



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, January 23, 2020

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, January 23, 2020, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklintn.gov/planning.

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

The typical process for discussing an item is as follows:

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

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

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

CALL TO ORDER

MINUTES

1. [20-0085](#) Approval of the December 12, 2019 FMPC minutes.

Attachments: [DRAFT FMPC minutes 12-12-19](#)
2. [20-0086](#) Election of Chair and Vice-Chair of the Franklin Municipal Planning Commission for 2020.

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

3. [20-0040](#) Amelia Park PUD Subdivision, site plan, section 4, revision 1; extend the performance agreement for landscaping improvements to January 28, 2021. (CONSENT AGENDA)
4. [20-0041](#) Aspen Grove PUD Subdivision, site plan, section T4 (Seaboard Office Building); release the maintenance agreement for landscaping and green infrastructure improvements. (CONSENT AGENDA)
5. [20-0042](#) Berry Farms Town Center PUD Subdivision, site plan, section 4, lot 208 (Holiday Inn Express); accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year; extend the performance agreement for water improvements to July 23, 2020; extend the performance agreement for streets, drainage, green infrastructure and sidewalks improvements to January 28, 2021. (CONSENT AGENDA)

6. [20-0043](#) Berry Farms Town Center PUD Subdivision, site plan, section 9; extend the performance agreement for streets improvements to January 28, 2021; extend the maintenance agreement for sewer improvements to January 28, 2021. (CONSENT AGENDA)
7. [20-0044](#) Carothers Development Property Subdivision, site plan, lot 2; extend the performance agreement for landscaping improvements to January 28, 2021. (CONSENT AGENDA)
8. [20-0045](#) Cool Springs East Subdivision, site plan, section 36, revision 3, lot 702 (Buffalo Wings and Rings); extend the performance agreement for streets, drainage and green infrastructure improvements to January 28, 2021. (CONSENT AGENDA)
9. [20-0046](#) Cool Springs Life Science Center Subdivision, site plan; release the maintenance agreement for landscaping street trees and stormwater drainage/detention improvements. (CONSENT AGENDA)
10. [20-0047](#) Dallas Downs PUD Subdivision, site plan, section 3; accept the landscaping street trees improvements, release the performance agreement and establish a maintenance agreement for one year; extend the performance agreement for landscaping specimen tree replacement and landscaping open space lots 26, 29, 30 and 31 improvements to January 28, 2021. (CONSENT AGENDA)
11. [20-0048](#) Echelon PUD Subdivision, site plan, sections 1-3; release the maintenance agreement for landscaping street trees improvements; accept the landscaping open space improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
12. [20-0049](#) Franklin Christian Academy PUD Subdivision, site plan, section 2 (Morning Pointe of Franklin); release the maintenance agreement for drainage improvements. (CONSENT AGENDA)
13. [20-0050](#) Gateway Commons PUD Subdivision, site plan; extend the maintenance agreement for sewer improvements to January 28, 2021. (CONSENT AGENDA)
14. [20-0051](#) Get Ready Subdivision, site plan; extend the maintenance agreement for landscaping improvements to January 28, 2021. (CONSENT AGENDA)
15. [20-0052](#) Harpeth Village Subdivision, site plan, revision 2 (Harpeth Village Unified Development); extend the performance agreement for landscaping (Building C) improvements to January 28, 2021. (CONSENT AGENDA)
16. [20-0053](#) Highlands at Ladd Park PUD Subdivision, site plan, section 24; release the maintenance agreement for streets improvements. (CONSENT AGENDA)

17. [20-0054](#) Highlands at Ladd Park PUD Subdivision, site plan, section 27; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
18. [20-0055](#) Highlands at Ladd Park PUD Subdivision, site plan, section 28; release the maintenance agreement for landscaping and landscaping Carothers street trees improvements. (CONSENT AGENDA)
19. [20-0056](#) Highlands at Ladd Park PUD Subdivision, site plan, section M; extend the maintenance agreement for sewer south improvements to January 28, 2021. (CONSENT AGENDA)
20. [20-0057](#) Lockwood Glen PUD Subdivision, site plan, sections 4-7; accept the landscaping section 7 street trees and landscaping section 7 buffer and lot 237 improvements, release the performance agreement and establish a maintenance agreement for one year; extend the maintenance agreement for landscaping section 6 improvements to January 28, 2021. (CONSENT AGENDA)
21. [20-0058](#) Lockwood Glen PUD Subdivision, site plan, section 10; extend the performance agreement for drainage improvements to January 28, 2021. (CONSENT AGENDA)
22. [20-0059](#) Longview Subdivision, site plan, lots 11 and 12 (Universal Storage); extend the performance agreement for landscaping improvements to January 28, 2021. (CONSENT AGENDA)
23. [20-0060](#) Pinnacle Commons Subdivision, site plan; extend the performance agreement for landscaping improvements to January 28, 2021. (CONSENT AGENDA)
24. [20-0061](#) Seward Hall Subdivision, site plan, lot 1 (Bethel Community Church); extend the performance agreement for landscaping Phase 3 and stormwater drainage/detention improvements to January 28, 2021. (CONSENT AGENDA)
25. [20-0062](#) Simmons Ridge PUD Subdivision, site plan, section 1, revision 1; extend the performance agreement for landscaping improvements to January 28, 2021. (CONSENT AGENDA)
26. [20-0063](#) South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); extend the performance agreement for landscaping Building B improvements to January 28, 2021. (CONSENT AGENDA)
27. [20-0064](#) Stream Valley PUD Subdivision, site plan, section 14; extend the maintenance agreement for streets improvements to January 28, 2021. (CONSENT AGENDA)

- 28. [20-0065](#) Synergy Bank Addition Subdivision, site plan, Parking Garage; extend the maintenance agreement for green infrastructure improvements to January 28, 2021. (CONSENT AGENDA)
- 29. [20-0066](#) Through the Green PUD Subdivision, site plan, section 2, revision 2; extend the maintenance agreement for landscaping improvements to January 28, 2021. (CONSENT AGENDA)
- 30. [20-0067](#) Tywater Crossing PUD Subdivision, site plan, section 2; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
- 31. [20-0068](#) Tywater Crossing PUD Subdivision, site plan, section 3; extend the maintenance agreement for landscaping improvements to January 28, 2021. (CONSENT AGENDA)
- 32. [20-0069](#) Tywater Crossing PUD Subdivision, site plan, section 4; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
- 33. [20-0070](#) Water's Edge PUD Subdivision, site plan, section 1, revision 1; release the maintenance agreement for landscaping Phase 1 and landscaping Phase 2 improvements. (CONSENT AGENDA)
- 34. [20-0071](#) Water's Edge PUD Subdivision, site plan, section 2; extend the performance agreement for landscaping improvements to January 28, 2021. (CONSENT AGENDA)
- 35. [20-0072](#) 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 28, 2021. (CONSENT AGENDA)
- 36. [20-0073](#) Westhaven PUD Subdivision, site plan, section 18; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
- 37. [20-0074](#) Westhaven PUD Subdivision, site plan, section 25, lots 4202-4204 (Harris Teeter); accept the landscaping (future buffer) improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
- 38. [20-0075](#) Westhaven PUD Subdivision, site plan, section 30; reduce and extend the performance agreement for landscaping improvements to September 24, 2020. (CONSENT AGENDA)
- 39. [20-0076](#) Westhaven PUD Subdivision, site plan, section 33; reduce and extend the performance agreement for landscaping improvements to September 24, 2020. (CONSENT AGENDA)

40. [20-0077](#) Westhaven PUD Subdivision, site plan, section 39; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
41. [20-0078](#) Westhaven PUD Subdivision, site plan, section 39, revision 1, lots 1489 and 1490; extend the maintenance agreement for landscaping improvements to January 28, 2021. (CONSENT AGENDA)
42. [20-0079](#) Westhaven PUD Subdivision, site plan, sections 40 and 41; extend the performance agreement for landscaping section 40 and landscaping section 41 improvements to January 28, 2021. (CONSENT AGENDA)
43. [20-0080](#) Westhaven PUD Subdivision, site plan, section 43; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

44. [20-0035](#) PUBLIC HEARING: Consideration Of Resolution 2020-02, A Resolution Approving A Revised Development Plan For McKays Mill PUD Subdivision, For The Property Located North And South Of Liberty Pike And East Of Turning Wheel Lane. (FMPC 1/23/20, 8-0; WS 2/11/20)
- Sponsors:** Amy Diaz-Barriga and Emily Hunter
- Attachments:** [2020-02 RES McKays Mill animal services with Exhibits.Law Approved](#)
[MAP 7159 MCAYS MILL RES 2020](#)
[COF 7159 McKays Mill Concept Plan](#)
45. [20-0031](#) Consideration Of Ordinance 2019-59, An Ordinance To Rezone 20 Acres From Planned District (PD) To Planned District 12.7 (PD 12.7) For The Property Located North Of Del Rio Pike And East Of Brink Place, Located At 801 Del Rio Pike (The Madison PUD). (FMPC 1/23/20, 8-0; WS 2/11/20; BOMA 2/11/20, 8-0; 3/10/20, 7-1) THIRD AND FINAL READING
- Sponsors:** Amy Diaz-Barriga and Emily Hunter
- Attachments:** [ORD 2019-59 The Madison Rez_ with Exhibits.Law Approved](#)
[MAP The Madison Rez-DP](#)
[THE MADISON REZONING PLANS](#)

46. [20-0032](#) PUBLIC HEARING: Consideration Of Resolution 2019-134, A Resolution To Approve A Development Plan For The Madison PUD Subdivision With 2 Modifications Of Standards, Both For Reductions Of The Class C Buffer, For The Property Located North Of Del Rio Pike And East Of Brink Place, On 20 Acres, Located At 801 Del Rio Pike. (FMPC 1/23/20, 8-0; WS 2/11/20)

Sponsors: Amy Diaz-Barriga and Emily Hunter

Attachments: [RES 2019-134 The Madison PUD with Exhibit.Law Approved](#)
[MAP The Madison Rez-DP](#)
[7141 The Madison DP Conditions of Approval 01](#)
[THE MADISON PUD DEVELOPMENT PLANS](#)
[The Madison Franklin-Stillman Public Comment](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

47. [20-0039](#) Avalon PUD Subdivision, Final Plat, Section 3, Revision 10, Creating 2 Lots, On 1.69 Acres, Located at Pendragon Court. (CONSENT AGENDA)

Attachments: [MAP7147 Avalon PUD Sub, FP,Sec 3, rev 10](#)
[COF 7147 Avalon COA](#)
[COF 7147 Avalon FP. sec 3 rev 10](#)

48. [20-0016](#) Cool Springs West Subdivision, Final Plat, Section 4, Revision 5 (Resub. Of Lots 20 And 30), Shifting Lot Lines And Creating Two Open Space Lots, On 28.28 Acres, Located At 215 Gothic Court. (CONSENT AGENDA)

Attachments: [MAP 7137 Cool Springs West FP](#)
[7137 Cool Springs West FP Sec4 Rev5 Conditions of Approval 01](#)
[Final Plat Cool Springs West Section 4 Revision 4 COF#7137](#)

49. [20-0084](#) Edgemon Subdivision and Natures Landing Subdivision, Final Plat, Revision 1, Creating 2 Lots On 5.0 Acres, Located At 1105 Lewisburg Pike. (CONSENT AGENDA)

Attachments: [MAP Edgemon Subd Natures Landing Subd R1](#)
[7144 Conditions of Approval](#)
[Edgemon Subdivision FP](#)

50. [20-0034](#) Franklin Fire Station 7 Subdivision, Final Plat, Creating One New Lot And
Dedicating Right-Of-Way, Located Near The Intersection Of Peytonsville
Road And Long Lane, At 4416 Peytonsville Road. (CONSENT AGENDA)

Attachments: [MAP Fire Station No 7](#)
 [Franklin Fire Station FP Conditions of Approval 01](#)
 [Franklin Fire Station 7 Subdivision, Final Plat](#)

51. [20-0036](#) Westhaven PUD Subdivision, Final Plat, Section 53, Creating 33 Lots, On
6.89 Acres, Located At Calico Street And Cheltenham Avenue.
(CONSENT AGENDA)

Attachments: [MAP7155 Westhave FP sec 53](#)
 [COF 7155 Westhaven Section 53 Final Plat](#)
 [COF 7155 Westhaven Sec 53, FP COA](#)

52. [20-0037](#) Westhaven PUD Subdivision, Final Plat, Section 25, Revision 5 (Resub of
Lot 4020), Creating 1 Lot, On 0.6 Acres, Located at 188 Front Street.
(CONSENT AGENDA)

Attachments: [MAP 70747 Westhave FP sec 25 REV 5](#)
 [COF 7047 Westhaven Lot 4020 FP, COA](#)
 [COF 7047 Westhaven Lot 4020 final plat](#)

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 12, 2019

7:00 PM

Board Room

CALL TO ORDER

Present 8 - McLemore, Harrison, Hathaway, Petersen, Allen, Franks, Lindsey, and Szilagyi

Absent 1 - Orr

MINUTES

1. Approval of the October 24, 2019 FMPC minutes.

Attachments: [DRAFT FMPC Minutes October 2019](#)

Commissioner Harrison moved, seconded by Commissioner Lindsey, to approve the minutes from October 24, 2019, as presented. The motion carried by the following vote:

Aye: 8 - McLemore, Harrison, Hathaway, Petersen, Allen, Franks, Lindsey, and Szilagyi

Absent: 1 - Orr

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Chair Hathaway asked for citizen comments. There were none.

ANNOUNCEMENTS

Chair Hathaway asked if Staff had any announcements.

Ms. Emily Hunter, Director of Planning and Sustainability, stated the new Zoning Ordinance passed on Third Reading at the Board of Mayor and Aldermen (BOMA) meeting held on December 10, 2019. The new Zoning Ordinance will become effective on December 30, 2019. This date was chosen to align with the first submittal date for the February Planning Commission meeting. The February Planning Commission Meeting will be the first meeting with items under the new Zoning Ordinance.

Ms. Hunter stated that there were some amendments to the new Zoning Ordinance at the Board level. Some of the amendments were specifically related to the Short-term Rentals. Also, some of the amendments were for specific properties in the Scenic Corridor Overlay. Other amendments were for the tree canopy and setback requirements in the Planned District. There was also a minor change to the requirement for side porches on corner lots. Ms. Hunter stated that the majority of the Zoning Ordinance stayed intact. She stated they would study and evaluate, during the first year, how the standards were working. At the end of the first year, they would come back to BOMA with any necessary amendments based on the evaluation time frame. She stated there would also be some studies next year regarding the flood plain standards. Also, Ms. Hunter stated that, next year, there would be a task-force committee approach as to look at how to address citizen comments related to the flood plain standards, while maintaining the integrity of the flood plain protection standards. She stated she was available for questions from the Commissioners, if needed.

Ms. Hunter stated that the majority of the new Zoning Ordinance was created in-house by Staff, saving quite a bit of money for the City. Also, they were over three months ahead of schedule for the adoption date of the new Zoning Ordinance. She stated that several applicants had requested to submit under the new Zoning Ordinance in advance of the adoption. Ms. Hunter stated that they had heard positive comments about the usability of the new Zoning Ordinance.

Ms. Hunter also stated that there will be a development drive around tour on February 3, 2020 for the Planning Department staff, Planning Commissioners, and Aldermen. She stated that she had sent an email with the information. The tour will be from 9 am until noon. The tour will show local development with a concentration on multi-family and residential development. She stated they will also be discussing the lot sizes and lot widths that are in Envision Franklin for an upcoming study of those policies. From noon until 1 pm, lunch will be provided while there is a discussion. She stated this is a joint BOMA and Planning Commission tour.

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 Harrison moved, seconded by Commissioner McLemore, to approve items 2-9, and 11, as presented on the Consent Agenda. The motion carried by the following vote:

Aye: 8 - McLemore, Harrison, Hathaway, Petersen, Allen, Franks, Lindsey, and Szilagyi

Absent: 1 - Orr

SITE PLAN SURETIES

2. Cool Springs Galleria PUD Subdivision, site plan, section 3; release the maintenance agreement for green infrastructure improvements. (CONSENT AGENDA)

This Planning Item was approved.
3. Downs Boulevard Subdivision, site plan, lot 5; release the maintenance agreement for drainage improvements. (CONSENT AGENDA)

This Planning Item was approved.
4. Gateway Commons PUD Subdivision, site plan; accept the sidewalks improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.
5. Get Ready Subdivision, site plan; extend the performance agreement for drainage improvements to December 10, 2020; extend the maintenance agreement for green infrastructure improvements to December 10, 2020. (CONSENT AGENDA)

This Planning Item was approved.
6. Gist Street PUD Subdivision, site plan; extend the performance agreement for green infrastructure improvements to December 10, 2020. (CONSENT AGENDA)

This Planning Item was approved.
7. Highlands at Ladd Park PUD Subdivision, site plan, section 13; release the maintenance agreement for streets improvements. (CONSENT AGENDA)

This Planning Item was approved.

8. Lockwood Glen PUD Subdivision, site plan, section 10; release the maintenance agreement for streets improvements. (CONSENT AGENDA)
- This Planning Item was approved.
9. Longview Subdivision, site plan, section 1, lot 14 (Taco Bell); accept the green infrastructure improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
- This Planning Item was approved.

ENVISION FRANKLIN PLAN AMENDMENTS

10. Consideration Of Resolution 2019-116: A Resolution To Adopt An Envision Franklin Plan Amendment For The Properties Located On Oak Meadow Drive East Of South Royal Oaks Boulevard, Known As Map 079 Parcels 10120 And 08800 To Change The Design Concept From Neighborhood Commercial And Regional Commerce To Neighborhood Mixed-Use (PUBLIC HEARING)

Attachments: [Location Map](#)
[Vintage at Watson Glen Submittal](#)
[RESOLUTION 2019-116 Law Approved](#)

Mr. Andrew Orr, Long Range Planning Supervisor, stated that the proposal is to amend the Envision Franklin Design Concepts Map for two parcels located on the south side of Oak Meadow Drive, east of South Royal Oaks Boulevard. The western parcel is currently designated as Neighborhood Commercial, and the eastern parcel is Regional Commerce. The applicant is requesting that both parcels receive the design concept of Neighborhood Mixed-Use. The applicant intends to develop the site with a master-planned project consisting mostly of multi-family residential, but would also include office and commercial uses.

There are three project considerations stated in the staff report. Mr. Orr stated that he would like to highlight the third one, which is the Envision Franklin recommendation of Neighborhood Commercial which stems partially from the Epoch Development PUD proposal that failed in 2016. He stated this amendment request differs from the Epoch Development PUD because it does not propose multifamily uses for the parcel located behind Home Depot, contains fewer residential units, and integrates commercial uses into the proposal. The completion of Somerby in 2017 has also altered the character of this corridor. The massing, scale, and nature of the facility is a significant change. The addition of multifamily residential uses on the south side of Oak Meadow Drive could be a complimentary transitional use between the higher intensity assisted living and the lower intensity single-family uses found in Creekstone.

Staff recommended approval of Resolution 2019-116.

Chair Hathaway asked if there were any citizen comments.

The following citizens spoke concerning Item 10:

- 1. Mr. Richard Berg, 608 Hunt Court: Against - Mr. Berg is the President of the Hunter's Chase Neighborhood Association and a member of the Elk's Lodge. His concerns include: density, increased traffic, and the effect on home values. He asked that this item be denied like the proposal in 2016.*
- 2. Mr. Lee Anderson, 412 Chatsworth Court: Against - Mr. Anderson lives in the Preserve at Forrest Crossing, where he the President of the HOA. He is a member of the Franklin Alliance of Home Owners Association which represents 13 HOA's. He stated he had concerns about increased traffic and that the impact fees would not cover the improvements to Royal Oaks and Mack Hatcher Parkway.*
- 3. Mr. Stephen Cummins Johnson, 1729 Forrest Crossing Circle: Against - Mr. Johnson stated he was concerned about traffic.*

4. Mr. Barry Cullen, 425 Valley View Drive (Resident of Creekstone): Against - Mr. Cullen stated he was concerned about traffic and parking on Oak Meadow. He stated that this plan was worse than the plan that was voted down in 2016.

5. Mr. Soham, Resident of Creekstone: Against - Mr. Soham stated he was also concerned about traffic, especially from Moore Elementary to Mack Hatcher Parkway near the YMCA.

6. Mr. Red Williams, Resident of Creekstone: Against - Mr. Williams stated he was concerned about traffic and on-going construction.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. The Applicant stated he was the land planner working with the developer, TDK. He stated that he was working for Bob Goodall and Warner Bass, the owners of the property. Mr. Gamble stated that Watson Glen Subdivision started in the early 1990's, with Royal Oaks being one of the first areas constructed. He stated that this area was planned to be entirely commercial. He stated that this changed in 2017 when Somerby, the assisted living and age-restricted facility, was approved. He stated this changed the character of Oak Meadow from being retail and commercial to more of a residential road. He stated this diminished the viability of the uses of the property. He stated the property located at the corner of Oak Meadow and Royal Oaks was still a great location for commercial use such as restaurants. He stated they were asking for the Neighborhood Mixed Use policy to allow for some of the residential live/work opportunities to be on the ground floor at sidewalk level. He stated that the site drops off approximately 11 feet from Oak Meadow as it transitions to the creek. He stated that the buildings would be three stories in the front and four stories in the back. The parking would be approximately 11 feet below Oak Meadow. He stated this works for office and residential, but not for retail. He stated that they understood the neighbor's concerns about traffic. He stated they had five neighborhood meetings. Traffic was the number one issue expressed at the meetings. The meetings included residents from Forrest Crossing, Creekstone, and Riverside. He stated that they showed the Master Plan at the Neighborhood Meetings but the plan had not been submitted yet. He stated the Master Plan needs to go through more discussion. He stated that more studies needed to be conducted to see how much office and live/work space could be permitted. He stated they wanted the opportunity to have the live/work at the sidewalk and ground floor level.

Mr. Gamble stated that they hired a traffic consultant to conduct a full traffic analysis for Oak Meadow and Royal Oaks to see what improvements could be made. He stated they know there are issues, and that there has not been re-investment in this area for over twenty years. He stated there are several vacant buildings on Royal Oaks. He stated that there needs to be investments in improvements to Royal Oaks, Mack Hatcher Parkway, and Highway 96. He stated that they are working with the City of Franklin Engineering Department and a third-party traffic reviewer to understand what improvements need to be made. He stated that there would be a time of conflict while construction was in process. He stated that no improvements had been made to Royal Oaks, even with Rachel Springs and other development along Royal Oaks. He stated now was the time to make the improvements for traffic.

Mr. Gamble stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Franks, that Resolution 2019-116 be approved.

Chair Hathaway asked for any discussion on the motion.

Commissioner Szilagyi asked how many units would be on the ground floor.

Mr. Gamble stated that there are five buildings in the Concept Plan. He stated that the two buildings closest to Interstate 65 would have all residential uses. He stated he did not have the percentages at this time, but this should give some idea. He stated the other three buildings would be Mixed-Use. He stated this would be further discussed as the development plan goes forward.

Commissioner McLemore stated that she understood the concerns about traffic. She asked what solutions could be made with the addition of 245 units.

Mr. Gamble stated that the turn lanes on Royal Oaks need to be longer. Also, there needs to be two left bound turn lanes from Royal Oaks to Mack Hatcher. He stated that sufficient space would need to be provided on Mack Hatcher for the two turn lanes to taper down to one lane. He stated they are also looking at safety considerations for Highway 96.

Commissioner Lindsey stated they had heard about the traffic flow concerns for a number of years. He asked if the City of Franklin Engineering Department knew of plans to add lanes from Highway 96 through Royal Oaks to Mack Hatcher Parkway to relieve some of the pressure.

Mr. Jimmy Wiseman, Assistant Director of Engineering, stated that extending of the turn lanes would provide a benefit. He stated they should also look at access management. This is where you reduce the number of left turn lanes on and off the corridor. He stated there is no plan at this time to add additional lanes. He stated that projects, such as this, help to plan those improvements when they see the traffic studies come in. He stated they would require a corridor study from the developer.

Commissioner Allen asked what the traffic rating was for this area.

Mr. Wiseman stated that it depended on the intersection. He stated that some of the legs area operating at a failed level of service.

Commissioner Allen asked what the intersection of South Royal Oaks and Highway 96 is.

Mr. Wiseman stated it was rated "E", which is below what the requirements are.

Commissioner Allen asked if this would still get a "thumbs up" even with this rating.

Mr. Wiseman stated that they had not fully vetted a traffic study, which would provide suggestions for improvements. He stated that after reviewing the study, if the intersection is still at a lower level of service, they would have that discussion. He stated the development plan would provide the traffic study. After that, they could provide recommendations that would bring the level of service up.

Commissioner Allen stated that she may have to vote against this because of the traffic rating.

Mr. Gamble stated they are planning to move forward with office development proposals along I-65, behind Home Depot. He stated this is an issue, regardless of what type of plan is proposed. He stated they want to look at this issue holistically and have a planned, managed approach working with Traffic and Engineering.

Commissioner Allen stated that is why she did not address this question to him, because this is a City issue.

Commissioner Lindsey asked about access to office complex from the north.

Mr. Gamble stated that Riverside Drive was previously abandoned. He stated that the State of Tennessee (TDOT) determined this to be access property and offered it to the adjacent land owner. This area was purchased by the land owner, Bob Goodall and Warner Bass. The owners plan to reconstruct the road to public road standards and dedicating it as a public street.

Commissioner Lindsey asked if the office complex would depend on access from Oak Meadow Drive.

Mr. Gamble stated that there would be access from behind Publix. It will be fully connected.

Chair Hathaway asked for a vote on the motion.

The motion carried by the following vote (6-2). Commissioner Lindsey and Commissioner Allen voted against the motion.

Commissioner Harrison moved, seconded by Commissioner Franks, that Resolution 2019-116 be approved. The motion carried by the following vote:

Aye: 6 - McLemore, Harrison, Hathaway, Petersen, Franks, and Szilagyi

No: 2 - Allen, and Lindsey

Absent: 1 - Orr

REZONINGS AND DEVELOPMENT PLANS

- 11.** McEwen Place Town Center PUD Subdivision, Development Plan, Section 3, Revision 6 (Block A), Creating 158,750 Square Feet Of Commercial and Office Space And 150 Hotel Units On 4.88 Acres, Located At 5011 Aspen Grove Drive. (CONSENT AGENDA)

Attachments: [MAP 7107 McEwen TC PUD DP Sec 3 Rev 6 Block A](#)
[7107 McEwen Town PUD DP Sec 3 Rev 6 Block A Conditions of Approval 01](#)
[Plan 19098 McEwen Block A Revision 6 PUD Resubmittal archive](#)

This Planning Item was approved.

