 2
SHEET 3

SHEET 2
SHEET 3

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N07°44'38"W	52.00'
L2	N51°20'12"E	58.61'
L3	N38°40'08"W	25.00'
L4	S51°19'52"W	13.50'
L5	N38°40'08"W	39.00'
L6	N51°19'52"E	13.50'
L13	S26°02'47"E	10.71'
L14	S38°25'36"E	11.10'
L15	S46°04'15"E	24.97'
L16	S54°24'16"E	42.82'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHD BRG	CHORD	TANGENT
C1	53.44'	99.06'	30°54'32"	N66°47'34"E	52.79'	27.39
C2	7.07'	4.50'	90°00'00"	N83°40'08"W	6.36'	4.50
C3	7.07'	4.50'	90°00'00"	N06°19'52"E	6.36'	4.50
C20	22.19'	176.00'	7°13'20"	S31°33'20"E	22.17'	11.11
C21	10.76'	176.00'	3°30'08"	S36°55'04"E	10.76'	5.38
C22	39.27'	25.00'	90°00'26"	S06°20'05"W	35.36'	25.00
C25	30.92'	20.00'	88°34'54"	N82°57'35"W	27.93'	19.51
C30	66.38'	151.07'	25°10'34"	N63°55'35"E	65.85'	33.73
C31	15.12'	150.49'	5°45'25"	S79°22'54"W	15.11'	7.57
C32	96.85'	124.00'	44°44'55"	N73°42'45"E	94.40'	51.04
C33	38.21'	124.00'	17°39'21"	N60°09'58"E	38.06'	19.26
C34	26.56'	124.00'	12°16'25"	N75°07'52"E	26.51'	13.33
C35	22.03'	124.00'	10°10'44"	N86°21'26"E	22.00'	11.04
C36	10.04'	124.00'	4°38'24"	S86°13'59"E	10.04'	5.02
C37	79.01'	91.00'	49°44'37"	N54°30'08"E	76.55'	42.19
C38	18.49'	91.00'	11°38'24"	S73°33'15"W	18.46'	9.28
C39	29.38'	91.00'	18°29'43"	S58°29'11"W	29.25'	14.82
C40	15.49'	91.00'	9°45'11"	S44°21'44"W	15.47'	7.76
C41	15.65'	91.00'	9°51'19"	S34°33'29"W	15.63'	7.85
C42	50.93'	68.00'	42°54'39"	N49°57'59"E	49.75'	26.72
C43	45.75'	98.47'	26°36'59"	N39°33'32"E	45.34'	23.29
C44	73.83'	47.00'	90°00'00"	N83°40'08"W	66.47'	47.00
C45	31.79'	97.69'	18°38'40"	N31°19'02"W	31.65'	16.04
C46	11.66'	111.00'	6°01'05"	N19°37'06"W	11.65'	5.83

REMAINING
MAP 090, PARCEL 028.00
CLAYTON PROPERTIES GROUP, INC
BOOK 7285, PAGE 144
R.O.W.C.T.

FUTURE DEVELOPMENT
(SEE SHEET 1)

STREET TO BE
EXTENDED BY
AUTHORITY OF THE
CITY OF FRANKLIN)

MAP 090, PARCEL 028.00
CLAYTON PROPERTIES GROUP, INC
BOOK 7285, PAGE 144
R.O.W.C.T.

FUTURE MACK HATCHER BY-PASS
(NON-BUILDABLE)
(SEE SHEET 1)

REMAINING
MAP 090, PARCEL 028.00
CLAYTON PROPERTIES GROUP, INC
BOOK 7285, PAGE 144
R.O.W.C.T.

MAP 090, PARCEL 037.00
ASHLEY OUTLOTS, LLC
BOOK 3850, PAGE 678
R.O.W.C.T.

PARKWAY COMMONS
PLAT BOOK P37, PAGE 39
R.O.W.C.T.

SHADOW GREEN PUD SUBDIVISION SECTION ONE C.O.F. # 6885

REVISED: JANUARY 3, 2019
1ST SUBMITTAL DATE: DECEMBER 10, 2018
JOB NO: 16155 W.O: 0722
DRAWN BY: S. LEWIS SCALE: 1"=50'

FINAL SUBDIVISION PLAT

CITY OF FRANKLIN

WILLIAMSON COUNTY, TENNESSEE

NET AREA: 11.18 TOTAL LOTS: 24
ACRES NEW ROAD: 2.56 CIVIL DISTRICT: 5TH
MILES NEW ROAD: 0.70 CLOSURE ERROR: 1:15000+

OWNER: CLAYTON PROPERTIES GROUP, INC

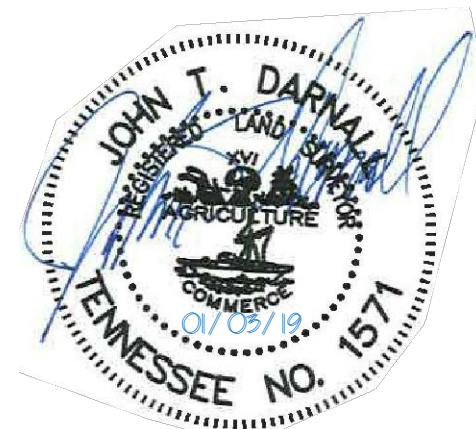
SURVEYOR: RAGAN - SMITH - ASSOCIATES, INC.

SCALE: 1"=50' 0 25' 50' 100'

SHEET 3 OF 3

LEGEND

■	CONCRETE MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 1/2" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")	⊙	FIRE HYDRANT
●	IRON ROD (NEW) (1/2" x 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")	—W—	WATER LINE
○IR(O)	IRON ROD (OLD)	⊞	WATER METER
⊙	SANITARY SEWER MANHOLE	⊞	CATCH BASIN/CURB INLET
—SA—	SANITARY SEWER LINE	====	REINFORCED CONCRETE PIPE
O.S.	OPEN SPACE	⊞	STORM MANHOLE
GIP	GREEN INFRASTRUCTURE PRACTICE	⊞	LOT NUMBER
R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN	P.U.A.D.E.	PUBLIC UTILITY, ACCESS AND DRAINAGE EASEMENT
		P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
		XXX	ADDRESS



RECORDER'S INFORMATION

SPRING STREET SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
1/24/2019

Site

Project Information

Base Zoning: SD-R

Existing Land Use: Nonresidential, Attached Residential

Proposed Land Use: Nonresidential, Attached Residential

Character Area: CFCO-3

Development Standard: Traditional

Other Overlays: FFO

Site Acreage: 11.08 acres

- | | | | |
|--|--|---|---------------------------------------|
|  | 200 Spring St. |  | SD-R Specific Development-Residential |
|  | AG Agricultural District |  | SD-X Specific Development-Variety |
|  | ER Estate Residential |  | OR Office Residential District |
|  | R-1 Residential District |  | GO General Office District |
|  | R-2 Residential District |  | CC Central Commercial District |
|  | R-3 Residential District |  | NC Neighborhood Commercial District |
|  | R-6 Residential District |  | GC General Commercial District |
|  | RM-10 Attached 10 Residential District |  | LI Light Industrial District |
|  | RM-15 Attached 15 Residential District |  | HI Heavy Industrial District |
|  | RM-20 Attached 20 Residential District |  | CI Civic and Institutional District |



0 125 250 500
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.

CONDITIONS OF APPROVAL:

Open Issues: 4

Performance Agreement and Surety

General Issues

17. Engineering Sureties

kevin.long@franklintn.gov No sureties are associated with this Final Plat.

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

file@jamesplus.net

No action taken.

kevin.long@franklintn.gov No sureties are associated with this Final Plat.

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

Planning

Spring Street Subdivision - submittal 001.pdf

18. Aerial Image

joseph.bryan@franklintn.gov Remove aerial image from Sheet 1 or make its own separate exhibit without the notes and signature blocks.

file@jamesplus.net

Separate Aerial Exhibit created.

[Edited By Darrell James]

joseph.bryan@franklintn.gov Applicant shall differentiate the aerial exhibit by removing the survey lines and text to prevent confusion.

Stormwater

General Issues

23. Stream

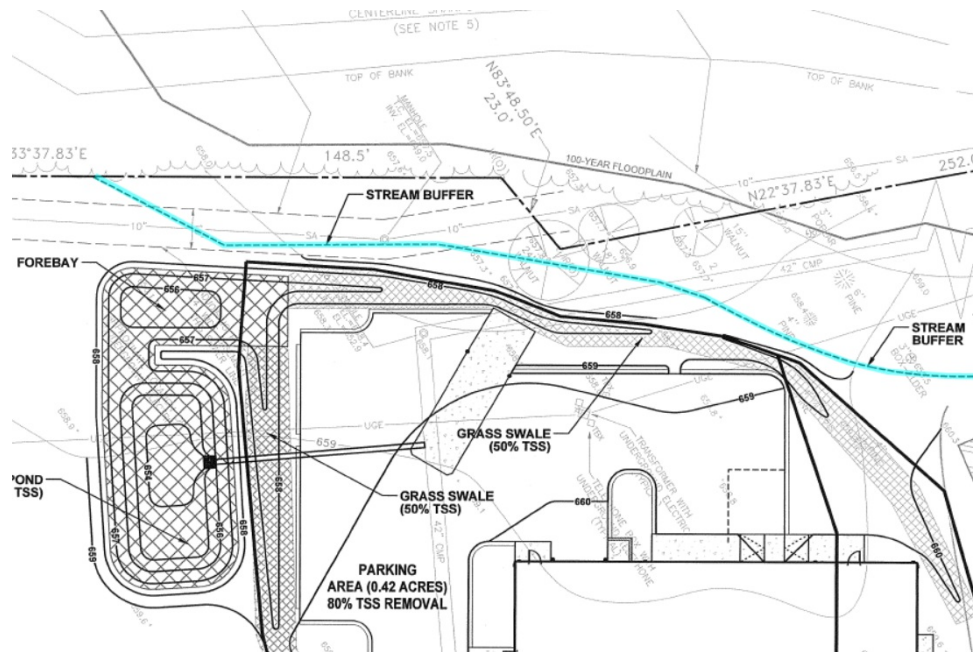
jeff.willoughby@franklintn.gov Identify and label West Main Branch

file@jamesplus.net

West Main Branch (Sharps Branch) added to sheets 1, 2 and 3.

lance.fittro@franklintn.gov

With the stream now being shown and labeled, applicant shall show the riparian buffer for the stream where it falls on the property being platted. This was shown as a "Stream Buffer" on the previous approved site plan (COF #1980, see clipped portion of the plan below with buffer line highlighted):



jeff.willoughby@franklintn.gov

In addition to Lance's comment provide note:

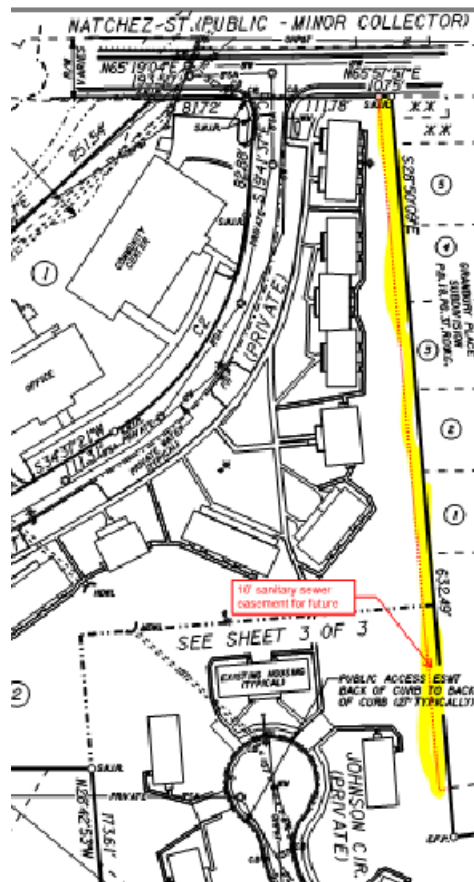
There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation of any kind in riparian buffers except as approved by the City Engineer
[Edited By Jeff Willoughby]

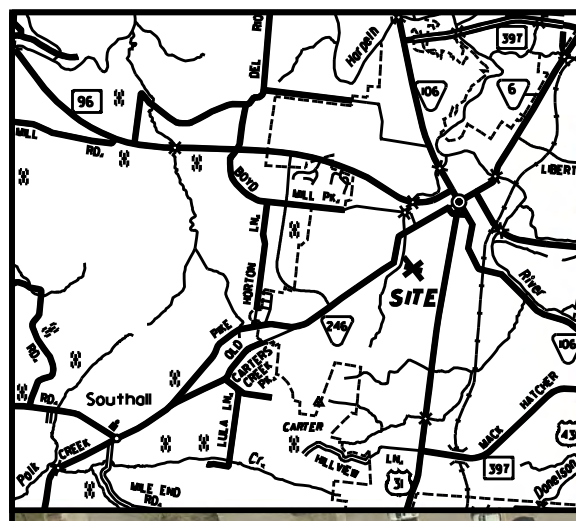
Water/Sewer

General Issues

25. Sanitary sewer

ben.mcneil@franklin.tn.gov The applicant has addressed all of the concerns for this plat, but there is a new concern that has the city extending a main in the future to serve the lots to the east. We are requesting a 10' sanitary sewer easement along those lots. The applicant shall add the easement along the property line to accommodate the future sanitary sewer main.





VICINITY MAP
NOT TO SCALE

OWNER AND DEVELOPER

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

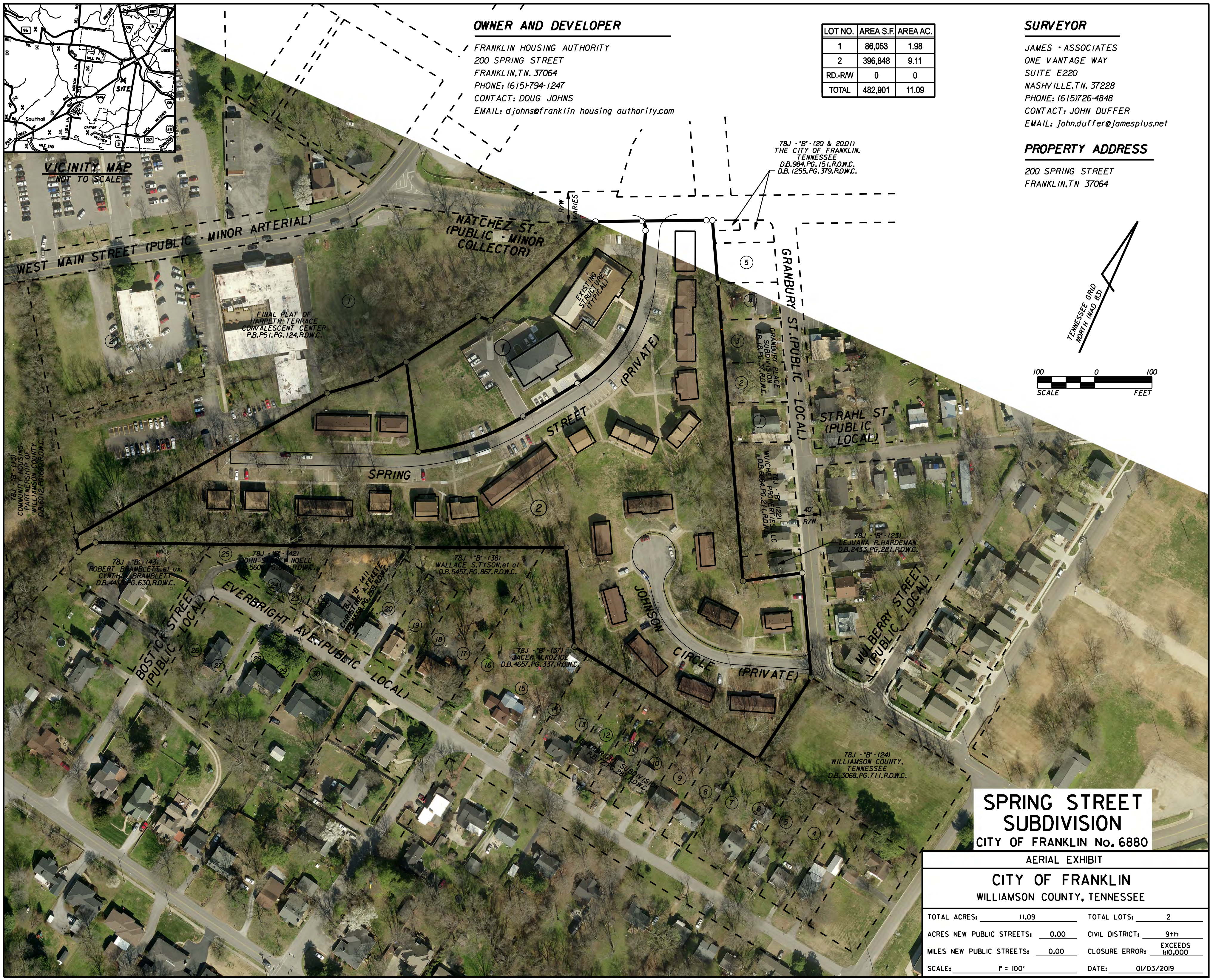
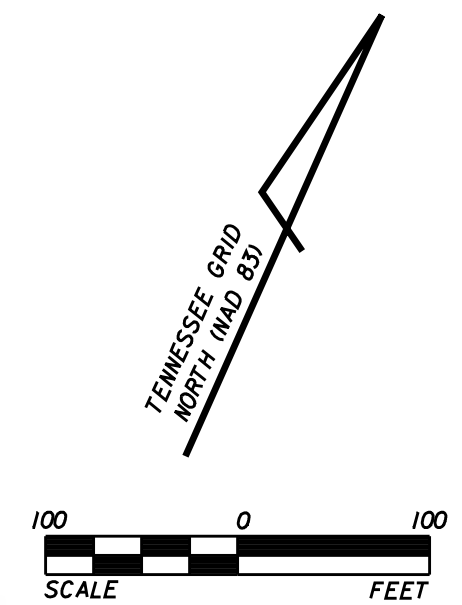
LOT NO.	AREA S.F.	AREA AC.
1	86,053	1.98
2	396,848	9.11
RD.-RW	0	0
TOTAL	482,901	11.09

SURVEYOR

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

PROPERTY ADDRESS

200 SPRING STREET
FRANKLIN, TN 37064



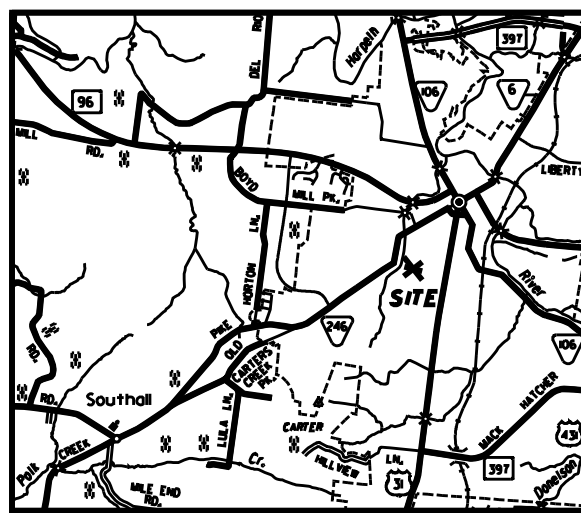
SPRING STREET SUBDIVISION

CITY OF FRANKLIN No. 6880

AERIAL EXHIBIT

CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES:	11.09	TOTAL LOTS:	2
ACRES NEW PUBLIC STREETS:	0.00	CIVIL DISTRICT:	9th
MILES NEW PUBLIC STREETS:	0.00	CLOSURE ERROR:	EXCEEDS 1/10,000
SCALE:	1" = 100'	DATE:	01/03/2019