12. Consideration Of Ordinance 2019-43: An Ordinance To Rezone 7.0 Acres From General Office (GO) District To General Commercial (GC) District For The Property Located North Of Goose Creek Bypass And West Of Interstate 65 South, Located At 2406 Old Peytonsville Road.

Attachments: [MAP 7080 2406 Old Peytonsville Rd \(Goose Creek Inn\) Rez](#)
[ORD 2019-43 2406 Old Peytonsville Rd \(Goose Creek Inn\) with](#)
[Exhibit.Law Approved](#)
[7080 2406 Old Peytonsville Rezoning Exhibit](#)
[7080 2406 Old Peytonsville Rd Rez_Comment](#)
[Applicant Withdrawal request](#)

Mr. Joseph Bryan, Planner, stated that because the new Zoning Ordinance and Zoning Map had been approved by BOMA, the uses now conform with what the Applicant would like to use for the property. Therefore, the Applicant requested to withdraw the item from the agenda.

Chair Hathaway asked if they still needed to have a public discussion.

Ms. Hunter stated since public notices were sent out, Chair Hathaway should ask if there was any public comment.

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

Ms. Hunter asked if they could make a motion to withdraw the item.

Chair Hathaway asked for a motion.

Commissioner Allen moved, seconded by Commissioner McLemore, that Ordinance 2019-43 be withdrawn.

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.

Commissioner Allen moved, seconded by Commissioner McLemore, that Ordinance 2019-43 be withdrawn. The motion carried by the following vote:

Aye: 8 - McLemore, Harrison, Hathaway, Petersen, Allen, Franks, Lindsey, and Szilagyi

Absent: 1 - Orr

- 13.** Consideration Of Resolution 2019-111: A Resolution Approving A Development Plan For Downs Boulevard Properties PUD Subdivision With 2 Modifications Of Development Standards, For The Property Located North Of Downs Boulevard And West Of Columbia Avenue, On 2.68 Acres, Located At 1536 Columbia Avenue.

Attachments: [MAP 7081 Downs Blvd Prop PUD \(Twice Daily\) DP](#)
[RES 2019-111 Downs Blvd Prop PUD \(Twice Daily\) with Exhibits.Law Approved 2](#)
[7081 Downs Blvd PUD Twice Daily Conditions of Approval 01](#)
[7081 Downs Blvd-Twice Daily PUD Plans_archive](#)
[Fwd Twice Daily Development Plan Deferral Request \(COF 7081\)](#)

Mr. Bryan stated that due to on-going discussions with Staff for Conditions of Approval, the Applicant requested to defer the item until the next Planning Commission meeting on January 23, 2020.

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

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Lindsey, that Resolution 2019-111 be deferred until the January 23, 2020 Planning Commission Meeting.

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.

Commissioner Harrison moved, seconded by Commissioner Lindsey, that Resolution 2019-111 be deferred until the January 23, 2020, Planning Commission Meeting. The motion carried by the following vote:

Aye: 8 - McLemore, Harrison, Hathaway, Petersen, Allen, Franks, Lindsey, and Szilagyi

Absent: 1 - Orr

14. *Consideration Of Ordinance 2019-45, An Ordinance To Rezone 1.95 Acres From Detached Residential (R-2) District To Planned (PD 3.59) District, For The Property Located West Of Carothers Parkway And South Of Dandridge Drive, 3513 Carothers Parkway (Carothers Stacked Flats PUD Subdivision); Establishing A Public Hearing For February 11, 2020. (FMPC 12/12/19, 8-0) FIRST OF THREE READINGS

Attachments: [ORD 2019-45 Carothers Stacked Flats Rez with exhibits.Law Approved 2](#)
[MAP UPDATE COF 7012 & 7013 Carothers Stacked Flats PUD UPDATE TO PD](#)
[2019-10-14 Carothers Stacked Flats Survey](#)

Chair Hathaway recused himself from Item 14. The Chair was passed to Vice-Chair Lindsey.

Ms. Dianna Tomlin, Principal Planner, stated that the applicant was requesting rezoning from Detached Residential (R-2) to Specific Development - Residential (SD-R 3.59) District. The zoning change is appropriate based on the Envision Franklin Design Concept for this property. The development is within the Mixed Residential Design Concept, and the zoning change requested is for an attached residential use.

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

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

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. He stated this development plan was being proposed for two Big Houses. He stated that one of the Big Houses was an existing duplex. He stated they would be adding a third apartment to an existing garage in the back. He stated that the second building is a new Big House with two units on the top floor and two on the bottom floor. The Applicant stated he was there to answer any questions.

Vice-Chair Lindsey asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Allen, that Ordinance 2019-45 be recommended to the Board of Mayor and Aldermen for approval.

Vice-Chair Lindsey asked for any discussion on the motion.

There being none, Vice-Chair Lindsey asked for a vote on the motion.

The motion carried unanimously.

** With the adoption of the new Zoning Ordinance on December 10, 2019, staff updated the requested zoning district on this ordinance to reflect the effective zoning nomenclature, Plan Development (PD).*

Commissioner McLemore moved, seconded by Commissioner Allen, that Ordinance 2019-45 be recommended to the Board of Mayor and Aldermen for approval.

Aye: 7 - McLemore, Harrison, Petersen, Allen, Franks, Lindsey, and Szilagyi

Absent: 1 - Orr

Recused: 1 - Hathaway

15. Consideration Of Resolution 2019-114, A Resolution Approving A Development Plan For Carothers Stacked Flats PUD Subdivision, For The Property Located West Of Carothers Parkway And South Of Dandridge Drive, 3513 & 3515 Carothers Parkway; Establishing a Public Hearing For February 11, 2020. (FMPC 12/12/19, 8-0)

Attachments: [RES 2019-114 Carothers Stacked Flats with Exhibits.Law Approved 2](#)
[MAP UPDATE COF 7012 & 7013 Carothers Stacked Flats PUD](#)
[UPDATE TO PD](#)
[RES2019-114 Carothers Stacked Flats Resubmittal](#)
[Carothers Stacked Flats Conditions of Approval_01](#)
[Carothers Stacked Flats Conceptual Elevations](#)
[citizen letter in opposition carothers stacked flats](#)
[Citizen Comments on 3513 Carothers Parkway Proposal](#)

Chair Hathaway recused himself from Item 15.

The Chair was passed to Vice-Chair Lindsey.

Ms. Dianna Tomlin stated that the applicant is requesting the approval of a development plan for Carothers Stacked Flats PUD Subdivision.

The proposed development plan is 2.96 acres and proposing 7 dwelling units between two structures. She stated that, as Mr. Gamble stated, both structures would be in a Big House design. Both structures have the appearance of single-family homes from the exterior. The requested density is 3.59 dwelling units per acre, which is appropriate based on Envision Franklin. Envision Franklin places this property in the Mixed Residential concept.

Elevations are not approved at the Development Plan stage, but conceptual elevations submitted for the proposed lots have given special consideration to ensure transitioning between the duplex and single-family homes surrounding the property is appropriate.

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

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

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

Vice-Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Allen, that Resolution 2019-114 be recommended to the Board of Mayor and Aldermen for approval, with conditions.

Alderman Petersen stated that this motion, and the last, were to recommend approval.

Vice-Chair Lindsey asked for any discussion on the motion.

There being none, Vice-Chair Lindsey asked for a vote on the motion.

The motion carried unanimously.

Commissioner Harrison moved, seconded by Commissioner Allen, that Resolution 2019-114 be recommended to the Board of Mayor and Aldermen for approval, with conditions.

Aye: 7 - McLemore, Harrison, Petersen, Allen, Franks, Lindsey, and Szilagyi

Absent: 1 - Orr

Recused: 1 - Hathaway

16. *Consideration Of Ordinance 2019-46, An Ordinance To Rezone 17.53 Acres From Specific Development Mixed-Use (SD-X 3.39/68,961) District To Planned (PD 2.74/68,961) District For The Property Located South Of Churchill Place And North Of Murfreesboro Road, 1111 & 1123 Murfreesboro Road (Township PUD Subdivision); Establishing A Public Hearing For February 11, 2020. (FMPC 12/12/19, 8-0) FIRST OF THREE READINGS

Attachments: [ORD 2019-46 Township PUD Rez. with Exhibits.Law Approved 2](#)
[MAP UPDATE 7112 & 7113 Township PUD UPDATE TO PD](#)
[COR 7112 7113 Township PUD survey](#)

Ms. Dianna Tomlin stated that the applicant is requesting rezoning from Specific Development Mixed Residential (3.39) to Specific Development Mixed Residential (2.39). The zoning change is based on a reduction on the number of units proposed for the associated development plan (Township PUD). She stated this is essentially a clean up to reflect appropriately what will be developed there.

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

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

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

Chair Hathaway asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Szilagyi, that Ordinance 2019-46 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.

** With the adoption of the new Zoning Ordinance on December 10, 2019, staff updated the requested zoning district on this ordinance to reflect the effective zoning nomenclature, Plan Development (PD).*

Commissioner McLemore moved, seconded by Commissioner Szilagyi, that Ordinance 2019-46 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 8 - McLemore, Harrison, Hathaway, Petersen, Allen, Franks, Lindsey, and Szilagyi

Absent: 1 - Orr

17. Consideration Of Resolution 2019-115, A Resolution Approving A Revised Development Plan For Township PUD Subdivision, For The Property Located South Of Churchill Place And North Of Murfreesboro Road, 1111 & 1123 Murfreesboro Road; Establishing A Public Hearing For February 11, 2020. (FMPC 12/12/19, 8-0)

Attachments: [RES 2019-115 Township PUD with Exhibits.Law Approved 2](#)
[MAP UPDATE 7112 & 7113 Township PUD UPDATE TO PD](#)
[township Conditions of Approval_01](#)
[COR 7112 7113 Township PUD survey](#)
[Township Conceptual Elevations](#)

Ms. Dianna Tomlin stated that the applicant is requesting the approval of a revised development plan for Township PUD Subdivision. The proposed subdivision is 17.53 acres. They are seeking approval of an additional 34 assisted-living units and 43 three bedroom townhomes. The new development plan is eliminating 8 townhomes that were previously approved on the west side of the property.

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

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

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr. Gamble stated that eight townhomes were being removed to address stormwater concerns. The Applicant stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Franks, that Resolution 2019-115 be recommended to the Board of Mayor and Aldermen for approval, with conditions.

Chair Hathaway asked for any discussion on the motion.

Alderman Petersen stated Chair Hathaway had said "McEwen" and it should be "Murfreesboro Road". She then asked if this was at the back of Williamson Square.

Chair Hathaway confirmed that it was at the back of Williamson Square.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously.

Commissioner Harrison moved, seconded by Commissioner Franks, that Resolution 2019-115 be recommended to the Board of Mayor and Aldermen for approval, with conditions. The motion carried by the following vote:

Aye: 8 - McLemore, Harrison, Hathaway, Petersen, Allen, Franks, Lindsey, and Szilagyi

Absent: 1 - Orr

PLANS OF SERVICE, ANNEXATIONS, AND ASSOCIATED ZONINGS AND DEVELOPMENT PLANS

18. Consideration Of Resolution 2019-117, A Resolution Adopting A Plan Of Services For The Annexation Of Two Properties Located East Of Lewisburg Pike And North And South Of The Intersection At Stream Valley Boulevard (Meadows And Villages At Southbrooke PUD Subdivision), By The City Of Franklin, Tennessee; Establishing a Public Hearing for February 11, 2020. (FMPC 12/12/19, 8-0)

Attachments: [MAP - Southbrooke - Annexation-POS Map December 2019](#)
[RES 2019-117 - Meadows and Villages at Southbrooke PUD Subdivision POS with Map.Law Approved 2](#)
[2019-11-05 Southbrooke Rezoning Request-Survey archive](#)

Mr. Joseph Bryan, Planner, stated that water is located within the Hillsboro, Burwood, and Thompson Station Utility Districts, and will be required to have availability approved prior to development. Reclaimed water will not be required to be extended to serve the properties. The property is within the Goose Creek Sewer Basin and an unnamed sewer basin. Development will be required to extend sewer mains approximately 14,500 feet. Additional traffic control devices will be installed in the future, as needs are established with a traffic study corresponding to development. No additional manpower or equipment will be necessary for either Fire or Police Protection. Development will need to comply with the Single-Family and Conservation Subdivision Design Concepts, as outlined in Envision Franklin.

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

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

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. The Applicant stated he was there to answer any questions about the Plan of Services.

Chair Hathaway asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Harrison, that Resolution 2019-117 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.

Commissioner McLemore moved, seconded by Commissioner Harrison, that Resolution 2019-117 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 8 - McLemore, Harrison, Hathaway, Petersen, Allen, Franks, Lindsey, and Szilagyi

Absent: 1 - Orr

19. *Consideration Of Resolution 2019-121, A Resolution To Annex Two Properties At Or Near 1445 Lewisburg Pike, Consisting Of 74.95 Acres, Property Located East Of Lewisburg Pike And North And South Of Stream Valley Boulevard And Within The Southern Part Of The Franklin Urban Growth Boundary (UGB) (Meadows And Villages At Southbrooke PUD). Establishing A Public Hearing For February 11, 2020. (FMPC 12/12/19, 8-0) FIRST OF THREE READINGS

Attachments: [RES 2019-121 Meadows and Villages at Southbrooke PUD Annex Annexation with Map.Law Approved 2](#)
[MAP - Southbrooke - Annexation-POS Map December 2019](#)
[2019-11-05 Southbrooke Rezoning Request-Survey_archive](#)

Mr. Joseph Bryan, Planner, stated that the property is within the City's Urban Growth Boundary (UGB) and designated in Envision Franklin as appropriate for Conservation Subdivision and Single-Family Residential uses. A separate Zoning request, Development Plan, and Plan of Services accompany this annexation request. The associated development proposed in this location is the Meadows and Villages at Southbrooke PUD Subdivision.

As a Project Consideration, a development plan and associated zoning accompany this annexation request, per the City of Franklin Zoning Ordinance. Should the development plan and zoning not be approved as requested, an appropriate Zoning District should be applied to these properties. Agricultural (AG) or Estate Residential (ER) would be the appropriate districts, in the event that the development plan is not approved.

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

Chair Hathaway asked if there were any citizen comments.

Mr. Brian Davis, 115 Gosling Drive in Goose Creek Estates - Against: Mr. Davis stated that he was concerned about traffic and would like to see the PUD modified.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr. Gamble stated that these two properties are a portion of the previous Southbrooke plan. Previously, the plan included over 325 acres on both sides of Lewisburg Pike. At the BOMA meeting, there was concern about bringing all of Southbrooke forward at one time. They are intentionally phasing this proposal and incrementally submitting this development plan. He stated this was the first part. However, there are intentions to look at the other side of Lewisburg Pike. He stated there are certain milestones that were discussed. The first issue is the opening of the new school on Gosey Hill. Second, there is the issue of the new middle school on Henpeck Lane. The third issue to be discussed is the fire station on Goose Creek By-Pass. The fourth issue to discuss is the new I-65 interchange at Buckner. He stated these are the reasons they are introducing the plan in phases.

Chair Hathaway asked for a motion.

Commissioner Franks moved, seconded by Commissioner Harrison, that Resolution 2019-121 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for any discussion on the motion.

Commissioner McLemore asked if annexation has to be requested by the homeowner.

Chair Hathaway confirmed that the property owner must make the request for annexation.

Commissioner McLemore asked if they could deny the annexation if requested.

Chair Hathaway stated this was correct.

Commissioner Harrison stated that this was only a recommendation to BOMA.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously.

Commissioner Franks moved, seconded by Commissioner Harrison, that Resolution 2019-121 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 8 - McLemore, Harrison, Hathaway, Petersen, Allen, Franks, Lindsey, and Szilagyi

Absent: 1 - Orr

20. *Consideration Of Ordinance 2019-48, An Ordinance To Zone 74.95 Acres Planned (PD 2.74) District And Scenic Corridor Overlay (SCO) District For The Property Located East Of Lewisburg And North And South Of Stream Valley Boulevard, At And Near 1445 Lewisburg Pike (Meadows And Villages At Southbrooke PUD); Establishing A Public Hearing For February 11, 2020. (FMPC 12/12/19, 8-0) FIRST OF THREE READINGS

Attachments: [ORD 2019-48 Meadows and Villages at Southbrooke PUD Ordinance to Zone Annexed Area with Exhibits.Law Approved 3](#)
[MAP UPDATED RES 2019-119 ORD 2019-48 SOUTHBROOKE PUD](#)
[2019-11-05 Southbrooke Rezoning Request-Survey_archive](#)

Mr. Joseph Bryan, Planner, stated that the requested zoning for the parcels is Specific Development-Residential (SD-R). Envision Franklin places Area A in the Single-Family Design Concept and Area B in the Conservation Subdivision Design Concept.

Envision Franklin places the southern property into the Conservation Subdivision Design Concept and states the following:

"New development should preserve a minimum of 50 percent open space, strategically targeted toward scenic vistas, greenways, pastures, trails, woodlands, or other uses that maintain scenic character, protect habitat value, and contribute to the quality of life for residents."

The request for SD-R zoning is appropriate based on the Envision Franklin concepts described. The density request of 2.74 supports clustering the lots and creating a diversity in dwelling and lot sizes.

As a project consideration, the associated development plan does include lots that are smaller than what could be supported with Envision Franklin, which ultimately increases the density of the project. However, the intent of the density request is to be a maximum for a development. It should be understood that, as plans are further refined in the site plan stage, overall density may be reduced in order for the plan to meet all city ordinances and standards.

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

Chair Hathaway asked if there were any citizen comments.

The following citizens spoke about Item 20.

1. Mr. Steve Ritchie, 644 Streamside Lane - Against: Mr. Ritchie was concerned about the rezoning from Conservation Subdivision which would allow more density and smaller lots.

Mr. Bryan addressed Mr. Ritchie's question about rezoning. Mr. Bryan stated that the proposal was to rezone the property to a City based district. The Conservation Subdivision is a design concept in the Land Use Plan.

Chair Hathaway asked Mr. Ritchie to address his questions to the Commission.

Mr. Ritchie asked if they are changing the current zoning from Conservation Subdivision

to a zoning which would allow for higher density with smaller lots.

2. Ms. Stephanie Rainey, 611 Cattail Lane - Against: Ms. Rainey stated she lived in Goose Creek Estates and had a one-acre lot. She stated that she wants the zoning to remain Conservation Subdivision to preserve larger lots.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr. Gamble asked for clarification concerning SD-R 2.74 in the old Zoning Ordinance vs. PD 2.47 in the new Zoning Ordinance.

Ms. Hunter stated that they will be updating the zoning for the ordinances at this meeting where they are zoned SD-R or SD-X to PD district with the same density when the items go to BOMA. Since the new Zoning Ordinance does not go into effect until December 30th, the Commission should vote on the items as presented under the current Zoning Ordinance. The items will be updated for final consideration when presented to BOMA.

Mr. Gamble stated that many of the concerns expressed by the public are addressed in the Development Plan regarding lot sizes, transitional features and significant open spaces that are set aside in Conservation, preserving natural features.

The Applicant stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Franks moved, seconded by Commissioner McLemore, that Ordinance 2019-48 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.

** With the adoption of the new Zoning Ordinance on December 10, 2019, staff updated the requested zoning district on this ordinance to reflect the effective zoning nomenclature, Plan Development (PD).*

Commissioner Franks moved, seconded by Commissioner McLemore, that Ordinance 2019-48 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

21. Consideration Of Resolution 2019-119, A Resolution Approving A Development Plan For The Meadows And Villages At Southbrooke PUD Subdivision, For The Two Properties Located East Of Lewisburg Pike And North And South Of The Intersection Of Stream Valley Boulevard, At And Near 1445 Lewisburg Pike; Establishing a Public Hearing for February 11, 2020. (FMPC 12/12/19, 3-4)

Attachments: [RES 2019-119 Meadows and Villages at Southbrooke PUD DP with Exhibits.Law Approved 2](#)
[MAP UPDATED RES 2019-119 ORD 2019-48 SOUTHBROOKE PUD 7110 Southbrooke PUD DP Conditions of Approval_01](#)
[2019-11-07 Southbrooke Resubmittal Plan](#)

Mr. Joseph Bryan stated that Envision Franklin places Area A, the northern property, in the Single Family Design Concept. Envision Franklin places the Area B south of Stream Valley Boulevard into the Conservation Subdivision Design Concept.

As stated in Envision Franklin:

"Conservation Subdivision supports primarily single-family residential development that clusters lots and infrastructure and sets aside a substantial amount of property as permanently protected open space in its natural state. New development should preserve a minimum of 50 percent open space."

Both Design Concepts have similar recommendations to lot size and layout.

"Larger developments are expected to have a wide range of sizes. Single-family lots with dwellings accessed by an alley should have a minimum lot width of 45 feet and a minimum lot size of 4,950 feet."

Conservation Subdivision also has a special consideration for Lewisburg Pike.

"New development should have deep setbacks to respect the existing character and should be sensitively designed around historic structures. Informal landscape design and rural features, such as stone walls, wood plank fencing, and informal tree plantings, should be utilized to sustain the scenic and rural quality of the area."

The proposed development plan meets many of the goals for the Conservation Subdivision and the Single-Family Residential Design Concepts. It promotes lot placement that faces homes onto streets or open spaces, and avoids reverse frontage lots, even along Lewisburg Pike. In terms of Lewisburg Pike, this development does change the character of Lewisburg Pike, as any development of a certain density would. However, the plan has deeper setbacks, similar to the Stream Valley setbacks, and it has taken steps to make the development seem more organic in building placement than a typical subdivision. It uses wide setbacks (30') between the buildings along Lewisburg, and staggers the front setbacks of the buildings, so there is variety in building placement along the corridor. It clusters the buildings into groups of three or four, providing open spaces in between these clusters. It also proposes an informal tree planting plan along the frontage of these buildings.

In terms of lot dimensions, this plan has about 77 lots that do not meet the minimum lot

width policy in Envision Franklin. Envision Franklin recommends a minimum lot width of 45 feet for single-family lots accessed by an alley. These narrower lots account for 38% of the proposed dwelling units and 48% of the single-family lots within the development.

A policy for minimum lot dimensions was adopted as part of Envision Franklin for a variety of reasons: to address architectural considerations such as preferences regarding façade width/rhythm and proportion of front-facing garages along street frontage, to ensure adequate room for easements between lots as needed, and to give more specific land use and density guidance to other departments regarding sewer and infrastructure demands. The Envision Franklin minimum lot dimensions will be revisited in Spring 2020 through a separate study. Such a change to Envision Franklin may warrant sewer basin studies and transportation plans to be revisited, as well.

Staff recommended disapproval to the Board of Mayor and Aldermen.

Chair Hathaway asked if there were any citizen comments.

The following citizens spoke about Item 21.

1. Mr. Brian Davis, 115 Gosling Drive - Against: Mr. Davis requested that the PUD be revised to support Envision Franklin lot requirements for the 45 ft. lot size. He also stated that he would like to see the emergency access gate road be turf-based gravel instead of asphalt. He also asked that the street lighting prevent light glare to their side.
2. Mr. Steve Ritchie, 644 Streamside Lane - Against: Mr. Ritchie spoke about the August 2019 BOMA meeting. He stated that this Southbrooke cannot be compared to Berry Farms and should remain zoned Conservation Subdivision.
3. Mott Hunter, Cattail Lane, Resident of Goose Creek Estates - Against: Stated he was concerned about the design and landscape buffer.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. He stated many of these concerns were addressed in the development plan. He stated that they were not required to have a landscape buffer alongside Goose Creek Estates, however, they have a 50 ft. landscape buffer. He stated that the northern portion has four single family lots that are 3/4 of an acre in size. These lots are within 75% of the adjacent lot sizes. Going south along the Goose Creek Estates boundary, they have area that ranges between 53 ft. to 172 ft. of width that will be landscape buffer and have stormwater elements to treat and clean stormwater through bioretention areas. He stated that they have a requirement from the Tennessee Highway Commission for the final design of the emergency gates to the HOA for their review. He stated that they should be able to do this in Summer 2020. He stated they will share their landscape and buffer plans at that time. He stated that privacy for both neighborhoods is equally important. The Applicant stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Harrison, that Resolution 209-119 be recommended to the Board of Mayor and Aldermen for approval, with conditions.

Chair Hathaway asked for any discussion on the motion.

Commissioner Szilagyi stated that she was concerned that 38% of the lots did not meet the minimum requirement. She thought this was a high percentage. She commented on the 50 ft buffer at the of Cattail Lane. She stated she appreciated the consideration because this was not required.

Commissioner Allen stated that she could not support the item due to the high percentage of lots that did not meet the minimum requirement.

Commissioner Lindsey stated that he had addressed the minimum lot widths in previous comments. He stated that an exception in an unusual circumstance could be appropriate. However, he could not support it when it becomes more the rule where percentages begin to climb, such as section B, where 59% of the lots do not meet the minimum requirement.

Mr. Gamble stated they are looking at creating economic diversity in the neighborhood. He stated when they started the process, the Zoning Ordinance minimum lot requirement was 40 ft. for SD-R when loaded off of an alley, with the opportunity to go less than 40 ft. in a PUD. He stated that this is consistent with many other neighborhoods which have been approved over the last twenty years. Lots sizes that are less than 40 ft. were approved in Simmons Ridge, Lockwood Glen, Westhaven and throughout the City of Franklin. Mr. Gamble stated that this is a price point issue which will affect the price of the house. They believe it is significant, especially within the jobs corridor for Berry Farms. They are going to see more potential development along Lewisburg Pike because sewer and water are available. He stated that growth should take place where the infrastructure is available and roads can be approved.

Commissioner Franks stated that Stream Valley has attached lots facing the interstate. He stated these lots are 24 ft. wide.

Mr. Gamble stated that those are attached townhomes with alley-loaded single family lots that are 48 ft. in width. They removed the rest of the alley loaded lots from the development plan coming out of the recession.

Commissioner Franks stated that an alternative to this request could be attached housing.

Mr. Gamble stated that they have Big Houses as part of this development plan. He stated that Big Houses can be two or three units side-by-side or two units on top with two units on the bottom. This is only on the southern piece. The property to the north of Stream Valley's entrance are all single family detached homes. He stated that at the Joint Conceptual Workshop, the smaller lots that are less than 45 ft. width, need to be on the interior. All lots that front on Lewisburg Pike conform to Envision Franklin.

Commissioner McLemore stated she would support the plan because the smaller lots will provide lower price points. She stated that smaller lots needed to be approved to have lower price homes available.

Commissioner Harrison stated he is a proponent of the smaller lots to have lower price points. He stated that continuing to build larger lots will not enable many people who work here to live here. He stated he supported this plan.

Commissioner McLemore stated that communities such as Westhaven already have smaller lots sizes. She stated if they do not approve the smaller lot sizes, that only

homes over \$600,000 will be approved.