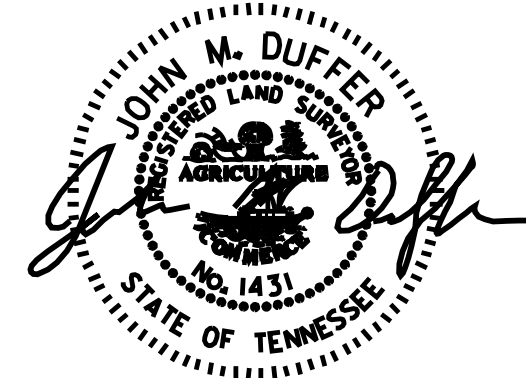
VICINITY MAP
NOT TO SCALE

SURVEYOR

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

OWNER AND DEVELOPER

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

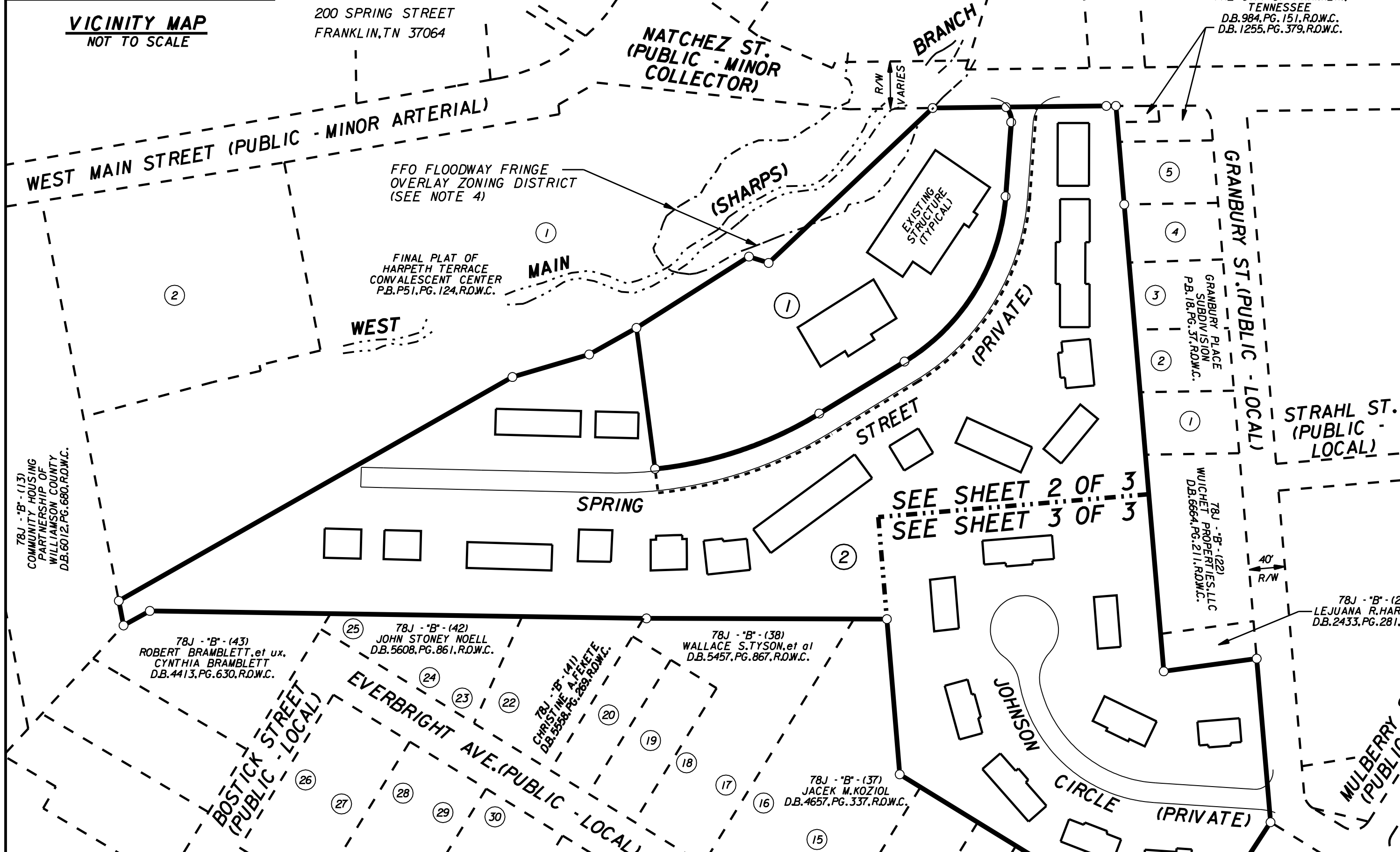


PROPERTY ADDRESS

200 SPRING STREET
FRANKLIN, TN 37064

NOTES

1. THIS PLAT IS BEING RECORDED TO CREATE TWO LOTS FROM PARCEL 19, GROUP "B" ON PROPERTY MAP 78J.
2. BEARINGS SHOWN HEREON BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPS ZONE 4100, NAD83 DATUM.
3. DEED AND PLAT BOOK REFERENCES SHOWN HEREON PERTAIN TO THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
4. A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN ZONE "A" (NO BASE FLOOD ELEVATION DETERMINED), ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL No. 47187C0192F DATED SEPTEMBER 29, 2006.
5. CURRENT ZONING IS SD-R, SPECIFIC DEVELOPMENT - RESIDENTIAL DISTRICT - TRADITIONAL STDS. CENTRAL FRANKLIN CHARACTER AREA OVERLAY - SPECIAL DISTRICT 3 (CFCO-3) FRONT YARD AND SIDE STREET SETBACK 5'-25' REAR YARD SETBACK 5' SIDE YARD SETBACK 10' MINIMUM BETWEEN BLDGS
6. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
7. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
8. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
9. OWNER OF RECORD IS FRANKLIN HOUSING AUTHORITY. NO ASSIGNMENT OF MINERAL RIGHTS TO OTHERS FOUND BY THIS SURVEYOR.



CERTIFICATE OF OWNERSHIP

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

Owner _____ Date _____

Owner _____ Date _____

CERTIFICATE OF SURVEY

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 2nd day of August, 2018.

Surveyor: *John M. Duffer* Date: 12/10/2018
Surveyor Tenn. License No. 1431

LOT NO.	AREA S.F.	AREA AC.
1	86,053	1.98
2	396,848	9.11
RD.-RW	0	0
TOTAL	482,901	11.09

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:

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

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

Supt., Water & Sewer _____ Date _____
Franklin, Tennessee

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify that:

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

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

Supt., Streets _____ Date _____
Franklin, Tennessee

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAME

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

Williamson County Emergency Management Agency _____ Date _____

CERTIFICATE OF APPROVAL FOR RECORDING

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

Secretary _____ Date _____
Franklin Municipal Planning Commission

SPRING STREET SUBDIVISION
CITY OF FRANKLIN No. 6880

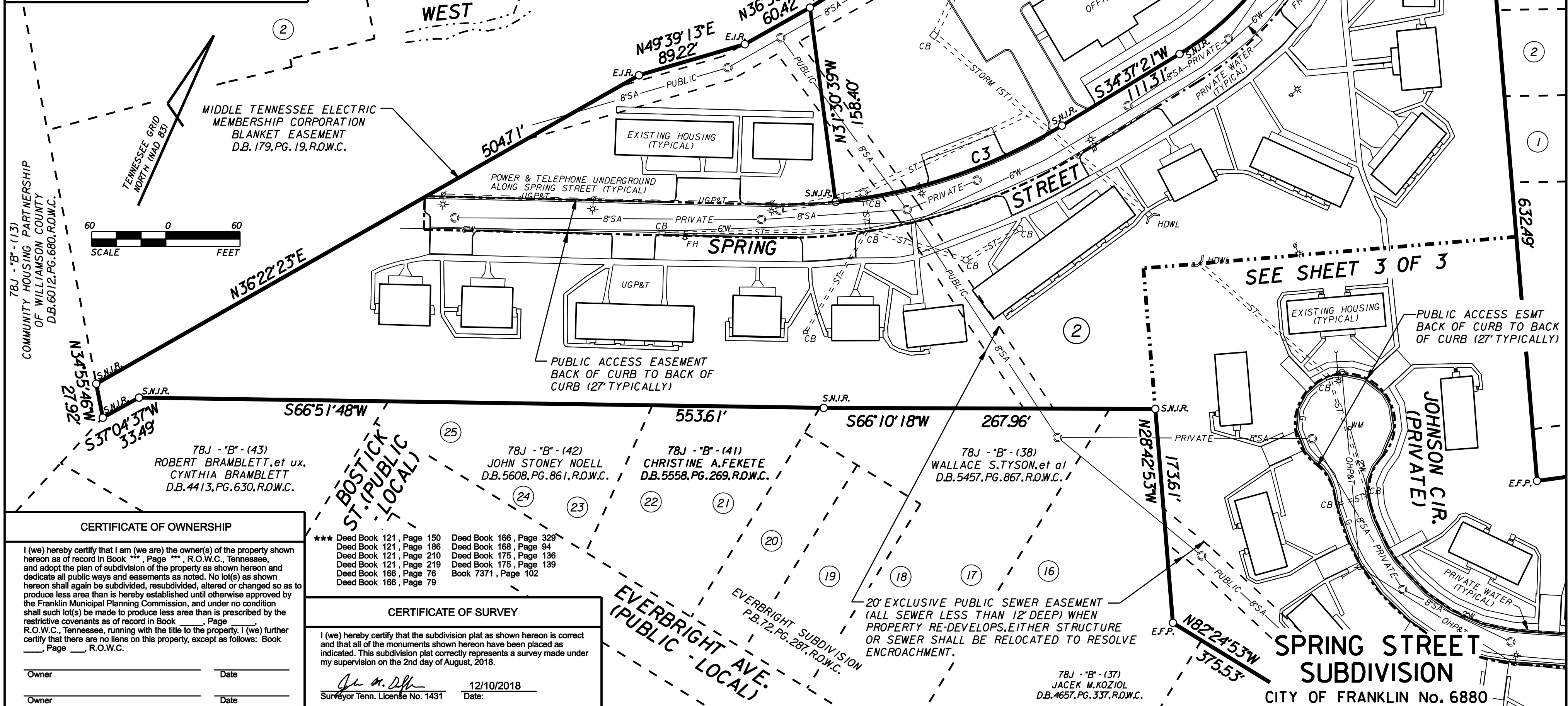
FINAL PLAT - SHEET 1 OF 3

CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES:	11.09	TOTAL LOTS:	2
ACRES NEW PUBLIC STREETS:	0.00	CIVIL DISTRICT:	9th
MILES NEW PUBLIC STREETS:	0.00	CLOSURE ERROR:	EXCEEDS 1/10,000
SCALE:	1" = 100'	DATE:	01/03/2019

CURVE DATA					
No.	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	46°24'43"	22.50'	965'	182.3'	177.3' @ S42°53'58.5"E
C2	54°18'58"	236.50'	121.33'	224.20'	215.90' @ S07°27'52"W
C3	25°33'26"	436.50'	99.00'	194.70'	193.09' @ S47°24'04"W

FEATURE LEGEND	
E.I.R.O	EXISTING IRON ROD
E.F.P.O	EXISTING FENCE POST
S.N.I.R.O	SET NEW IRON ROD
Ø	UTILITY POLE
✱	LIGHT POLE
WV	WATER VALVE
FH	FIRE HYDRANT
WM	WATER METER
⊙	SANITARY SEWER MANHOLE
--- SA ---	SANITARY SEWER
--- ST ---	STORM SEWER
--- W ---	WATER LINE
--- OHP&T ---	OVERHEAD POWER-TELEPHONE
--- UGP&T ---	UNDERGROUND POWER-TELEPHONE



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

CERTIFICATE OF SURVEY	
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 2nd day of August, 2018.	
*** Deed Book 121 , Page 150 Deed Book 121 , Page 186 Deed Book 121 , Page 210 Deed Book 121 , Page 219 Deed Book 166 , Page 76 Deed Book 166 , Page 79	Deed Book 166 , Page 329 Deed Book 168 , Page 94 Deed Book 175 , Page 136 Deed Book 175 , Page 139 Book 7371 , Page 102
_____ Surveyor Tenn. License No. 1431	_____ Date: 12/10/2018

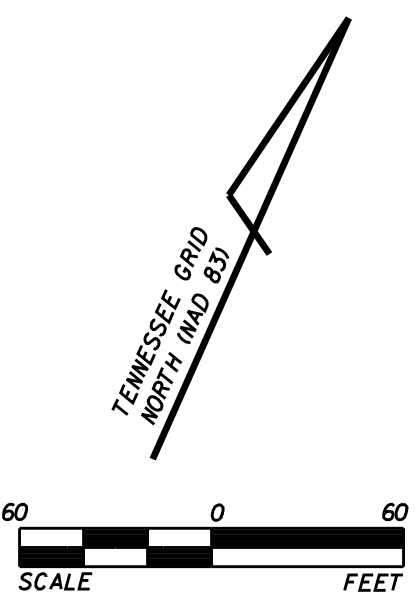
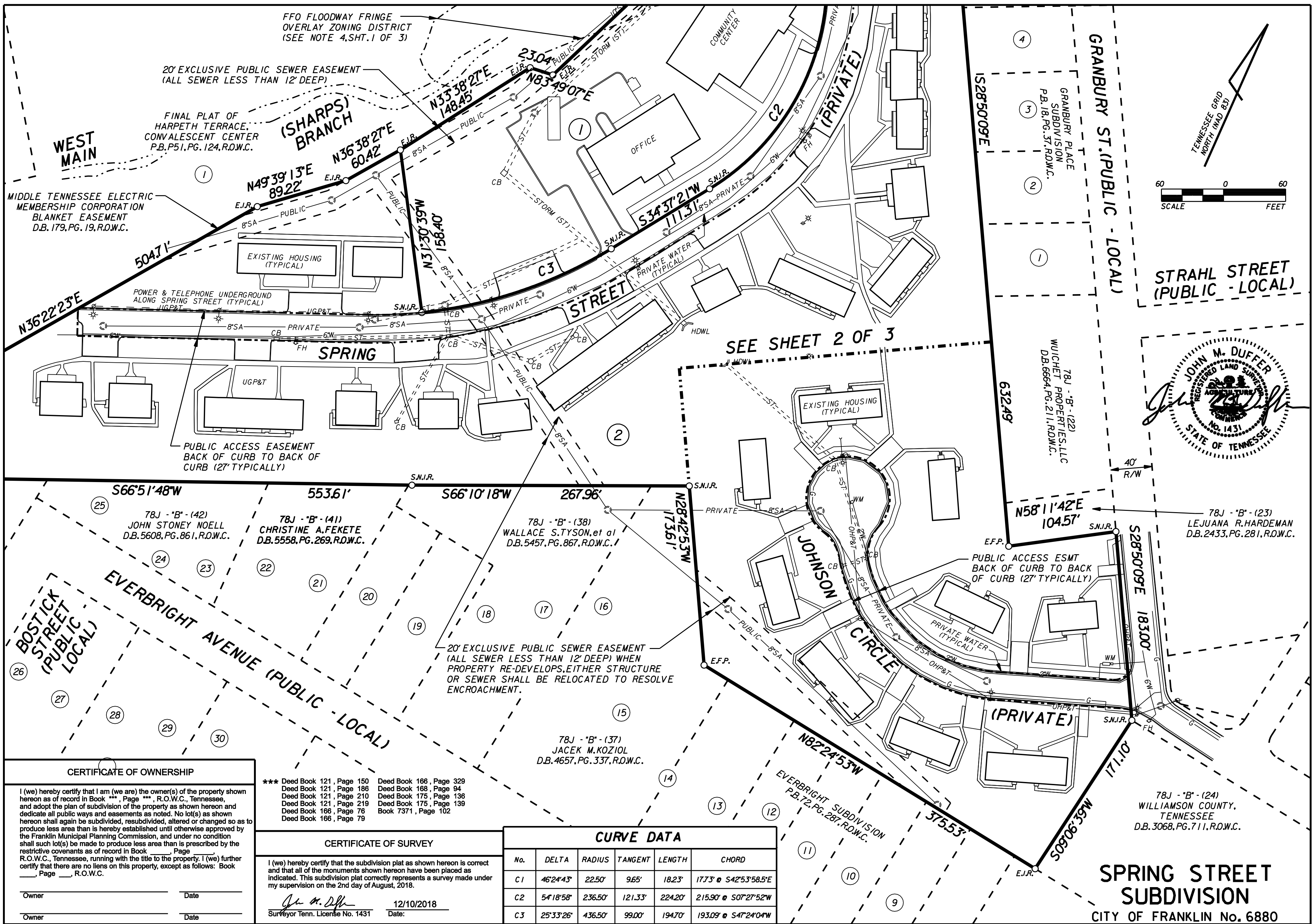
CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS	
I hereby certify that:	
(1) the water and sewer systems designated in _____ Subdivision have been installed in accordance with City specifications, or	
(2) a performance bond in the amount of \$ _____ for the water system, and \$ _____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.	
Supt., Water & Sewer Franklin, Tennessee	Date _____

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE	
I hereby certify that:	
(1) the streets and drainage designed in _____ Subdivision have been installed in accordance with City specifications, or	
(2) a performance bond in the amount of \$ _____ for streets and \$ _____ for the sidewalks and \$ _____ for drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.	
Supt., Streets Franklin, Tennessee	Date _____

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAME	
Subdivision name and street names approved by the Williamson County Emergency Management Agency.	
Williamson County Emergency Management Agency	Date _____

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

FINAL PLAT - SHEET 2 OF 3			
CITY OF FRANKLIN			
WILLIAMSON COUNTY, TENNESSEE			
TOTAL ACRES:	11.09	TOTAL LOTS:	2
ACRES NEW PUBLIC STREETS:	0.00	CIVIL DISTRICT:	9th
MILES NEW PUBLIC STREETS:	0.00	CLOSURE ERROR:	EXCEEDS 1/10,000
SCALE:	1" = 60'	DATE:	01/03/2019



CERTIFICATE OF OWNERSHIP

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

Owner _____ Date _____

Owner _____ Date _____

CERTIFICATE OF SURVEY

*** Deed Book 121 , Page 150 Deed Book 166 , Page 329
Deed Book 121 , Page 186 Deed Book 168 , Page 94
Deed Book 121 , Page 210 Deed Book 175 , Page 136
Deed Book 121 , Page 219 Deed Book 175 , Page 139
Deed Book 166 , Page 76 Book 7371 , Page 102
Deed Book 166 , Page 79

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 2nd day of August, 2018.

John M. Duffer 12/10/2018
Surveyor Tenn. License No. 1431 Date:

CURVE DATA					
No.	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	46°24'43"	22.50'	9.65'	18.23'	17.73' @ S42°53'58.5"E
C2	54°18'58"	236.50'	121.33'	224.20'	215.90' @ S07°27'52"W
C3	25°33'26"	436.50'	99.00'	194.70'	193.09' @ S47°24'04"W

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:

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

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

Supt., Water & Sewer _____ Date _____
Franklin, Tennessee

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify that:

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

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

Supt., Streets _____ Date _____
Franklin, Tennessee

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAME

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

Williamson County Emergency Management Agency _____ Date _____

CERTIFICATE OF APPROVAL FOR RECORDING

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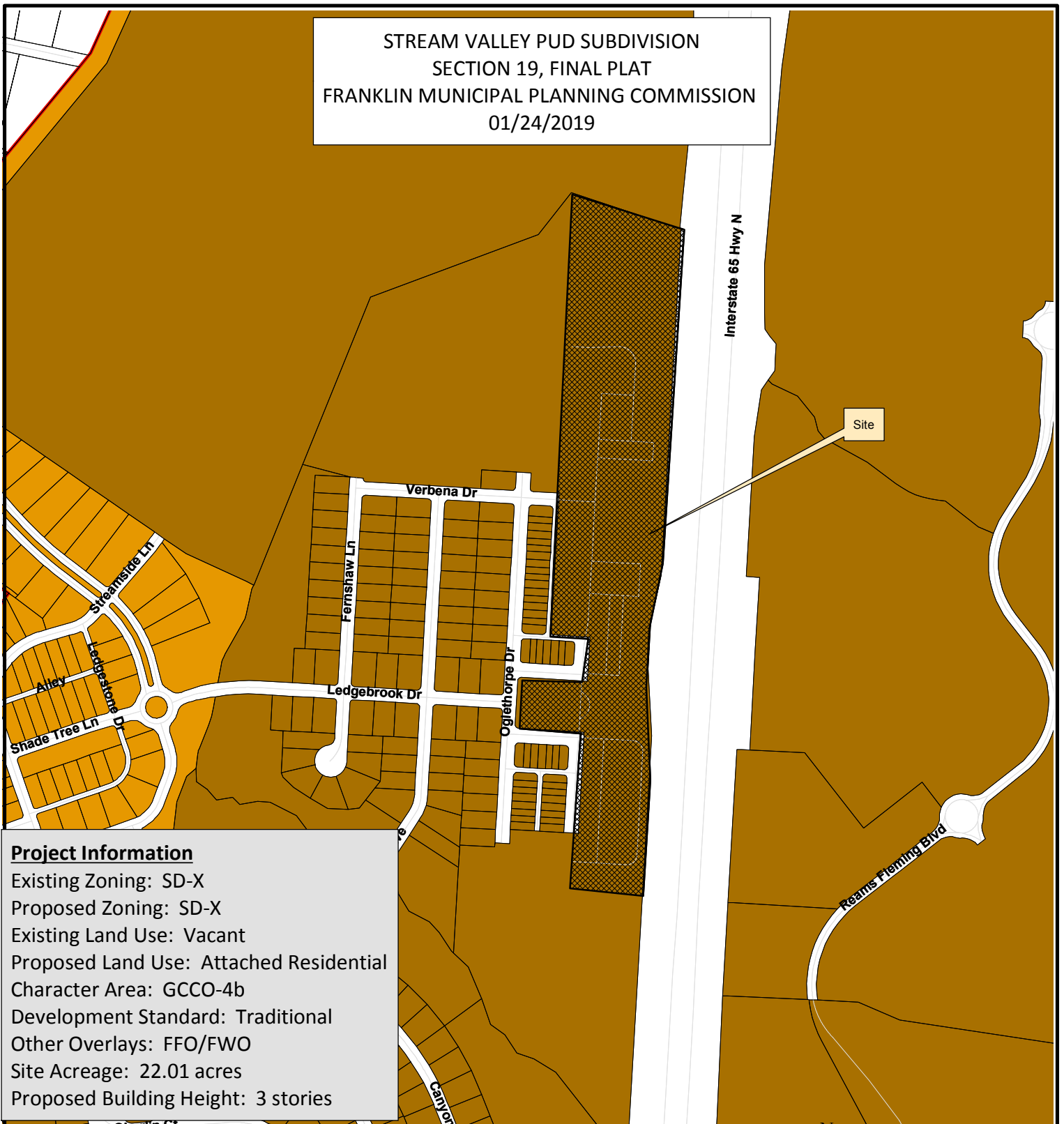
Secretary _____ Date _____
Franklin Municipal Planning Commission

FINAL PLAT - SHEET 3 OF 3

CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES:	11.09	TOTAL LOTS:	2
ACRES NEW PUBLIC STREETS:	0.00	CIVIL DISTRICT:	9th
MILES NEW PUBLIC STREETS:	0.00	CLOSURE ERROR:	EXCEEDS 1/10,000
SCALE:	1" = 60'	DATE:	01/03/2019

STREAM VALLEY PUD SUBDIVISION
SECTION 19, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
01/24/2019



Project Information

Existing Zoning: SD-X
Proposed Zoning: SD-X
Existing Land Use: Vacant
Proposed Land Use: Attached Residential
Character Area: GCCO-4b
Development Standard: Traditional
Other Overlays: FFO/FWO
Site Acreage: 22.01 acres
Proposed Building Height: 3 stories