Commissioner Lindsey stated that he did not think that the smaller lot sizes were a direct correlation to smaller price points.

Mr. Gamble stated that, in Envision Franklin, in Conservation Subdivision, 50% of the land had to be set aside for conservation. This means the land cost twice as much per lot as compared to a single policy area. It directly affects the price of the house.

Commissioner Allen stated that she wanted to see direct numbers. She stated that they were allowing developers to build more houses and make more money. She stated that allowing smaller lots sizes may save \$15-20,000 off of the price of a \$350,000 home. She stated this will still not enable many people to buy a home in this area. She stated even changing a \$350,000 home to \$300,000 does not allow for work force housing. She stated that changing the lot size does not allow for work force housing.

Commissioner Allen and Commissioner McLemore stated that they would like to see facts to support smaller lots.

Commissioner Franks stated that some people do not want wide lots (45 ft.). He stated that he'd rather have a smaller lot and have the amenities in the neighborhood. He stated that you could still build a higher price home on the smaller lots. His point was that some people want the smaller lots and felt that this was needed.

Commissioner Lindsey stated that they discussed this at the Joint Conceptual Workshop concerning the Westhaven plan. He stated that the concept of the precedent was finding ways to put more people in a finite space. This will create more traffic and congestion issues.

Commissioner Allen stated that she felt strongly that they should abide by the 45 ft. requirement in Envision Franklin.

Commissioner Franks stated that they had just recommended the development for 200 apartments, and yet they were discussing 35 ft. lots.

Chair Hathaway asked for a vote on the motion.

The motion failed by the following vote (3-4). Commissioner Lindsey, Alderman Petersen, Commissioner Allen, and Commissioner Szilagyi voted against the motion.

Commissioner McLemore moved, seconded by Commissioner Harrison, that Resolution 209-119 be recommended to the Board of Mayor and Aldermen for approval, with conditions. The motion carried by the following vote:

Aye: 3 - McLemore, Harrison, and Franks

No: 4 - Petersen, Allen, Lindsey, and Szilagyi

Absent: 1 - Orr

Abstain: 1 - Hathaway

SUBDIVISION REGULATIONS

22. Consideration Of Resolution 2019-107: A Resolution By The Franklin Municipal Planning Commission To Amend The Franklin Subdivision Regulations. (PUBLIC HEARING)

Attachments: [RESOLUTION 2019-107](#)
[Subdivision Regulations](#)

Mr. Andrew Orr stated that the FMPC is responsible for adopting, administering, and amending the Subdivision Regulations, per the authority granted by the Tennessee General Assembly. The Subdivision Regulations serve as a foundational planning document designed to provide for the harmonious development of the City by providing standards to secure the adequate provision for light, air, recreation, transportation, water, wastewater, drainage, and other facilities. They establish the procedures for the preparation and submittal of preliminary and final plats. They were first adopted in 1966 and last underwent a minor update in 2013.

He stated that the major changes include modernizing the overall organization and formatting of the document, providing references to applicable external standards and plans, ensuring compliance with state law, and providing specificity to the plat submittal and approval process. As the City has grown and evolved over time, many plans and documents have been adopted, negating the need for overly detailed Subdivision Regulations. However, the need remains to provide references to the other documents and standards that are applied during the platting process. The Subdivision Regulations remain a concise document and has been reordered to make it more user-friendly. The same format that was used for the new Zoning Ordinance has also been used for this document.

Mr. Orr stated that Chapter 4, Procedures, is the most detailed chapter and establishes the process for submitting preliminary and final plats for approval. It clearly outlines the steps, lists the approval criteria, and identifies the grounds for plat revisions. The Departmental Review Team (DRT) also updated the list of information required to be shown on preliminary and final plats, which has been reflected with this update.

He added that they are recommending that the effective date be December 30, 2019 to line up with the new Zoning Ordinance.

Staff recommended approval of Resolution 2019-107.

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

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Lindsey, that Resolution 2019-107 be approved.

Chair Hathaway asked for any discussion on the motion.

Alderman Petersen stated that she had not studied the changes to the Subdivision Regulations until after the passing of the new Zoning Ordinance. She stated it would have been helpful to have further information and discussion earlier. She stated she would vote for it.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously.

Commissioner Harrison moved, seconded by Commissioner Lindsey, that Resolution 2019-107 be approved. The motion carried by the following vote:

Aye: 8 - McLemore, Harrison, Hathaway, Petersen, Allen, Franks, Lindsey, and Szilagyi

Absent: 1 - Orr

NON-AGENDA ITEMS

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

ANY OTHER BUSINESS

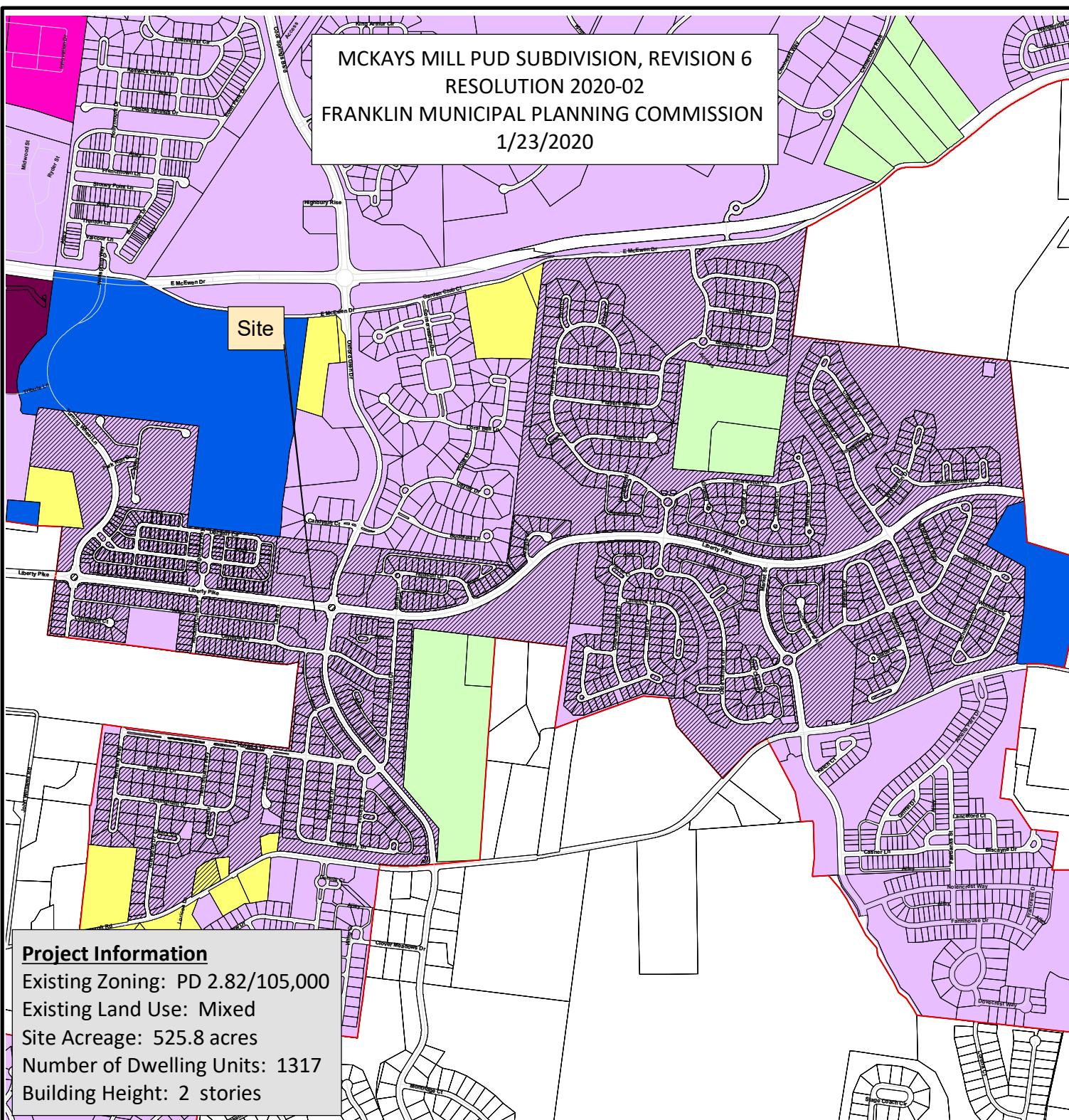
Chair Hathaway asked if there was any further business. There was none.

ADJOURN

There being no further business, the meeting adjourned at 8:28 p.m.

Chair, Mike Hathaway

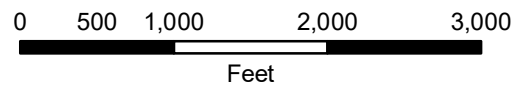
MCKAYS MILL PUD SUBDIVISION, REVISION 6
 RESOLUTION 2020-02
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 1/23/2020



Project Information

Existing Zoning: PD 2.82/105,000
 Existing Land Use: Mixed
 Site Acreage: 525.8 acres
 Number of Dwelling Units: 1317
 Building Height: 2 stories

- | | |
|--------------------------------|------------------------------------|
| McKays Mill PUD Subdivision | CI Civic Institutional District |
| AG Agricultural District | NC Neighborhood Commercial |
| ER Estate Residential District | CC Central Commercial District |
| R1 Residential 1 District | DD Downtown District |
| R2 Residential 2 District | 1ST Avenue District |
| R3 Residential 3 District | 5TH Avenue District |
| R4 Residential 4 District | RC6 Regional Commerce 6 District |
| R6 Residential 6 District | RC12 Regional Commerce 12 District |
| MR Mixed Residential District | GO General Office District |
| PD Planned District | LI Light Industrial District |
| OR Office Residential District | HI Heavy Industrial District |



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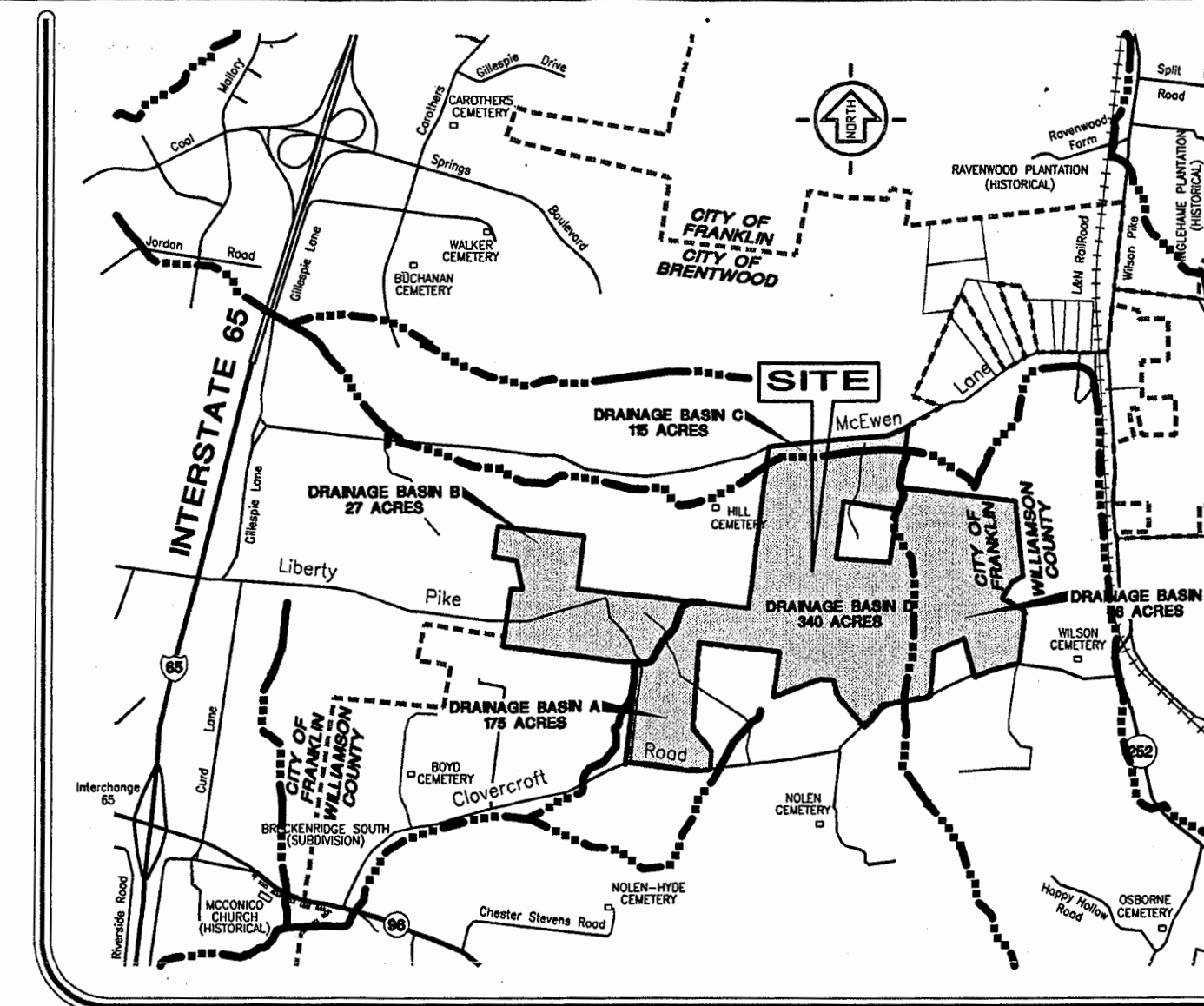
SITE DATA (PR 2.32 ZONE)								
COMMUNITY	USE	TOTAL AREA	AREA IN LOTS	AREA IN ROW	AREA IN OPEN SPACE	NO. OF LOTS/DWELLING UNITS	MIN. LOT SIZE	DENSITY
A	TOWNHOME/CODOMINIUMS	15.9 AC.	N/A	0.8 AC.	7.5 AC.	79	N/A	4.97 DU/AC
B	TOWNHOME/CODOMINIUMS	25.3 AC.	11.1 AC.	8.1 AC.	6.1 AC.	133	N/A	5.26 DU/AC
C	SINGLE FAMILY	28.6 AC.	16.7 AC.	5.5 AC.	6.4 AC.	91	7,000 S.F.	3.18 DU/AC
D	SINGLE FAMILY	34.4 AC.	20.5 AC.	6.8 AC.	7.1 AC.	81	9,000 S.F.	2.35 DU/AC
E	SINGLE FAMILY	38.4 AC.	12.2 AC.	6.8 AC.	19.4 AC.	70	7,000 S.F.	1.82 DU/AC
F	SINGLE FAMILY	14.8 AC.	7.0 AC.	3.4 AC.	4.4 AC.	38	7,000 S.F.	2.59 DU/AC
G	SINGLE FAMILY	5.4 AC.	2.3 AC.	1.3 AC.	1.8 AC.	12	7,000 S.F.	2.22 DU/AC
H	OPEN SPACE	12.5 AC.	N/A	1.5 AC.	11.0 AC.	N/A	N/A	N/A
I	SINGLE FAMILY	25.7 AC.	14.1 AC.	3.0 AC.	8.6 AC.	41	13,000 S.F.	1.59 DU/AC
J	SINGLE FAMILY	81.6 AC.	40.5 AC.	8.5 AC.	32.6 AC.	137	11,000 S.F.	1.68 DU/AC
K	SINGLE FAMILY	28.1 AC.	18.3 AC.	5.5 AC.	4.3 AC.	78	9,000 S.F.	2.78 DU/AC
L	SINGLE FAMILY	69.7 AC.	23.8 AC.	8.2 AC.	37.7 AC.	105	9,000 S.F.	1.51 DU/AC
M	SINGLE FAMILY	39.1 AC.	19.8 AC.	5.4 AC.	13.9 AC.	122	7,000 S.F.	3.12 DU/AC
N	SINGLE FAMILY	36.2 AC.	18.8 AC.	6.0 AC.	11.4 AC.	81	9,000 S.F.	2.21 DU/AC
O	SINGLE FAMILY	69.6 AC.	38.2 AC.	13.8 AC.	17.6 AC.	150	9,000 S.F.	2.16 DU/AC
Q	SINGLE FAMILY	50.6 AC.	32.1 AC.	8.6 AC.	10.0 AC.	99	11,000 S.F.	1.96 DU/AC
TOTALS		575.9 AC.	275.4 AC.	93.3 AC.	199.8 AC.	1317		2.29 DU/AC

NOTES: 1. OPEN SPACE INCLUDES ALL AMENITY, NATURAL AREAS, BUFFER AREAS, CUL-DE-SAC AND ROUNDABOUT ISLANDS.
2. OPEN SPACE COMPRISES 36.1% OF THE 525.8 ACRE PR2.25 ZONE.

SITE DATA (PC 2.82 ZONE)								
AREA	USE	TOTAL AREA	NET AREA	AREA IN ROW	FLOOR AREA	F.A.R.	NO. OF DWELLING UNITS	DENSITY
P	RETAIL/OFFICE/APARTMENTS/INDOOR ANIMAL USE	14.2 AC.	11.9 AC.	2.3 AC.	105,000 SQ. FT.	0.17	40	2.82 DU/AC

INDEX

COMMUNITY/AREA	SHEET	COMMUNITY/AREA	SHEET
A	9	J	5 & 6
B	9	K	5
C	9	L	4
D	7	M	2
E	7 & 8	N	2
F	8	O	3
G	5	P	8
H	9	Q	10
I	6		



LOCATION MAP
SCALE: 1"=3000'

Scale 1" = 300'

ZONE: ESTATE RESIDENTIAL

ZONE: MEDIUM RESIDENTIAL



TRAIL LEGEND

- EXISTING TRAIL (ASPHALT)
- NATURAL TRAIL (MULCH)
- ASPHALT TRAIL
- SIDEWALK CONNECTION
- TRAIL HEAD

GENERAL NOTES:

- Existing Zoning: PR 2.25 and PC 2.82.
- This Concept Plan amendment has no increased impact on the existing trees in Community "B".
- This Concept Plan amendment does not change any matters of the Restrictive Covenants for this development.

OWNER/DEVELOPER
99% Owned by The Jones Company Custom Homes of Tennessee.
133 Holiday Court, Suite 200
Franklin, Tennessee 37067
(615) 791-1134

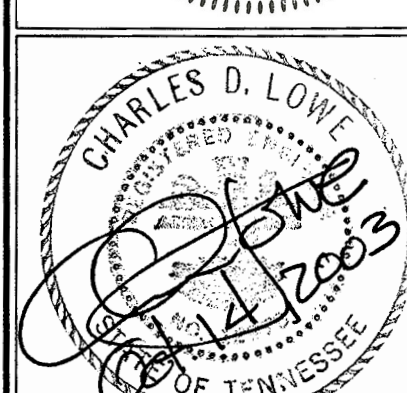
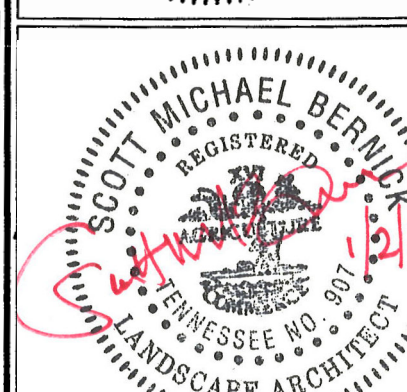
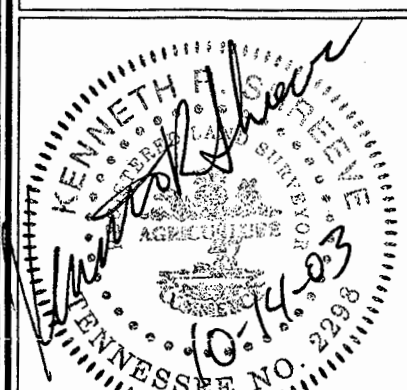
Company ownership is as follows:
Robert E. Jones, 13100 Manchester Road
Suite G-55, St. Louis, MO 63131
Howard Chilcutt, 13100 Manchester Road
Suite G-55, St. Louis, MO 63131

Tom Jones, 13100 Manchester Road
Suite G-55, St. Louis, MO 63131

BENCH MARK:
BOAT SPIKE IN CENTERLINE OF CLOVERCROFT ROAD ±140 FEET
EAST OF THE SOUTHEAST CORNER OF PROPERTY.
ELEVATION: 520.15 NOS DATUM 1982 ADJUSTED.

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS NOT LOCATED
WITHIN A "SPECIAL FLOOD HAZARD AREA."

RAGAN SMITH ASSOCIATES
PLANNERS - CIVIL ENGINEERS
LANDSCAPE ARCHITECTS - SURVEYORS
315 WOODLAND STREET, P.O. BOX 60070
NASHVILLE, TENNESSEE 37206-0070
(615) 244-8591 FAX (615) 244-8759



MCKAY'S MILL
P.U.D. SUBDIVISION
EIGHTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CONCEPT PLAN - COVER SHEET

8 01/02/00 S.M.B.
Rev. per COF #1
7 09/30/19 S.M.B.
Rev. per new use

02-05-01 K.R.S./P.C.S.
Miscellaneous revisions
02-26-01 K.R.S./C.D.L.
Rev. per City Comments.
02-20-01 K.R.S./C.D.L.
Misc. Revisions.
07-15-03 K.R.S./C.D.L.
Misc. Revisions.
08/05/03 K.R.S./C.D.L.
Rev. per Planning Comments
09/13/03 K.R.S./C.D.L.
Annex of Additional Property

DESIGNED BY:

DRAWN BY: K. SHREEVE

APPROVED BY: C. LOWE

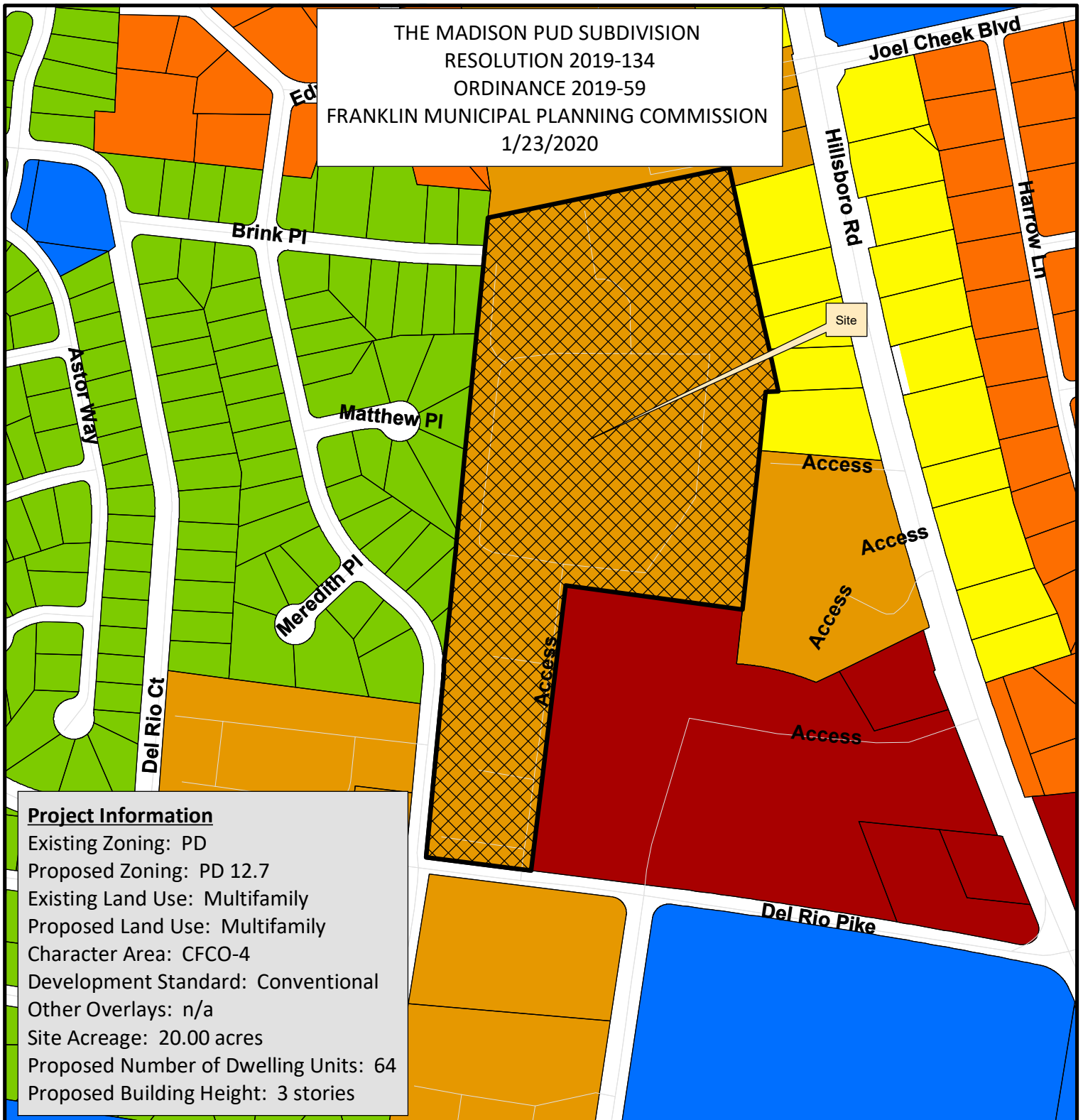
SCALE: 1"=300'

DATE: DECEMBER 7, 1998

JOB NO. 97-013 WK. ORDER 5425

SHEET NO. 1 OF 10

THE MADISON PUD SUBDIVISION
RESOLUTION 2019-134
ORDINANCE 2019-59
FRANKLIN MUNICIPAL PLANNING COMMISSION
1/23/2020

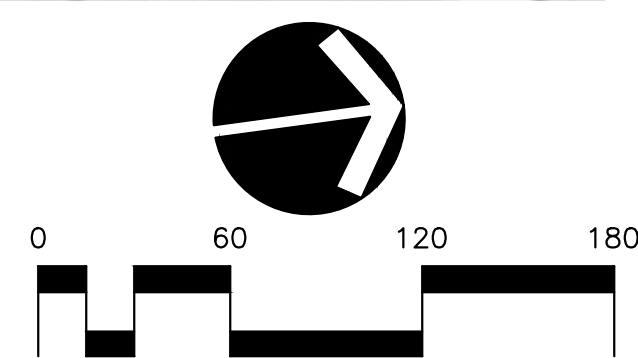


- | | |
|--|---------------------------------------|
| The Madison PUD | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 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 |



0 250 500 1,000
Feet

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RAGAN•SMITH
AND PLANNERS • CIVIL ENGINEERS
AND SCAPE ARCHITECTS • SURVEYORS