Stream Valley Section 19	SD-R Specific Development-Residential
AG Agricultural District	SD-X Specific Development-Variety
ER Estate Residential	OR Office Residential District
R-1 Residential District	GO General Office District
R-2 Residential District	CC Central Commercial District
R-3 Residential District	NC Neighborhood Commercial District
R-6 Residential District	GC General Commercial District
RM-10 Attached 10 Residential District	LI Light Industrial District
RM-15 Attached 15 Residential District	HI Heavy Industrial District
RM-20 Attached 20 Residential District	CI Civic and Institutional District



0 375 750 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 2019. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 2 These issues are currently being filtered

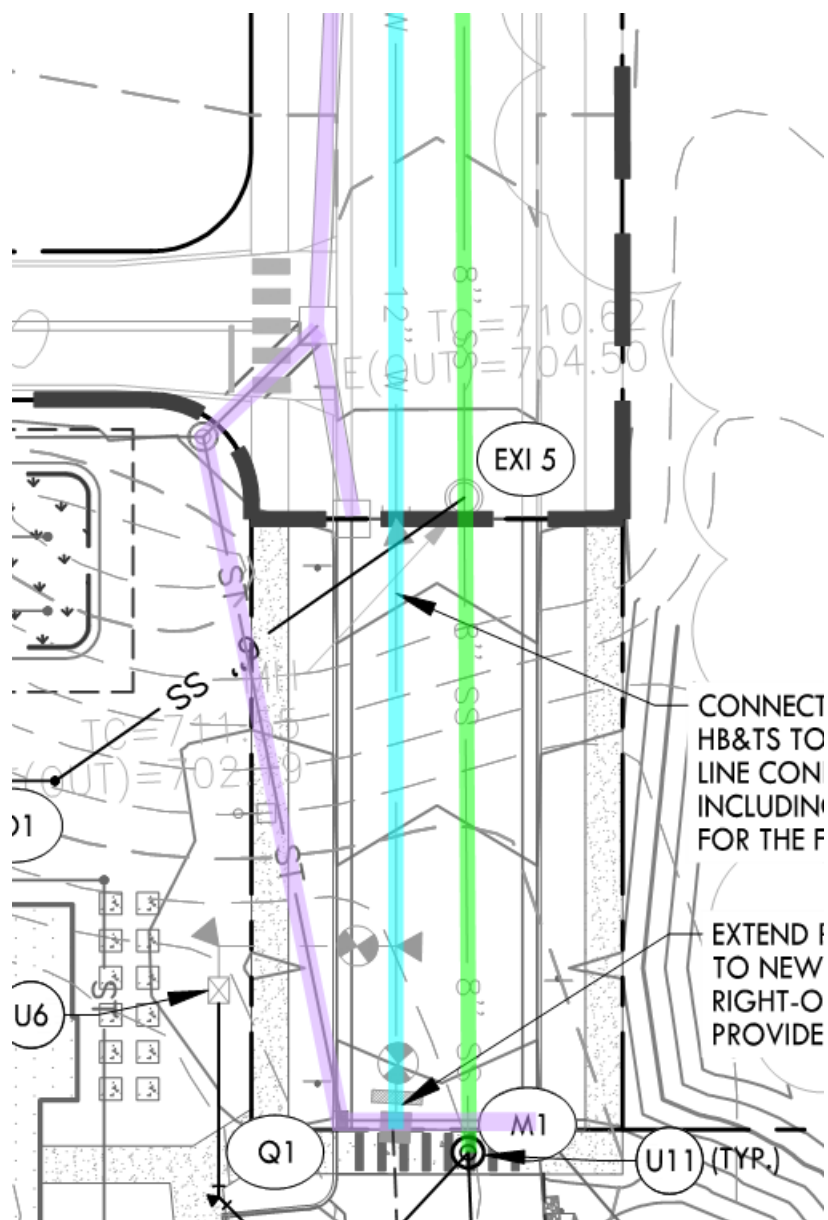
Engineering - Final Plat Checklist

General Issues

27. C. Final Plat

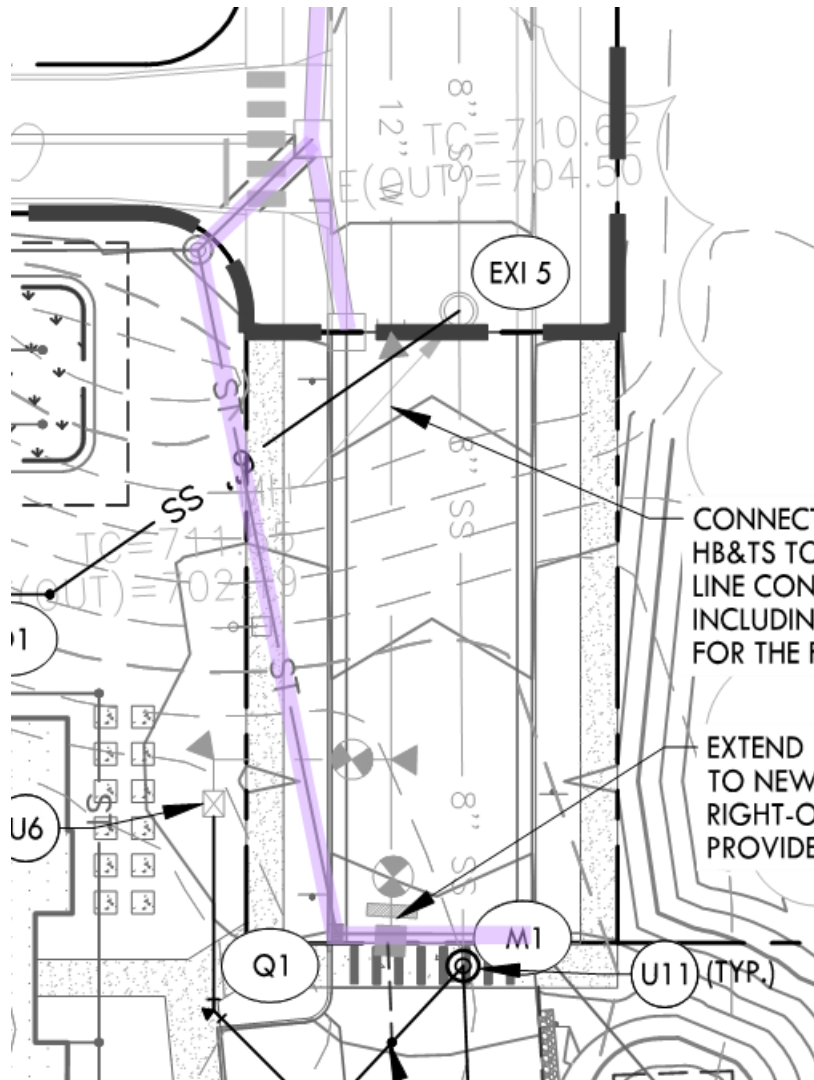
lance.fittro@franklinton.gov The previous comment has been partially-addressed. Show the following proposed public utilities on the plat:

Public water (blue), sanitary sewer (green), and storm sewer (purple) lines within the portion of the property being dedicated as ROW shall be shown on the plat as highlighted on the associated site plan below:



The portion of the storm sewer infrastructure highlighted below which conveys runoff from public ROW will be a public line. This line requires a 20' drainage easement

centered on the line (10' on each side of the line) where it crosses out of the existing/proposed ROW. Applicant shall show the line and its associated easement on the plat. The portion of easement which would fall within the existing or dedicated ROW need not be shown.



Performance Agreement and Surety

General Issues

13. Engineering Sureties

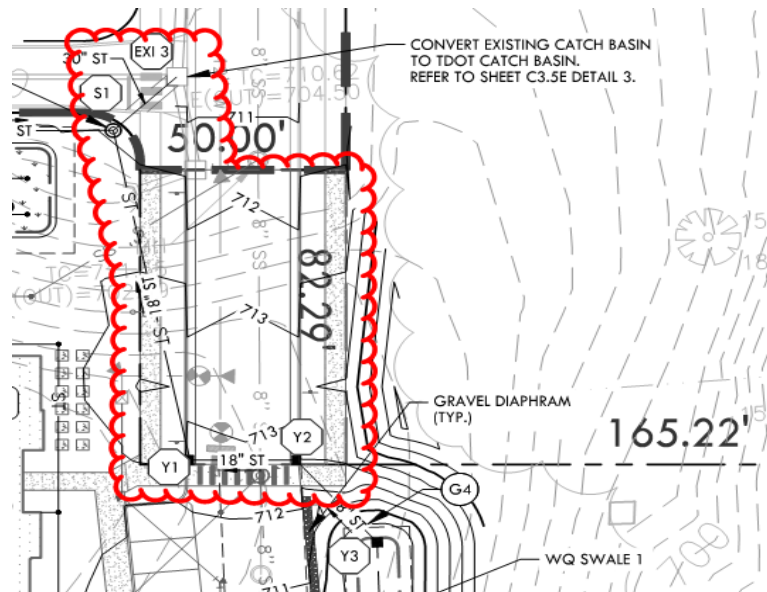
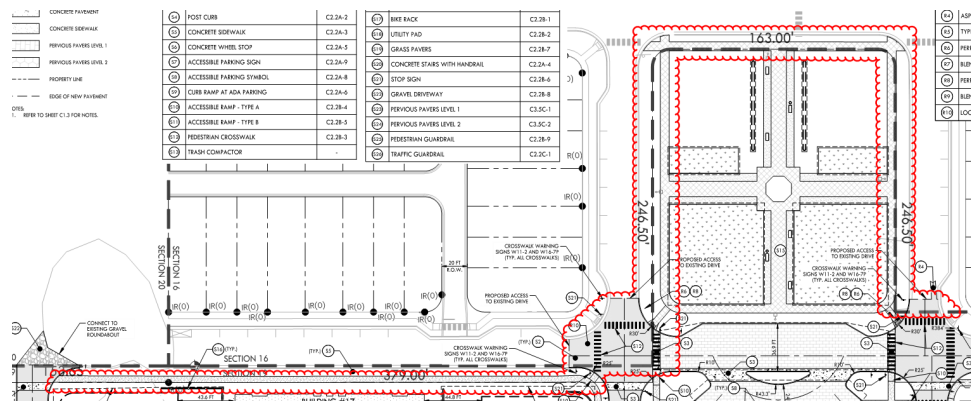
kevin.long@franklin.tn.gov

Applicant shall post sureties in the following amounts:

I. City Water	\$ -
II. City Sewer	\$ 126,000
III. Public Sidewalk	\$ 63,000
IV. City Streets	\$ 126,000
V. Private Streets (includes shared access drives)	\$ -
VI. Street Access	\$ 50,000
VII. Temporary Turnarounds	\$ -
VIII. Traffic Signals	\$ -
IX. ITS Elements	\$ -

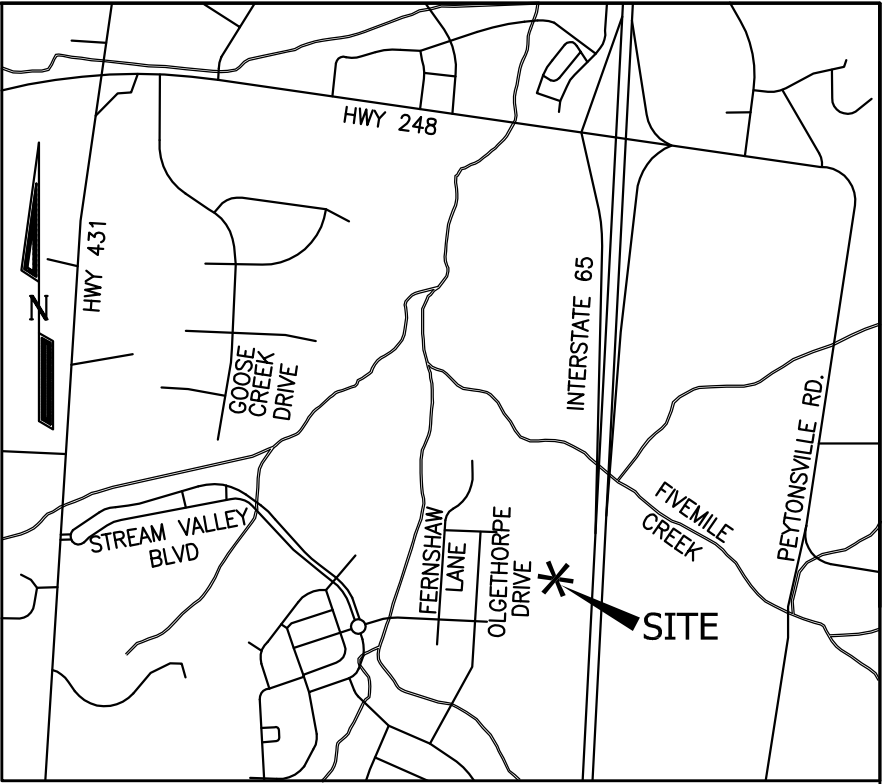
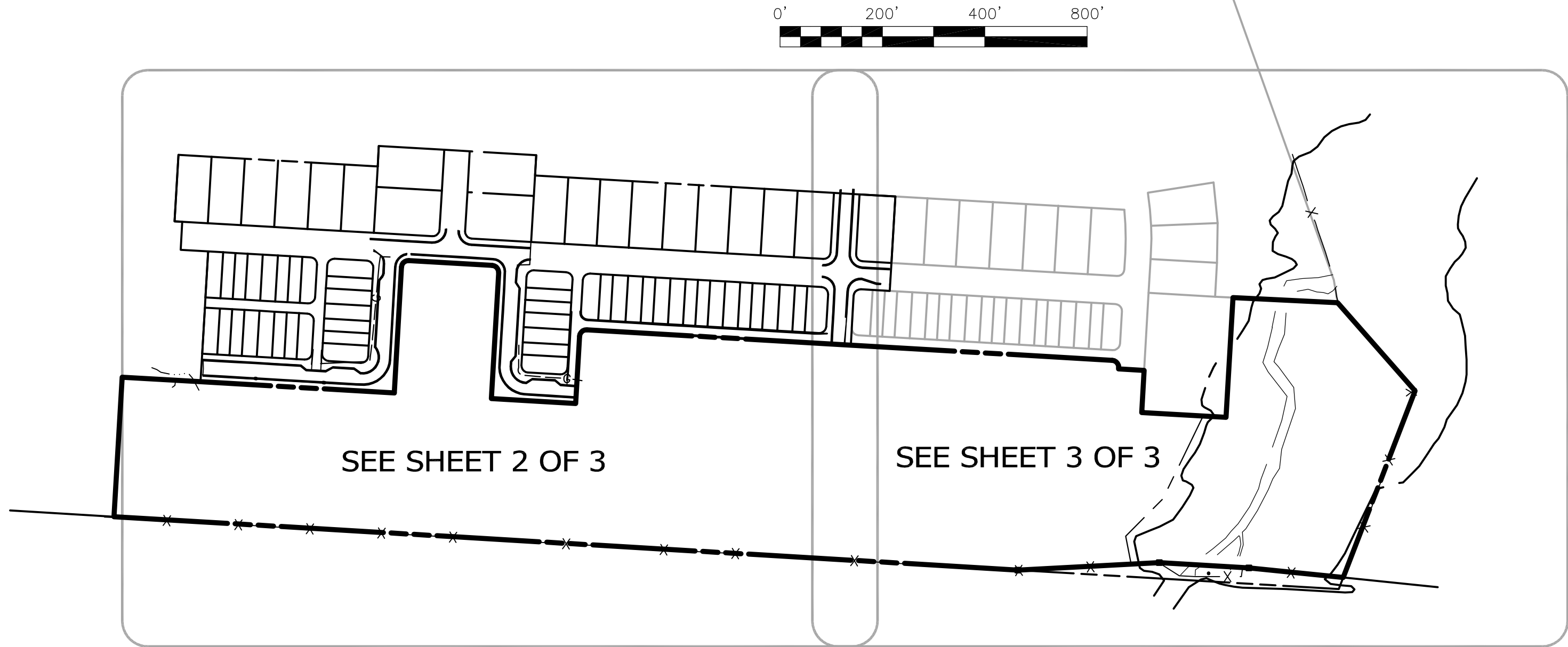
X: Stormwater Drainage	\$ 33,000
XI: Green Infrastructure	\$ 1,103,000

(Sidewalk and stormwater sureties are for the area in and adjacent to public right-of-way, as highlighted below.)

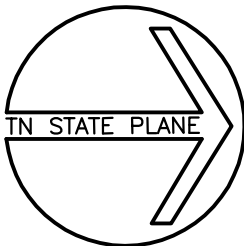


NOTE: Performance Calculations - Sureties are calculated from the Site Plan and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final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

[Edited By Kevin Long]



LOCATION SKETCH (NTS)



Bearings based on: TN State Plane
Coordinate System, Zone 5301,
Fipzone 4100; NAD 83 Datum

SHEET INDEX
FOR REFERENCE ONLY
SEE SHEETS 2 AND 3 OF 3 FOR PLAT

PLAT NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS AND RECORD EASEMENTS.
2. MINIMUM REQUIRED SETBACK LINES:
YARD FRONTING ANY STREET 8 FT
SIDE YARD 10 FT
REAR YARD 0 FT
3. OWNER/SUBDIVIDER: STREAM VALLEY PROPERTIES, LLC
P.O. BOX 314
FRANKLIN, TN 37065
PHONE: 615-305-1033
EMAIL: TYLER.RING@TENNCONTRACTORS.COM
CONTACT: TYLER RING
4. SURVEYOR: WEATHERFORD AND ASSOCIATES, LLC
5011 MARKET PLACE, UNIT F
MT. JULIET, TN 37212
PHONE: 615-754-5925
EMAIL: pweatherford@tds.net
5. Subsurface and/or Environmental conditions were not examined or considered as part of this survey.
6. This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
7. The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
8. Within new developments and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, such as cable television, electrical (excluding transformers), gas, sewer, telephone, and water lines shall be placed underground.

9. The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
10. This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal. This surveyor was not provided with a title report when providing the services shown hereon.
11. Maintenance of all Stormwater Management features shall be the responsibility of the property owner(s) or HOA.
12. A portion of this property is located in a Special Flood Hazard Area AE as shown on F.E.M.A. Flood Insurance Rate Map, 47187C0355 "F", DATED 09/29/2006. A LOMR has been issued dated September 30, 2016, Case No. 15-04-8778P
13. Deed Reference: Land in Williamson County, TN, being a Portion of Map 117, Parcel 019.00 as recorded in Book 5559, Page 782, in the R.O.W.C., Tennessee.
14. The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines or system improvements located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be located within the easement without any further permission from the property owner or HOA. The property owner or HOA shall be responsible for the repairing and/or replacing any such landscaping, fencing, concrete or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for the structures removed or disturbed by the City of Franklin within the easement on the homeowner's lot at the homeowner's expense.
15. All public utilities as shown hereon are proposed to be less than 12 feet in depth.
16. Unless otherwise noted, all utilities are private utilities serving the individual proposed multifamily buildings.
17. There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his designee.

CALL BEFORE YOU DIG
TENNESSEE ONE CALL



IN TENNESSEE
CALL
811

THREE WORKING DAYS
BEFORE YOU DIG
IT IS THE CONTRACTORS
RESPONSIBILITY TO CONTACT
UTILITY COMPANIES PRIOR TO
ANY CONSTRUCTION. THE
LOCATION OF UTILITIES SHOWN
ON THESE PLANS ARE
APPROXIMATE AND POSSIBLY
INCOMPLETE, THEREFORE
CERTIFICATION TO THE
LOCATION OF ALL
UNDERGROUND UTILITIES IS
WITHHELD.

STREAM VALLEY PUD SUBDIVISION
SECTION 19
CITY OF FRANKLIN'S PROJECT # 6878
SHEET 1 OF 3

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

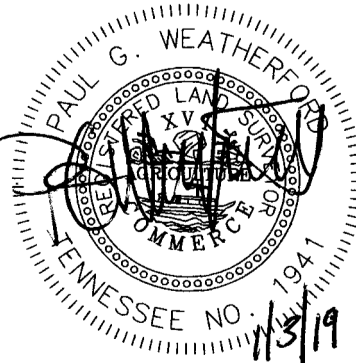
TOTAL ACRES	22.01	TOTAL LOTS:	2
ACRES NEW STREETS:	0.09 AC.	NEW STREETS:	82 L.F.
CIVIL DISTRICT:	10TH	CLOSURE ERROR:	1:10,000
SCALE: 1" =	200'	DATE:	12/10/2018

CERTIFICATE OF OWNERSHIP

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

Book _____, Page _____ R.O.W.C.

Owner _____ Date: _____



CERTIFICATE OF SURVEY

I (we) hereby certify that the consolidation 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 22th day of October, 2018.

Surveyor Date: 1/3/19
Paul G. Weatherford
Tenn. License No. 1941

**CERTIFICATE OF APPROVAL OF
STREETS AND DRAINAGE**

I hereby certify that: (1) the streets and drainage designated in Stream Valley PUD Subdivision, Section 19 have been installed in accordance with City specification, or (2) a performance bond in the amount of \$_____ for streets and \$_____ for drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Supt. Streets Date: _____
Franklin, Tennessee

**CERTIFICATE OF APPROVAL OF
WATER SYSTEM**

I hereby certify that: (1) the WATER system designated in Stream Valley PUD Subdivision, Section 19 have been installed in accordance with HB&TS Utility District Specifications, or (2) a performance bond in the amount of \$_____ for the sewer system has been posted with the HB&TS Utility District to assure completion of such improvements.