Chatanooga 423-490-9400
Nashville 615-244-8591
Murfreesboro 615-546-6050

ragansmith.com



THE MADISON FRANKLIN
FOR
FRANKLIN MEADOWVIEW PARTNERS, LLC

CITY OF FRANKLIN #7140

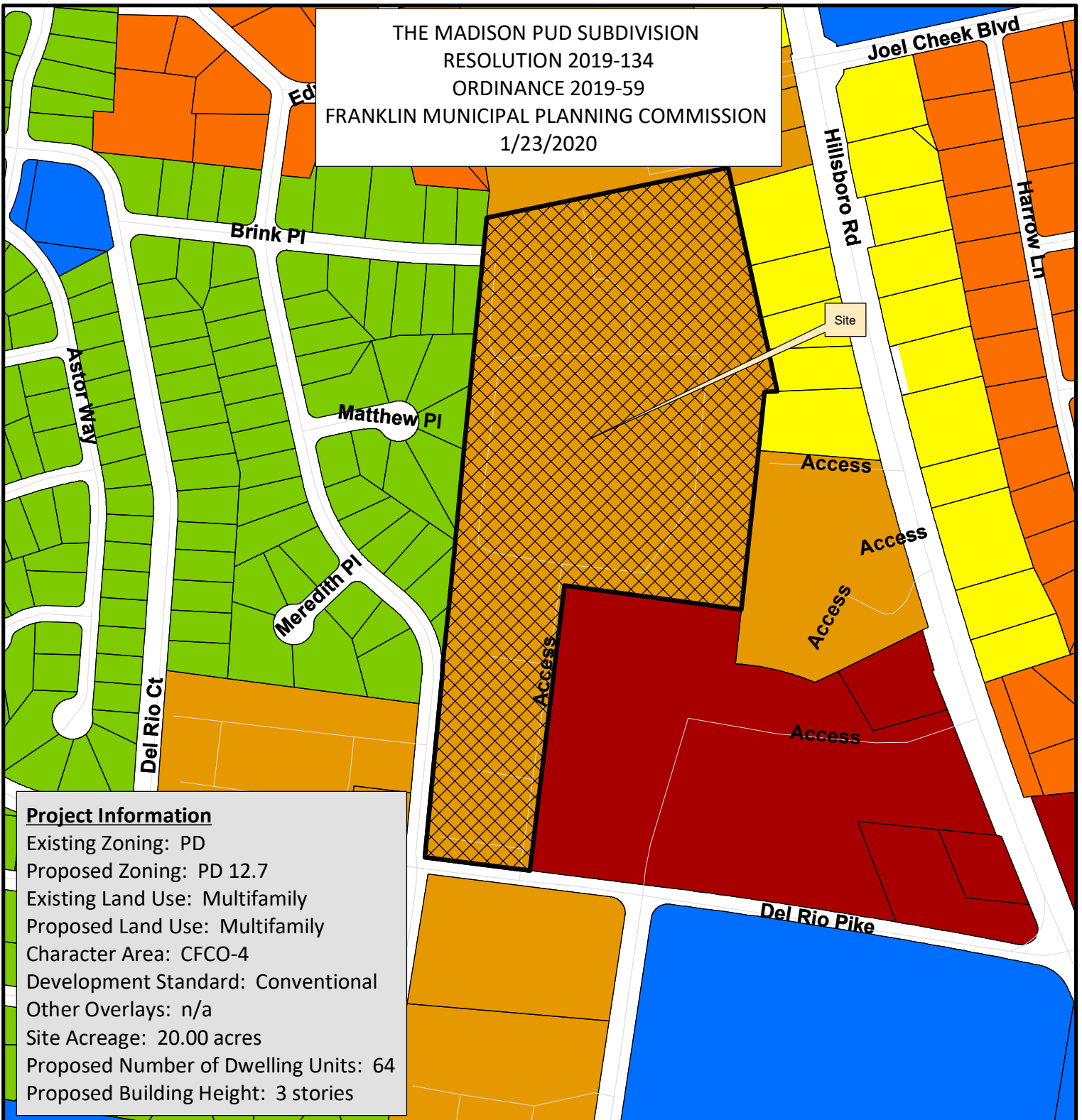
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NO.	18-162	WK. ORDER	1299						
DESIGNED:	S. BERNICK								
DRAWN:	K. CHOI								
SCALE:	1"=60'								
DATE:	DECEMBER 9, 2019	REV.	1	2020.01.02	PER STAFF COMMENTS				
				DATE:	DESCRIPTION:				

C0.1

20241016162-12981-CIVIL ENGINEERING-A-REZONING SHEETS(1298) REZONING E00STING.DWG
PLOTTED BY KATE CHOI ON: 1/2/2020 9:29 AM LAST UPDATED BY KCHOI ON: 1/2/2020 9:22 AM

THE MADISON PUD SUBDIVISION
RESOLUTION 2019-134
ORDINANCE 2019-59
FRANKLIN MUNICIPAL PLANNING COMMISSION
1/23/2020



- | | |
|--|---------------------------------------|
| The Madison PUD | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
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0 250 500 1,000
Feet

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CONDITIONS OF APPROVAL:

Open Issues: 9 These issues are currently being filtered

Engineering - Development Plan Checklist

General Issues

2. Final Plat

joe.marlo@franklintn.gov The following is an advisory comment that **does not hinder approval of the Development Plan**.

A final plat will be required in order to modify/abandon existing easements on the property and create new easements as necessary for the proposed site development. The final plat may be submitted concurrent with the Site Plan, and shall be approved and recorded prior to issuance of a Building Permit.

Easements that will be required include, but are not limited to:

- Cross Access Easements from Del Rio ROW to external connection points
- Green Infrastructure Easements at Green Infrastructure BMPs
- Public Drainage Easements at Detention

3. Existing Stormwater Issues

joe.marlo@franklintn.gov There are known stormwater problems downstream of the existing detention pond outfall.

New construction shall not aggravate upstream or downstream flooding. Where existing upstream or downstream stormwater problems exist, Applicant shall correct existing problems in conjunction with new development or redevelopment. [COF Stormwater Ordinance Sec. 23-106 (2) (i) (iii)]

At the Site Plan Stage, the Applicant shall analyze and correct existing downstream stormwater problems and acquire appropriate drainage easements.

Fire-Planning

General Issues

16. Hydrant spacing

curt.edelmann@franklintn.gov Will hold open for site plan.

17. Hydrant flows

curt.edelmann@franklintn.gov Per the International Fire Code, the minimum fire flow is 1500 gallons per minute at 20 psi. This requirement must be met at site plan. If improvements cannot be made, it may not be possible to grant all of the entitlements that were approved at the development plan stage.
[Edited By Curt Edelmann]

Parks

General Issues

19. Parkland Impact Fee

kevinl@franklintn.gov

**Parkland Applicant to pay fess in lieu of
64units x \$4,304=\$275,456 due at the final plat**

The above information shall be labeled on the site data table or sheet for further reference.

22. Parkland Impact Fee

kevinl@franklintn.gov

The draft agreement is back form Law and will be sent out on 1-10-2020 to the applicant for review and signatures.

Planning

General Issues

28. Modification of Standards

joseph.bryan@franklintn.gov

Advisory comment to remain open: Staff has reviewed the MOS #1 and #2 requests and finds the existing conditions to be substantial to where the minimum buffer standards cannot be met. Staff supports the MOS requests.

2019.12.09_ THE MADISON PUD DEVELOPMENT PLANS.pdf

31. Emergency Access Gate

joseph.bryan@franklintn.gov

City Staff opposes the proposed emergency access gate to Brink Place in place of full connectivity between the two developments. As a condition of approval, the access gate must be removed from the plans.

Applicant must request from the Planning Commission and BOMA that this specific condition of approval be removed at the respective meetings.

Stormwater

General Issues

1. Stormwater Management Plan

ellen.moore@franklintn.gov

Advisory comment:

At site plan, applicant shall reevaluate the stormwater detention pond onsite to ensure detention is provided for the additional impervious added.



C2.0

From: [Emily Hunter](#)
To: [Tom Marsh](#); [Amy Diaz-Barriga](#); [Joseph Bryan](#)
Cc: [Alex Brown](#); [Ron Yeary](#); [Shanna McCoy](#)
Subject: RE: Service Request 399538 - The Madison Franklin
Date: Wednesday, December 4, 2019 2:18:53 PM

Amy/Joey,

Please file this with citizen comments to upload in Granicus when the plan moves forward to FMPC/BOMA. Thanks!

EMILY HUNTER, AICP
DIRECTOR OF PLANNING & SUSTAINABILITY
CITY OF FRANKLIN, TN
(615) 791-3212

From: Tom Marsh
Sent: Wednesday, December 4, 2019 1:31 PM
To: Emily Hunter <emily.hunter@franklinton.gov>; Amy Diaz-Barriga <amy.diaz-barriga@franklinton.gov>; Joseph Bryan <joseph.bryan@franklinton.gov>
Cc: Alex Brown <alex.brown@franklinton.gov>; Ron Yeary <ron.yeary@franklinton.gov>; Shanna McCoy <shanna.mccoy@franklinton.gov>
Subject: FW: Service Request 399538 - The Madison Franklin

Hello Planning folks,

The below comment regarding the proposed PUD for The Madison Franklin came to Ron by email.

Thanks,
Tom

From: Ron Yeary
Sent: Wednesday, December 4, 2019 10:27 AM
To: Alex Brown <alex.brown@franklinton.gov>; Tom Marsh <tomm@franklinton.gov>
Subject: Service Request 399538

FROM: stillman.jacob@gmail.com (501)860-8876

I went to the meeting tonight for the Madison Franklin and am very concerned. I live right at the end of Brink place. They are wanting to tear down existing two story units to create new THREE story units, break through our dead end street and this saddens me. Everyone on our street is very upset. We already do not have sidewalks, this will create more traffic that is already dangerous to the kids

walking home from Franklin High School and will now tower over our neighborhood. We didn't receive anything in the mail for the meeting until 5 days before WHICH was the week of thanksgiving while most people are out of town. We feel hoodwinked and frustrated about this. Speaking with them it seemed like they really didn't care and wouldn't put forth effort to change. Will you please help us on Brink Place and Alexander to not allow this? We have all worked really hard to beautify our street, raise the value of our homes and I feel like this will greatly decrease it. I know Franklin does not stand for this. Also, the thought of watching them tear down existing apartments that they just put all new windows and roofs on, wasting it all just to rebuild and increase?

Kind Regards,

Ron Yeary

Neighborhood Resource Supervisor

City of Franklin

109 3rd Avenue South

Franklin, TN 37064

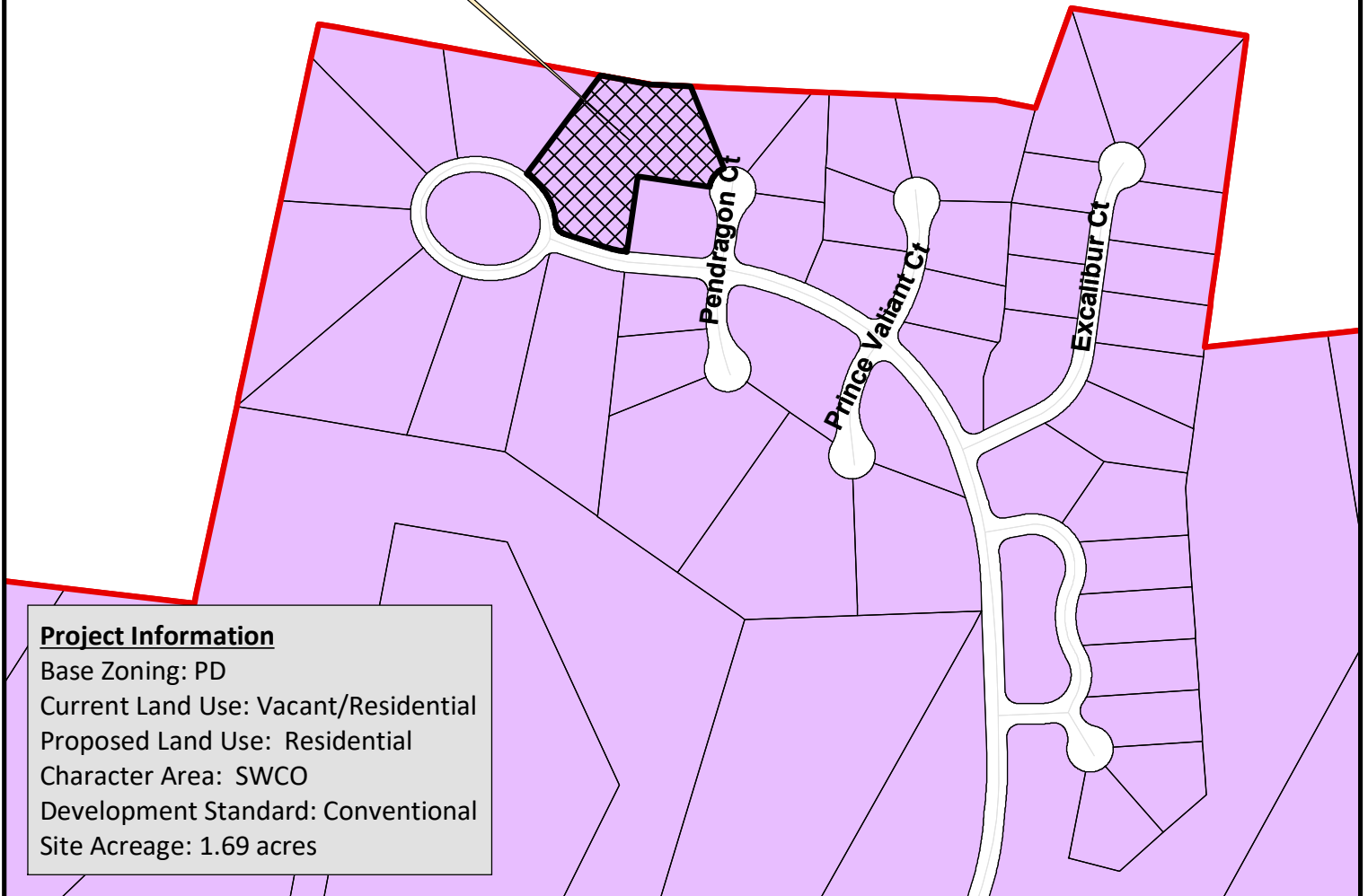
Office: 615-550-6640

Cell: 615-347-6396

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AVALON PUD SUBDIVISION, FINAL PLAT, SECTION 3, REVISION 10
FRANKLIN MUNICIPAL PLANNING COMMISSION
01/23/2020

Site



Project Information

Base Zoning: PD
Current Land Use: Vacant/Residential
Proposed Land Use: Residential
Character Area: SWCO
Development Standard: Conventional
Site Acreage: 1.69 acres

- | | |
|--------------------------------|------------------------------------|
| Avalon PUD Sub Sec 3 | CI Civic Institutional District |
| AG Agricultural District | NC Neighborhood Commercial |
| ER Estate Residential District | CC Central Commercial District |
| R1 Residential 1 District | DD Downtown District |
| R2 Residential 2 District | 1ST Avenue District |
| R3 Residential 3 District | 5TH Avenue District |
| R4 Residential 4 District | RC6 Regional Commerce 6 District |
| R6 Residential 6 District | RC12 Regional Commerce 12 District |
| MR Mixed Residential District | GO General Office District |
| PD Planned District | LI Light Industrial District |
| OR Office Residential District | HI Heavy Industrial District |



0 120 240 360 Feet

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CONDITIONS OF APPROVAL:

Open Issues: 3

Performance Agreement and Surety

General Issues

6. 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.**)*

cmas@att.net No reply needed

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

General Issues

2. Owner affidavit

dianna.tomlin@franklintn.gov The applicant shall include the owner affidavit (available in the Administrative Manual) with the resubmittal.

cmas@att.net Affidavit to be delivered with hsrdr copies

Stormwater

General Issues

10. Plats

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

cmas@att.net CAD file has been updated with a note regarding responsibility of stormwater management features and will be included within the resubmittal.

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 165 INTO TWO SEPARATE LOTS 165 & 167.
2. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE COORDINATE SYSTEM OF 1983.
3. EXISTING ZONING, ESTATE RESIDENTIAL, GED / DEVELOPMENT STANDARD IS CONVENTIONAL. CHARACTER AREA OVERLAY SWCD-1
4. MINIMUM REQUIRED SETBACK LINES
FRONT YARD: 20'
SIDE YARD: 5' WITH A MINIMUM 12' BETWEEN BUILDINGS.
REAR YARD: 20'
5. SUBJECT PROPERTY IS CURRENTLY ALL OF PARCEL 39 AS SHOWN ON WILLIAMSON COUNTY TAX MAP 61-6 GROUP "A"
6. DWNER (LOT #165) 717 PENDRAGON COURT, FRANKLIN TN 37064
CONTACT: STEPHEN ELI AGUILAR & SALLY ROBIN HOWARD
EMAIL: SROB94@NSC.NA
ADDRESS: 717 PENDRAGON COURT
FRANKLIN, TN 37067
TELEPHONE: (615) 412-6919
7. 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. 47187C0208F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT, COMMUNITY NO. 47206, PANEL NO. 0208, SHEET 1, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY IN WHICH SAID PARCELS IS LOCATED. SAID MAPS DETERMINE THE FLOOD RISK OF THE PROPERTY. THE PROPERTY IS DETERMINED TO BE AREAS OF 0.2% ANNUAL CHANCE FLOODED AREAS OF 1/2 ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
8. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE RECORDING OF LOT 165 AS SHOWN ON THE FINAL PLAT ENTITLED "AVALON P.U.D. SUBDIVISION, SECTION 3, REVISION B, CONSOLIDATION OF LOTS 165 & 167 OF RECORD IN PLAT BOOK 59, PAGE 112, R.L.W.C., TN.
9. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPE AND NO VARIANCES WILL BE REQUIRED.
10. ALL LANDSCAPING WITHIN RIGHTS-OF-WAY, MEDIANS AND COMMON OPEN SPACE SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
11. 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, EXCHANGING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND, WITH THE EXCEPTION OF LIGHT INDUSTRIAL (LI) AND HEAVY INDUSTRIAL (HI) DISTRICTS, WHERE THEIR OFF-SITE LINES MAY BE OVERHEAD.
12. THE 5' ACCESS EASEMENTS SHOWN HEREON SHALL CONTAIN CONCRETE SIDEWALKS TO BE MAINTAINED BY HOME DWNERS ASSOCIATION.
13. DETENTION PONDS SHALL BE MAINTAINED BY HOME DWNERS ASSOCIATION.
14. ALL COMMON OPEN SPACE IS TO CONTAIN A PUBLIC ACCESS AND PUBLIC UTILITY AND DRAINAGE EASEMENT.
15. ALL PRIVATE R.O.W. IS TO CONTAIN A PUBLIC ACCESS AND PUBLIC UTILITY & DRAINAGE EASEMENT.
16. ALL STORM SEWER LINES SHOWN ON THIS PLAT SHALL BE CONSTRUCTED OF REINFORCED CONCRETE PIPE.
17. ALL R.O.W. SHALL BE PRIVATE R.O.W. UNLESS OTHERWISE NOTED.
18. ALL EASEMENTS LABELED AS 15' M.U.D.E.E. ARE EXCLUSIVE WATER LINE EASEMENTS OF WILLCROFTON UTILITY DISTRICT.
19. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ANY PRIVATE STRUCTURES WITHIN PUBLIC EASEMENTS SHOULD THE STRUCTURES BE DISTURBED IN THE PROCESS OF THE CITY EXERCISING ITS EASEMENT RIGHTS.
20. STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITIES SHALL BE AT DIRECTION OF M.E.M.C.
21. MINERAL RIGHTS TO BE HELD BY PROPERTY OWNER.
22. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY DWNERS) OR HOA.

GENERAL NOTES CONTINUED

23. 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 OR REPERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR THE REMOVAL OF SUCH 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.

SPECIAL NOTE

- (*) ARE LOTS DESIGNATED WITH AN ASTERISK (*) ARE CRITICAL LOTS AND MUST HAVE A SEPARATE CRITICAL LOT GRADING & TREE PLAN SUBMITTED PRIOR TO ISSUANCE OF A BUILDING PERMIT SUBMITTED TO ENGINEERING FOR REVIEW AND APPROVAL.

GRINDER PUMP NOTE:

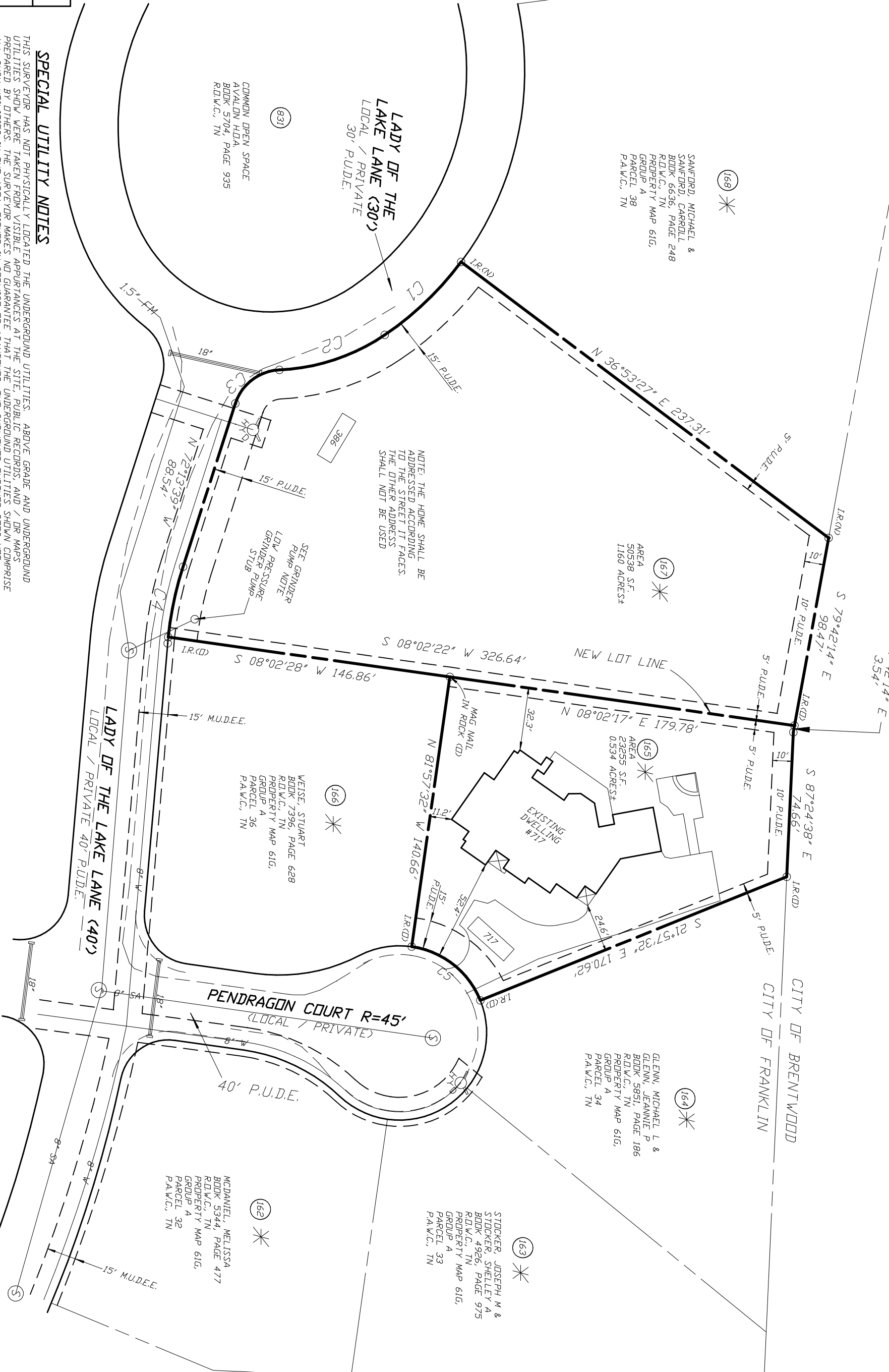
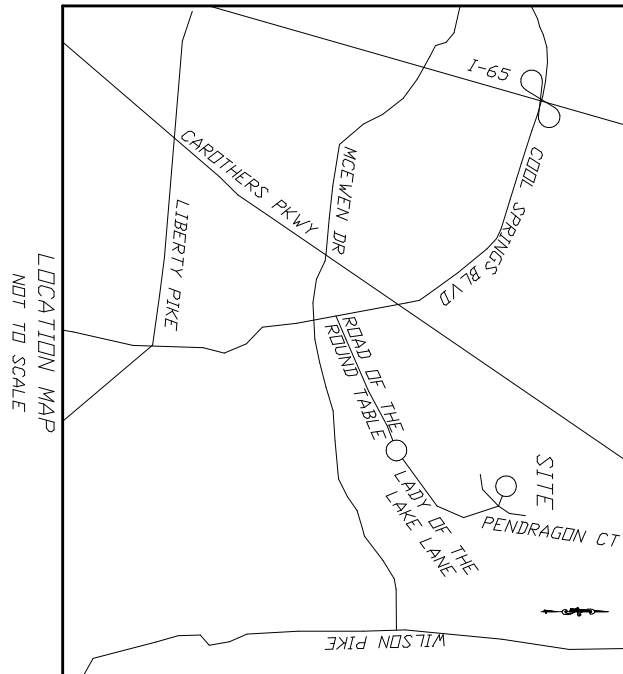
LOTS DESIGNATED WITH CSEE GRINDER PUMP NOTE WILL BE REQUIRED TO HAVE AN INDIVIDUAL & PRIVATELY OWNED GRINDER PUMP FOR SANITARY SEWER SERVICE.

CITY OF BRENTWOOD
BOOK 52-25, PAGE 638
R.D.W.C., TN
PARCEL 402
PAV.C., IN

- LEGEND:
1.R.O.D. = IRON ROD (OLD)
1.C.M.D. = CONCRETE MONUMENT (OLD)
M.H. = MAN HOLE
F.H. = FIRE HYDRANT
W.V. = WATER VALVE
W. = WATER LINE (RECORDED)
S.S. = SANITARY SEWER LINE (RECORDED)
D.E.L. = DIVERHEAD LINES
U.P. = UTILITY POLE BUILDING
M.B.S.L. = SETBACK LINE
P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT FOR
R.D.W.C. = WILLIAMSON COUNTY
M.U.D.E.E. = WILLCROFTON UTILITY DISTRICT EXCLUSIVE EASEMENT
M.U.V. = DISTRICT EXCLUSIVE UTILITY DISTRICT EASEMENT

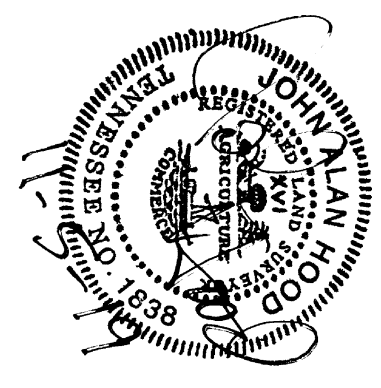
GRAPHIC SCALE
0 20' 40' 60' 80' 100'
IN FEET
1" = 80'

2
TN GRID
NAD 83



SPECIAL UTILITY NOTES

THIS SURVEYOR 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. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES THAT MAY BE PRESENT. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LOT MARKERS AND THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED HEREON. THE 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 WITH THE APPROPRIATE UTILITY COMPANY. THE TENNESSEE UTILITY DISTRICTS ARE REQUIRED TO PERFORM UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY DWNERS, NOT LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF EXCAVATION. THE SURVEYOR HAS NO KNOWLEDGE OF ANY OTHER UTILITIES THAT MAY BE PRESENT IN THE LOT. THE SURVEYOR HAS NO INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, TENNESSEE ONE CALL DAY, 811.



CERTIFICATE OF SURVEY

I (JAH) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND ALL OF THE HOMEOWNERS' SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 5TH DAY OF NOVEMBER, 2019.

SURVEYOR: JOHN HOOD
TN #18328
DATE: 11-5-2019
TEK. LICENSE NO. _____

CERTIFICATE OF APPROVAL FOR RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE DAY OF 11-5-2019, AND THIS PLAT HAS OFFICE OF WILLIAMSON COUNTY

SECTION 3, REVISION 10

P.U.D. SUBDIVISION

LOTS 165 & 167
C.O.F. NO. 7147

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 1.694 TOTAL LOTS: 1
ACRES NEW STREETS: N/A FEET NEW STREETS: N/A

CIVIL DISTRICT: 14TH CLOSURE ERROR: 1:15,000

SCALE: 1" = 50' DATE: 11-5-2019

SHEET 1 OF 1

CERTIFICATE OF OWNERSHIP

* SEE PROPERTY TITLE REFERENCE

22. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY DWNERS) OR HOA.

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

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY:	DATE
WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY	DATE
CITY OF FRANKLIN	DATE

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	165.00'	54.74'	54.49'	N 43° 42' 04" W	19° 00' 34"
C2	105.00'	58.13'	57.39'	N 18° 20' 19" W	31° 43' 04"
C3	25.00'	30.43'	28.39'	N 37° 21' 13" W	69° 44' 52"
C4	180.00'	37.14'	37.07'	N 78° 08' 19" W	11° 49' 20"
C5	45.00'	47.12'	45.00'	S 38° 02' 28" E	60° 00' 00"

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE & SIDEWALKS

I HEREBY CERTIFY THAT:
(1) THE WATER AND SEWER SYSTEMS DESIGNATED IN THIS PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR AGREEMENT AND SURETY IN THE AMOUNT OF \$ _____ FOR THE SEWER SYSTEM HAS BEEN ASSURE COMPLETION OF SUCH SYSTEMS.

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:

(1) THE WATER AND SEWER SYSTEMS DESIGNATED IN THIS PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR AGREEMENT AND SURETY IN THE AMOUNT OF \$ _____ FOR THE SEWER SYSTEM HAS BEEN ASSURE COMPLETION OF SUCH SYSTEMS.

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE & SIDEWALKS

I HEREBY CERTIFY THAT:
(1) THE STREETS, DRAINAGE & SIDEWALKS DESIGNATED IN THIS PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR AGREEMENT AND SURETY IN THE AMOUNT OF \$ _____ FOR THE SEWER SYSTEM HAS BEEN ASSURE COMPLETION OF SUCH SYSTEMS.

CERTIFICATE OF APPROVAL FOR RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE DAY OF 11-5-2019, AND THIS PLAT HAS OFFICE OF WILLIAMSON COUNTY

SECRETARY, FRANKLIN MUNICIPAL PLANNING COMMISSION

SECTION 3, REVISION 10

P.U.D. SUBDIVISION

LOTS 165 & 167
C.O.F. NO. 7147

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

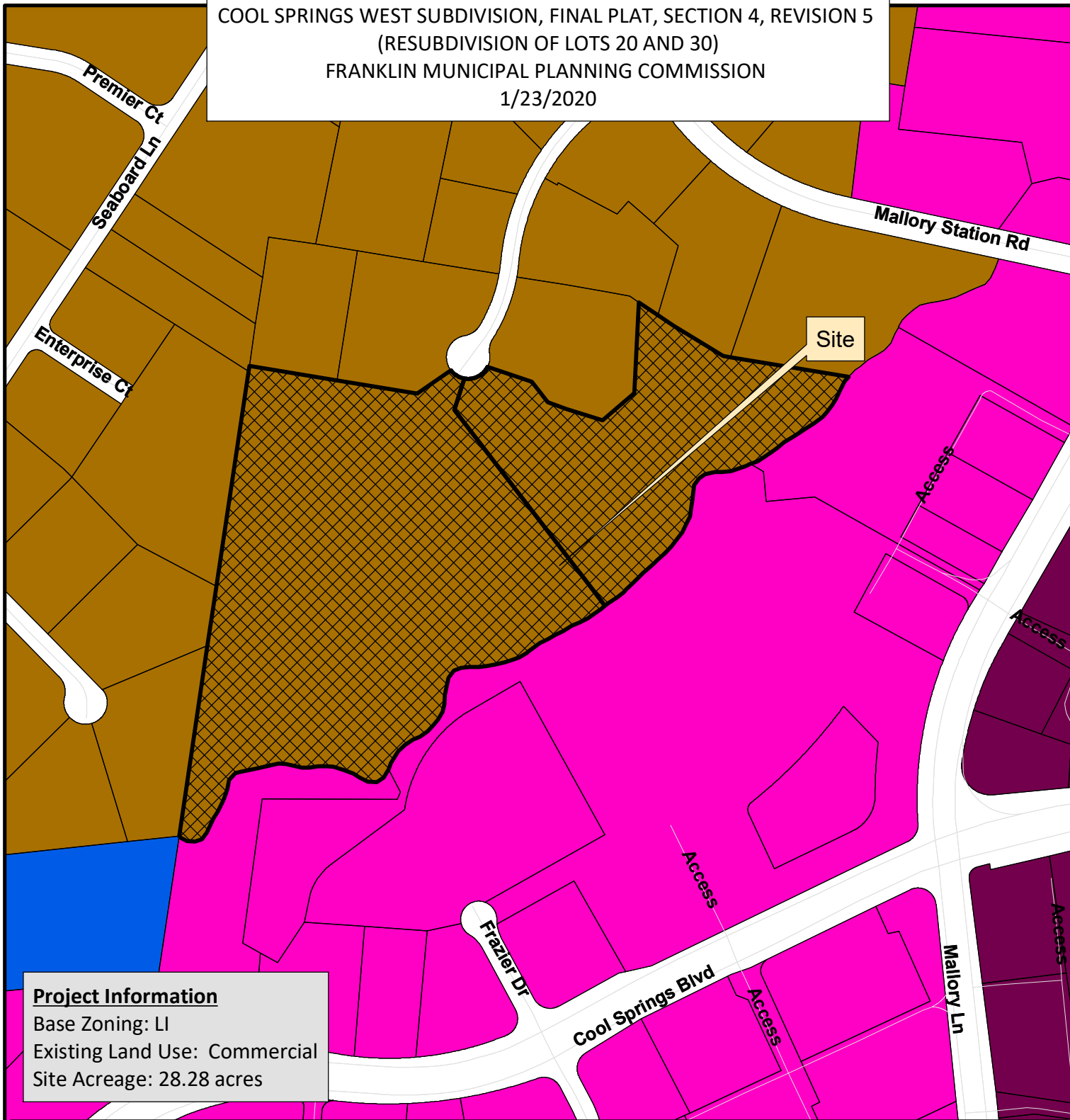
TOTAL ACRES: 1.694 TOTAL LOTS: 1
ACRES NEW STREETS: N/A FEET NEW STREETS: N/A

CIVIL DISTRICT: 14TH CLOSURE ERROR: 1:15,000

SCALE: 1" = 50' DATE: 11-5-2019

SHEET 1 OF 1

COOL SPRINGS WEST SUBDIVISION, FINAL PLAT, SECTION 4, REVISION 5
 (RESUBDIVISION OF LOTS 20 AND 30)
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 1/23/2020



Project Information
 Base Zoning: LI
 Existing Land Use: Commercial
 Site Acreage: 28.28 acres

- | | |
|---|------------------------------------|
| Cool Springs West Sub, FP, Sec 4, Rev 5 | CI Civic Institutional District |
| AG Agricultural District | NC Neighborhood Commercial |
| ER Estate Residential District | CC Central Commercial District |
| R1 Residential 1 District | DD Downtown District |
| R2 Residential 2 District | 1ST Avenue District |
| R3 Residential 3 District | 5TH Avenue District |
| R4 Residential 4 District | RC6 Regional Commerce 6 District |
| R6 Residential 6 District | RC12 Regional Commerce 12 District |
| MR Mixed Residential District | GO General Office District |
| PD Planned District | LI Light Industrial District |
| OR Office Residential District | HI Heavy Industrial District |



0 125 250 500
 Feet

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

Open Issues: 9 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

8. C. Final Plat

lance.fittro@franklin.tn.gov The previous comment has been partially addressed. Applicant shall revise the following notes on the final plat:

- 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. (revise note 22)
- All open space shall be Public Utility, Drainage, and Access Easements and shall be maintained by the Property Owner(s) or the HOA. (add "Access" to note 18)

13. C. Final Plat

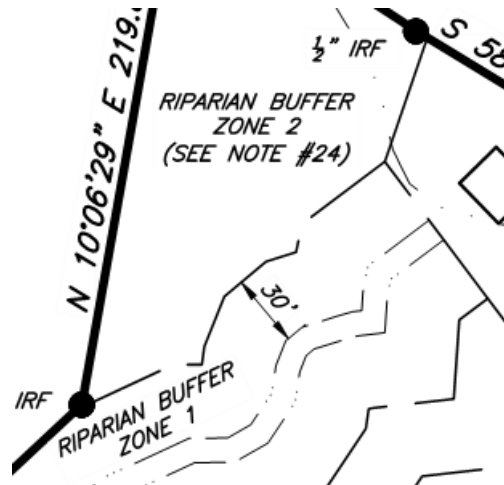
lance.fittro@franklin.tn.gov The previous comment, "*Applicant shall clarify the intent of the parking easements shown on the plat. Who is the beneficiary of the easement area? Who is responsible for maintenance? Is there an associated shared parking agreement?*" has not been addressed appropriately.

Applicant shall clarify ownership, intent for use, and maintenance responsibilities for the parking areas shown within the open space lots being created on the plat.

23. C. Final Plat

lance.fittro@franklin.tn.gov Applicant shall remove General Note #24 which has been added with this submittal and delineate and label the required Zone 1 and Zone 2 riparian buffers across Lot 31 as directed in Comment #20.

24. ADDITIONAL AREA OF ZONE 2 RIPARIAN BUFFER HAS BEEN RESERVED AT THE NORTHWEST CORNER OF OPEN SPACE LOT 32 TO OFFSET THE LACK OF A ZONE 2 RIPARIAN BUFFER IN OPEN SPACE LOT 31. THIS OFFSET WAS NECESSARY TO ACCOMMODATE CONCEPTUAL PARKING IMPROVEMENTS WITHIN OPEN SPACE LOT 31.



Averaging of the riparian buffer can only be approved through approval of a Buffer Management Plan and variance in conjunction with a site plan for the development that is proposed to encroach upon the riparian buffer.

Reservation of portions of the buffer for future development, where no plans for the future development have been submitted, shall not be shown on the plat.

Performance Agreement and Surety

General Issues

15. Engineering Sureties

kevin.long@franklin.tn.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

195870-Gothic Ct Subdivision-FINAL PLAT.pdf

21. Parking Easement

joseph.bryan@franklin.tn.gov If the owner of Lot 20 does not currently own the area to be Open Space 32, then this plat must establish a parking easement between the two lots to maintain parking spaces for the current use of Lot 20.

Stormwater

General Issues

20. Plats

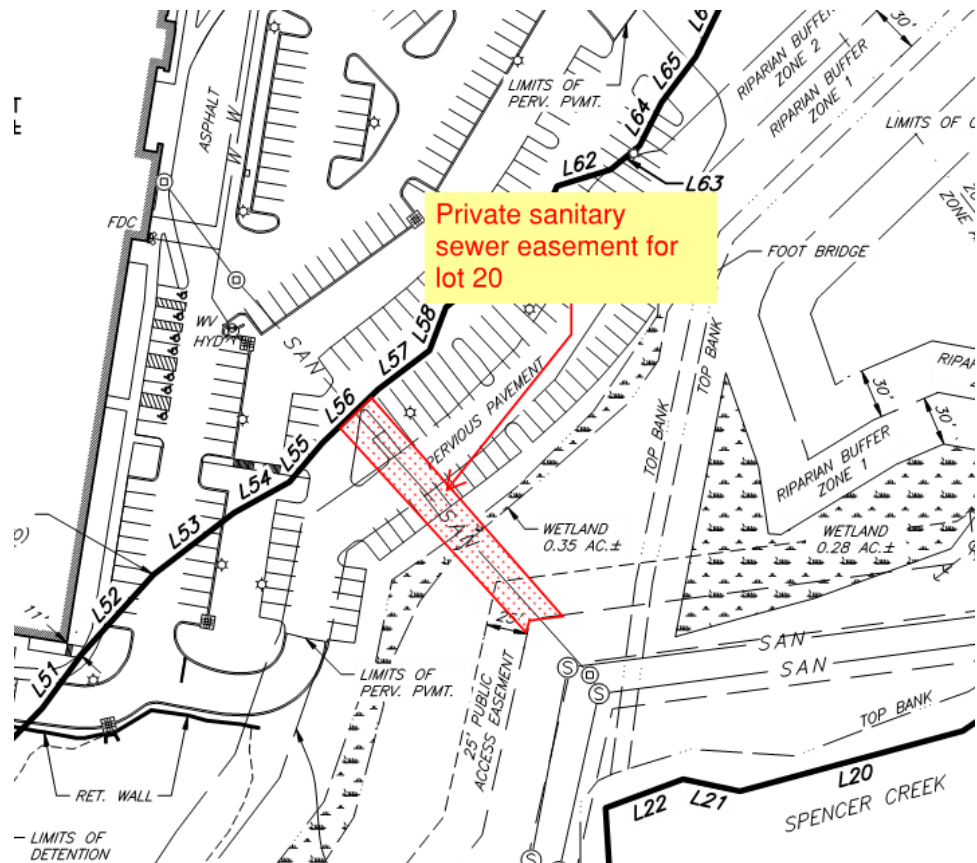
jeff.willoughby@franklin.tn.gov Comment not entirely addressed. Any offsets to riparian buffers must be approved through a variance submittal process. Please contact me at 550-6651 or jeff.willoughby@franklin.tn.gov for details.

Water/Sewer

General Issues

3. Sanitary sewer

ben.mcneil@franklin.tn.gov The applicant shall label a private sanitary sewer easement for the sanitary sewer main that extends to lot 20. This is for lot 20 to have the ability to maintain sewer service in the event property changes ownership.

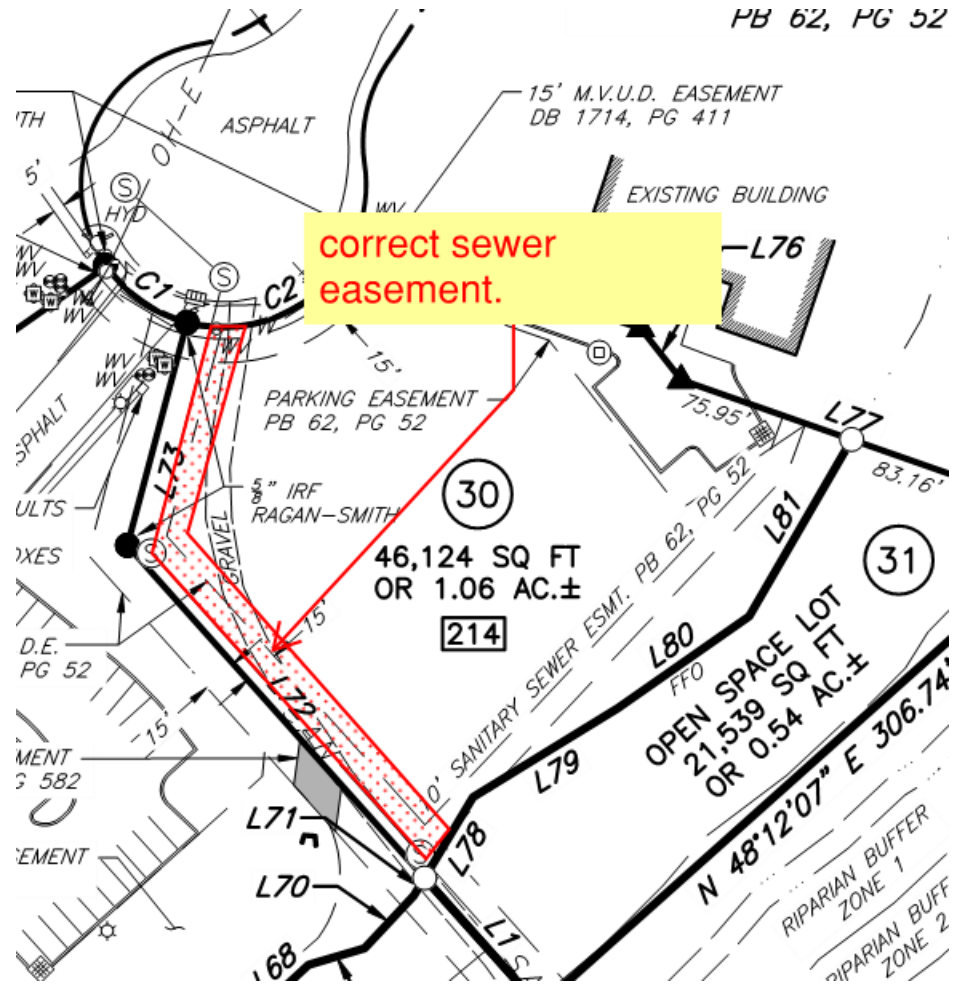


4. Utility easement

ben.mcneil@franklin.tn.gov Applicant did not address the issue, applicant shall label the sewer line depths to ensure the proper easement widths are provided. The minimum size sewer easement for the Interceptor lines is 30'. Where easements are not shown, the applicant shall add easements and label as exclusive.

The depths can be labeled at each manhole by adding text similar to $D=6.2'$. This should not over complicate the plat. The depths must be labeled to ensure the easements are correct.

22. Sanitary sewer



- GENERAL NOTES:**
1. THE PURPOSE OF THIS PLAT IS TO SHIFT EXISTING LOT LINES AND CREATE TWO OPEN SPACE LOTS.
 2. THE RECORDING OF THIS PLAT SHALL VOID, VACATE AND SUPERCEDE THE PREVIOUS RECORDING OF LOT 20 SHOWN ON THE FINAL PLAT ENTITLED COOL SPRINGS WEST SUBDIVISION, SECTION FOUR AS RECORDED IN PLAT BOOK 26, PAGE 139 AND LOT 30 SHOWN ON THE FINAL PLAT ENTITLED COOL SPRINGS WEST SUBDIVISION, SECTION FOUR, REVISION THREE RE-SUBDIVISION OF LOTS 21 & 30 AS RECORDED IN PLAT BOOK 65, PAGE 52.
 3. BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83).
 4. THIS SURVEY WAS PREPARED USING CURRENT DEEDS AND PLATS OF RECORD.
 5. ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
 6. ADJOINING PROPERTY LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS.
 7. DISTANCES ARE BASED ON A FIELD SURVEY USING EDM & GPS EQUIPMENT.
 8. 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 WITH 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.
 9. THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THEY COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
 10. NO TITLE REPORT WAS PROVIDED TO THIS SURVEYOR REGARDING THE SUBJECT PROPERTIES. THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH AND REPORT MAY DISCLOSE.
 11. A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "AE" (AREAS DETERMINED TO BE INSIDE THE 1% ANNUAL CHANCE FLOOD) ACCORDING TO F.I.R.M. MAP "WILLIAMSON COUNTY, TENNESSEE" PANEL 204 OF 485, MAP NUMBER 47187C0204F. REVISED SEPTEMBER 29, 2008. ACCORDING TO THE FIRM MAP.
 12. SPECIAL FLOOD HAZARD AREAS (SFHA) ARE SHOWN AS PER THE CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD HAZARD LAYER (NFHL), AVAILABLE ON-LINE AT THE FEMA MAP SERVICE CENTER.
 13. IT IS RECOMMENDED THAT TENNESSEE ONE-CALL SYSTEM, INC. BE NOTIFIED BEFORE ANY EXCAVATION IS CONDUCTED.
 14. MAINTENANCE OF ALL STORMWATER 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 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.
 16. PROPERTY CORNERS SET THIS SURVEY ARE MARKED WITH "I" REBAR AND PLASTIC CAP STAMPED "CEC, INC.", WHERE REBAR PINS CANNOT BE SET, A PK NAIL AND WASHER STAMPED "CEC, INC." HAS BEEN PLACED INSTEAD.
 17. DEVELOPMENT IS NOT PERMITTED IN OPEN SPACE LOTS EXCEPT AS SPECIFIED BY THE CITY OF FRANKLIN ZONING ORDINANCE.
 18. ALL OPEN SPACE SHALL BE PUBLIC UTILITY AND DRAINAGE EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR HOA.
 19. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHICH WERE PREVIOUSLY CREATED BY PLAT BOOK 26, PAGE 139 AND PLAT BOOK 65, PAGE 52 WHICH ARE NOW LOCATED WITHIN LOT 31 ARE TO BE ABANDONED THIS PLAT AND HAVE BEEN REMOVED FROM THIS SURVEY.
 20. 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 DESIGNEE.
 21. WETLAND AREAS SHOWN HEREON HAVE BEEN TAKEN FROM A JURISDICTIONAL FEATURES MAP BY CEC, INC. DATED SEPTEMBER 14, 2015.
 22. SIDEWALKS AND TRAILS WHICH ARE CONSTRUCTED BY THE PROPERTY OWNER(S) OR HOA AND EXIST OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR HOA.
 23. THE WESTERLY BOUNDARY LINE OF THE OPEN SPACE LOTS WHICH ARE ADJACENT TO LOTS 20 AND 30 REPRESENT THE LIMITS OF THE FLOODWAY FRINGE OVERLAY (FFO) PER THE CURRENT FEMA FIRM MAPS. NO PORTION OF THE FFO FALLS WITHIN THE BOUNDARY OF THE PROPOSED BUILDABLE LOTS, LOTS 20 AND 30, ACCORDING TO THE FIRM MAP.
 24. ADDITIONAL AREA OF ZONE 2 RIPARIAN BUFFER HAS BEEN RESERVED AT THE NORTHWEST CORNER OF OPEN SPACE LOT 32 TO OFFSET THE LACK OF A ZONE 2 RIPARIAN BUFFER IN OPEN SPACE LOT 31. THIS OFFSET WAS NECESSARY TO ACCOMMODATE CONCEPTUAL PARKING IMPROVEMENTS WITHIN OPEN SPACE LOT 31.

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

CERTIFICATE OF OWNERSHIP (214 GOTHIC CT.)
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 5713, PAGE 287, 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(S) _____ 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 _____ DAY OF _____, 20____.