AUTHORIZED SIGNATURE Date: _____

**CERTIFICATE OF APPROVAL OF
SUBDIVISION AND STREET NAMES**

Subdivision Name and Street Names Approved by the Williamson County Department of Emergency Communications

Williamson County Department Date: _____
Emergency Communications

**CERTIFICATE OF APPROVAL OF
SEWER SYSTEM**

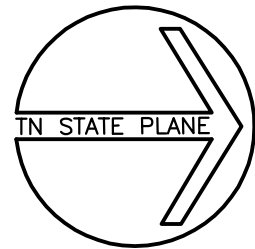
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Supt. Water and Sewer Date: _____
Franklin, Tennessee

**CERTIFICATE OF APPROVAL OF
FOR RECORDING**

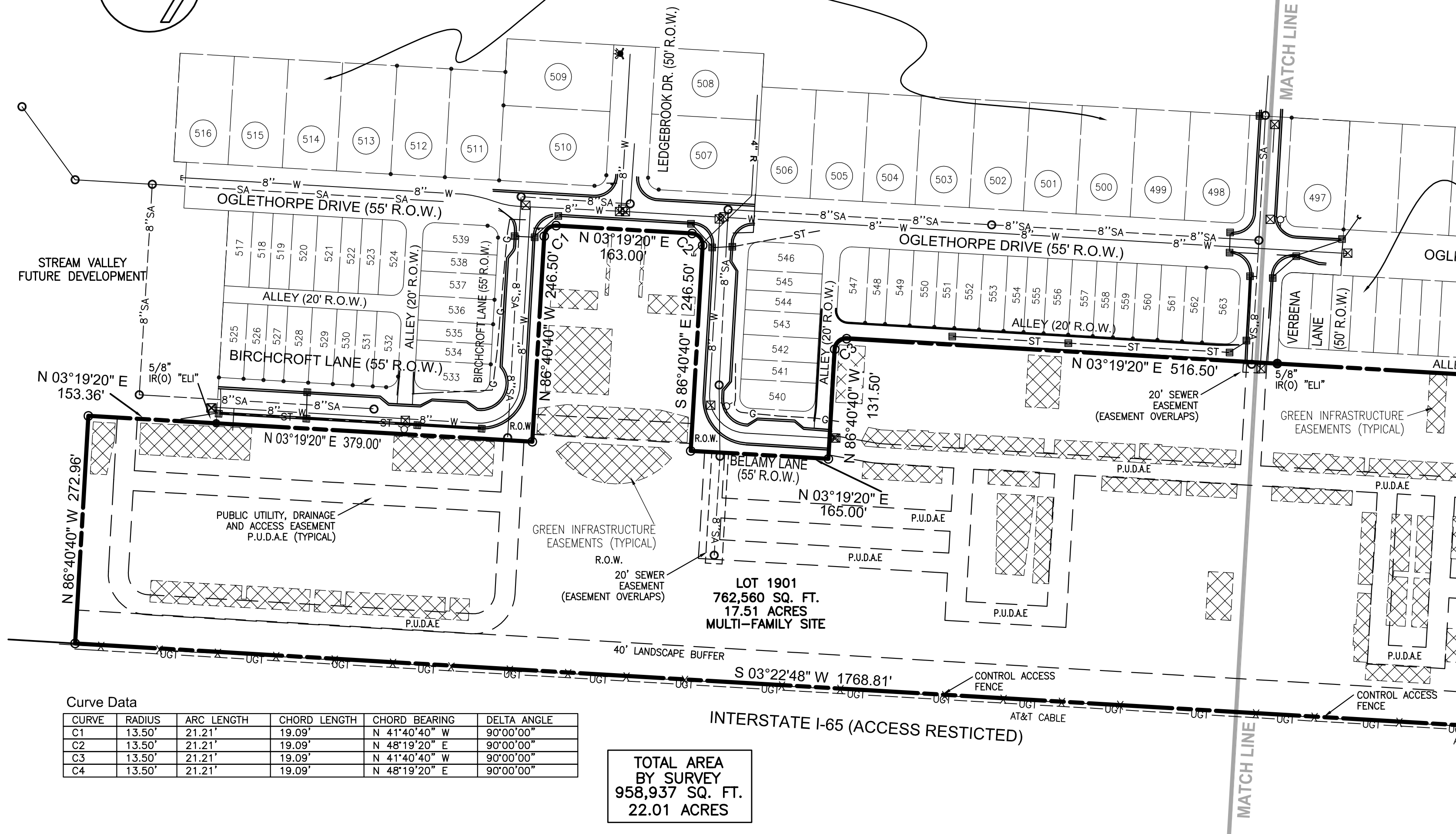
Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the ____ Day of _____, 20____, and this plat has been approved for recording in the Registers Office of Williamson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

Secretary, Franklin Municipal Date: _____
Planning Commission



Bearings based on: TN State Plane
Coordinate System, Zone 5301,
Fipzone 4100; NAD 83 Datum

STREAM VALLEY
SECTION 16
PLAT BOOK 68, PAGE 60
R.O.W.C., TN



Curve Data

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	13.50'	21.21'	19.09'	N 41°40'40" W	90°00'00"
C2	13.50'	21.21'	19.09'	N 48°19'20" E	90°00'00"
C3	13.50'	21.21'	19.09'	N 41°40'40" W	90°00'00"
C4	13.50'	21.21'	19.09'	N 48°19'20" E	90°00'00"

TOTAL AREA
BY SURVEY
958,937 SQ. FT.
22.01 ACRES

CALL BEFORE YOU DIG

TENNESSEE ONE CALL



IN TENNESSEE
CALL
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THREE WORKING DAYS
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Paul G. Weatherford
Surveyor
Paul G. Weatherford
Tenn. License No. 1941

1/3/19
Date

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Franklin, Tennessee

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AUTHORIZED SIGNATURE Date:

CERTIFICATE OF APPROVAL OF
SUBDIVISION AND STREET NAMES

Subdivision Name and Street Names Approved by the Williamson County Department of Emergency Communications

Williamson County Department Date:
Emergency Communications

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Supt. Water and Sewer Date:
Franklin, Tennessee

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FOR RECORDING

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

Secretary, Franklin Municipal Date:
Planning Commission

STREAM VALLEY PUD SUBDIVISION
SECTION 19

CITY OF FRANKLIN'S PROJECT # 6878

SHEET 2 OF 3

FINAL SUBDIVISION PLAT

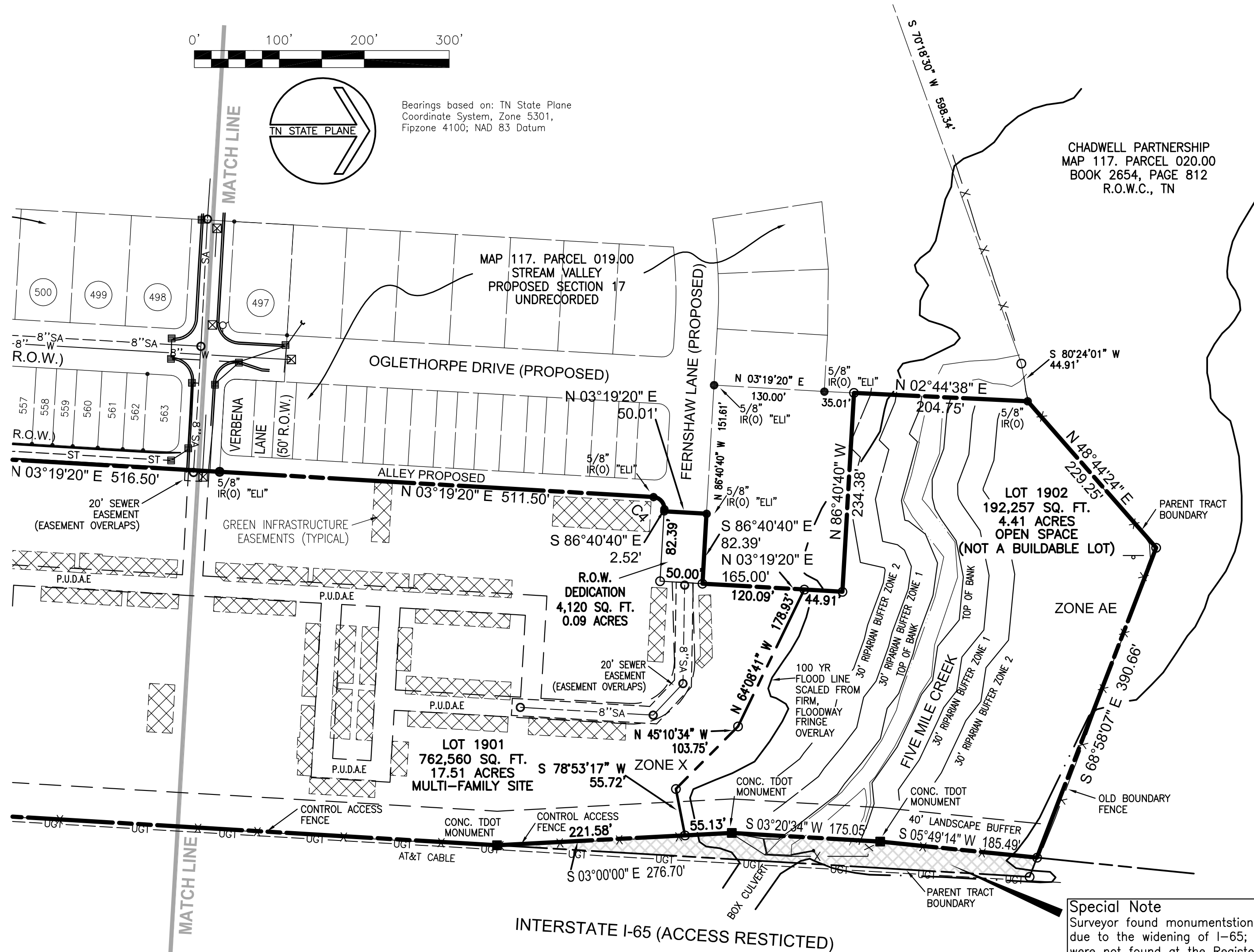
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES 22.01 TOTAL LOTS: 2

ACRES NEW STREETS: 0.09 AC NEW STREETS: 82 LF

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

SCALE: 1" = 100' DATE: 12/10/2018



CALL BEFORE YOU DIG

TENNESSEE ONE CALL



IN TENNESSEE
CALL

811

THREE WORKING DAYS

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CHADWELL PARTNERSHIP
MAP 117. PARCEL 020.00
BOOK 2654, PAGE 812
R.O.W.C., TN

Special Note

Surveyor found monumentation for additional Rights-of-Way due to the widening of I-65; however, fee simple conveyances were not found at the Register's Office. The hatched area represents Surveyor's opinion of the additional Rights-of-Way based on monumentation. The area is 14,577 SF, or 0.33 Acres.