SURVEYOR _____ DATE 1/2/20

CERTIFICATE OF OWNERSHIP (215 GOTHIC CT.)
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 7363, PAGE 844, 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(S) _____ DATE _____

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	60.00'	40°11'47"	42.09'	41.24'	S 55°00'04" E
C2	60.19'	85°27'03"	89.76'	81.67'	N 62°03'18" E



CERTIFICATE OF APPROVAL OF SEWER SYSTEMS
I HEREBY CERTIFY THAT:
1. THE SEWER SYSTEMS DESIGNATED IN COOL SPRINGS WEST SECTION FOUR, REVISION 4 RE-SUBDIVISION OF LOTS 20 & 30 SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
2. A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF WATER SYSTEMS
I HEREBY CERTIFY THAT:
1. THE WATER SYSTEMS DESIGNATED IN COOL SPRINGS WEST SECTION FOUR, REVISION 4 RE-SUBDIVISION OF LOTS 20 & 30 SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
2. A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE WATER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

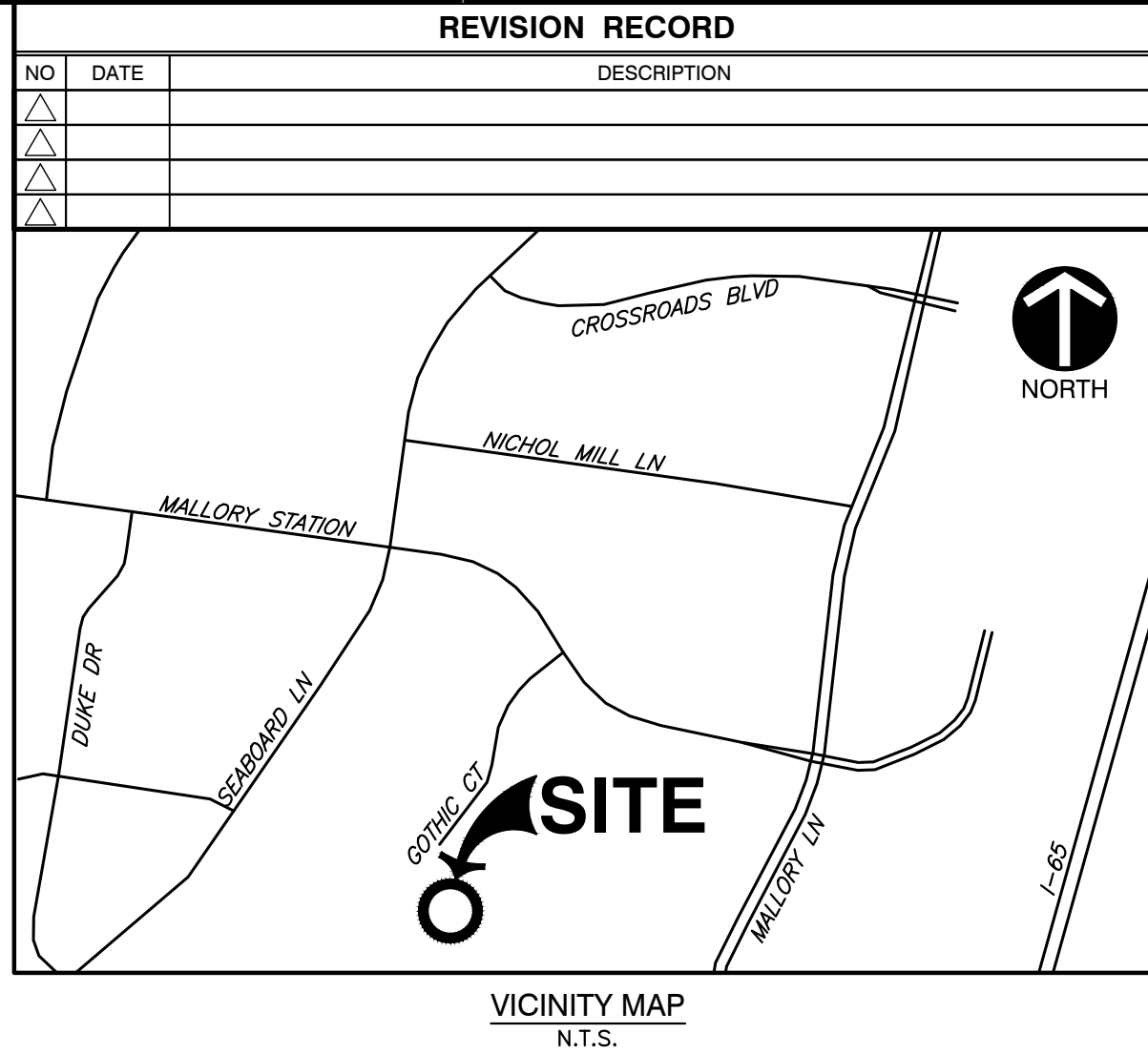
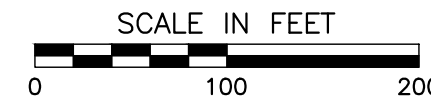
MALLORY VALLEY UTILITY DISTRICT

LINE TABLE			
LINE #	DIRECTION	LENGTH	
L1	S 41°47'53" E	72.68'	
L2	N 70°41'39" W	20.00'	
L3	N 46°54'21" E	116.89'	
L4	S 56°53'52" E	116.78'	
L5	S 20°58'05" W	48.05'	
L6	S 31°57'21" W	87.01'	
L7	S 48°54'50" W	52.77'	
L8	N 60°45'36" W	9.85'	
L9	S 65°46'50" W	32.66'	
L10	S 86°51'43" W	93.16'	
L11	S 53°26'06" W	38.86'	
L12	S 00°54'11" E	66.47'	
L13	S 29°26'56" W	102.97'	
L14	S 44°14'19" W	234.35'	
L15	S 44°49'48" W	12.10'	
L16	S 53°12'11" W	175.02'	
L17	S 59°20'06" W	79.37'	
L18	S 68°50'18" W	79.08'	
L19	S 55°48'14" W	148.95'	
L20	S 74°51°04" W	138.99'	

LINE TABLE			
LINE #	DIRECTION	LENGTH	
L21	N 78°00'44" W	34.96'	
L22	S 69°34'12" W	49.79'	
L23	S 03°27'46" E	97.30'	
L24	S 35°10'57" W	59.78'	
L25	S 54°55'38" W	119.71'	
L26	S 26°14'33" W	26.38'	
L27	S 26°06'26" W	37.34'	
L28	S 55°45'25" W	39.62'	
L29	S 62°34'56" W	20.69'	
L30	N 54°13'51" W	34.43'	
L31	N 62°54'37" W	36.73'	
L32	N 80°10'22" W	47.10'	
L33	S 89°15'03" W	57.55'	
L34	N 82°26'43" W	80.40'	
L35	S 80°42'04" W	138.89'	
L36	S 11°45'29" W	84.47'	
L37	S 29°30'20" W	127.70'	
L38	S 88°00'22" W	53.56'	
L39	N 36°05'55" E	69.31'	
L40	N 17°28'44" E	45.50'	

LINE TABLE			
LINE #	DIRECTION	LENGTH	
L42	N 06°52'35" E	31.19'	
L43	N 58°35'05" E	33.37'	
L44	N 70°32'43" E	40.80'	
L45	N 74°50'08" E	47.51'	
L46	N 57°15'37" E	61.92'	
L47	N 49°02'13" E	37.80'	
L48	N 52°43'51" E	38.97'	
L49	N 46°50'57" E	27.15'	
L50	N 44°17'35" E	71.03'	
L51	N 36°07'04" E	39.94'	
L52	N 41°56'27" E	64.98'	
L53	N 52°26'08" E	60.99'	
L54	N 60°54'57" E	38.34'	
L55	N 40°05'55" E	30.82'	
L56	N 46°03'59" E	46.47'	
L57	N 52°48'08" E	38.93'	
L58	N 20°48'40" E	27.85'	
L59	N 50°28'30" E	27.34'	
L60	N 61°34'48" E	33.84'	
L61	N 22°06'54" E	42.80'	

LINE TABLE			
LINE #	DIRECTION	LENGTH	
L62	N 72°53'50" E	33.73'	
L63	N 50°32'18" E	22.72'	
L64	N 26°43'00" E	29.18'	
L65	N 36°55'04" E	34.59'	
L66	N 25°51'14" E	50.72'	
L67	N 39°27'09" E	30.45'	
L68	N 47°27'08" E	22.54'	
L69	N 73°41'56" E	24.51'	
L70	N 43°05'16" E	30.34'	
L71	N 30°59'35" E	8.73'	
L72	S 41°47'53" E	187.63'	
L73	S 14°56'28" W	97.06'	
L74	N 55°04'34" E	110.07'	
L75	S 71°02'04" E	125.79'	
L76	S 38°13'13" E	27.46'	
L77	S 70°41'39" E	159.11'	
L78	N 30°59'34" E	39.65'	
L79	N 58°27'20" E	71.46'	
L80	N 55°00'30" E	67.51'	
L81	N 30°08'15" E	85.90'	



- EXISTING LEGEND:**
- EXISTING PROPERTY LINE
 - EXISTING ADJACENT PROPERTY LINE
 - EXISTING RIGHT-OF-WAY
 - EXISTING EASEMENT
 - STREAM BUFFER LINE
 - FEMA 1% ANNUAL CHANCE FLOOD LINE
 - EXISTING SANITARY SEWER LINE
 - EXISTING STORM SEWER LINE
 - EXISTING GAS LINE
 - EXISTING WATER LINE
 - EXISTING OVERHEAD ELECTRIC
 - IRON REBAR FOUND (IRF)
 - MAG / PK NAIL FOUND
 - IRON REBAR SET W/CAP
 - CURB INLET
 - INLET SQUARE
 - CLEAN OUT
 - SANITARY MANHOLE
 - WATER BOX (WATER VALVE)
 - FIRE HYDRANT
 - FIRE DEPT. CONNECTION (BLDG.)
 - PVI - POST INDICATOR VALVE
 - POWER POLE
 - GUY WIRE
 - GUY POLE
 - TRANSFORMER
 - ELECTRIC PULL BOX (FLUSH WITH GRADE)
 - LIGHT STANDARD
 - GAS METER
 - TELEPHONE PEDESTAL
 - HANDICAP PARKING SYMBOL

C.O.F. PROJECT #7137



Civil & Environmental Consultants, Inc.
117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
Ph: 615.333.7797 · 800.763.2326 · Fax: 615.333.7751
www.cecinc.com

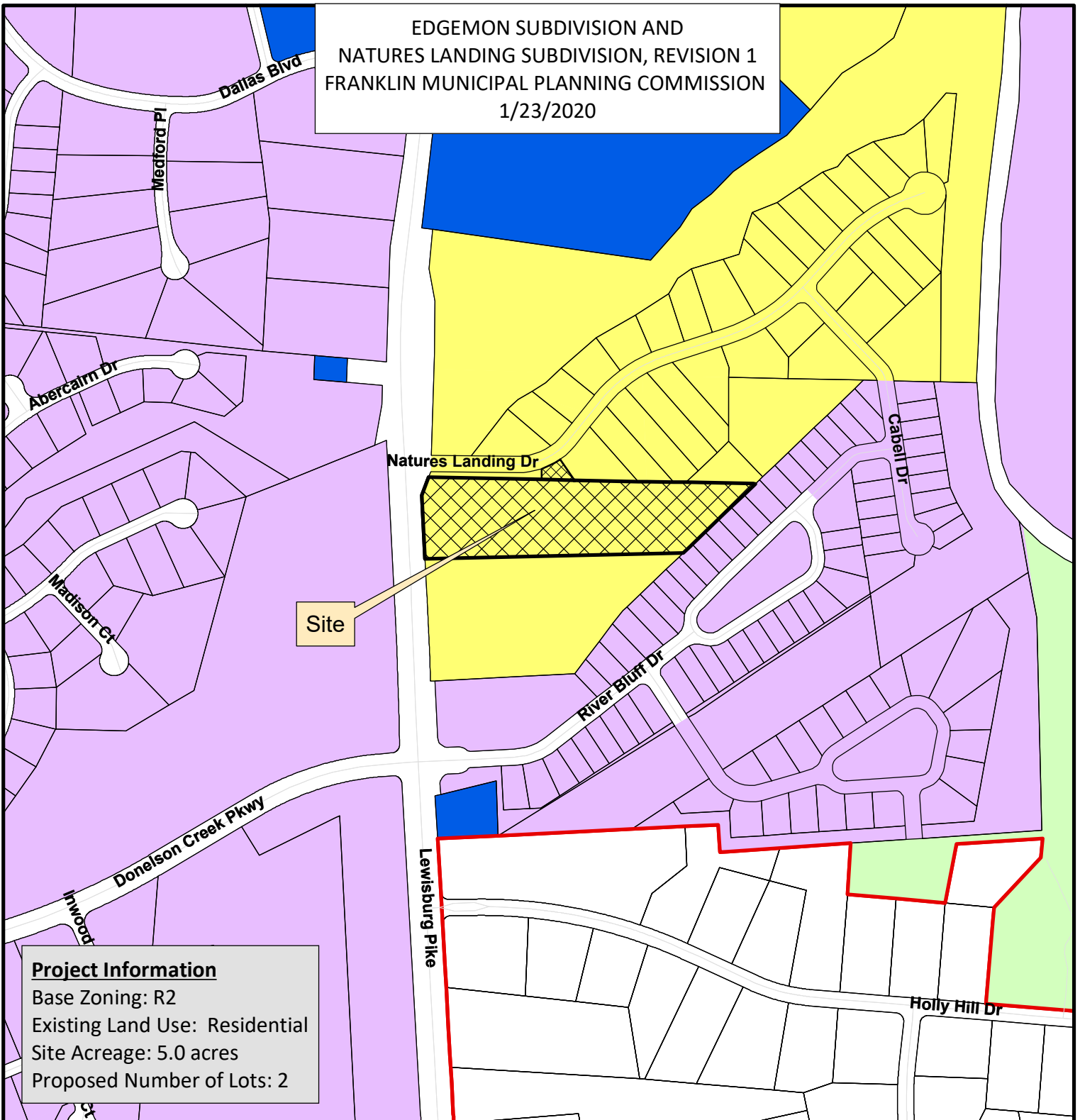
FINAL PLAT - COOL SPRINGS WEST
SECTION FOUR, REVISION FOUR
RE-SUBDIVISION OF LOTS 20 & 30

Situate In

8TH CIVIL DISTRICT
WILLIAMSON COUNTY, TENNESSEE
Made For
TENNESSEE YOUTH SPORTS
215 GOTHIC CT.
FRANKLIN, TENNESSEE 37067

DATE: JANUARY 2, 2020 SCALE: 1"=100'
DRAWN BY: SVH CHECKED BY: JRC
PROJECT NO: 195-870 APPROVED BY: *SVH
SHEET 1 OF 1

EDGEMON SUBDIVISION AND
NATURES LANDING SUBDIVISION, REVISION 1
FRANKLIN MUNICIPAL PLANNING COMMISSION
1/23/2020



Project Information

Base Zoning: R2
Existing Land Use: Residential
Site Acreage: 5.0 acres
Proposed Number of Lots: 2

- | | |
|---|------------------------------------|
| Edgemon Subd and Natures Landing Subd Rev 1 | CI Civic Institutional District |
| AG Agricultural District | NC Neighborhood Commercial |
| ER Estate Residential District | CC Central Commercial District |
| R1 Residential 1 District | DD Downtown District |
| R2 Residential 2 District | 1ST Avenue District |
| R3 Residential 3 District | 5TH Avenue District |
| R4 Residential 4 District | RC6 Regional Commerce 6 District |
| R6 Residential 6 District | RC12 Regional Commerce 12 District |
| MR Mixed Residential District | GO General Office District |
| PD Planned District | LI Light Industrial District |
| OR Office Residential District | HI Heavy Industrial District |



0 125 250 500
Feet

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

Open Issues: 5 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

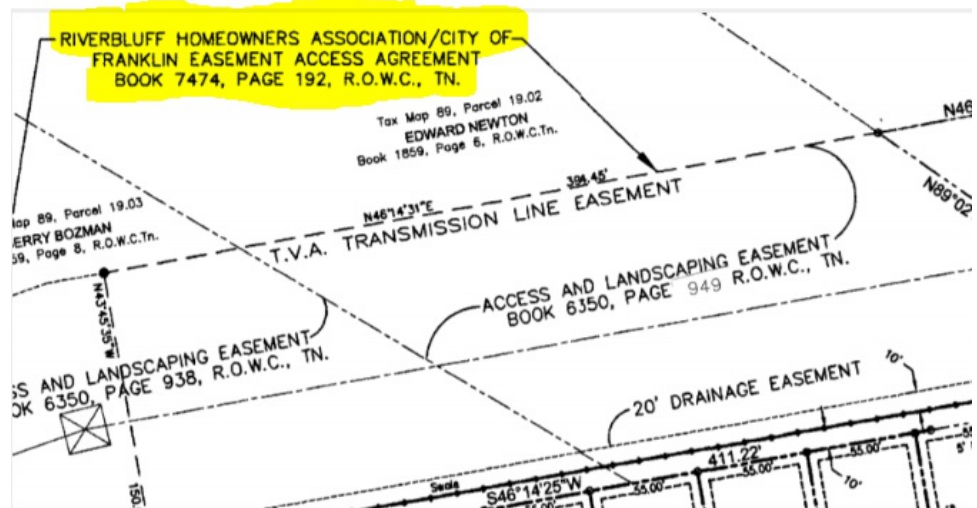
2. C. Final Plat

lance.fittro@franklin.tn.gov The previous comment, "Provide reference to the quitclaim deed for the open space lot which was formerly a portion of Nature's Landing PUD Subdivision, including the various private easements and maintenance responsibility established with the quitclaim deed." has not been addressed.

Applicant shall provide reference on the plat (recorded book and page number) to the quitclaim deed for the transfer of the Open Space Lot 133, along with the various private easements and maintenance responsibility established with the quitclaim deed.

4. C. Final Plat

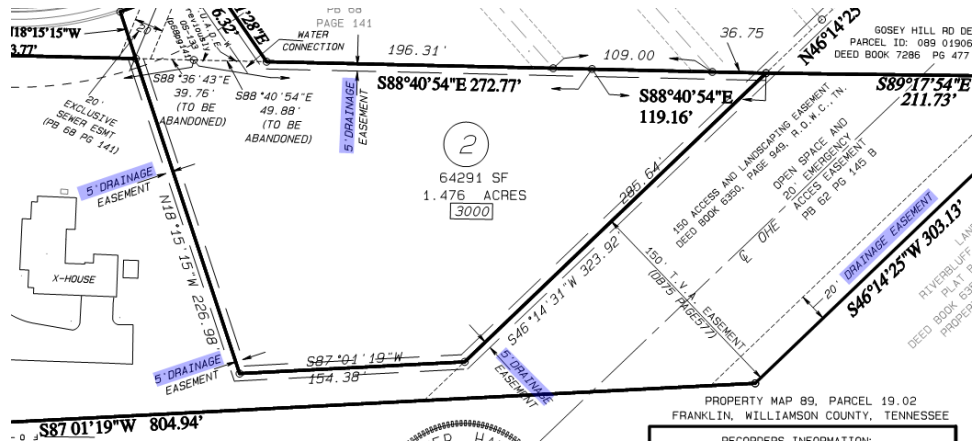
lance.fittro@franklin.tn.gov Thank you for adding the Access and Landscaping Easement (Book 6350 Page 949) to the plat. Please also provide reference to the Riverbluff Homeowners Association/City of Franklin Easement Access Agreement (Book 7474 Page 192) highlighted below:



6. C. Final Plat

lance.fittro@franklintn.gov

Thank you for adding drainage easements at the requested locations. Please add the word "Public" to each easement call-out so that each is noted as a "Public Drainage Easement."



Performance Agreement and Surety

General Issues

9. 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.**)*

Planning

General Issues

10. quit claim deed: record number

amy.diaz-barriga@franklintn.gov

Prior to One-Stop submittal, the applicant must record the quit claim deed and update the owner's signature block to include reference to this new ownership document.

[Edited By Amy Diaz-Barriga]

GENERAL NOTES:(CONT)

6. THIS PROPERTY LIES IN "ZONE X " AS DEFINED BY THE
FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE
RATE MAP No. 47187C0213G DATED 12/22/2016.

Douglas

LEGEND

-  FOUND IRON ROD (FDIR)
 SET NEW 5/8" IRON ROD WITH CAP
 FOUND CONCRETE MONUMENT (TDOOT)
 SET CONCRETE MONUMENT
 EXISTING SANITARY MANHOLE
 POWER POLE
 GUY ANCHOR
 WATER METER
 WATER VALVE
 — S T — STORM SEWER
 — W — WATER LINE
 OHE — OHE OVERHEAD POWER LINE
 — S S — SANITARY SEWER LINE
 — G — GAS LINE
 — U S — UNDERGROUND ELECTRIC
 BOLLARDS
 LIGHT POLE
 FIRE HYDRANT
P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
R.O.W.C. TN. REGISTER'S OFFICE OF WILLIAMSON CO.
R.O.W. RIGHT-OF-WAY
 CRITICAL LOT FOR BUILDING
 CRITICAL TREE LOT
 — T — TOP OF BANK
(GIE) GREEN INFRASTRUCTURE ESMT
P.U.A.D.E. PUBLIC UTILITY, ACCESS & DRAIN ESMT
M.B.S.L. MINIMUM BUILDING SETBACK (ZONING)
D.M.B.S.L. DEVELOPER IMPOSED SETBACK

EDGEMON SUBDIVISION
AND
TUPES LANDING SUBDIVISION
FINAL PLAT - REVISION 1

CITY OF FRANKLIN PROJECT NO.7144

PROPERTY MAP 89, PARCEL 19.02
NKLIN, WILLIAMSON COUNTY, TENNESSEE

RECORDERS INFORMATION:

ADDITIONAL SITE INFORMATION

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
---	------

DATE _____

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 5.105 TOTAL LOTS: 2

ACRES NEW STREETS: NA FEET NEW STREETS: NA

CIVIL DISTRICT: 9TH CLOSURE ERROR: >1: 10,000

SCALE: 1" = 60' DATE: 12/07/19

SHEET 1 OF 1

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS OF THE PROPERTY SHOWN HERE-ON AS OF RECORD IN DEED BOOK 1859, PAGE 6, R.O.W.C., TN. AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL EASEMENTS AS NOTED.

NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR RE-DESIGNED SO AS TO PRODUCE LESS AREA THAN IS HEREIN SHOWN, UNLESS 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: LINDA NEWTON
DEED BOOK 1859, PAGE 6, R.O.W.C., TN.

DATE: _____

ROGER HARRAH LS 2039

CERTIFICATE OF SURVEY

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

Roger Harr
ROGER H. HARRAH IN. REG. NO. 2039

01/02/20

DATE _____

JOB NO: T294-003.01

FRANKLIN FIRE STATION 7 SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
01/23/2020

Long Ln

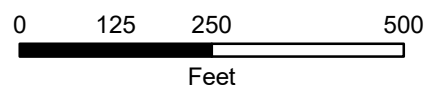
Site

ville Rd

Project Information

Base Zoning: CI
Existing Land Use: Vacant
Proposed Land Use: Fire Station
Other Overlays: HTO
Site Acreage: 3.2 acres
Proposed Stories: 1
Proposed Square Footage: 15,000 SF

- | | |
|--|--|
|  AG Agricultural District |  NC Neighborhood Commercial |
|  ER Estate Residential District |  CC Central Commercial District |
|  R1 Residential 1 District |  DD Downtown District |
|  R2 Residential 2 District |  1ST Avenue District |
|  R3 Residential 3 District |  5TH Avenue District |
|  R4 Residential 4 District |  RC6 Regional Commerce 6 District |
|  R6 Residential 6 District |  RC12 Regional Commerce 12 District |
|  MR Mixed Residential District |  GO General Office District |
|  PD Planned District |  LI Light Industrial District |
|  OR Office Residential District |  HI Heavy Industrial District |
|  CI Civic Institutional District | |



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CONDITIONS OF APPROVAL:

Open Issues: 4 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

22. C. Final Plat

jimmy.wiseman@franklintn.gov Please provide the following note on the plat.

In this plat, public right of way is being dedicated to the City of Franklin over a pre-existing easement that belongs to Milcrofton Utility District ("MUD"). MUD will have the right to construct, install, operate, maintain, change the size of, inspect, alter, replace, and remove the water lines and other water system facilities shown on this plat.

[Edited By Jimmy Wiseman]

39. 0. General Information

jimmy.wiseman@franklintn.gov Applicant must ensure that all utilities (ie manhole, power poles, etc.) are coordinated with the locations in the field or design plans.

Performance Agreement and Surety

General Issues

26. Engineering Sureties

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

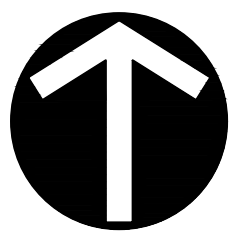
*(This comment serves only as a reminder to staff. No action is necessary from the applicant, and **this comment does not hinder approval.**)*

Planning

General Issues

29. HHO and HHO buffer lines

amy.diaz-barriga@franklintn.gov Applicant shall change the HHO limits to reference note #13 (not #12).



NORTH

SPLIT RAIL FENCE
COORDINATE WITH CITY
AND COUNTY
REGARDING LOCATION

WILLIAMSON COUNTY
MAP: 117, PARCEL 27.00
DB 1668, PG 774
ZONING: CI (CITY OF FRANKLIN)

PROPOSED 40'
P.U.D.E.

VETERINARY SPECIALTY PROPERTIES LLC
MAP: 117, PARCEL 27.01
DB 4560, PG 306
ZONING: GC (CITY OF FRANKLIN)

REAMS-FLEMING PARTNERSHIP
4425 PEYTONSVILLE ROAD, FRANKLIN, TN 37064
MAP: 117B, 117C, 117E, 117G, 117H, 117I, 117K
PARCEL: 117-03000-00010117
TOTAL LOT AREA: 182.46 AC +/-
111 AGRICULTURAL

DEAD END SIGN
ADD ALT. 4

CITY OF FRANKLIN
MAP 117, PARCEL 28.00
DB 7519, PG 892
ZONING: MGA-1 (WILLIAMSON COUNTY)

TEMPORARY DRIVEWAY UNTIL
COMPLETION OF FUTURE
GOOSE CREEK EXTENSION

FUTURE GOOSE CREEK EXTENSION
(TYP.)

0.16AC ACQUISITION FOR
FIRE STATION SITE ACCESS

CITY OF FRANKLIN
CORPORATE LIMITS

NOTE TO CONTRACTOR:

- THE CONTRACTOR SHALL REFER TO ALL PLANS WITHIN THIS PLAN SET. IT IS NOT THE ENGINEER'S/LANDSCAPE ARCHITECT'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.
- SURVEY INFORMATION IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD83 DATUM.

NOTES:

- ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.

OVERALL SITE DATA:

- EXISTING/PROPOSED ZONING: CMVC AND INSTITUTIONAL DISTRICT (CI).
- PROPOSED USE: FIRE STATION (ALLOWABLE BY RIGHT).
- CHARACTER AREA OVERLAY: GCCO-4d (GOOSE CREEK CHARACTER AREA).
- OTHER APPLIANCE OVERLAY: 500 FOOT BUFFER OF HILLSIDE/HILLCREST OVERLAY DISTRICT:
 - BUILDING HEIGHT IN STORIES (MAX.): 1
 - LANDSCAPE SURFACE RATIO (LSR) (MIN.): 0.30
 - FRONT YARD AND SIDE STREET SETBACK (FEET): 20
 - SIDE YARD SETBACK (FEET): 10
- APPLICABLE DEVELOPMENT STANDARD: EITHER STANDARD APPLIES.
- SITE ACREAGE: 1.78 AC. NOT INCLUDING R.O.W. AND OFF SITE IMPROVEMENTS

BUILDING SQUARE FOOTAGE:

- RESIDENTIAL: N/A
- COMMERCIAL: N/A
- PUBLIC: 15,000 +/-

PARKING:

- DETERMINED BY CITY ENGINEER TO BE 25 SPACES
- ACCESSIBLE PARKING: 1 VAN SPACE + 1 STANDARD ADA SPACE.

REFERENCE:

BOUNDARY, TOPOGRAPHIC, AND EASEMENT INFORMATION SHOWN IS BASED UPON INFORMATION SENT TO CEC BY THE CITY OF FRANKLIN IN FEBRUARY 2018. THIS INFORMATION COMES FROM A VARIETY OF SOURCES.

DEVELOPER: CITY OF FRANKLIN

CONTACT: BRAD WILSON
190 3RD AVENUE SOUTH
FRANKLIN, TN 37064
615-550-6628

APPLICANT: CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

CONTACT: BERT MORTON, P.E.
117 SEABOARD LANE, SUITE E-100
FRANKLIN, TN 37067
615-333-7797

DESIGN CONCEPTS/STANDARDS:

THE DESIGN CONCEPT IS TO DEVELOP A NEW FIRE STATION FOR THE FRANKLIN FIRE DEPARTMENT.

LEGEND

	EXISTING PROPERTY LINE
	EXISTING MONUMENT OR PIN
	EXISTING EASEMENT
	EXISTING EDGE OF PAVEMENT
	EXISTING SIDEWALK
	EXISTING PAVEMENT MARKINGS
	EXISTING STRUCTURE
	EXISTING WALL
	EXISTING FENCE
	EXISTING GATE
	EXISTING GUARD RAIL
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING GUY WIRE
	EXISTING OVERHEAD UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING TRANSFORMER
	EXISTING UTILITY BOX
	EXISTING UTILITY MANHOLE
	EXISTING WATER METER
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING WATER MANHOLE
	EXISTING CATCH BASIN
	EXISTING SANITARY MANHOLE
	EXISTING SIGN
	EXISTING BOLLARD
	EXISTING FIBER OPTIC PULL BOX
	EXISTING GAS LINE
	EXISTING TREE
	PROPOSED PROPERTY LINE
	PROPOSED SETBACK LINE
	PROPOSED EDGE OF ROAD
	PROPOSED EXTRUDED CURB
	PROPOSED CONCRETE WALK
	PROPOSED CONCRETE PAVEMENT
	PROPOSED TRUNCATED DOMES
	PROPOSED CONCRETE RETAINING WALL
	PROPOSED PAVEMENT MARKING
	PROPOSED STRUCTURE
	PROPOSED ACCESSIBLE PATH
	PROPOSED SIGN
	PROPOSED PARKING COUNT
	PROPOSED UTILITY EASEMENT
	PROPOSED DETENTION POND OUTLET STRUCTURE
	PROPOSED YARD DRAIN
	PROPOSED CURB INLET
	PROPOSED STORM MANHOLE
	PROPOSED LIMITS OF BIORETENTION
	PROPOSED LIMITS OF DETENTION POND
	PROPOSED LIMITS OF DRAINAGE CHANNEL
	PROPOSED LIGHT POLES
	PROPOSED TRANSFORMER
	PROPOSED SANITARY SEWER CLEANOUT
	PROPOSED WATER METER BOX
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED POST INDICATOR VALVE
	PROPOSED FIRE DEPARTMENT CONNECTION
	DETAIL NUMBER
	SHEET NUMBER

COF #: 6718

RENAISSANCE GROUP, INC.
FRANKLIN FIRE DEPARTMENT STATION 7
911 BRUNACINI WAY
FRANKLIN, TN

Civil & Environmental Consultants, Inc.
117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
615-333-7797 · 800-763-2326
www.cecinc.com

REVISION RECORD

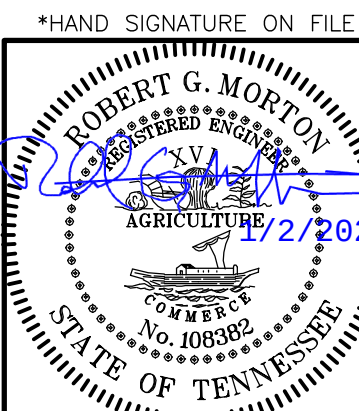
NO	DATE	DESCRIPTION
1	1/12/2020	ISSUED FOR PERMIT
2	01/20/2020	CORRECT RESPONSE
3	01/20/2020	REVIEW RESPONSE
4	01/20/2020	REVIEW RESPONSE
5	01/20/2020	REVIEW RESPONSE

OVERALL SITE PLAN

DATE:	JANUARY 2020	DRAWN BY:	PEC
DWG SCALE:	AS SHOWN	CHECKED BY:	JJC/EJG
PROJECT NO:	180-492	APPROVED BY:	AS SHOWN

DRAWING NO.:

C2.0



SCALE IN FEET
0 40 80



Know what's below.
Call before you dig.



OWNER INFORMATION:

TAX MAP 117 PARCEL 27.00 & 27.01
WILLIAMSON COUNTY
1320 W. MAIN ST. 125
FRANKLIN, TN 37064
(615) 790-5700

TAX MAP 117 PARCEL 28.00
CITY OF FRANKLIN
109 3RD AVE. S.
FRANKLIN, TN 37064
(615) 791-3217

SUBJECT PROPERTY INFORMATION:

TAX MAP 117 PARCEL 27.00 & 27.01
4215 LONG LANE
FRANKLIN, TN 37064
DEED BOOK 1668, PAGE 774
TOTAL AREA REMAINING = 94 AC.±
(REMAINING PROPERTY NOT SURVEYED)

TAX MAP 117 PARCEL 28.00
4416 PEYTONSVILLE RD.
FRANKLIN, TN 37064
DEED BOOK 7519, PAGE 892
TOTAL AREA REMAINING = 2.86 AC.±
(REMAINING PROPERTY NOT SURVEYED)

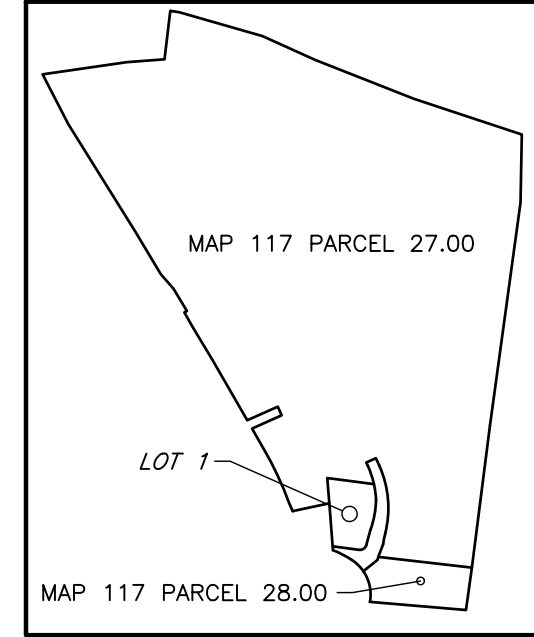
RIGHT-OF-WAY DEDICATION:

TOTAL AREA OF DEDICATION =
47,462 SQ FT OR 1.09 AC.±
**40,424 SQ FT FROM WILLIAMSON COUNTY PROPERTY
7,038 SQ FT FROM CITY OF FRANKLIN PROPERTY
650 LF± OF PAVED ROAD W/CURB & GUTTER
TOTAL PAVEMENT SURFACE AREA OF NEW ROAD = 22,143 SQ FT±

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 04°34'19" W	8.86'
L2	N 24°15'33" E	18.32'
L3	N 65°44'27" E	55.00'
L4	S 24°15'33" E	41.41'
L5	S 20°42'49" W	69.87'
L6	S 15°32'55" W	16.66'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	486.50'	11°35'27"	100.44'	100.27'	N 18°27'50" W
C2	486.50'	9°21'11"	81.05'	80.96'	S 07°59'31" E
C3	489.50'	18°53'16"	161.37'	160.64'	S 10°18'35" W
C4	34.50'	81°52'39"	49.30'	45.21'	S 56°29'15" W
C5	539.50'	38°28'31"	362.28'	355.52'	S 05°01'18" E
C6	534.50'	6°10'27"	57.60'	57.57'	S 11°07'44" W

OVERALL PROPERTY MAP:



GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE LOT 1 AND DEDICATE A PUBLIC RIGHT-OF-WAY AS SHOWN HEREON.
2. BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83).
3. THIS SURVEY WAS PREPARED USING CURRENT DEEDS AND PLATS OF RECORD.
4. NO TITLE REPORT WAS PROVIDED TO THIS SURVEYOR REGARDING THE SUBJECT PROPERTIES; THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH AND REPORT MAY DISCLOSE.
5. ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
6. ADJOINING PROPERTY LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS.
7. DISTANCES ARE BASED ON A FIELD SURVEY USING EDM & GPS EQUIPMENT.
8. 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 WITH 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.
9. THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THEY COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
10. THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF 0.2% CHANCE OF ANNUAL FLOOD) ACCORDING TO F.I.R.M. MAP "WILLIAMSON COUNTY, TENNESSEE" PANEL 355 OF 485, MAP NUMBER 4718700355F, REVISED SEPTEMBER 29, 2006, ACCORDING TO THE FIRM MAP.
11. IT IS RECOMMENDED THAT TENNESSEE ONE-CALL SYSTEM, INC. BE NOTIFIED BEFORE ANY EXCAVATION IS CONDUCTED.
12. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
13. THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED "C1".

ZONING OVERLAY: HHO AND HHO BUFFER (SHOWN HEREON PER SITE PLAN)
CHARACTER AREA: GCCO-4d
DEVELOPMENT STANDARD: EITHER

MINIMUM SETBACK REQUIREMENTS:
FRONT YARD AND SIDE STREET = 20 FEET
SIDE YARD = 10 FEET
REAR YARD = 25 FEET

14. PROPERTY CORNERS SET THIS SURVEY ARE MARKED WITH 1" REBAR AND PLASTIC CAP STAMPED "CEC, INC." WHERE REBAR PINS COULD NOT BE SET, A PK NAIL AND WASHER STAMPED "CEC, INC." HAS BEEN PLACED INSTEAD.

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 5TH DAY OF DECEMBER, 2019.

[Signature]
SURVEYOR
JANUARY 2, 2020
DATE

GPS SURVEY DATA:

- (A) TYPE OF GPS SURVEY: REAL-TIME KINEMATIC AND ONLINE POSITION USER SERVICE
- (B) POSITIONAL ACCURACY: 0.05 FEET
- (C) COMPLETION DATE OF SURVEY: APRIL 2018
- (D) DATUM/EPOCH: NAD83(2011) EPOCH 2010.00
- (E) PUBLISHED/FIXED CONTROL USED: NGS PID'S QJ9560, DK7594, & JVB562
- (F) GEOID MODEL: GEOID_12B
- (G) COMBINED GRID FACTOR: 0.99991366

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

SECRETARY
FRANKLIN MUNICIPAL PLANNING COMMISSION
DATE

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

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY.

WILLIAMSON COUNTY EMERGENCY
MANAGEMENT AGENCY
DATE
CITY OF FRANKLIN
DATE

CERTIFICATE OF PROVISION OF ELECTRICAL SERVICE

I HEREBY CERTIFY THAT ALL OF THE MTEMC REGULATIONS, CHECKLISTS AND GUIDELINES HAVE BEEN MET. ANY APPROVAL IS AT ALL TIMES CONTINGENT UPON CONTINUING COMPLIANCE WITH MTEMC REQUIREMENTS.

MTEMC
DATE

CERTIFICATE OF OWNERSHIP (WILLIAMSON COUNTY)

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 1668, PAGE 774, 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(S)
DATE

CERTIFICATE OF OWNERSHIP (CITY OF FRANKLIN)

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 7519, PAGE 892, 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(S)
DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

1. I HEREBY CERTIFY THAT:
THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN FIRE STATION 7 SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
2. A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR STREETS, \$_____ FOR DRAINAGE, AND \$_____ FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR, STREETS DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
DATE

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

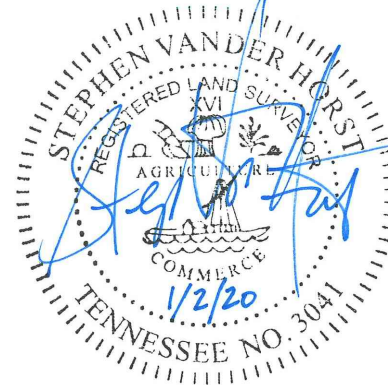
1. I HEREBY CERTIFY THAT:
THE WATER SYSTEMS DESIGNATED IN FIRE STATION 7 SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH UTILITY DISTRICT SPECIFICATIONS, OR
2. A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE WATER SYSTEM HAS BEEN POSTED WITH THE MILCROFTON UTILITY DISTRICT TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR
MILCROFTON UTILITY DISTRICT
DATE

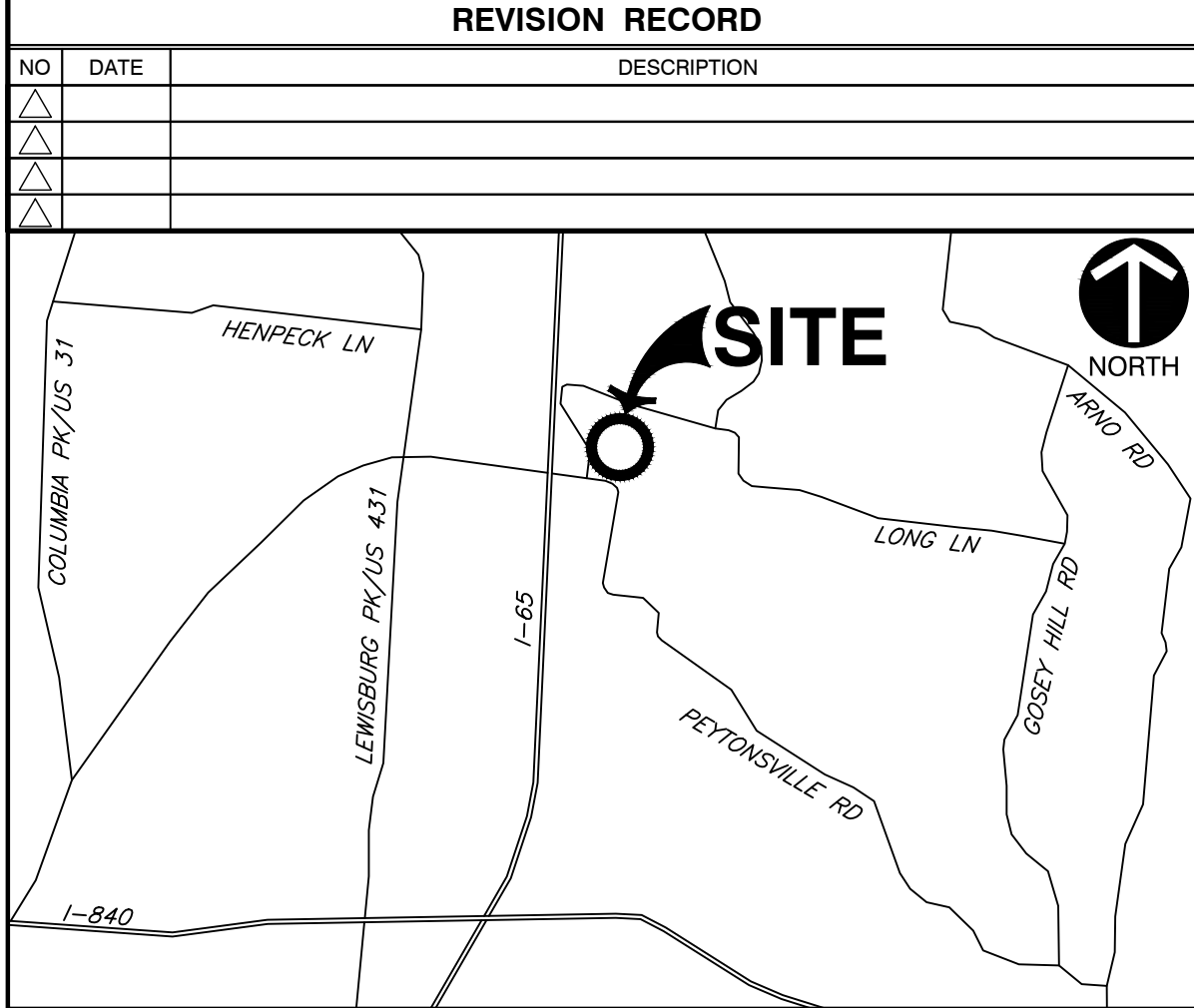
CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

1. I HEREBY CERTIFY THAT:
THE WATER AND SEWER SYSTEMS DESIGNATED IN FIRE STATION 7 SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
2. A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE WATER SYSTEM AND \$_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
DATE



SCALE IN FEET
0 50 100



VICINITY MAP

N.T.S.

LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY
- ADJACENT PROPERTY LINE
- EASEMENT
- HILLSIDE/HILLTOP OVERLAY (HHO)
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- SAN EXISTING SANITARY SEWER LINE
- W EXISTING WATER LINE
- W PROPOSED WATER LINE
- FO EXISTING FIBER OPTIC LINE
- OH-W EXISTING OVERHEAD WIRE
- ST EXISTING STORM SEWER LINE
- EXISTING GUARDRAIL
- IRON REBAR FOUND (IRF)
- MAG / PK NAIL FOUND
- CONCRETE MONUMENT FOUND
- IRON REBAR W/CAP SET
- LOT NUMBER
- EMERGENCY ADDRESS
- SANITARY MANHOLE
- WATER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- PV - POST INDICATOR VALVE
- POWER POLE
- GUY WIRE
- FIBER OPTIC BOX (ABOVE GRADE)
- TELEPHONE POLE
- STORM MANHOLE
- CURB INLET

C.O.F. PROJECT #6832

*HAND SIGNATURE ON FILE



Civil & Environmental Consultants, Inc.

117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
Ph: 615.333.7797 · 800.763.2326 · Fax: 615.333.7751
www.cecinc.com

FINAL PLAT FIRE STATION 7 SUBDIVISION

Situate In

10TH CIVIL DISTRICT
WILLIAMSON COUNTY, TENNESSEE

Made For

CITY OF FRANKLIN
109 THIRD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064

DATE: JANUARY 2, 2020 SCALE: 1"=50' DRAWING NO.: SV01
DRAWN BY: SVH CHECKED BY: RGM
PROJECT NO: 180-832 APPROVED BY: *SVH SHEET 1 OF 1

WESTHAVEN PUD SUBDIVISION, FINAL PLAT, SECTION 53
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 01/23/2020

Site

Project Information
 Base Zoning: SDX
 Existing Land Use: Vacant
 Proposed Land Use: Residential
 Character Area: WHCO-4
 Development Standard: Traditional
 Site Acreage: 6.89 acres

- | | |
|---|--|
|  Westhaven Section 53 |  CI Civic Institutional District |
|  AG Agricultural District |  NC Neighborhood Commercial |
|  ER Estate Residential District |  CC Central Commercial District |
|  R1 Residential 1 District |  DD Downtown District |
|  R2 Residential 2 District |  1ST Avenue District |
|  R3 Residential 3 District |  5TH Avenue District |
|  R4 Residential 4 District |  RC6 Regional Commerce 6 District |
|  R6 Residential 6 District |  RC12 Regional Commerce 12 District |
|  MR Mixed Residential District |  GO General Office District |
|  PD Planned District |  LI Light Industrial District |
|  OR Office Residential District |  HI Heavy Industrial District |



0 325 650 975 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.

Plat Notes:

- The purpose of this plat is to create 33 lots (Lots 2085-2117), and one reserved area for the purpose of building a sidewalk in this phase.
- Subject property is shown as Section 53 located in Westhaven P.U.D. Subdivision, Fifth Civil District, City of Franklin, Williamson County, Tennessee.
- Subject property is identified as a portion of Parcel 1 on Property Map 77.
- Zoning: SD-X (Special Development-Variety) (ML1.8/Traditional/WHCO-1)
- According to the Westhaven Pattern Book, the following building types would be permitted in the T4 and T5 transect zones - sideyard house, cottage, or house.
Minimum setback requirements (Section 53 lots):
Front yard - 10'
Side yard - 5' (min. 10' between buildings)
(Minimum 0' between townhome units)

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

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

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

- All lots in Section 49 fall in the T4 and T5 Transect Zone as defined in the Westhaven Concept Plan (Revision 3) and Pattern Book, revised 02/25/17.

- Section 53 includes the following building types and sizes: sideyard houses, cottages, houses, courtyards, courtyard apartments, townhomes, and flex houses.

Dwelling unit living areas: Exclusive of open porches, garages, and ancillary apartments:
Minimum.....1,000 S.F.
Maximum.....10,000 S.F.
Maximum building heights...2 stories

- Bearings are based on Tennessee state plane coordinate system, Zone 5301, FIPS Zone 4100, NAD 83 Datum.
- Subject property is not within a Flood Hazard Area as per F.E.M.A. Flood Insurance Rate Map No. 47187CO195F, Revision Date September 29, 2006, Community No. 470206, Panel No. 195F.
- The developer acknowledges that all lots have adequate building envelopes and no variances will be required.
- All streets and alleys are designated as Public Right-of-Way; the City of Franklin is not responsible for the replacement or repair of any private structures within public easements should the structures be disturbed in the process of the City exercising its easement rights.
- Streets, drainage easements, structures, and culverts shall be maintained by the City of Franklin. Detention ponds and outlet structures within public drainage easements are to be maintained by the Westhaven Homeowners' Association.
- Stormwater quality shall be addressed with each site plan.
- Open space areas, roadway medians, brick pedestrian crosswalks, bike paths, sidewalks outside of right-of-ways, trails and detention facilities shall be maintained by the Westhaven Home Owners Association and shall be Public Utility, Drainage and Access Easements.
- Building Elements: Porches, stoops, chimneys, bay windows, and balconies may encroach into the front yard setbacks. Chimneys may encroach up to 1'-0" from the property line within the sideyard setbacks. Where chimneys encroach into the sideyard setback, the minimum separation between dwellings shall be reduced by the distance of the encroachment only at the width of the fireplace. The remainder of the sideyard setback shall be the stated minimum. Chimneys that encroach closer than 5'-0" to a property line must meet the fire rating requirements of the City of Franklin Building Codes.
- Within new developments and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, (including cable television, electrical, natural gas, sewer, telephone and water lines) shall be placed underground.
- All street light locations and quantities are approximate. Final positioning and quantity shall be at the direction of MTEMC. 17. Mineral rights are to be held by Westhaven Partners, LLC.
- Property numbers are indicated as such: Lot numbers are encircled and address numbers are enclosed by rectangular shape. At all temporary turnarounds, a sign shall be placed stating, "Street to be extended by authority of the City of Franklin."
- Street address numbers are assigned to the following street names: Lots 2085-2086 Hathaway St., Lots 2087-2090 Cheltenham Ave., Lots 2091-2117 Calico Street.
- Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
- No obstructions or encroachments which impede the flow of stormwater shall be permitted within Public Drainage Easements between lots. The City of Franklin is not responsible for repair or replacement of any encroachments that are damaged or removed in the course of maintenance activity within easements.
- Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowners' Association.
- Required Exterior Parking:
A. Single Family Detached Residence
2 spaces required except on street corner lots. Spaces must be on the same lot as the residence. Spaces shall be a minimum of 18' wide by 22' deep paved area (as measured from the face of the alley curb). Parking area may be garage apron or a separate parking pad.

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

Certificate of Survey

I (we) hereby certify that the subdivision plat as shown herein 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 28th day of February, 2018.

Keith Ryan Brotherton Tennessee RLS No. 2850
Wilson & Associates, P.C.
Engineering/Surveying/Environmental
108 Beasley Drive, Franklin, TN 37064
Office: 615.794.2275 FAX 615.794.2176
kbrotherton@wilsonpcc.com



Owner/Subdivider: Westhaven Partners, LLC
Owners/Partners with 5% interest or more:

Westhaven Partners, LLC c/o Tim Downey - tim.downey@southernland.com 1550 W. McEwen Drive, Suite 200 Franklin, TN 37067 (615) 778-3150	
H. Rhodes Hart 612 10th Ave, North Nashville, TN 37203 (615) 259-4222	Frank Mastrapasqua 814 Church Street, #300 Nashville, TN 37203 (615) 244-8400
PPMC Limited Partnership c/o Pete Serodino P.O. Box 4539 Chattanooga, TN 37405 (423) 266-1855	Springlake, G.P. c/o Ron Pace 95 White Bridge Road, #504 Nashville, TN 37205 (615) 352-9600
Monica Smiley 1417 Heritage Landing Drive Chattanooga, TN 37405 (423) 266-1070	Frank J.B. Varallo Rone-Regency Jewelers Brainerd Village Chattanooga, TN 37411 (423) 894-1188

- 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.

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

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

Williamson County Emergency Management Agency _____ Date _____

City of Franklin _____ Date _____

CERTIFICATE OF APPROVAL OF
WATER SYSTEMS

I hereby certify that:

(1) the water system designated in Westhaven PUD Subdivision, Section 53 has been installed in accordance with City Specifications, or

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

HB&TS Utility District _____ Date _____

CERTIFICATE OF OWNERSHIP

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 2269, Page 345, 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 _____

I hereby certify that:

(1) the streets, drainage, and sidewalks designated in Westhaven PUD Subdivision, Section 53 have been installed in accordance with City Specifications, or

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

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

NOTE: THE BOUNDARY
CALLS SHOWN ON THIS
SHEET ARE FOR THE
PHASE BOUNDARY ONLY.

WESTHAVEN SEC. 30
BOOK P62, PG57

WESTHAVEN PARTNERS
FUTURE DEVELOPMENT

PHASE LINE
AND ROW LINE

SHADED AREA IS
RESERVED AREA
FOR SIDEWALK
(3,379.52 SF)

WESTHAVEN SEC. 49
BOOK P71, PG 64

HATHAWAY STREET

CHELLENHAM AVE.

CALICO STREET

WESTHAVEN PARTNERS
FUTURE DEVELOPMENT

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	15.71'	10.00'	90°00'27"	S40°01'13"E	14.14'
C7	39.27'	25.00'	89°59'33"	N49°58'47"E	35.35'
C10	50.50'	22.00'	131°31'44"	N31°05'09"W	40.12'
C11	112.46'	906.75'	7°06'23"	S31°07'32"W	112.39'
C12	11.76'	10.00'	67°24'12"	N61°16'27"E	11.10'
C13	36.91'	20.00'	105°44'03"	S26°29'39"E	31.89'
C14	61.21'	619.25'	5°39'47"	S82°11'33"E	61.18'
C15	107.34'	749.75'	8°12'09"	S22°16'18"W	107.24'
C16	14.14'	10.00'	81°01'56"	S58°41'12"W	12.99'
C17	6.07'	480.25'	0°43'25"	N81°09'33"W	6.07'
C22	72.77'	980.75'	4°15'04"	S5°58'11"W	72.75'
C24	39.27'	25.00'	90°00'00"	S49°58'33"W	35.36'
C25	15.71'	10.00'	90°00'00"	N40°01'27"W	14.14'
C26	30.33'	20.00'	86°52'50"	S51°32'08"W	27.50'
C29	32.60'	180.75'	10°20'03"	S9°00'41"W	32.56'
C30	31.02'	20.00'	88°52'06"	S40°35'24"E	28.00'
C31	43.55'	211.00'	11°49'34"	N89°03'46"E	43.47'
C32	29.14'	489.00'	3°24'53"	N83°19'00"W	29.14'

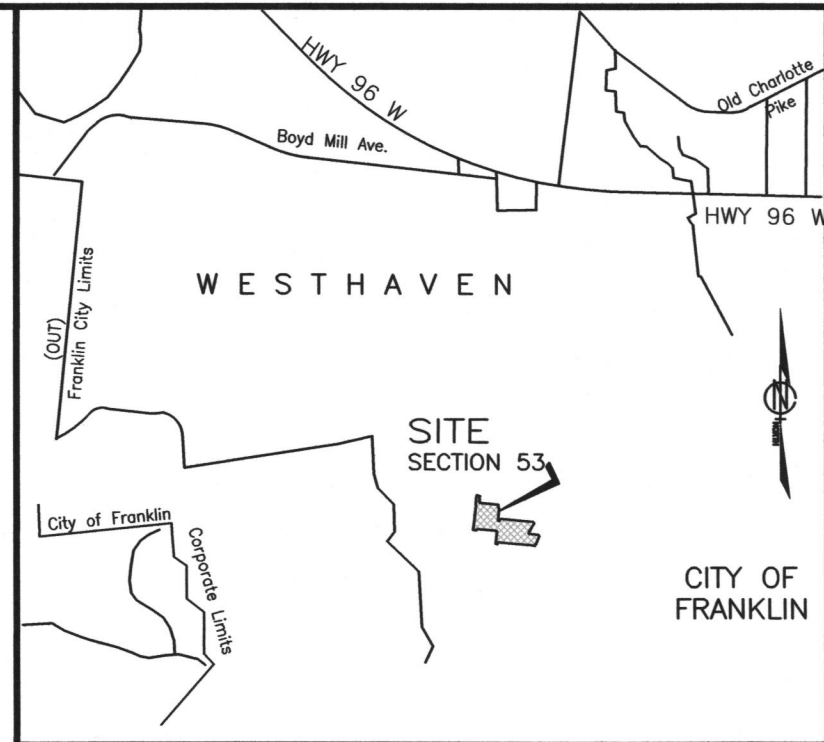
MIDDLE TENNESSEE ELECTRIC
MEMBERSHIP CORPORATION

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

Date _____ Middle Tennessee Electric Membership Corporation

Parcel Area Table		
Parcel #	Area (SF)	Area (Ac.)
2085	8886.15	0.20
2086	9490.00	0.22
2087	11548.93	0.27
2088	11297.00	0.26
2089	9980.81	0.23
2090	11705.10	0.27
2091	9490.00	0.22
2092	8884.47	0.20
2093	6714.53	0.15
2094	6210.00	0.14
2095	5535.00	0.13
2096	5535.00	0.13
2097	4455.00	0.10
2098	4455.00	0.10
2099	4455.00	0.10
2100	4455.00	0.10
2101	5535.00	0.13

Parcel Area Table		
Parcel #	Area (SF)	Area (Ac.)
2102	5535.00	0.13
2103	10113.12	0.23
2104	9413.20	0.22
2105	5600.99	0.13
2106	4458.29	0.10
2107	4455.00	0.10
2108	4455.00	0.10
2109	5535.00	0.13
2110	5535.00	0.13
2111	5535.00	0.13
2112	5535.00	0.13
2113	5535.00	0.13
2114	6714.53	0.15
2115	4455.00	0.10
2116	4455.00	0.10
2117	4455.00	0.10



VICINITY MAP
NOT TO SCALE

WESTHAVEN SEC. 49
BOOK P71, PG 64

ALLEY

SHEET 3

CALICO STREET

WESTHAVEN SEC. 46
BOOK P68, PG 8

WESTHAVEN PARTNERS FUTURE DEVELOPMENT

Line Table		
Line #	Length	Direction
L99	5.50'	S4°58'33"W
L100	38.50'	N81°54'17"W
L101	198.57'	N8°05'43"E
L102	172.74'	N3°50'40"E
L103	38.50'	S73°26'59"E
L104	22.00'	N85°01'27"W
L105	407.28'	N85°01'27"W
L106	177.50'	N4°58'33"E
L107	258.57'	N85°01'27"W
L111	39.06'	S3°50'40"W

Line Table		
Line #	Length	Direction
L112	247.07'	S85°01'27"E
L113	38.50'	S4°58'33"W
L114	177.50'	S4°54'07"W
L115	17.00'	N85°01'27"W
L116	396.60'	S85°01'27"E
L117	38.50'	N4°58'33"E
L118	22.00'	S8°28'45"W
L119	66.96'	N81°36'34"W
L120	72.71'	S85°01'27"E

SOUTHERN LAND
COMPANY

WESTHAVEN
P.U.D. SUBDIVISION
SECTION 53

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES 6.887 TOTAL # OF LOTS 33
ACRES NEW RD/ST 1.903 (ROW) L.F. OF NEW RD/ST 2,399.80
ACRES OPEN SPACE 0.078 CIVIL DISTRICT 5th
DRAWN BY JAG CLOSURE ERROR < 1:10,000
SCALE = NO SCALE DATE = 10/29/2019

COF PROJECT # 0000

SHEET 1 OF 3

CERTIFICATE OF APPROVAL OF RECORDING

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

Secretary _____ Date _____
Franklin Municipal Planning Commission

CERTIFICATE OF APPROVAL OF
SEWER SYSTEMS

I hereby certify that:

(1) the sewer system designated in Westhaven PUD Subdivision, Section 53 has been installed in accordance with City specifications, or

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

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

CONDITIONS OF APPROVAL:

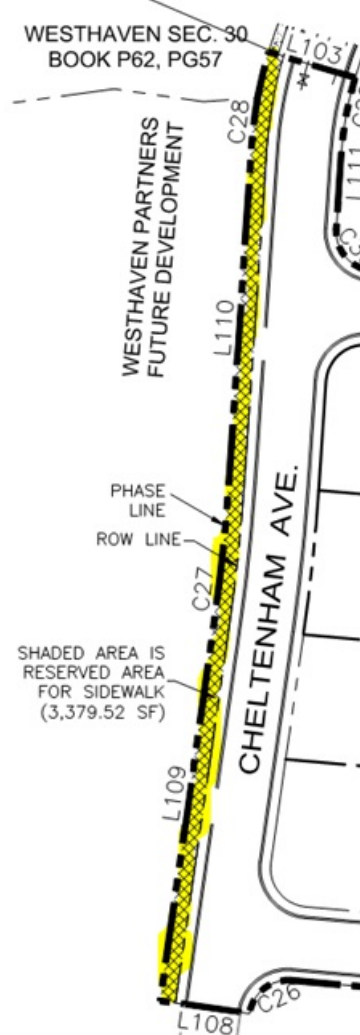
Open Issues: 3

Engineering - Final Plat Checklist

General Issues

7. C. Final Plat

lance.fittro@franklinn.gov Extend the ROW along Cheltenham Ave to include the hatched area currently indicated as "reserved area for sidewalk." The ROW line should coincide with the section boundary along the area highlighted below:



jgregg@wilsonpc.com The section line has been moved to the boundary line. They are now one and the same. The shaded sidewalk area remains but it is outside of the boundary and section line.

lance.fittro@franklin.tn.gov The previous comment, "Extend the ROW along Cheltenham Ave to include the hatched area currently indicated as "reserved area for sidewalk." The ROW line should coincide with the section boundary along the area highlighted below." has not been addressed appropriately.

The section boundary shall match that shown on the associated site plan, COF #6747, which generally follows the back of sidewalk along the west side of Cheltenham Ave. The site plan shall match the plat, including the location of the development section boundary.

8. C. Final Plat

lance.fittro@franklin.tn.gov To ensure appropriate easements are provided, Applicant shall revise the plat to show proposed public infrastructure matching that shown on the associated Site Plan. Infrastructure may be noted on plat as "*proposed*".

Public infrastructure to be shown on plat includes proposed street improvements, curb and gutter, storm infrastructure, sidewalks, multi-use trails, and extents of proposed public utilities. Proposed private infrastructure is not to be shown on plat.

The sidewalk indicated on the site plan to be constructed within the "reserved area for sidewalk" is to be shown on the plat:

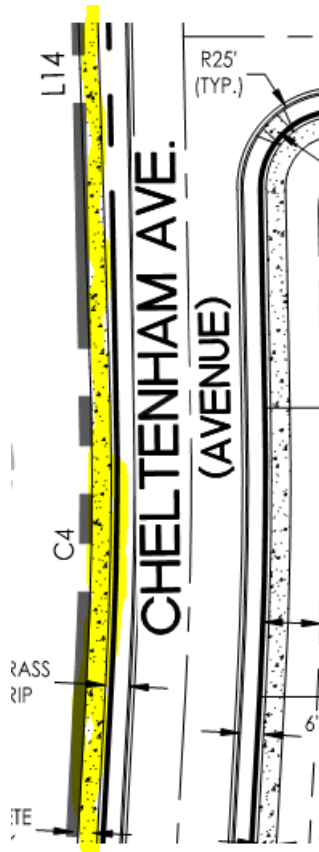


jgregg@wilsonpc.com All infrastructure shown on the plat is proposed. The proposed sidewalk area is shown outside the boundary line of section 53 as a reserved area.

The sidewalk shown on the associated site plan to be constructed along the western edge of Cheltenham Avenue shall be shown on the plat. This is public infrastructure shown to be constructed with the site plan and for which sureties are to be posted ensuring its construction.

Any portion of the public sidewalk which falls outside of the ROW shall have a public access easement for the sidewalk shown on the plat.

Shifting the section boundary to show a hatched area for future sidewalk construction on un-platted land without the required access easement does not match the associated site plan, and is not acceptable.



[Edited By Lance Fittro]

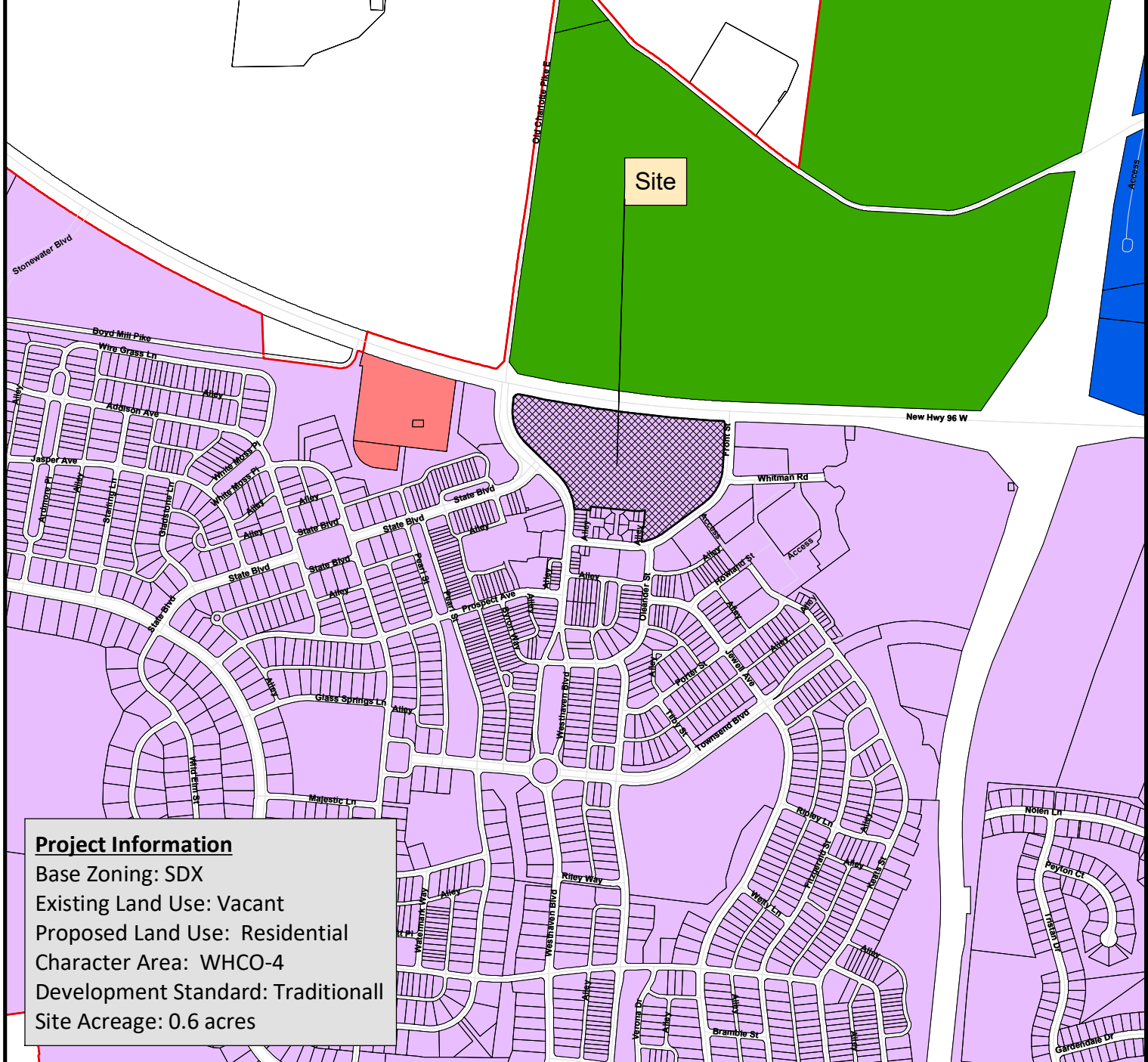
Performance Agreement and Surety

General Issues

3. Engineering Sureties

kevin.long@franklin.tn.gov	Any unposted sureties associated with this development from site plan COF# 6747 (Westhaven PUD Subdivision, Site Plan, Section 53) shall be transferred to this final plat as a condition of approval. [Edited By Kevin Long]
jgregg@wilsonpc.com	This is understood.
kevin.long@franklin.tn.gov	Any unposted sureties associated with this development from site plan COF# 6747 (Westhaven PUD Subdivision, Site Plan, Section 53) shall be transferred to this final plat as a condition of approval. <i>(Comment restated for internal City of Franklin reference. No further action is necessary from the applicant, and this comment does not hinder approval.)</i>

WESTHAVEN PUD SUBDIVISION, FINAL PLAT, SECTION 25, REVISION 5
FRANKLIN MUNICIPAL PLANNING COMMISSION
01/23/2020



Site

Project Information

Base Zoning: SDX
Existing Land Use: Vacant
Proposed Land Use: Residential
Character Area: WHCO-4
Development Standard: Traditional
Site Acreage: 0.6 acres

- | | |
|--------------------------------|------------------------------------|
| Export_Output_7 | CI Civic Institutional District |
| AG Agricultural District | NC Neighborhood Commercial |
| ER Estate Residential District | CC Central Commercial District |
| R1 Residential 1 District | DD Downtown District |
| R2 Residential 2 District | 1ST Avenue District |
| R3 Residential 3 District | 5TH Avenue District |
| R4 Residential 4 District | RC6 Regional Commerce 6 District |
| R6 Residential 6 District | RC12 Regional Commerce 12 District |
| MR Mixed Residential District | GO General Office District |
| PD Planned District | LI Light Industrial District |
| OR Office Residential District | HI Heavy Industrial District |



0 300 600 900 Feet

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

CONDITIONS OF APPROVAL:

Open Issues: 5 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

14. 0. General Information

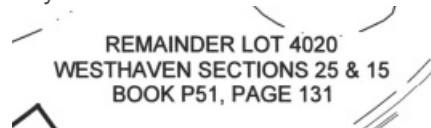
lance.fittro@franklin.tn.gov The previous comment has not been addressed. Applicant shall revise the final plat as follows:

In order to further subdivide Lot 4020 to create the additional Lot 4072 as shown, the entirety of Lot 4020 is to be shown including boundary calls **and all easements** as indicated on the previous re-platting of Lot 4020 in Book P72 Page 94. The entire Lot 4020 in Book P72 Page 94 is being re-platted for the further subdivision, not a portion of it.

1. The purpose of this plat is to create Lot 4072 out of Section 25 Lot 4020.
2. The recording of this plat voids, vacates, and supersedes a portion of the Final Plat, Section 25, Revision 4, Resubdivision of Lot 4020 of record in Book P72, Page 94, in the Register's Office for Williamson County, Tennessee.

Plat Book P72 Page 94 voided, vacated and superseded the Lot 4020 shown on Plat Book 70 Page 96 which itself voided, vacated and superseded the Lot 4020 shown on Plat Book P51 Page 131.

Any references to "remainder Lot 4020" such as that below are to be removed:



Performance Agreement and Surety

General Issues

13. Engineering Sureties

kevin.long@franklin.tn.gov Any unposted sureties associated with this development from site plans:
[COF# 6919 \(Westhaven PUD Subdivision, Site Plan, Section 25, Revision 2, Lot 4072, \(Commercial Buildings\)\)](#)
 and
[COF# 6954 \(Westhaven PUD. Subdivision, Site Plan, Section 25-Lot 4020, \(Lakefront Open Space\)\)](#)
 shall be transferred to this final plat as a condition of approval.

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

Planning

General Issues

16. Lines removed

dianna.tomlin@franklntn.gov The line around Lot 4020 needs to be the same bold line width as the line around new Lot 4072. The lines around the townhome lots shall be removed, as those are not a part of this plat
[Edited By Dianna Tomlin]

17. reword void and vacate

dianna.tomlin@franklntn.gov Applicant shall reword plat to state, "The recording of this plat void/vacates, and supersedes Lot 4020 as recorded on Final Plat, Section 25, Revision 4 in Book P72 Page 94 in the Register's Office of Williamson County"
[Edited By Dianna Tomlin]

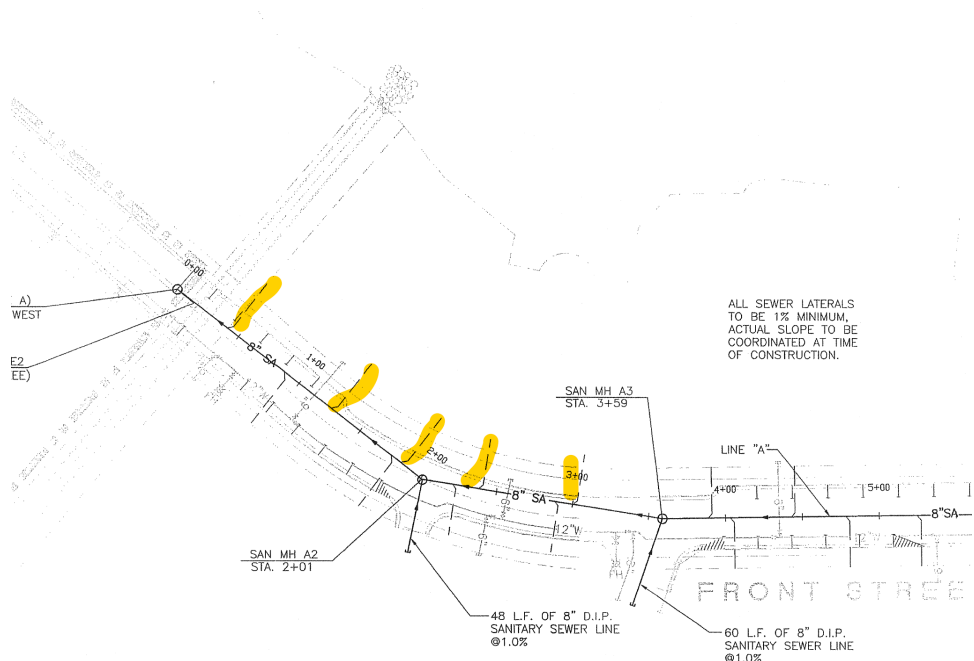
Water/Sewer

General Issues

10. Sanitary sewer

ben.mcneil@franklntn.gov The applicant did not fully address the issues, the applicant shall add a note to the plat that states any unused sewer service lines must be capped at the main line connection.

It appears that this lot is a larger open space lot that was reflected on a previous plat. The applicant shall verify any unused sanitary sewer service line and show them as being terminated at the main line. This information shall be added to the proposed plat.



Plat Notes:

- The purpose of this plat is to create Lot 4072 out of Section 25 Lot 4020.
- The recording of this plat voids, vacates, and supersedes a portion of the Final Plat, Section 25, Revision 4, Resubdivision of Lot 4020 of record in Book P72, Page 94, in the Register's Office for Williamson County, Tennessee.
- Site is located in Williamson County, TN, and is identified as a portion of Parcel 23.07 on Property Map 64.
- Zoning: SD-X Specific Development Plan (M1.8/Traditional/WHCO-1)
- All Lots in Section 25 - Lot 4020 Lakefront Commercial fall in the T5 Transect zone as defined in the Westhaven Concept Plan (Revision 3) and Pattern Book, Revised 05/25/17.
- Minimum setback requirements:
Front yard - 5'
Side yard - 0'
Rear yard - 0'

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

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

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

- Bearings are based on Tennessee state plane coordinate system, Zone 5301, FIPS Zone 4100, NAD 83 Datum.
- Westhaven Section 25 is not in a Flood Hazard Area as per F.E.M.A. Flood Insurance Rate Map No. 47187C0195F, Revision Date September 29, 2006, Community No. 470206, Panel 0195.
- The developer acknowledges that all lots have adequate building envelopes and no variances will be required.
- All streets and alleys are designated as Public Right-of-Way; the City of Franklin is not responsible for the replacement or repair of any private structures within public easements should the structures be disturbed in the process of the City exercising its easement rights.
- Streets, drainage easements, structures and culverts shall be maintained by the City of Franklin. Detention ponds within public drainage easements are to be maintained by the owner. See Note 12.
- The private drainage easement and the infrastructure within on Lot 4072 shall be the responsibility of the property owner to maintain and WILL NOT be the City of Franklin's responsibility.
- Stormwater quality shall be addressed with each site plan.
- Open space areas, roadway medians, brick pedestrian crosswalks, bike paths, sidewalks outside of right-of-ways, trails and detention facilities shall be maintained by the Westhaven Home Owners Association and shall be Public Utility, Drainage and Access Easements.
- Within new developments and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, (including cable television, electrical, natural gas, sewer, telephone and water lines) shall be placed underground.
- All street light locations and quantities are approximate. Final positioning and quantity shall be at the direction of MTEMC.
- Mineral rights are to be held by Westhaven Partners, LLC.
- Property numbers are indicated as such: Lot numbers are encircled and address numbers are enclosed by rectangular shape.
- Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
- No obstructions or encroachments which impede the flow of stormwater shall be permitted within Public Drainage Easements between lots. The City of Franklin is not responsible for repair or replacement of any encroachments that are damaged or removed in the course of maintenance activity within easements.
- 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 within an easement on the homeowners' lot at the homeowners' expense.
- Maintenance of the grease trap and any portion of the private sewer service which falls within the sewer easement on Lot 4072 shall be the responsibility of the property owner.

MIDDLE TENNESSEE ELECTRIC
MEMBERSHIP CORPORATION

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

Date _____ Middle Tennessee Electric Membership Corporation

CERTIFICATE OF APPROVAL OF
WATER SYSTEMS

I hereby certify that:

- (1) the water system designated in Westhaven PUD Subdivision, Resubdivision Lot 4020, Section 25 have been installed in accordance with City Specifications, or
- (2) a performance agreement and surety in the amount of \$_____ for the water system has been posted with HB&TS Utility District to assure completion of such system.

HB&TS Utility District

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

City of Franklin

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 4561, Page 303, 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.

Westhaven Partners LLC

VICINITY MAP
NOT TO SCALE

Owner/Subdivider: Westhaven Partners, LLC

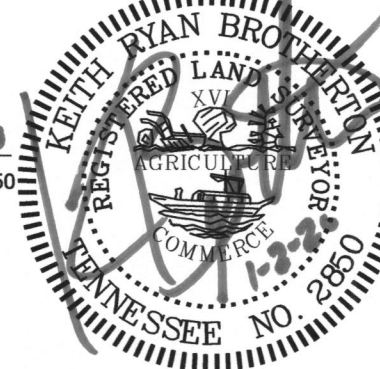
Owners/Partners with 5% interest or more:

Westhaven Partners, LLC c/o Tim Downey - tim.downey@southernland.com 1550 W. McEwen Drive, Suite 200 Franklin, TN 37067 (615) 778-3150	Frank Mastrapasqua 814 Church Street, #300 Nashville, TN 37203 (615) 259-4222
H. Rhodes Hart 612 10th Ave. North Nashville, TN 37203 (615) 259-4222	Springlake, G.P. c/o Ron Pace 95 White Bridge Road, #504 Nashville, TN 37205 (615) 352-9600
PPMC Limited Partnership c/o Pete Serodino P.O. Box 4539 Chattanooga, TN 37405 (423) 266-1855	Frank J.B. Varallo Rone-Regency Jewelers Brainerd Village Chattanooga, TN 37411 (423) 894-1188
Monica Smiley 1417 Heritage Landing Drive Chattanooga, TN 37405 (423) 266-1070	

Certificate of Survey

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 15th day of February, 2019.

Keith Ryan Brotherton, Tennessee RLS No. 2850
Wilson & Associates, P.C.
Engineering/Surveying/Environmental
108 Beasley Drive
Franklin, TN 37064
Office: 615.794.2275
kbrotherton@wilsonpc.com



Legend

Existing Iron Rod
Iron Rod Set
Existing Concrete Monument
Concrete Monument Set
Storm Catchbasin
Sewer Manhole
Street Address
Water Valve
Fire Hydrant
Street Light
Sidewalk Pattern
Public Utility & Drainage Esmt.
Public Drainage Esmt.
Public Utility & Access Esmt.
Public Utility Esmt.



REGISTER'S OFFICE
WILLIAMSON COUNTY, TENNESSEE

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 4561, Page 303, 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.

Westhaven Partners LLC

CERTIFICATE OF APPROVAL OF STREETS AND
DRAINAGE AND SIDEWALKS

I hereby certify that:

- (1) the streets, drainage, and sidewalks designated in Westhaven PUD Subdivision, Resubdivision of Lot 4020, Section 25, Revision 5 have been installed in accordance with City specifications, or
- (2) a performance agreement and surety in the amount of \$_____ for streets, \$_____ for drainage, and \$_____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF
SEWER SYSTEMS

I hereby certify that:

- (1) the sewer system designated in Westhaven PUD Subdivision, Resubdivision of Lot 4020, Section 25, Revision 5 has been installed in accordance with City specifications, or
- (2) a performance agreement and surety in the amount of \$_____ for the sewer system has been posted with the City of Franklin, Tennessee to assure completion of such system.

Director Water Management Department
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF RECORDING

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

Secretary
Franklin Municipal Planning Commission

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	137.01'	275.00'	28°32'44"	S67°44'28"W	135.60'
C2	7.12'	38.00'	10°44'27"	S0°03'52"E	7.11'
C3	22.56'	53.40'	24°12'26"	N6°50'27"W	22.39'
C4	23.86'	96.00'	14°14'33"	N60°35'22"E	23.80'

Parcel Line Table

Line #	Length	Direction
L1	76.00'	S53°28'06"W
L2	45.17'	N5°18'21"E
L3	10.04'	N72°27'22"E
L4	98.62'	N5°18'22"E
L5	60.60'	N53°28'06"E
L6	163.62'	S36°31'54"E
L7	4.80'	S5°26'06"E

Westhaven Partners LLC

SOUTHERN LAND
COMPANY
WESTHAVEN
P.U.D. SUBDIVISION
Final Plat Section 25, Revision 5
Resubdivision of Lot 4020

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES	0.57±	TOTAL # OF LOTS	1
ACRES NEW RD/ST	0.00	L.F. OF NEW RD/ST	0.00
ACRES OPEN SPACE	0.00	CIVIL DISTRICT	5
DRAWN BY	JAG	CLOSURE ERROR	< 1:10,000
SCALE =	1"=100'	DATE =	07/23/1919

COF PROJECT # 7074

SHEET 1 OF 1