CERTIFICATE OF OWNERSHIP

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Paul G. Weatherford
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AUTHORIZED SIGNATURE _____ Date: _____

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Williamson County Department _____ Date: _____
Emergency Communications

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Supt. Water and Sewer _____ Date: _____
Franklin, Tennessee

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Secretary, Franklin Municipal _____ Date: _____
Planning Commission

STREAM VALLEY PUD SUBDIVISION
SECTION 19

CITY OF FRANKLIN'S PROJECT # 6878

SHEET 3 OF 3

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES 22.01 TOTAL LOTS: 2

ACRES NEW STREETS: 0.09 AC. NEW STREETS: 82 LF

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

SCALE: 1" = 100' DATE: 12/10/2018

EXHIBIT 1

Development Review Fees Comparison

Franklin	Murfreesboro	Nashville	Gallatin	Cary NC	Alpharetta GA	Brentwood	Mt Juliet	Naperville IL
<u>Rezoning:</u> \$400	\$700 or \$950	\$2200	\$300 +\$50/ac up \$1500 max	\$1400	\$400 +\$10 per acre or \$750 + \$10 per acre	\$1000 up to \$5000 based on size	\$650 - up to 5 ac + \$20/acre - next 15 acres + \$5/ac - next 80 ac + \$2.50/ ac for all add'l ac + \$50 Admin Advert Fee.	<u>0-10 ac:</u> \$290 <u>11-50 ac:</u> \$400 <u>50 + ac:</u> \$640
<u>Site Plan:</u> \$300 plus \$0.02 per square foot nonresidential & \$10 per dwelling unit	\$400 or \$500 or \$600 based on size	\$2500 or \$4500 or \$6195 based on size or number of units	\$300 up to 3 acres + \$50 / acre thereafter up to \$1500 max	\$900 or \$2000 based on size	\$750 < 2 ac or \$1000 ≥ 2 ac	\$250 +\$20/acre	\$500 up to 3 ac + \$100 / ac up to \$3000 max	\$380
<u>Preliminary Plat:</u> \$300 plus \$20 per lot	\$400 +\$85/lot		\$300 +\$5/lot		\$750	\$250 +\$25/lot	<u>1-25 lots:</u> \$500 + \$25/ lot <u>26-50 lots:</u> \$1000 +\$25/ lot <u>50 lots or more:</u> \$2500 + \$25 / lot	<u>0-5 ac:</u> \$2500 <u>5-50 ac:</u> \$2500+ \$120/ac over 5 <u>50+ ac:</u> \$7780
<u>Final Plat:</u> \$200 plus \$25 per lot	\$200 +\$55/lot	\$1000	\$300 +\$5/lot	\$350	\$750	\$250 +\$25/lot	\$200 +\$25/lot	<u>0-5 ac:</u> \$5,000 <u>5-50 ac:</u> \$5,000+\$300/ ac over 5 <u>50+ ac:</u> \$18,500
*Numbers in the gray font color were not used in determining the average.								

	Average*	Franklin- Existing	Franklin- Proposed
Rezoning	\$840	\$400	\$500
Site Plan	\$934	\$300 plus \$0.02 per square foot nonresidential & \$10 per dwelling unit	\$500 plus \$0.02 per square foot nonresidential & \$10 per dwelling unit
Development Plan	n/a	\$600 plus \$0.02 per square foot nonresidential & \$10 per dwelling unit	\$1000 plus \$0.02 per square foot nonresidential & \$10 per dwelling unit
Preliminary Plat	\$809	\$300 plus \$20 per lot	\$500 plus \$25 per lot
Final Plat	\$932	\$200 plus \$25 per lot	\$500 plus \$25 per lot
*Average of fees from comparable communities.			

**Fee Comparison
Development Review Fees
Planning Department - 2017**

	Review Fees Actual*	Review Fees Average**	Review Fees Proposed***
January	\$8094.60	\$12,732.00	\$11,594.60
February	\$5510.72	\$8906.00	\$7,910.72
March	\$17,286.44	\$18,360.42	\$22,186.44
April	\$19,748.06	\$16,659.00	\$24,258.06
May	\$14,964.24	\$15,802.00	\$19,014.24
June	\$14,061.04	\$20,489.04	\$18,961.04
July	\$7130.00	\$11,360.00	\$9,830.00
August	\$10,096.78	\$15,406.04	\$14,376.18
September	\$6664.26	\$10,856.00	\$9,534.26
October	\$7249.84	\$8,182.00	\$8,949.84
November	\$6706.04	\$13,191.00	\$10,301.04
December	\$6900.00	\$11,312.00	\$10,200.00
YEAR END TOTAL	\$124,412.02	\$163,255.50	\$167,116.42

*Actual Review Fees Collected 2017: Fees include Land Use Plan Amendments, Rezoning, Development Plans, Site Plans, Final Plats, and Preliminary plats.

**Review Fees Average: Based on the actual plan submissions to COF for 2017 and the average review fees from other cities. (Used current COF amounts for fees that weren't included in fee averages from other cities – Land Use Plan Amendments and Development Plans.)

***Plan Review Fee Difference: Increase of \$42,704.40 using the proposed fee structure, based on the actual plan submissions and review fees collected in 2017.

EXHIBIT 2

Proposed Fee Analysis:

	100-Unit Subdivision Development Plan	200-Unit/50,000 Sq Ft Mixed Use Development Plan	100,000 SF Office Site Plan	20-Lot Preliminary Plat	20-Lot Final Plat
Existing Fee	\$1,600	\$3,600	\$2,300	\$700	\$700
Proposed Fee	\$2,000	\$4,000	\$2,500	\$1,000	\$1000

The follow shows the difference in total project cost between the existing and the proposed Plan Review Fee Structure:

- 100-Unit Subdivision Development Plan: difference of \$400
- 200-Unit/50,000 Sq Ft Mixed Use Development Plan: difference of \$400
- 100,000 SF Office Site Plan: difference of \$200
- 20-Lot Preliminary Plat: difference of \$300
- 20-Lot Final Plat: difference of \$300

EXHIBIT 3

Staff Time for Plan Review Items

There are 21 individuals involved in the Departmental Review Team (DRT) plan review process. This includes staff members from the following City Departments: Planning and Sustainability, Building and Neighborhood Services, Engineering, Fire, Police, Parks, Streets, and Water Management. The plan review fee submittal is meant to capture a portion, but certainly not all, of the staff time devoted to the review of the plans to ensure compliance with the City's various plans, policies, and standards (including *Envision Franklin*, *Parks Master Plan*, *Zoning Ordinance*, *Subdivision Regulations*, *Transportation & Street Technical Standards*, *Municipal Code*, and other requirements). Some submittals require less review time than others. Conversely, some projects require much more review time than others, but the following provides an approximation of staff time devoted to review of an average item submitted for Planning Commission or Administrative Review:

- Pre-application conference: 1.5 hours (includes meeting and preparation time)
- Initial Submittal: 4.5 hours (1.5 hours of review and 2 hours spent in DRT, plus 1 hour additional communication time with the applicants)
- Resubmittal: 2.5 hours (1 hour review and comments write-up and 1.5 hours in DRT)
- One Stop: 2 hours (1 hour review and comments write-up, plus 1 hour additional communication time with the applicants)

Individual staff time, per item: 10.5 hours

Total staff time, per item: 220.5 hours

Considering that the average hourly wage of a member of the DRT is \$33.47 per hour, this equates to a cost to the city of **\$7380** per project for the plan review.

EXHIBIT 3

Staff Time for Plan Review Items

There are 20 individuals involved in the Departmental Review Team (DRT) plan review process. This includes staff members from the following City Departments: Planning and Sustainability, Building and Neighborhood Services, Engineering, Fire, Police, Parks, Streets, and Water Management. The plan review fee submittal is meant to capture a portion, but certainly not all, of the staff time devoted to the review of the plans to ensure compliance with the City's various plans, policies, and standards (including the *Land Use Plan*, the *Greenway and Open Space Plan*, the *Zoning Ordinance*, the *Subdivision Regulations*, the *Transportation & Street Technical Standards*, *Municipal Code*, and other requirements). Some submittals require less review time than others. Conversely, some projects require much more review time than others, but the following provides an approximation of staff time devoted to review of an average item submitted for Planning Commission or Administrative Review:

- Pre-application conference: 1.5 hours (includes meeting and preparation time)
- Initial Submittal: 3.5 hours (1.5 hours of review and 2 hours spent in DRT)
- Resubmittal: 2.5 hours (1 hours review and writing up comments; 2 hours in DRT)
- Staff Reports: 1 hours (spent on write-up)
- Post-PC: 1 hours (review and comments write-up)

Individual staff time, per item: 9.5 hours

Total staff time, per item: 190 hours

Considering that the average hourly wage of a member of the DRT is \$22.00 per hour, this equates to a cost to the city of **\$4,180** per project for the plan review.

ORDINANCE 2018-46

TO BE ENTITLED: "AN ORDINANCE TO AMEND THE FRANKLIN MUNICIPAL CODE, APPENDIX A—COMPREHENSIVE FEES AND PENALTIES, CHAPTER 14, RELATING TO ZONING AND LAND USE APPLICATION FEES FOR THE PLANNING REVIEW PROCESS."

WHEREAS, due to the cost of materials and labor, it is necessary to set fees for the City of Franklin, Tennessee, to be partially reimbursed for these costs; and

WHEREAS, the fee schedule for the plan review process has not been revised to keep pace with inflation; and

WHEREAS, the City of Franklin's plan review fees are lower than those of many surrounding municipalities; and

WHEREAS, the City of Franklin has a growing number of staff reviewing plans to keep up with the rising pace and complexity of plan submittals.

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

SECTION I. That Appendix A, Chapter 14 of the Franklin Municipal Code is hereby amended to delete the following text noted with a ~~striketrough~~; to add the following text noted in **bold**; and is approved to read as follows:

Appendix A
* * *

CHAPTER 14.—ZONING AND LAND USE CONTROL

ITEM	CHARGE
Land Use Plan Amendment	\$250.00 \$500.00
Annexation and Plan of Services	Less than 10 acres: \$100.00; 10-50 acres: \$250.00; Over 50 acres: \$500.00
Rezoning	\$400.00 \$500.00
Joint FMPC and BOMA Workshop	\$50.00 \$100.00
Development Plan	\$600.00 \$1,000.00 plus \$0.02 per square foot of nonresidential building and \$10.00 per dwelling unit
Revision to a Development Plan	\$600.00 \$1,000.00 plus \$0.02 per square foot of nonresidential building and \$10.00 per dwelling unit in the areas included in or impacted by the revision

Site Plan	\$300.00 \$500.00 plus \$0.02 per square foot of nonresidential building and \$10.00 per dwelling unit
Revision to a Site Plan	\$500.00 plus \$0.02 per square foot of nonresidential building and \$10.00 per dwelling unit in the areas included in or impacted by the revision
Tower and Antennas	\$1,000.00 for those requiring planning commission review; \$100.00 for those requiring administrative review by the department of building and neighborhood services
Preliminary Plat	\$300.00 \$500.00 plus \$20.00 \$25.00 per lot
Final Plat	\$200.00 \$500.00 plus \$25.00 per lot
Variance	\$300.00
Appeal of Administrative Decision	\$250.00
Historic Zoning Commission	None
Tree Removal Permit	\$25.00 \$50.00
Neighborhood List Registration	None
Zoning Certification Letter	\$25.00 \$75.00

SECTION II. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Ordinance after its passage on second and final reading shall take effect on January 1, 2019, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric S. Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING:

PASSED SECOND READING:

PASSED THIRD READING:
