



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, January 22, 2015

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, January 22, 2015, 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. [15-0079](#) 12/18/14 FMPC Meeting Minutes
Sponsors: Planning and Sustainability Dept and Emily Hunter
Attachments: [FMPC MeetingMinutes121814](#)

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

ELECTION OF OFFICERS FOR 2015

2. [15-0012](#) Election of Franklin Municipal Planning Commission Officers for 2015

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. [15-0097](#) Aspen Grove Subdivision, site plan, section O, revision 3, lot 122 (Medical Office Building); extend the performance agreement for traffic signal and driveway/median modification improvements for one year. (CONSENT AGENDA)
4. [15-0098](#) Avalon PUD Subdivision, site plan, section 3, 97 dwelling units in 117 lots; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

5. [15-0099](#) Avalon PUD Subdivision, site plan, section 5; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
6. [15-0100](#) Cool Springs East Subdivision, site plan, section 24, lots 11 and 703 (Hilton Garden Inn/Medical Office Building Unified Plan); accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
7. [15-0101](#) Cool Springs East Subdivision, site plan, section 36, revision 1, lots 700, 701 and 702 (Carothers Park Shoppes); extend the performance agreement for landscaping lot 702 improvements. (CONSENT AGENDA)
8. [15-0102](#) Cool Springs Life Science Center Subdivision, site plan; extend the performance agreement for stormwater drainage/detention improvements. (CONSENT AGENDA)
9. [15-0103](#) Cool Springs West Subdivision, site plan, section 4, revision 2, lot 20 (Southern Ice Addition); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
10. [15-0104](#) Grace Pointe Church Subdivision, site plan; release the maintenance agreement for drainage improvements. (CONSENT AGENDA)
11. [15-0105](#) Harpeth Village Subdivision, site plan, revision 2 (Harpeth Village Unified Development); extend the performance agreement for landscaping (Building C) improvements. (CONSENT AGENDA)
12. [15-0106](#) Highlands at Ladd Park PUD Subdivision, site plan, sections 1-4; extend the performance agreement for landscaping section 1 and landscaping section 1 (street trees) improvements. (CONSENT AGENDA)
13. [15-0107](#) Highlands at Ladd Park PUD Subdivision, site plan, section 5 (Neighborhoods H and F); accept the landscaping Phase 2 improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
14. [15-0108](#) Hurstbourne Park PUD Subdivision, site plan, section 2, revision 1; accept the landscaping street trees and landscaping open space improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
15. [15-0109](#) McKays Mill PUD Subdivision, site plan, section 23, lot 2001 (Bank and Office); extend the performance agreement for landscaping (Building B) improvements. (CONSENT AGENDA)
16. [15-0111](#) Seward Hall Subdivision, site plan, lot 1 (Bethel Community Church); extend the performance agreement for landscaping Phase 3 and stormwater drainage/detention improvements for one year. (CONSENT AGENDA)

17. [15-0112](#) South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); extend the performance agreement for landscaping Building B improvements for one year. (CONSENT AGENDA)
18. [15-0113](#) Village at Clovercroft PUD Subdivision, site plan, sections 1 and 2; release the maintenance agreement for landscaping Phase 7 improvements. (CONSENT AGENDA)
19. [15-0114](#) Westhaven PUD Subdivision, site plan, section 25; extend the performance agreement for drainage improvements for six months. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

20. [15-0080](#) Consideration of Ordinance 2015-01 To Be Entitled "An Ordinance to Rezone +/- .56 Acres from Specific Development-Residential (SD-R 0) District to Specific Development- Residential (SD-R 8.0) District for the Property Located at 509 Hill Drive (Cottages at 509 Hill Drive PUD) (03/10/15 BOMA 8-0) THIRD AND FINAL READING.

Sponsors: Ald. Ann Petersen

Attachments: [Ord 2015-01 ORDINANCE Cottages at 509 Hill Dr Rezoning.pdf](#)
[Cottagesat509HillDriveREZONING_Map.pdf](#)
[Conditions of Approval 509 HillDr.pdf](#)
[DevPlan CottagesatHillDrive.pdf](#)
[FullSet Cottages at 509 Hill Dr Rezoning Resubmittal 15-1-5.pdf](#)

21. [15-0010](#) PUBLIC HEARING: Consideration of Resolution 2015-05, To Be Entitled "A Resolution to Approve a Development Plan for Cottages at 509 Hill Drive PUD Subdivision, Located at 509 Hill Drive, by the City of Franklin, Tennessee (02/10/15 WS).

Sponsors: Ald. Ann Petersen

Attachments: [Res 2015-05 RESOLUTION Cottages at 509 Hill Drive DevPlan](#)
[DevelopmentPlanMap 509HillDrive.pdf](#)
[5747_HillDr_DevePlan_Conditionsofapproval.pdf](#)
[DevPlan CottagesatHillDrive.pdf](#)
[CottagesatHillDrive_FullSet.pdf](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

22. [15-0074](#) Amelia Park PUD Subdivision, final plat, section 1, revision 1, dedication of R.O.W, located at 4121 Clovercroft Road. (CONSENT AGENDA)
- Attachments:** [5748 Amelia Park FP, Sec 1, Rev 1 MAP](#)
[5748 Amelia Park FP, Sec 1, Rev 1 Conditions of Approval](#)
[Amelia Park FP Section 1 & 2 - Revision 1](#)
23. [15-0075](#) Amelia Park PUD Subdivision, final plat, section 3, creating 37 single family lots and six open space lots on 12.41 acres, located at 4157 Clovercroft Road. (CONSENT AGENDA)
- Attachments:** [5749 Amelia Park FP, Sec 3 MAP](#)
[5749 Amelia Park FP, Sec 3 Conditions of Approval](#)
[Amelia Park Final Plat Section 3](#)
24. [15-0120](#) Blossom Park PUD Subdivision, final plat (surety revision), 26 detached residential lots on 9.044 acres located near the intersection of Del Rio Pike and Carlisle Lane. (CONSENT AGENDA)
- Sponsors:** Franklin Municipal Planning Commission and Josh King
- Attachments:** [2960 Blossom Park FP Map.pdf](#)
25. [15-0095](#) Berry Farms Town Center PUD Subdivision, final plat, section 8, 1 lot on 7.90 acres. (CONSENT AGENDA)
- Sponsors:** Franklin Municipal Planning Commission and Josh King
- Attachments:** [5743 BFTC Sec8 FinalPlat Map.pdf](#)
[Backup Conditions of Approval](#)
[5743 BFTC Sec 8 FinalPlat.pdf](#)
26. [15-0073](#) DePriest Subdivision, final plat, two lot subdivision on 0.71 acres, located at 134 2nd Avenue North. (CONSENT AGENDA)
- Attachments:** [5758 DePriest Subd, FP MAP](#)
[5758 DePriest Subd, FP Conditions of Approval](#)
[DePriest Final Plat](#)
27. [15-0084](#) Cool Springs East Subdivision, final plat, section 1, revision 5, lots 5 & 6, located at 9009 & 9021 Carothers Parkway. (CONSENT AGENDA)
- Attachments:** [MAP](#)
[4719 Conditions of Approval April 2015](#)
[4719 Plat](#)

28. [15-0082](#) Lockwood Glen PUD Subdivision, final plat, section 5, 27 detached residential lots and 4 open space lots on 10.57 acres, located along Lockwood Lane. (CONSENT AGENDA)
- Attachments: [Location Map Lockwood Glen FP Section 5](#)
 [Conditions of Approval](#)
 [Signed Plat Lockwood Section 5](#)
29. [15-0091](#) The Preserve at Echo Estates PUD Subdivision, final plat, section 2, 25 residential lots on 56.25 acres, located at 1230 Scramblers Knob Road. (CONSENT AGENDA)
- Attachments: [5742 Preserve at Echo Estates, FP, Sec 2 Map.pdf](#)
 [5742 Preserve at Echo Estates Subd, FP, Sec 2 Conditions of Approval_01.pdf](#)
 [Echo Estates-Section 2 - Final Plat-Submittal.pdf](#)
30. [15-0078](#) Rucker Park PUD Subdivision, final plat (surety revision), section 1, 30 residential lots and 2 open space lot on 3.66 acres located near the intersection of Rucker Avenue and West Main Street. (CONSENT AGENDA)
- Sponsors: Franklin Municipal Planning Commission and Josh King
- Attachments: [RuckerParkPUD.pdf](#)
31. [15-0083](#) Westhaven PUD Subdivision, final plat, section 30, 12 detached residential homes and 3 open space lots on 17.61 acres, located along Cheltenham Ave. (CONSENT AGENDA)
- Attachments: [Map Westhaven 30 FP](#)
 [5755 Westhaven FP Sect 30 Conditions of Approval](#)
 [Signed Plat Westhaven FP 30](#)
32. [14-524](#) Williamson Square Subdivision, final plat, revision to previously platted setbacks and removal of a drainage easement, on 17.29 acres, located at 1111 Murfreesboro Road.
- Attachments: [4661 Williamson Square final plat MAP](#)
 [4661 Williamson Square final plat Conditions of Approval](#)
 [Williamson Square Final Plat](#)
- Legislative History
- | | | |
|----------|--|----------|
| 10/23/14 | Franklin Municipal Planning Commission | deferred |
|----------|--|----------|

33. [15-0121](#) Reconsideration of Through the Green PUD Subdivision, final plat, section 2, revision 4, 5 lots containing 222 attached residential units on 14.72 acres, located at 1200 and 1300 Shadow Green Drive and 1201 and 1301 Isleworth Drive.

Sponsors: Planning and Sustainability Dept and Emily Hunter

34. [15-0110](#) Through the Green PUD Subdivision, final plat, section 2, revision 4, 5 lots containing 222 attached residential units on 14.72 acres, located at 1200 and 1300 Shadow Green Drive and 1201 and 1301 Isleworth Drive.

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: [TTGFinalplatmap.pdf](#)
[Conditions of Approval 01.pdf](#)
[20131140_2014-12-4_Final Plat.pdf](#)

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 18, 2014

7:00 PM

Board Room

CALL TO ORDER

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

MINUTES

1. 11/20/14 FMPC Meeting Minutes

Attachments: [MeetingMinutesFMPC-11-20-14](#)

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

CONSENT AGENDA

SITE PLAN SURETIES

Approval of the Consent Agenda

A motion was made by Commissioner Harrison, seconded by Commissioner Allen, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 7 - Commissioner Harrison, Commissioner Petersen, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, and Commissioner Lindsey

Absent: 1 - Commissioner McLemore

2. Dallas Downs PUD Subdivision, site plan, section 2A, lot 28 (Heritage Church of Christ); extend the performance agreement for streets improvements for one year. (CONSENT AGENDA)

This Planning Item was approved.

MAJOR THOROUGHFARE PLAN AMENDMENTS

3. Consideration of Amendments to the Major Thoroughfare Plan to reclassify 1st Avenue North, 3rd Avenue North, Bridge Street and North Margin Street from Major Collectors to Minor Arterials

Attachments: [RESOLUTION 2014-75](#)
[Amendment Exhibit 121814](#)

Mr. Holzen stated that City staff was recently asked by a developer to reevaluate some of the classifications of the roadways in the downtown area. As staff did this they primarily looked at First Avenue North, Third Avenue North, Bridge Street, and North Margin Street and came to the conclusion that a recommendation to change these from major collectors to minor arterials was mainly due to the connectivity that it provides from Franklin Road, Fifth Avenue, and Highway 96 East and West. The other reason that the decision was made was that it allows for payback roadway improvement done by the developer on minor arterials. The goal was not to expand the roadways to four lanes but was mainly because of the connectivity that it provides in the downtown area to bypass Main Street. On November 25, 2014, Resolution 2014-0075 was presented to the Board of Mayor and Aldermen (BOMA) and unanimously approved to recommend these changes to the Franklin Municipal Planning Commission (FMPC).

Chair Hathaway asked for comments from the citizens.

No one came forward.

Alderman Petersen moved to amend the motion. She understood the interest in doing this, and she definitely agrees with almost all of this because the traffic going from East Main to First Avenue and to Bridge Street, going directly into 96 West is getting more and more all of the time. However, it was not until she realized the part that goes from Bridge Street up to North Margin is completely in the floodway. The 16 blocks of the main downtown is actually only 15 blocks because a road was never built going to First Avenue all the way up to North Margin. She knew the reason was because it floods all of the time and is entirely in the floodway.

Mr. Holzen referred to the map and stated that if one looked at the blue areas, it is the floodway, and the hatched red line is the 100 year floodplain. The dotted black line is the City's current Major Thoroughfare Plan, which showed the First Avenue North extension as a proposed project.

Alderman Petersen stated that she did not know that it was completely in the floodway. Therefore, she moved to make an amendment to change the functional classifications of First Avenue North, Main Street to Bridge Street, Bridge Street and Third Avenue, North, from the major collectors to minor arterials. First Avenue North and Bridge Street would remain as major collectors. The streets, which presently carry all of the traffic, would become the minor arterials. She did not think that building the small area that is completely in the floodway would be helpful.

Mr. Orr seconded the motion.

Mr. Harrison asked if Alderman Petersen's motion was to eliminate the part of the road that was built.

Alderman Petersen stated that she wanted to eliminate it as being described as a minor

arterial because the Planning Commission could not vote on building the road or not building the road.

Mr. Holzen stated that as long as the street stayed in the Major Thoroughfare Plan and provided a connectivity, City staff would still recommend that it be reclassified as a minor arterial to open up additional revenue sources so that one day it could be constructed utilizing the road impact fee. The staff recommendation would remain the same.

Alderman Petersen asked if the City wanted to build in the floodway. The floodway is basically the river. She did not think the City needed to build in the floodway. If one looked at Bridge Street all the way up to Kroger that area is in the floodplain; however, nothing is in the floodway.

Over the years, the City has had many problems with flooding, and she thought that it would not help anything to add to areas that could be flooded.

Ms. Allen asked if the funds were attached to the street itself.

Mr. Holzen stated that staff is not asking to fund any improvements whatsoever, they are just asking that it be reclassified because of the connectivity and what it does to the downtown circulation area. In the rare incidences when it will flood it will have to be shut down, but it would be designed in such a manner that it could be flooded with minimal damage to the roadway.

Alderman Petersen asked how much this project was projected to cost and how much road impact fee could the City get, if this were changed.

Mr. Stuckey stated that the last process was \$1.2 million for that segment of road. The eligibility would be up to the BOMA. It was a budgetary discussion. It would make it eligible for the use of road impact fees. It does not mean exclusively, it would just be one of the elements if the BOMA chose to move forward.

Alderman Petersen stated that what had always been thought as a 16-block street was only 15 blocks, and the reason was that it was right at the river.

Mr. Stuckey stated that the discussion with the BOMA a few weeks ago is providing this as an option. There will be future decisions to be made about whether this is an appropriate road to build and how it competes with other priorities that the BOMA is dealing with. This opens up an option for funding that the City does not have today because of how it is classified. The judging of staff and looking at it was the connectivity that this group of roads provides between major arterials was justified for the change in classification.

Alderman Petersen stated that it would go for four blocks and then dead-end. She did not see this as being an arterial.

Mr. Stuckey stated that it provided linkage and sort a downtown bypass from Franklin Road over to Hillsboro Road. From a network standpoint, that was what staff was looking at and Third Avenue North helps provide that as well. Those collectively help the City provide connectivity so that one does not have to go on Main Street and/or Bridge Street every time. These can be used as a way around the core of downtown. He thought this was the primary thinking.

Mr. Orr withdrew his second to the amended motion.

Alderman Petersen stated that she thought that Franklin had many problems with flooding over the years. Projects have been allowed to be built in the floodplain, and the City has paid the price for this. She definitively does not feel that the City ought to be adding to a situation that continues onto Highway 96 West. She could see that as a reason to have it as an arterial, but she could not see the reason to have something that is four blocks long as arterial. She felt very strongly about protecting people from having anything built in the floodway. She was involved in a flood several years ago and became interested in Planning as a result. Even if she could not have done anything about the flooded house of several years ago, she could ensure that other people did not have houses that were built in the floodplain. She also thinks there are so many worthy projects that the City has. She cannot see this as being more worthy than the other projects.

The motion died due to the lack of a second to the amended motion.

A motion was made by Commissioner Harrison, seconded by Commissioner Orr, that this Planning Item was approved. The motion carried by the following vote:

Aye: 6 - Commissioner Harrison, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, and Commissioner Lindsey

No: 1 - Commissioner Petersen

Absent: 1 - Commissioner McLemore

ANNEXATIONS

4. Consideration of Ordinance 2014-49, To Be Entitled "An Ordinance to Annex the Adams Property, Consisting of 11.88 Acres, Located on the Properties on the South Side of Murfreesboro Road and Immediately West of Ridgeway Drive."

Attachments: [Ord 2014-49 Annex Adams Property](#)
[Adams property annexation Map](#)

Ms. Powers stated that this is the first of a four-part project. This is the annexation part. The property owner is requesting the annexation of 11 acres, located south of Murfreesboro Road and immediately west of Ridgeway Drive. This area is requested for the development of 19 single family units on that property. The BOMA did hold a public hearing and voted to move forward with the annexation. As part of the annexation, there is a Plan of Service that will be considered in item 5. Staff recommends a favorable recommendation to the BOMA.

Chair Hathaway asked for comments from the citizens.

Mr. John Manlay, of 2014 Beacon Hill Drive, stated that he lived in line with the left side of the site. He asked if the annexation was linked to having homes that are on one-half acre lots versus one acre lots.

This ended citizen comments.

Chair Hathaway asked if there was an applicant.

Mr. Greg Gamble, of Gamble Design Collaborative, requested a favorable recommendation to the BOMA.

A motion was made by Commissioner Harrison, seconded by Commissioner Lindsey, that this Ordinance was recommended favorably to the Worksession and the Board of Mayor and Aldermen on 1/13/2015. The motion carried by the following vote:

Aye: 7 - Commissioner Harrison, Commissioner Petersen, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, and Commissioner Lindsey

Absent: 1 - Commissioner McLemore

5. Consideration of Resolution 2014-47, To Be Entitled "A Resolution Adopting a Plan of Services for the Annexation of Certain Areas by the City of Franklin, Tennessee, Specifically the Adams Property, Located on the South Side of Murfreesboro Road and Immediately West of Ridgeway Drive."

Attachments: [Resolution 1014-47 Adams Property POS](#)
[Request for POS-Adams Property](#)
[October Park Financial Impact](#)

Ms. Powers stated that the Plan of Service was actually the map of each of the party's responsibilities. It lays out what the developer will be responsible for in terms of services and in terms of the things that he/she will need to build, and it also lays out what the City's responsibilities are once that property is annexed. The City has worked with the developer in laying out accesses to the property and looking at sewer, water, and all of the services that the City provides. The City has spoken with the developer about what needs to be done in terms of his/her responsibility to the City. Staff recommends a favorable recommendation to the BOMA.

Chair Hathaway asked for comments from the citizens.

Ms. Susan Caplan, of 1991 Beacon Hill Drive, bought a home and moved into the area about four weeks ago. She did not know anything about this development so she did not have the whole story. She spoke to one of her neighbors who mentioned something about a levy being built to stop the sea pitch and the water from coming down on the homes around the periphery of the building development.

Chair Hathaway asked if there was an applicant.

Mr. Greg Gamble, of Gamble Design Collaborative, requested a favorable recommendation to the BOMA.

Alderman Petersen stated that regarding the financial impact, she did not think it was discussed about how much the City would be paying for waste collection and things of this nature. It does say some of the things that both the City and the developer would be responsible for, but it really does not talk about the financial impact. It really talks about the fees that are required.

Ms. Allen asked if this was part of the approval process and whether the Planning Commission would agree to these fees or not. She thought it was part of the formula that was used.

Ms. Powers stated that the financial impact was something that the City had been doing for probably the last two annexations. The City had not been doing annexation over the last several years, so the financial impact was something that staff wanted to look out to show whether the annexation really benefited the City or not. Staff believe Resolution 2014-47 would benefit the City.

A motion was made by Commissioner Harrison, seconded by Commissioner Orr, that this Resolution was recommended favorably to the Board of Aldermen and to the Work Session meeting on 1/13/2015. The motion carried by the following vote:

Aye: 7 - Commissioner Harrison, Commissioner Petersen, Commissioner Franks,
Commissioner Gregory, Commissioner Allen, Commissioner Orr, and
Commissioner Lindsey

Absent: 1 - Commissioner McLemore

6. Consideration of Ordinance 2014-45, To Be Entitled "An Ordinance to Zone 11.88 Acres Specific Development - Residential District (SD-R 1.6) for Three Properties Located South of Murfreesboro Road and West of Ridgeway Drive, Located at 1100 Ridgeway Drive (October Park PUD Subdivision)."

Attachments: [4685 October Park Zoning Map](#)
[Ord 2014-45 ORDINANCE October Park](#)
[October Park Rezoning Request](#)

Mr. Andrew Orr stated that the applicant proposes 19 detached single family homes on 11.88 acres. The proposed density is 1.6 units per acre. This is slightly higher than the adjacent neighborhoods. Ridgeway and Cross Creek are mostly one acre lots. However, the original plan had 22 homes, and this one has 19. Staff believes 19 homes at 1.6 units per acre is not ideal but certainly reasonable for this site and consistent with the Land Use Plan. Staff recommends a favorable recommendation to the BOMA for Ordinance 2014-45.

Chair Hathaway asked for comments from the citizens.

Mr. John Manlay, of 2014 Beacon Hill Drive, stated that he would like the Planning Commission to take into consideration to what was just stated, that 1.6 units per acre was not ideal even it was being proposed. Most of the homes in the neighborhood have 1 acre per 1 home. The reason he had his home on this 1 acre was for the wonderful view. He was also interested in putting some kind of privacy around his property.

Alderman Petersen stated that these comments were more for the development plan, which would be for the next item.

Chair Hathaway asked if there was an applicant.

Mr. Greg Gamble, of Gamble Design Collaborative, requested a favorable recommendation to the BOMA. He said that they would address the zone density in the development plan. However, with this specific type of zoning, the density threshold was at 1.6 acres. The Land Use Plan says that single family residential homes were appropriate as infill on this particular piece of property. Along with that, the Zoning Ordinance says that there are certain transitional features that if lots are certain sizes, if they are smaller than the adjacent properties, less than 75 percent, then by employing those transitional features into the development plan that that property and the future development could be considered appropriate. That is what has been done with the development plan, which will be discussed further in item 7. The compatibility with what was being proposed through this rezoning and the homes surrounding this site has more to do with the price point that the builder and the developer are planning to deliver here. He used estate homes to describe homes that are side loaded and homes that are on lots that are anywhere from 80 foot wide to 1 acre in size. This project speaks to the compatibility of the architecture. The square footage of these homes will be larger than the homes that are around them. There will be a landscape buffer and berm around the backside and the entire perimeter of this lot making this development appropriate as infill in this particular location.

Mr. Gamble requested a favorable recommendation to the BOMA for Ordinance 2014-45.

A motion was made by Commissioner Harrison, seconded by Commissioner Lindsey, that this Ordinance was recommended favorably to the Board of Aldermen and to the Work Session meeting on 1/13/2015. The motion carried by the following vote:

Aye: 7 - Commissioner Harrison, Commissioner Petersen, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, and Commissioner Lindsey

Absent: 1 - Commissioner McLemore

REZONINGS AND DEVELOPMENT PLANS

7. Consideration of Resolution 2014-96, To Be Entitled "A Resolution Approving a Development Plan for October Park PUD Subdivision, Located at 1100 Ridgeway Drive, by the City of Franklin, Tennessee."

Attachments: [4686 October Park Development Plan Map](#)
[October Park Development Plan 12.4.2014](#)
[4686 October Park DP Conditions of Approval](#)
[Res 2014-96 October Park Development Plan](#)

Mr. Orr stated that as the applicant just mentioned, the proposed lot sizes are significantly smaller than the lots on Ridgeway and Cross Creek, which means, as the applicant stated, than an incapable lot size buffer is needed and as shown on the plan to help transition this Planned Unit Development (PUD) into the Ridgeway and Cross Creek neighborhoods. The incompatible lot size buffer is a 50 foot buffer that goes along the perimeter of the development. It can be reduced to 37 feet if a fence is also installed, which is proposed for the eastern side. The layout does not meet the City's connectivity index, but staff understands that the City is landlocked by existing neighborhoods and Murfreesboro Road to the north. The project does not pose a significant increase in traffic, but it should be noted that it will slightly exacerbate the difficulty to turn left out of Ridgeway Drive onto Murfreesboro Road, which was a concern that was brought up in the neighborhood meeting. Drainage was also a concern, which was brought up in the neighborhood meeting and has been a site issue that the applicant and staff have been working through. Staff recommends a favorable recommendation to the BOMA for Resolution 2014-96.

Chair Hathaway asked for comments from the citizens.

Ms. Susan Caplan, of 1991 Beacon Hill Drive, asked what the term "working through it" meant when talking about the problems that could actually occur.

Chair Hathaway asked if there was an applicant.

Mr. Greg Gamble, of Gamble Design Collaborative, showed a map of the location and stated that along the boundaries of the property they had a 50 foot incompatible-use buffer on all lots with the exception of Lots 18 and 19 where it will be reduced by 25 percent to 37.5 feet with the addition of a fence, located in the rear yard. Within the buffer, they will have 16 trees and 40 shrubs every 100 feet. That is part of the screening that will be around the entire edge of the property. He discussed how the water would be flowing and stated that they would have a berm along the back of the property that would route the water diagonally north. Another berm, along the other side, would direct any water coming across the property into a detention area. They are establishing controls within the buffer areas that would prevent future water from traversing across the property. Those controls, once put into place, would leave the site (neighbors) in a better condition than they are in today. He requested a favorable recommendation to the BOMA for Resolution 2014-96.

Alderman Petersen stated that she had attended the neighborhood meetings, and a number of people spoke about the water flowing across this area and going over to Cross Creek. She was trusting that as proposed by Mr. Gamble, this would basically take care of the problem with everything draining onto this project.

A motion was made by Commissioner Harrison, seconded by Commissioner

Lindsey, that this Resolution was recommended favorably to the BOMA Work Session meeting on 1/13/2015. The motion carried by the following vote:

Aye: 7 - Commissioner Harrison, Commissioner Petersen, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, and Commissioner Lindsey

Absent: 1 - Commissioner McLemore

8. Consideration of Ordinance 2014-46, To Be Entitled "An Ordinance to Rezone 19.11 Acres from Low Residential (R-1) to Specific Development - Variety District (SD-X 2.5/36,480) for the Properties Located at 574 and 580 Franklin Road, by the City of Franklin, Tennessee."

Attachments: [4680 Branch Creek Crossing Rezoning MAP.pdf](#)
[Ordinance 2014-46 Branch Creek Rezoning.pdf](#)
[Branch Creek Crossing Rezoning plans 12-4-14.pdf](#)

Mr. Baumgartner stated that the applicant was proposing a mixed-use development consisting of office space and attached residential on 19.11 acres from Detached Residential 1 District (R-1) to Specific Development – Variety District (SD-X), 2.5/36,480. The applicant is proposing to build two office buildings of 18,240 square feet each fronting Franklin Road and two condominium buildings towards the rear of the site with a total unit count of 48. The site has substantial environmental constraints with Branch Creek running through the middle of the site and the Hillside overlay towards the rear of the property.

A letter was received from a concerned citizen, and that letter has been distributed to the Planning Commission.

Staff recommends a favorable recommendation to the BOMA for Ordinance 2014-46.

Chair Hathaway asked for comments from the citizens.

No one came forward.

Chair Hathaway asked if there was an applicant.

Mr. Blake Turner, of T 2 Square Engineering, requested a favorable recommendation to the BOMA for Ordinance 2014-46.

A motion was made by Commissioner Harrison, seconded by Commissioner Lindsey, that this Ordinance was recommended favorably to the Board of Aldermen and to the Work Session meeting on 1/13/2015. The motion carried by the following vote:

Aye: 7 - Commissioner Harrison, Commissioner Petersen, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, and Commissioner Lindsey

Absent: 1 - Commissioner McLemore

9. Consideration of Resolution 2014-97, To Be Entitled "A Resolution Approving a Development Plan for Branch Creek Crossing PUD Subdivision with 2 Modification of Standards (MOS 1 - Location of Loading Areas; MOS 2 - Parking Facing Primary Street in Traditional Area) Located at 574 and 580 Franklin Road, by the City of Franklin, Tennessee."

Attachments: [4692 Branch Creek Dev Plan Map.pdf](#)
[Res 2014-97 RESOLUTION Branch Creek Crossing Dev Plan.pdf](#)
[Conditions of Approval 01.pdf](#)
[Branch Creek Crossing Development plans 12-4-14.pdf](#)

Mr. Baumgartner stated that the applicant is proposing a mixed-use development, consisting of two office buildings of 18,240 square feet each, with a total of 36,480 square feet, and two condominium buildings with forty-eight (48) residential units. The two office buildings will front Franklin Road with the condominium buildings located towards the rear of the property.

There are significant environmental concerns on this property with Branch Creek going through the middle of the site and Hillside Overlay to the rear of the property.

The land use plan does support this use and this use is consistent with adjacent land uses.

A letter was received from a concerned citizen, and that letter has been distributed to the FMPC.

He discussed the following two modifications of standards on the project:

- 1. Section 5.9.12(3) (B) request to all the loading areas to be located to the side of the condominium buildings in an area due to the parking garage and topography behind the condominium building.*
- 2. Section 5.3.6(10) (A) request to allow off-street parking between a building wall containing the primary entrance and the primary street the building fronts for a non-residential or mixed-use structure in a traditional area due to the existing underground utilities and utility easements in the area.*

Mr. Baumgartner stated that staff recommended a favorable recommendation to the BOMA for Resolution 2014-97.

Chair Hathaway asked for comments from the citizens.

No one came forward.

Chair Hathaway asked if there was an applicant.

Mr. Blake Turner, of T 2 Square Engineering, requested a favorable recommendation to the BOMA for Resolution 2014-97.

Alderman Petersen stated that she did not realize that the hillside there was basically Dellrose soil. Even though the applicant would not be building on the hillside, Dellrose

was a type of soil that had problems in that area on Franklin Road. Many years ago, some buildings were built on Dellrose soil in that area, and at least one of the buildings slid down the hill.

She thought the parking in the front mirrored what was across the street, and she did not know why staff was saying that parking needed to be behind the buildings. While this might be appropriate in downtown Franklin, she did not necessarily know that this was as important in this location.

Mr. Baumgartner stated that the first modification of standard was that the applicant was asking for the loading side of the condominium to be on the side of the building towards the rear, based on the site layout and the topography. Staff recommended approval of the first modification of standards.

Vice Chair Lindsey moved to favorably recommend approval of modification of standards number one, Mr. Harrison seconded the motion, and it passed unanimously (7-0).

Mr. Baumgartner stated that the second modification of standard was to allow parking between Franklin Road and the primary building, the two office buildings. Staff recommended approval of the second modification of standard. Parking needed to be behind the buildings because this was a traditional area.

Alderman Petersen stated that she understood that, but she did not know why the City still had this in traditional areas that are not necessarily traditional.

Mr. Harrison moved to favorably recommend approval of modification of standard number two, Mr. Orr seconded the motion, and it passed unanimously (7-0).

A motion was made by Commissioner Harrison, seconded by Commissioner Franks, that this Resolution was recommended favorably to the BOMA Work Session meeting on 1/13/2015. The motion carried by the following vote:

Aye: 7 - Commissioner Harrison, Commissioner Petersen, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, and Commissioner Lindsey

Absent: 1 - Commissioner McLemore

10. Consideration of Ordinance 2014-40, To Be Entitled "An Ordinance to Rezone 4.89 Acres from Specific Development - Variety District (SD-X 0/0) to General Commercial District (GC) for the Property Located at 1214 Liberty Pike, by the City of Franklin, Tennessee."

Attachments: [4710 Duke Prop rezoning MAP](#)
[Ord 2014-40 ORDINANCE Duke Properties Rezoning](#)
[4710 Duke Properties Rezoning Plan 1 page](#)

Ms. Diaz-Barriga stated that this rezoning removes the split zoning on the property at the corner of Carothers Parkway and Liberty Pike. Staff recommends a favorable recommendation to the BOMA for Ordinance 2014-40.

Chair Hathaway asked for comments from the citizens.

No one came forward.

Chair Hathaway asked if there was an applicant.

Mr. Gary Vogrin, of Kiser + Vogrin Design, requested approval of Ordinance 2014-40 to the BOMA.

A motion was made by Commissioner Orr, seconded by Commissioner Allen, that this Ordinance was recommended favorably to the Board of Aldermen and to the Work Session meeting on 1/13/2015. The motion carried by the following vote:

Aye: 7 - Commissioner Harrison, Commissioner Petersen, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, and Commissioner Lindsey

Absent: 1 - Commissioner McLemore

11. Consideration of Resolution 2014-95, To Be Entitled "A Resolution Approving a Development Plan for the Franklin Housing Authority - Reddick Street Development Phase 2 PUD Subdivision with One Modification of Standards (MOS 1 - Minimum Parking Requirements), Located at 145 Strahl Street, by the City of Franklin, Tennessee."

Attachments: [4711 FHA Dev Plan MAP](#)
[Res 2014-95 Franklin Housing Authority DP Resolution](#)
[Conditions of Approval 4711](#)
[Revised Development Plan](#)

Ms. Diaz-Barriga stated that this plan was originally approved as a concept plan in May 2010, but changes to phase 2 of the plan require it to be revised as a development plan. The major change is that one external access point is being removed. Topography at that access point required substantial grading, and so the plan's connectivity was slightly reconfigured to remove it. The number of units has not changed, neither has the overall layout concept, so Planning is supportive of the development plan, with conditions.

This project has one modification of standards (MOS). The MOS is for a reduction of parking to 2.2 spaces per dwelling unit. Due to the intended users of the site, and because the location of the property provides a decreased dependency on a personal vehicle, planning supports this MOS request.

Chair Hathaway asked for comments from the citizens.

Mr. Howard Lane, of 148 Strahl Street, stated that he had lived at this address for 38 years and was native to Franklin. He has had drainage problems at this address for some time and had spoken with the City three years ago regarding this. He was told that the City would handle this, but he is still have drainage issues. He would appreciate if the City would correct the drainage problem that he has been suffering from for years. He has had new floors since the flood of 2010, and he would not like to see this happen again. He would appreciate if the City would do something about the poor drainage in his area.

Chair Hathaway asked if there was an applicant.

Mr. Jason Brouillette, of Littlejohn Engineering, stated that he represented the applicant and requested approval of Resolution 2014-95 to the BOMA.

Ms. Allen asked if the drainage issues had been handled.

Mr. Brouillette stated that they had gone through all of the drainage calculations, and they will design with their final site plan to have a net increase, and they will meet all of the stormwater regulations so they will have no impact offsite per the local regulations.

Ms. Allen stated that Mr. Brouillette had just basically said that they would not make it any worse than it presently is. However, she wanted to know what could be told to Mr. Lane since he had had this drainage problem for years.

Ms. Diaz-Barriga stated that she would have to defer to the Engineering Department to see if they were aware of anything that had been done in this area regarding.

Mr. Holzen stated that he was not aware of the stormwater problem in this area, but he would look into it to try to see what issues they individuals on Stahl Street are having and try to address them.

Alderman Petersen stated that she noticed that there was a request for an MOS to reduce the parking. This was not like phase 1, which was senior citizens, and she wondered what the Housing Authority had experienced with having enough parking spaces or not. She asked if the Housing Authority had any experience with this.

Mr. Brouillette stated that the Housing Authority had requested that they provide two spaces per unit, and they had exceeded what they had asked as a minimum for their parking. They had gone through the calculations and looked at the parking. They were in agreement with what they were showing.

Alderman Petersen stated that this did not meet the City's requirements, and Mr. Brouillette agreed. She wanted to make sure that there were enough parking spaces.

Ms. Allen asked if this was touted as Workforce Housing because that would bring up a different demographic.

Mr. Brouillette deferred to one of his clients to answer.

Mr. Doug Johns, of the Franklin Housing Authority, stated that at this time they were all public housing or attached credit housing. There will not be Workforce Housing included in this particular development. Long-term they hope to have Workforce Housing but not with this project.

Alderman Petersen stated that everything went so well with phase 1, and she thinks everyone is pleased with that.

Chair Hathaway asked if he could get a motion and a second for the MOS for the reduced parking.

Mr. Franks moved to favorably recommend approval of the MOS for a reduction of parking to 2.2 spaces per dwelling unit, and Mr. Harrison seconded the motion.

Ms. Allen stated that she never did vote for reductions in parking, but she would since it was for public housing.

Alderman stated that she agreed with Ms. Allen and was reluctant.

With the motion to favorably recommend approval of the MOS, for a reduction of parking to 2.2 spaces per dwelling unit, having been made and seconded, it passed unanimously (7-0).

A motion was made by Commissioner Harrison, seconded by Commissioner Orr, that this Resolution was recommended favorably to the BOMA Work Session meeting on 1/13/2015. The motion carried by the following vote:

Aye: 7 - Commissioner Harrison, Commissioner Petersen, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, and Commissioner Lindsey

Absent: 1 - Commissioner McLemore

12. *Consideration of Ordinance 2014-41, To Be Entitled “An Ordinance to Rezone 4.48 Acres from Central Commercial District (CC) to Specific Development - Variety District (SD-X 34.17/33,650/115) for Various Properties Located Along Main Street East, First Avenue North, Bridge Street, and Second Avenue North, by the City of Franklin, Tennessee.”

Attachments: [4712 Harpeth Square rezoning MAP](#)
[Ord 2014-41 ORDINANCE Harpeth Square Rezoning](#)
[Harpeth Square Rezoning Plan](#)

Chair Hathaway recused himself from item 12, and turned it over to Vice Chair Lindsey.

Mr. Franks stated that he was related to one of the property owners for item 12; however, he had no financial interest in this project. He had discussed this with the City attorney and would like to continue to vote on this item.

Ms. Diaz-Barriga stated that the entitlements published were published in error; the actual entitlements were 34.17 du/acre, 33, 650 square feet of nonresidential square footage, and 115 hotel keys.

This rezoning coincides with the development plan for Harpeth Square, on the majority of one city block of downtown Franklin. The Land Use Plan supports the mix of uses as laid out in the entitlements, and the density proposed brings a new housing type to the downtown, thereby increasing the diversity in the housing stock. Staff recommends a favorable recommendation to the BOMA for Ordinance 2014-41.

Vice Chair Lindsey asked for comments from the citizens.

Ms. Mindy Tate, of 1115 Carnton Lane, stated that she was speaking as a citizen of Franklin since 1983 and was speaking in favor of Harpeth Square's plan and rezoning request. She was asked by Mary Pearce of the Heritage Foundation to express her regret at being unable to attend as she was involved in an event this evening at Puckett's.

Ms. Tate gave the history on her location to Franklin and talked about how her office overlooks Second Avenue. She discussed how Harpeth Square would bring an experience not fulfilled by Franklin's existing quality hotels. She discussed how she hears from individuals who want to live in downtown Franklin but are unable to find housing which meets their needs of a one or two bedroom apartment or condo.

She was in support of Ordinance 2014-41.

Vice Chair Lindsey asked if there was an applicant.

Mr. Greg Gamble, of Gamble Design Collaborative, stated that he represented the applicant and requested a favorable recommendation to the BOMA for Ordinance 2014-41.

A motion was made by Commissioner Harrison, seconded by Commissioner Orr, that this Ordinance was recommended favorably to the Board of Aldermen and to the Work Session meeting on 1/13/2015. The motion carried by the following vote:

Aye: 6 - Commissioner Harrison, Commissioner Petersen, Commissioner Franks,
Commissioner Gregory, Commissioner Allen, and Commissioner Orr

Absent: 1 - Commissioner McLemore

Recused: 1 - Commissioner Hathaway

13. Consideration of Resolution 2014-92, To Be Entitled “A Resolution Approving a Development Plan for the Harpeth Square PUD Subdivision with Seven Modifications of Standards (MOS 1 - Setbacks; MOS 2 - Façade Occupancy within Front Setback; MOS 3 - Façade Occupancy within Side Setback of Corner Lots; MOS 4 - Façade Design Variation; MOS 5 - Parkland Dedication; MOS 6 - Tree Canopy Preservation; MOS 7 - Festival Lights), Located at Various Properties within the Block of Main Street East, First Avenue North, Bridge Street, and Second Avenue North, by the City of Franklin, Tennessee.”

Attachments: [4713 Harpeth Square dev plan MAP](#)
[Res 2014-92 Harpeth Square DP Resolution](#)
[Conditions of Approval 4713](#)
[4713 Harpeth Square dev plan](#)

Chair Hathaway recused himself from item 13 and turned it over to Vice Chair Lindsey.

Ms. Diaz-Barriga stated that Planning applauds the developer for bringing this unique project to the downtown, one that will support our local businesses and will provide diversity in our downtown housing stock. The scale of this project is something that has rarely been considered within downtown Franklin, so it is imperative that intense scrutiny be placed on the massing and architecture of the project, to ensure its compatibility with downtown Franklin, and to ensure that it does not adversely affect the existing character of downtown. The applicants have been generally responsive to comments and critiques of the plan, and staff feels that the plan has evolved into a better product than what was first presented to the city. There are a couple outstanding architectural conditions that staff would like to see resolved, and have created conditions of approval to require these revisions. One condition is that the corner of 1st and Main have deeper setbacks to further comply with required transitional features. The second condition is that a porte a cachere be added to the side elevation of the hotel facing the Heritage Foundation building, again to help further comply with transitional features.

Planning Commission should be aware that the zoning ordinance specifically states that 4 stories can be permitted in this character area so long as it is applied through a PUD development plan which utilizes transitional features. While staff feels that the intent of transitional features is being met on the majority of the building's massing, it does not meet the strict interpretation of the zoning ordinance in several places.

The Planning Commission should also be aware that this plan does not meet the Historic District's Design Guidelines, which are more stringent than the zoning ordinance. While the applicants have met several times with the historic zoning commission, this commission does not provide their Certificate of Appropriateness until after a development plan is approved and a full set of elevations can be created. Therefore, unless this plan complies with the Historic District's Design Guidelines, which it does not, this development plan may require revisions by the Historic Zoning Commission, which will have to come back to this group for re-review.

This plan has the following 7 modifications of standards:

Request #1 requests to provide setbacks that are respectful of the existing neighboring

buildings, and to align with them to form the building setback line. Staff recommends approval of this MOS.

Request #2 requests for final plans to conform to the development plan PUD as approved by the BOMA, for the percentage of primary building wall occupying the front property line. Staff recommends approval of this MOS.

Request #3 requests for final plans to conform to the development plan PUD as approved by the BOMA, for the percentage of primary building wall occupying the side street property line. Staff recommends approval of this MOS.

Request #4 requests a minimum façade variation every 50 feet. Staff recommends approval of this MOS.

Request #5 requests to satisfy parkland dedication requirements with the donation of property located at 1416 Columbia Pike (16,900) and any short fall in the total parkland dedication fee amount to be paid as fees in lieu. Parks has confirmed that they do not wish to accept this property for future park space, and they further feel that is too far from this development to meet the intent of the parkland dedication requirement. Parks has requested that a trail system along the development and the river be instead used to meet the parkland dedication requirement. Therefore, staff recommends denial of this MOS.

Request #6 requests to save only the trees identified on the development plan. Staff recommends approval of this MOS.

Request #7 requests to put up festival lights as accents for courtyards, specifically on Main Street. Several businesses within downtown Franklin have made similar requests for festival lights, and the city stance is that these are not allowed, and that there is no exception to this rule. Staff recommends denial.

This plan has 4 Design Modifications (DM). DMs are approved by Planning Commission only, and do not require the approval of the BOMA.

DM #1 requests for a building length of 573 feet, at the longest portion, where the maximum length allowed by the zoning ordinance is 200 feet. Staff recommends approval.

DM #2 requests the use of flat roofs versus the required pitched roofs for multifamily structures. Staff recommends approval.

DM #3 requests a minimum façade variation every 50 feet. Staff recommends approval.

DM #4 requests a maximum of five colors for use on the building facades.

Staff recommends a favorable recommendation of Resolution 2014-92 to the BOMA.

Vice Chair Lindsey asked for comments from the citizens.

Mr. Stokey Bourque, representing St. Philip Catholic Church, stated that his main concern was the entry and exit of the proposed garage onto Main Street since it is a major arterial. Presently the bank traffic is actually not a problem, but to have a major entry/exit to the garage onto Main Street would appear to have problems for pedestrians

walking on the sidewalks as well as traffic congestion on Main Street with the possibility of traffic accidents with that much in and out on Main Street.

Mr. Joel Tomlin, represented Land Mark Booksellers on 114 East Main Street. He had spoken with Mr. Howard and Mr. Franks about how the City needs hotel rooms in downtown Franklin. He believed three hotels were needed. The majority of his business are tourists, and for the past 10 years he has been listening to people come through his door and ask where they can stay in downtown Franklin. He thought Franklin desperately needed hotel space, and he was excited to about the prospect of this development being done around his business. At the most recent meeting in December 2014, when the developers had a fabulous graphics on the wall, it hit him for the first time the mass of the building. This building will have a footprint at somewhere around three and one-half to four acres. He would be very concerned if the building goes up to four stories. The height of the buildings in the historic district is two stories and on occasion three. The two building that are in exception to that rule are the grain bins and First Tennessee Bank. He googled the town square, Franklin, Tennessee, and not one picture showed First Tennessee Bank. He would suggest that was because that was not the attractive corner of Franklin's town square. He asked the Planning Commission to think. It is believed that Land Mark Booksellers was built between 1806 and 1808. If that is correct it is easily the most important historic building in Franklin, and he knows the developers have been sensitive to that in wanting to plan around that. They are very concerned about the height but are very excited about the project. In the downtown district, he would like it stay as close as possible to the scale of the other downtown buildings.

Vice Chair Lindsey asked if there was an applicant.

Mr. Greg Gamble, of Gamble Design Collaborative, stated that he represented the applicant and requested a favorable recommendation for approval of Ordinance 2014-41 to the BOMA. He stated that during the past couple of years as they had worked on this project, they had strived to listen and to be flexible. The intensity of the plan had been reduced, and the plan proposed at this meeting was for 151 residential units, 115 boutique hotel rooms and retail uses that were really designed and would cater to that residential and hotel, such as a day spa, a fitness center, etc. They had taken careful consideration with input from the residents and the business owners within the neighborhood area. They had three neighborhood meetings. They had two presentations to the Historic Zoning Commission, again, looking for the input. They had worked with staff on transition around the block, street by street, and view by view. Today this property could be developed differently in the Central Commercial (CC) District. Today it could be developed with three story residential, three story commercial office, and three story retail buildings within the heights that are being discussed. The developers are asking for four stories because floor to floor for residential is only ten feet. The Tennessee Bank Building, which is taller than the proposed buildings, is only three stories in height, but the height of the building is taller because in the commercial structure the floor to floor is much taller. 906 Studio has had careful consideration because of the understanding for the historic architecture in Franklin and the community's respect for that. Because of the uniqueness of this project, there are multiple modification of standards. Mr. Gamble requested to address each modification as it was brought up, and he requested a favorable recommendation of Resolution 2014-92 to the BOMA.

Vice Chair Lindsey stated that he would like to start with a motion for the item, and then deal with the modification of standards and the design standards individually.

Alderman Petersen stated that she noticed that it stated zero parking places for the bank building.

Mr. Gamble stated that was the zoning for any existing structure in downtown Franklin. The existing parking requirement was zero.

Alderman Petersen stated that the bank building does have parking at the present time.

Mr. Gamble stated that was correct, but it was not a zoned required parking space.

Alderman Petersen asked if that meant that the parking spaces that were part of that site would be gone.

Mr. Gamble stated that they had parking in addition to the required parking, and they were trying to account for the practical needs of the bank. He stated that an office building and/or bank in downtown Franklin would have about 36 spaces.

Alderman Petersen stated that there would not be any parking for the bank, based on what she was reviewing.

Mr. Gamble stated that the parking for the bank would be allocated within the parking garage with direct pedestrian connections out to the bank.

Alderman Petersen asked about the service trucks supplying the hotel and retail.

Mr. Gamble showed and discussed how this would occur.

Alderman Petersen also noticed that the new flood affirmed maps showed that there was a part of this project that was in the floodplain.

Mr. Gamble stated that they expected that, and they were currently in discussions with Tom Allen, with Neel-Schaffer. He is an expert in the industry and an expert in middle Tennessee for flood studies. Mr. Gamble had asked Mr. Allen to take the documentation regarding the 2010 flood to FEMA to review their analysis that established this higher floodplain. The results of the study are not known at this time.

Alderman Petersen asked about the drop-off at First Avenue North going into Bridge Street.

Mr. Gamble stated that they had been working very closely with Engineering regarding this.

Alderman Petersen stated that she had heard some comments about the glass on the corner, and she also had some reservations about this.

Mr. Gamble stated that the elevations did not have final approval from the Historic Zoning Commission, and they were still working through the final designs.

MOS request #1- This is a request to provide setbacks that are respectful of the existing neighboring buildings, and to align with them to form the building setback line. Staff recommends approval of this MOS.

Ms. Allen moved to favorably recommend approval for MOS #1, Mr. Harrison seconded

the motion, and it passed unanimously (6-0).

MOS request #2 – This is a request for final plans to conform to the development plan PUD as approved by the BOMA, for the percentage of primary building wall occupying the front property line. Staff recommends approval of this MOS.

Mr. Harrison moved to favorably recommend approval for MOS #2, Mr. Orr seconded the motion, and it passed unanimously (6-0).

MOS request #3 – This is a request for final plans to conform to the development plan PUD as approved by the BOMA, for the percentage of primary building wall occupying the side street property line. Staff recommends approval of this MOS.

Ms. Allen moved to favorably recommend approval for MOS #3, Mr. Harrison seconded the motion, and it passed unanimously (6-0).

MOS request #4 – This is a request for a minimum façade variation every 50 feet. Staff recommends approval of this MOS.

Mr. Harrison moved to favorably recommend approval for MOS #4, Ms. Allen seconded the motion, and it passed unanimously (6-0).

MOS request #5 requests to satisfy parkland dedication requirements with the donation of property located at 1416 Columbia Pike, (16,900 square feet) and any short fall in the total parkland dedication fee amount to be paid as fees in lieu. Parks has confirmed that they do not wish to accept this property for future park space, and they further feel that is too far from this development to meet the intent of the parkland dedication requirement. Parks has requested that a trail system along the development and the river be instead used to meet the parkland dedication requirement. Therefore, staff recommends denial of this MOS.

Alderman Petersen moved to deny MOS #5, and Ms. Allen seconded the motion.

Mr. Gamble stated that they were proposing something unique. Mr. Ron Heller would like to speak about the proposal they are planning to bring to the BOMA.

Mr. Ron Heller, of 1344 Carnton Lane, stated that staff had recommended disapproval of the proposed dedication of the property on Columbia Avenue. That is the so called car wash property, which his office acquired to preserve it about six months ago when it was proposed to be developed. He understood the opposition to that proposal arises because the current park land arrangements envision largely residential use, and they are awaiting a proposal for an expanded use of park land. He hoped the City would expand park land. Ninety percent of the cost of the car wash was from non-profit foundations. That property will not be developed. They will either donate or sell it to a historic preservation group; however, the purpose of presenting this to the City was to give the City a two for one break. If the carwash were to be accepted by the City, Harpeth would reimburse Waggoner Lyon Partnership, which owns the existing entity. The \$290,000 would be available again to the foundation. They are agreeable to use the \$290,000 for further non-profit purposes in Franklin either for the Bi-centennial Park, the Riverwalk, or the lighting. By accepting this donation, Franklin would get \$580,000 of the donation rather than the \$290,000 proposal. It was the two to one aspect of utilization on non-profit funding that he wanted to bring to the attention of the Planning Commission. If the staff recommendation is carried forth, they will present this to the BOMA.

Ms. Allen stated that she had a problem with the sidewalk ordinance. When she was a member of the BOMA, they had many meetings regarding sidewalks and parklands to make sure these were added when developers built new projects. The thought behind this was that the area where the project was located could have more parks and sidewalks. While she applauded the developers for the concept of two for one, but she thought the intent of actually adding the sidewalks and parkland in the proper area would be circumvented. She would have to vote to deny this MOS.

Alderman Petersen stated that she agreed with Ms. Allen and that the Parks Department, as well as the staff, had recommended to deny MOS request #5.

Mr. Franks stated that he thought Mr. Hiller's remarks needed to be highly considered, and he was supportive of MOS request #5.

Mr. Orr stated that he was also supportive of MOS request #5.

With the motion to deny MOS request #5 having been made and seconded, it failed four to three (4-3) with Ms. Petersen, Gregory, and Allen voting yes.

Ms. Billingsley stated that since the motion to deny was defeated, the Planning Commission would now need a motion to approve.

Mr. Orr moved to approve MOS request #5, Mr. Harrison seconded the motion, and it passed four to three (4-3) with Ms. Petersen, Gregory, and Allen voting no.

MOS request #6 requests to save only the trees identified on the development plan. Staff recommends approval of this MOS.

Mr. Harrison moved to favorably recommend approval for MOS #6, Ms. Allen seconded the motion, and it passed unanimously (6-0).

MOS request #7 requests to put up festival lights as accents for courtyards, specifically on Main Street. Several businesses within downtown Franklin have made similar requests for festival lights, and the city stance is that these are not allowed, and that there is no exception to this rule. Staff recommends denial.

Alderman Petersen moved to deny MOS #7, Ms. Allen seconded the motion, and it passed to deny the motion unanimously (6-0).

This plan also had four Design Modifications (DM). The following Design Modifications were voted on:

DM #1 requests for a building length of 573 feet at the longest portion, where the maximum length allowed by the zoning ordinance is 200 feet. Staff recommends approval.

Mr. Harrison moved to approve DM request #1, Mr. Orr seconded the motion, and it passed unanimously (6-0).

DM #2 requests the use of flat roofs versus the required pitched roofs for multifamily structures. Staff recommends approval.

Mr. Harrison moved to approve DM request #2, Mr. Orr seconded the motion, and it passed unanimously (6-0).

DM #3 requests a minimum façade variation every 50 feet. Staff recommends approval.

Mr. Harrison moved to approve DM request #3, Mr. Orr seconded the motion, and it passed unanimously (6-0).

DM #4 requests a maximum of five colors for use on the building facades.

Mr. Harrison moved to approve DM request #4, Mr. Orr seconded the motion, and it passed unanimously (6-0).

A motion was made by Commissioner Harrison, seconded by Commissioner Orr, that this Resolution was recommended favorably to the BOMA Work Session meeting on 1/13/2015. The motion carried by the following vote:

Aye: 6 - Commissioner Harrison, Commissioner Petersen, Commissioner Franks, Commissioner Gregory, Commissioner Allen, and Commissioner Orr

Absent: 1 - Commissioner McLemore

Recused: 1 - Commissioner Hathaway

14. Consideration of Ordinance 2014-42, To Be Entitled "An Ordinance to Rezone 17.29 Acres from General Commercial District (GC) and General Office District (GO) to Specific Development - Variety (SD-X 3.39/68,961) for Property Located at 1127 Murfreesboro Road, by the City of Franklin, Tennessee."

Attachments: [4717 Serena rezoning MAP](#)
[Ord 2014-42 ORDINANCE Serena Rezoning](#)
[4717 Serena Plan](#)

Ms. Diaz-Barriga stated that this rezoning coincides with the Serena PUD Development Plan. The Serena name has not been approved and is subject to change. It proposes to rezone to SD-X, and requests the entitlements of 3.39 du/acre and 68,961 nonresidential square footage for an assisted living facility. This proposal is less intense than what could be built currently under the General Office and General Commercial zonings on the property, and planning supports this less intense use next to an established neighborhood. However, staff is recommending disapproval of the corresponding development plan due to several reasons, including noncompliance with recorded setbacks. Due to the significant changes that staff feel are required of the development plan, staff is recommending disapproval of the rezoning until the issues with the development plan are resolved and it is clear that the entitlements proposed can be accommodated on the site.

Chair Hathaway asked for comments from the citizens.

No one came forward.

Chair Hathaway asked if there was an applicant.

Mr. Greg Gamble, of Gamble Design Collaborative, stated that he represented the applicant. They recognized at the BOMA Work Session that they would have many of the issues that had been discussed at this meeting. Two months ago Mr. Gamble had come before the Planning Commission to request a plat approval for the removal of a 100 foot setback. The Planning Commission agreed that this process should go forward first to establish a rezoning and a development plan on this property. Upon approval of the development plan, the applicant will bring back to the Planning Commission a plat that will reflect the new buffer requirements for residential on this property. One comment that they had heard consistently from staff was that the architecture for the townhomes did not conformed to the garage standards. This was mentioned to the architects as well. Mr. Gamble showed a drawing of what the townhomes were designed to look like. They have a two-car garage in the front, which is predominantly for accessibility. He explained the layout of the townhome and stated that this was not a product that was appropriate everywhere in Franklin. This was appropriate within the context of the proposed assisted living facility and its campus and the relationship with the commercial to the front and the residential to the back. He explained further the alternative to this drawing.

They had two modification of standards, one of the standards was that the garages face the drive and the second modification of standards was that the garages have full two car garage doors.

He requested a favorable recommendation of Ordinance 2014-92 to the BOMA.

Ms. Allen stated that it sounded as though there were so many problems with what had been proposed that staff felt there would be too many problems if the rezoning were to continue, and she would like this addressed.

Ms. Diaz-Barriga stated that there were several problems with the development plans specifically that could be discussed with item 15. As such, she thought that the proposed density might change some slightly with those changes. However, she felt that there probably could be a plan that could be built with the entitlements as proposed. The hard stance for staff would be to disapprove item 14. It was not unreasonable to think that the applicant could build within the entitlements as proposed.

Ms. Allen questioned the Planning Commission approving Ordinance 2014-92 if it could not be built.

Ms. Diaz-Barriga stated that the Planning Commission would just be approving the entitlements if they approved item 14. If the applicant was entitled to a density of 3.39 but could not meet that then he/she could build less.

Alderman Petersen stated that the garages were the most dominant part of the front elevation.

Vice Chair Lindsey asked if the 100 foot setback was still respected regarding the way that Mr. Gamble has presented the layout of this development.

Mr. Gamble stated that it did not, the 100 foot setback was applied because the property was currently split-zoned into General Office and General Commercial. With those two particular uses, the Planning Commission said that the 100 foot buffer was the appropriate solution between the residential uses to the north and what would be future office or general commercial. The applicant was proposing to change the zoning from General Office and General Commercial to a residential zone, which would be a more appropriate transition and therefore had a lesser buffer adjacent to the existing residential to the north. The buffer would still exist at 56.5 feet. It is a class B buffer, which is 75 feet, and they are reducing it by 25 percent with the addition of the berm plant material where they will be infilling.

They met a few weeks ago with Alderman Berger, the developer proposing the project, and the adjacent neighbors that this projects up to.

Alderman Petersen asked if this was a neighborhood meeting such as this project had had before.

Mr. Gamble stated that it was not a required neighborhood meeting, but it was just with the adjacent property owners who wanted to meet with the developer to talk about the landscape buffer. It was a very productive meeting. They also talked about stormwater issues.

A motion was made by Commissioner Harrison, seconded by Commissioner Franks, that this Ordinance was recommended favorably with a split vote to the Work Session meeting on 1/13/2015. The motion carried by the following vote:

Aye: 5 - Commissioner Harrison, Commissioner Franks, Commissioner Gregory, Commissioner Orr, and Commissioner Lindsey

No: 2 - Commissioner Petersen, and Commissioner Allen

Absent: 1 - Commissioner McLemore

15. Consideration of Resolution 2014-93, To Be Entitled "A Resolution Approving a Development Plan for the Serena PUD Subdivision, Located at 1127 Murfreesboro Road, by the City of Franklin, Tennessee."

Attachments: [4718 Serena Dev Plan MAP](#)
[Res 2014-93 Serena DP Resolution](#)
[Conditions of Approval 4718](#)
[Will Sq-Serena Dev Plan set](#)

Ms. Diaz-Barriga stated that Planning was supportive of the uses proposed on the site; they are less intense than what could be developed under the current General Office and General Commercial zoning districts. However, there are several unresolved issues with the proposed plan, and until they are resolved staff cannot support this development plan.

The first issue is that the plan places 28 dwelling units within a platted setback. Until this setback is re-platted and approved at a shallower depth, this development plan is in direct violation of a legal document defining the setbacks for the property.

The second issue is that the applicant has not yet obtained an access easement through the church site, but does not show the required turnaround at the terminus of the private drive. Staff has included a condition of approval to add such a turnaround, and asks that the Planning Commission consider enforcing this condition should they choose to approve this plan.

Staff also has several concerns with the following design modifications (DM) being proposed:

DM #1 requests an increase in the maximum building length of the assisted living building from 200 feet to 381 feet. Staff recommends approving this design modification.

DM #2 requests to permit front facing garage doors. Staff is not supportive of this request because does not promote a walkable, pedestrian-connected community and creates a front façade focused on the vehicle rather than the residents. It also goes against the environment that the applicant states they are trying to create within their development. To quote their comparability statement "the assisted living facility will provide service for the senior town homes as needed. These services will include access to a physician for minor problems, meals and delivery as requested, and neighborhood van service for shopping and health care. The van will reduce vehicular use typically seen at town home developments". Planning applauds the developer for attempting to reduce the dependency on the car for its residents. That is why staff recommends denial of this design modification, to ensure that the garages are placed on the rear or side of the buildings, and the front of the buildings are left for pedestrian focused spaces, ones where the car is not a constant impediment.

DM #3 requests to permit one 16 foot wide garage door. Staff does not support this design modification because it further emphasizes the vehicle, especially when applied to the front façade. Staff would suggest that, if a front loaded garage be permitted, that this design modification be denied, and require the developer to find other ways to provide conveniences for their intended residents. Staff would suggest using single loaded garages with ample space provided on the interior of the garage, to allow for car doors to swing wide. Again staff recommends denial of this design modification.

DM #4 requests to permit the minimum height of the foundation for the town homes at 4 inches from finished grade. Staff recommends approval of this design modification.

Ms. Diaz-Barriga stated that staff recommends denial of Resolution 2014-93. If the Planning Commission recommends approval, staff asks that they do so with the conditions provided.

Chair Hathaway asked for comments from the citizens.

No one came forward.

Chair Hathaway asked if there was an applicant.

Mr. Greg Gamble, of Gamble Design Collaborative, stated that the number one reason for the recommendation for denial was that item 15 did not comply with the 100 foot setback. He also knew there were other issues. He addressed the first issue by stating that the issue was across the church parking lot. His client had been talking with the owner of this property, Williamson Square Entity. They are going through the process to acquire the easement at the present time. In the event that the easement is not acquired, the City of Franklin has a requirement that a cul-de-sac can be no longer than 500 feet and no more than 20 units can be on any given cul-de-sac. The applicant would comply with those conditions. Mr. Gamble has told staff that they would show the location in the post Planning Commission (PC) submittal. If they do not get the easement, the applicant would not get the remaining townhomes.

The second issue goes back to the intent of the townhomes. An alley could be put behind with the garages, but there would not be room for the drive in front. So you would have a sidewalk out in front. It would basically have the same condition but flipped. Out the backdoor off the back patio would be the church parking lot. The developer feels that this is a more appropriate design solution. They understand, and that is why they pointed it out at the workshop that it is in conflict, and they would be asking for a modification of standards to the Zoning Ordinance. These units will have residents who are over the age of 65, and most likely around the age of 75 and 80 years of age who depend on the services of the assisted living facility. These are independent living townhomes and are age-restricted. They are a part of this campus, and the convenience and access in and out of the garage from the vehicle is critical to this particular age group. This is not a townhome that is appropriate in any or every subdivision across Franklin, but in this particular location it is appropriate. They is why they were asking the Planning Commission to consider this exception.

Alderman Petersen asked if there was an alley behind the townhome would that mean that the front of the townhomes would be behind also.

Mr. Gamble stated that townhomes in Franklin could front onto a public street or open space. If there is an alley behind, those townhomes will be fronting onto open space that would have a sidewalk in between the front of the unit and the church parking lot.

Alderman Petersen asked if there were any other projects where the garages take up so much space.

Ms. Diaz-Barriga stated that is why the Zoning Ordinance is written the way it is for multi-family developments to restrict this kind of look.

Ms. Powers stated that there were a number of assisted living facilities coming in and asking for modification of standards. This will be seen again if this project is approved.

Ms. Powers stated that if the plan is going to be changed to the 50 foot setback, staff will need the plat to come back to the Planning Commission very quickly. Staff would anticipate the plan coming back at either the January 22, 2015, Planning Commission meeting or the February 26, 2015, meeting.

Chair Hathaway asked if that should be part of the motion as a condition.

Ms. Powers stated that she would like it to be part of the motion.

Ms. Billingsley stated that she did not remember how the vote was last month, but the Planning Commission voted to defer this item.

Alderman Petersen stated that it was to defer the plat until Resolution 2014-93 got approved.

Ms. Billingsley stated that this item was still a live item and would have to come back, based on the prior vote.

Alderman Petersen asked if the DM items would to the BOMA.

Ms. Powers stated that they would not to the BOMA.

There was further discussion regarding the front door of the townhomes.

Ms. Diaz-Barriga stated that staff would like to support the alternative of putting the garage on an alley so that, as the applicant stated, when the residents park their vehicles and talk back and forth with their neighbors, the open space needs to be as engaging as possible versus front-loading garages on the street.

Chair Hathaway stated that he would start with DM request #2 - to permit front facing garage doors.

Mr. Harrison moved to approve DM request #2, and Mr. Orr seconded the motion, and it passed five to two (5-2) with Ms. Petersen and Allen voting no.

Alderman Petersen stated DM request #2 was completely opposite of what the City's zoning ordinance stated.

Mr. Franks stated that the zoning ordinance changed about every two months. He stated that the zoning ordinance was changing constantly, and that Resolution 2014-93 was a fabulous project. The property for this item has been sitting dormant for years. This project offers an excellent senior component in this area. To put an alley in this project does not make sense. This is a stand-alone type development that is serving the needs of the elderly. He did not understand why the garage was so intrusive. He thought this was a great looking project, and he was in favor of the DM.

Ms. Allen stated that she was surprised at the willingness to totally go against the zoning ordinance. This is from a group that care so much about fences that individuals have to get a permit to put a fence in the front of one's house. This would be for seniors who would have to be over the age of 65. She thought the changes in the zoning ordinance

were changed for a reason. She was flabbergasted and thought if this item was approved some other items needed to be revisited.

Ms. Gregory stated that, as per Mr. Gamble, this item was not appropriate in most areas of Franklin; however, this location was back behind a huge building. Because of the location and the convenience, she thought to the residents who would be living at this location and because of the residents that are surrounding it, for this particular unique incidence, it made sense to her.

Vice Chair Lindsey stated that he would agree with Ms. Gregory. This had been one of the most challenging sites that the Planning Commission has dealt with in several years. He was looking for a way to say that this was a good development to put on this site. The size of the church and the parking lot create constraints on this site. The drainage cuts across the upper left corner and creates constraints. He did not know how one would run an alley behind the other row of units because there is no real access to it without infringing into the drainage situation and having to totally re-grade the site. This project is a considerable compromise to what was brought before the Planning Commission a few years ago.

Ms. Allen agreed that this project was a better project than what was brought before the Planning Commission a few years ago; however, she wondered if it was the Planning Commission's job to make sure that projects work for the land. She would like to see the Planning Commission vote "yay" or "nay" and not falter every time.

Alderman Petersen stated that she was concerned about setting a precedence, and no doubt there would be other who would be making this same request. How does one differentiate between requests from a similar development?

Mr. Orr stated that the Planning Commission looked at them independently.

Alderman Petersen stated that the Planning Commission could not do that.

Mr. Franks stated that this was the Planning Commission's charge to look at the projects independently.

With DM request #2 having been made and seconded, it passed five to two (5-2) with Ms. Petersen and Allen voting no.

DM #3 request - to permit one 16 foot wide garage door.

Mr. Harrison moved to approve DM #3, Mr. Orr seconded the motion, and it passed five to two (5-2) with Ms. Petersen and Allen voting no.

DM request #1 - to increase the maximum building length of the assisted living building from 200 feet to 381 feet.

Mr. Orr moved to approved DM #1, and Mr. Harrison seconded the motion.

Alderman Petersen stated that the Zoning Ordinance needed to be changed for the length of the building. The Planning Commission should not just routinely approve the Modification of Standards change on something such as the length of the building.

With DM #1 having been made and seconded, it passed unanimously (7-0).

DM #4 request - to permit the minimum height of the foundation for the town homes at 4 inches from finished grade.

Mr. Harrison moved to approve DM #4, and Mr. Franks seconded the motion.

Vice Chair Lindsey asked if there were any issues with respect to the drainage on the northwest corner with the lower elevations.

Mr. Michael Garrigan, of Dale and Associates, stated that they would make sure that the finished floor elevations were above this. The have a 30 foot stream buffer backing up to this. The stream continues southeast from the corner, continues and cuts over to the west.

With the motion for DM #4 request having been made and seconded to permit the minimum height of the foundation for the town homes at 4 inches from finished grade, it passed unanimously (7-0).

Alderman Petersen stated that this was something else that the Planning Commission needed to look at because the normal height was 18 inches for certain kinds of housing.

Ms. Powers stated that one of the conditions on this item was that if it were approved, staff was asking that the developer add a different size door. She asked if the condition would stand, or would it be eliminated.

Ms. Billingsley stated that it would be changed with the modification.

A motion was made by Commissioner Franks, seconded by Commissioner Orr, that this Resolution was recommended favorably with a split vote to the Work Session meeting on 1/13/2015. The motion carried by the following vote:

Aye: 6 - Commissioner Harrison, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, and Commissioner Lindsey

No: 1 - Commissioner Petersen

Absent: 1 - Commissioner McLemore

16. Consideration of Ordinance 2014-47, To Be Entitled "An Ordinance to Rezone +/- 195.5 Acres from Specific Development - Residential District (SD-R 1.72) to Specific Development - Residential District (SD-R 1.91) for the Property Located at 4133 South Carothers Road (Waters Edge PUD Subdivision) by the City of Franklin, Tennessee."

Attachments: [4726 Waters Edge Rezoning Map](#)
[WATERS EDGE REZONING 12.4.2014](#)
[Ord 2014-47 ORDINANCE Waters Edge Rezoning New](#)

Mr. Orr stated that Water's Edge PUD was originally approved in 2013 for 336 homes on 195.5 acres for a density of 1.72 units/acre. The applicant is proposing to build an additional 37 homes, raising the total to 373 residential units and a density of 1.91. This density is lower than the other developments in this corridor. However, approximately half of the Water's Edge site is floodplain and undevelopable. Once the informal open space is removed from the density calculation (floodplain and floodway), the net density will be approximately 4 units/acre which is still within the range of the other nearby PUDs. Staff Issues a favorable recommendation to the BOMA.

Chair Hathaway asked for comments from the citizens.

No one came forward.

Vice Chair Lindsey asked if there was an applicant.

Mr. Greg Gamble, of Gamble Design Collaborative, stated that the Planning Commission had received a recommendation for a denial. However, after understanding what staff was looking for, the applicant was able to address staff's issues and concerns. He disseminated a one page Water's Edge Development Plan to the Planning Commission. Working with staff, the applicant modified the entrance into the subdivision and took away the small fitness building and walking trails. They had since added a full residence club, which will have a lounge, a fitness room, a full swimming pool, a child's splash area, and a playground. They now have an amenity with the evolution of the development plan. They still have the greenway trail that follows along the banks of the Harpeth River. It ties back into Carothers Parkway and also into the amenity's area. With these changes and with the success of the building in Lockwood Glen on lots that are a little smaller than 60 foot wide. They started seeing the demand for the small lot. They call it the fact that the buyers do not want to maintain a larger lot. Staff was concerned about the southern area. It felt a little too dense without any open space breaks. They have added an additional formal open space park within the network of blocks to create that visual break in the street. With that addition and the additional open space, staff changed their recommendation from denial to approval. This plan will be incorporated in the post PC submittal. He requested a favorable recommendation of Ordinance 2014-47 to the BOMA.

A motion was made by Commissioner Harrison, seconded by Commissioner Orr, that this Planning Item was recommended favorably to the Board of Aldermen and to the Work Session meeting on 1/13/2015. The motion carried by the following vote:

Aye: 7 - Commissioner Harrison, Commissioner Petersen, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, and Commissioner Lindsey

Absent: 1 - Commissioner McLemore

17. Consideration of Resolution 2014-98, To Be Entitled "A Resolution Approving a Development Plan for Waters Edge PUD Subdivision, Located at 4413 South Carothers Road, by the City of Franklin, Tennessee."

Attachments: [4725 Waters Edge DP and Rezoning Map](#)
[WATERS EDGE DEV PLAN REV3_12.4.2014](#)
[4725 Waters Edge DP Conditions of Approval](#)
[Res 2014-94 Waters Edge Development Plan Rev 3 BOMA](#)

Mr. Orr stated to please note the buildable area of Water's Edge is not expanding. This development is surrounded by floodplain so the additional homes will be peppered into the existing footprint of the development. The applicant proposes to add 37 homes by decreasing the existing lot sizes, except for Section 1, which has already gained site plan approval. To get a feel for the changes, you can see the contrast between the lot sizes in Section 1 and the rest of the PUD. To staff, this is not so much about density, but rather the intensity of the single family homes, especially because the vast majority of open space is located along the perimeter of the neighborhood.

The detached single family homes are on small lots with front facing garages, which is acceptable and meeting the approved standards, but adding more units to an already compact development will compress and make this even tighter. However, to help alleviate this concern, the applicant has proposed to add open space to the interior of the development which will break up the long continual blocks of homes. Staff is comfortable working with the applicant on these changes at the Post PC Submittal. Staff recommends a favorable recommendation of Resolution 2014-98 with conditions to the BOMA.

Vice Chair Lindsey asked for comments from the citizens.

No one came forward.

Chair Hathaway asked if there was an applicant.

Mr. Greg Gamble, of Gamble Design Collaborative, stated when Water's Edge was first approved, it was on the heels of Lockwood Glen, Simmons Ridge, Echelon, and Ladd Park was well underway with construction. This is a major residential corridor of Carothers Parkway. It links together the retail commercial of Berry Farms to the retail corridor of Highway 96 and everything headed north along Carothers Parkway. Looking at the net densities of the other neighborhoods, Ladd Park has a net density of 3.07 dwelling units per acre, Echelon has a net density of 3.94 dwelling units per acre, Water's Edge has a net density of 4.01 dwelling units per acre, Lockwood Glen has a net density of 5.84 dwelling units per acre, and Simmons Ridge with the highest at 9.5. Water's Edge is certainly compatible from a net density standpoint to the neighbors around it.

Mr. Gamble requested a favorable recommendation of Resolution 2014-98 with conditions to the BOMA.

A motion was made by Commissioner Harrison, seconded by Commissioner Lindsey, that this Resolution was recommended favorably to the BOMA Work Session meeting on 1/13/2015. The motion carried by the following vote:

Aye: 7 - Commissioner Harrison, Commissioner Petersen, Commissioner Franks,
Commissioner Gregory, Commissioner Allen, Commissioner Orr, and
Commissioner Lindsey

Absent: 1 - Commissioner McLemore

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

18. Forrest Crossing Subdivision, Site Plan-YMCA Parking Addition, 98 additional parking spaces on 8.00 acres, located at 501 Royal Oaks Court (APPEAL OF ADMINISTRATIVE DECISION)

Attachments: [4658 Forrest Crossing YMCA parking addition MAP](#)
[4658 Franklin YMCA -Site Plans](#)
[Conditions of Approval REVISED 11.20.14](#)
[Looking from YMCA drive to intersection](#)
[intersection of Mack Hatcher and S Royal Oaks](#)

Ms. Diaz-Barriga stated that the site plan and the exhibit were provided to each Planning Commissioner as it was left out of the packet. The applicant for the YMCA parking lot addition site plan is appealing part of a condition of approval. The condition requires a sidewalk to be installed along their property line adjacent to the Royal Oaks Court ROW, and requires the extension of the sidewalk to the intersection of Royal Oaks Court and Mack Hatcher Parkway. The zoning ordinance requires sidewalks when the construction is proposed. Staff feels that the intent of the ordinance is that the sidewalk extend to an intersection. Further, staff has had an open dialogue with TDOT and understands that there are no upcoming plans to modify this intersection. Staff also understands that an applicant would have to obtain approval from TDOT to put in the sidewalk so that TDOT has a president of approving those requests when the City is asking for such a sidewalk to be built. Staff recommends that the Planning Commission uphold the condition of approval and deny this appeal.

Chair Hathaway asked for comments from the citizens.

No one came forward.

Chair Hathaway asked if there was an applicant.

Mr. Matt Foster, of Harwell Howard Hyne Gabbert & Manner, P.C., stated that he represented the YMCA of Middle Tennessee. He wanted to be clear about what item 18 was not. This was not a PUD amendment, a rezoning, a subdivision, and the YMCA is not expanding services. It is not expanding the size of its facility or its services. They are appealing an administrative decision. This springs from the fact that the YMCA opened the Franklin Family YMCA in 1995 at this same location. Growth has been substantial during that time, and as a result there is not enough parking for the people who presently use the facility. The YMCA desires to expand the existing parking lot by adding 98 additional parking spaces. The YMCA appeared before the Franklin Board of Zoning Appeals (BZA) in November 2014. The Zoning Ordinance would have required the YMCA to create and build a sidewalk from the front entrance of the building down to Royal Oaks Court. The YMCA sought and received a variance for that because the BZA found that the YMCA's property has exceptional, unique topographical challenges. There is a steep drop from the front of the facility all the way down to Royal Oaks Court. Because of those exception topographical conditions, the BZA found that compliance with the ordinance would require substantial regarding of the natural topography of the land and would result in practical difficulties and undue hardship to the YMCA. The BZA granted that variance because it could do so without doing harm to the public interest. Following receipt of the variance, the YMCA complied with the zoning ordinance and submitted a site plan for approval from the department. The department has recommended conditional approval of that site plan, and the YMCA had accepted all of

the conditions requested by the department with the exception of two. It is one appeal, but there are two questions that are raised. The following questions were raised:

- Staff is requiring the YMCA to construct a sidewalk on property that it does not own, and the YMCA is appealing that requirement.*
- The YMCA requested to pay funds in lieu of construction because the factors identified in the zoning ordinance have been met and are satisfied in this circumstance.*

The ordinance requires sidewalks on both sides of all streets except Mack Hatcher Parkway. Section 5.10.13.5C specifically says that, "sidewalks shall connect with existing or planned sidewalks at property boundaries. That is the key language here.

While Royal Oaks Court is not a state highway and is not identified on the Major Thoroughfare Plan, it is the applicant's view that one would have to look at Royal Oaks Court as part and parcel of Mack Hatcher Parkway. Mack Hatcher is scheduled for expansion.

The applicant believes that paying these funds in lieu of actually constructing a sidewalk would have a great benefit to the community. Anything that is constructed will get torn up by TDOT when they widen the intersection. The City could use the funds that the YMCA would pay in to construct sidewalks on Royal Oaks Court when and after the TDOT improvements are constructed.

Alderman Petersen asked what the thinking was about not allowing funds in lieu of payment.

Mr. Holzen stated that it was common to require developers to install sidewalks along the frontage of their developments. The City is presently spending funding to put sidewalks along State Route 96, east and west, which could have largely been done when the developments occurred. It is going to be an extremely large capital cost to the City. When development comes in, the City typically asks for the improvements to occur in the front of their development. This is a simple permit to do. It is not a huge cost or a lot to ask of the development. Staff's feeling is that the improvement should come in now because there is no funding in the near future from the widening of the project.

Alderman Petersen asked if there was similar topography on the other side.

Mr. Holzen stated that the applicant could make the grading work within the ROW.

Mr. Franks asked if there was any kind of recovery that the applicant could have in the event that the state were to come in year, tear it out and build a road.

Mr. Holzen stated that there would not be a recovery.

Mr. Harrison asked if there would be connectivity between the existing sidewalk and the new sidewalk.

Mr. Holzen stated that there would not be connectivity until the City comes in and puts in some signal upgrades, which the City was not asking of the developer. He stated that this would be just a segmented stretch of sidewalk that would be connected either with future development or future City projects.

Ms. Allen stated that when she was an alderman, she represented the oldest part of Franklin, which did not have sidewalks. The thought was that the City could not afford to

go in and build sidewalks all over town. If the City does not ask the developers to build new segments when new development is going in, then it will never have sidewalks (safe places for people to walk). If one looks at it in segments, this might look senseless, but the full plan is to one day have a majority of sidewalks people will be able to walk rather than drive everywhere.

Alderman Petersen asked where the sidewalk in this project would go.

Mr. Foster stated that the YMCA was not appealing the obligation to construct a sidewalk, and it would stop 140 feet from Mack Hatcher Parkway.

Ms. Gregory asked if the Planning Commission voted to approve the appeal then would it be saying that the applicant would build it on Royal Oaks but not around the corner.

Chair Hathaway stated that was correct, and he believed that it would include fees in lieu of as part of that appeal.

Ms. Diaz-Barriga stated that the original condition was that the request was for fees in lieu of was denied. They are now requesting an appeal of that decision. The applicant would like to not build the sidewalk along the corner and also not build the sidewalk along Port Royal Court but to pay the fees in lieu of this.

To clarify, Ms. Diaz-Barriga stated that the applicant could build the sidewalk or they could pay fees in lieu of building.

Mr. Brad Slayden, of Ragan Smith, referred to a site plan and stated that the request for appeal was to not construct the sidewalk at this place and if granted, they wanted to pay fees in lieu of for a segment. If the Planning Commission approves the appeal, they want the Planning Commission to also consider fees in lieu for some of the portion. The fees in lieu discussion was simply for the frontage.

Ms. Billingsley stated that she thought staff was confused because they did not know that was going to be discussed.

Mr. Slayden stated that this was all under the same condition, and he apologized for not clarifying this with staff.

Mr. Harrison stated that he would like to withdraw his motion for request for approval of the appeal.

Ms. Billingsley asked if Ms. Allen's motion was to build the sidewalk all the way through the property to TDOT's property.

Ms. Allen stated that it was.

Ms. Gregory stated that the reason she was supporting this was because of a safety issue not having a sidewalk.

There was a two minute recess at 10:00 p.m.

The meeting resumed at 10:02 p.m.

Chair Hathaway reminded the Planning Commission that the motion was to deny the appeal.

A motion was made by Commissioner Gregory, seconded by Commissioner Franks, that this Planning Appeal was denied. The motion carried by the following vote:

Aye: 7 - Commissioner Harrison, Commissioner Petersen, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, and Commissioner Lindsey

Absent: 1 - Commissioner McLemore

19. Ovation PUD Subdivision, final plat, revision 1, shifting lot lines on 6 of the 9 lots on 145.48 acres, located at the southeast corner of East McEwen Drive and Carothers Parkway. (CONSENT AGENDA)

Attachments: [4714 Ovation PUD Subd FP Rev 1 MAP](#)
[Conditions of Approval 4714](#)
[4714 Ovation Plat Final Plat](#)

This Planning Item was approved.

20. Rucker Park PUD Subdivision, final plat, section 1, 30 residential lots and 2 open space lots on 3.66 acres, located near the intersection of Rucker Avenue and West Main Street. (CONSENT AGENDA)

Attachments: [RuckerParkPUD.pdf](#)
[Conditions of Approval 02.pdf](#)
[4730 Rucker Park PUD Final Plat.pdf](#)

This Planning Item was approved.

21. Synergy Bank Addition, Final Plat, Revision 2, modifying easements within the existing lot, located at 722 Columbia Avenue. (CONSENT AGENDA)

Attachments: [4690 Synergy Bank Addition FP Rev 2 MAP](#)
[Conditions of Approval 4690](#)
[4690 Synergy-Bank-Franklin-Plat-Revision-Two-](#)

This Planning Item was approved.

22. Through the Green PUD Subdivision, final plat, section 2, revision 4, 5 lots containing 222 attached residential units on 14.72 acres, located at 1200 and 1300 Shadow Green Drive and 1201 and 1301 Isleworth Drive.

Attachments: [TTGFinalplatmap.pdf](#)
[Conditions of Approval_01.pdf](#)
[20131140_2014-12-4_Final Plat.pdf](#)

Mr. Anthony stated that staff recommended approval of item 22.

Chair Hathaway asked for comments from the citizens.

No one came forward.

Chair Hathaway asked if there was an applicant.

No one came forward.

Mr. Orr moved to deny the final plat, and Mr. Harrison seconded the motion.

Mr. Orr stated that this development did not comply with the Land Use Plan and the additional traffic that it would cause on Columbia Avenue. He voted against it when it was presented before.

Mr. Anthony stated that the development plan was voted down when it came before the Planning Commission, but it did go to the BOMA. It was entitled at the BOMA. Mr. Anthony stated that the plat meets subdivision regulations, which have been established by the City of Franklin.

A motion was made by Commissioner Orr, seconded by Commissioner Harrison, that this Planning Item was denied. The motion carried by the following vote:

Aye: 6 - Commissioner Harrison, Commissioner Franks, Commissioner Gregory, Commissioner Allen, Commissioner Orr, and Commissioner Lindsey

No: 1 - Commissioner Petersen

Absent: 1 - Commissioner McLemore

ORDINANCE AND TEXT AMENDMENTS

23. Consideration of Ordinance 2014-37, Amending the Zoning Ordinance by Removing Section 2.4.2 (11) Entitled Amendments or Revisions Approving Development Plan or (PUD) Concept Plan or PUD Regulating Plan and Section 2.4.2 (12) Entitled PUD's Approved between July 1, 2008 and January 10, 2012, and to Replace with a New Section 2.4.2 (11) to be Entitled Amendment or Revisions to an Approved PUD Development Plan, Concept Plan or Regulating Plan and to Renumber Successive Sections Accordingly.

Attachments: [Ordinance 2014-37 11-24-14](#)

Ms. Powers stated that for quite a while staff has been looking at amendments to the development plan because they have received many requests for amendments. Sometimes staff receives requests for amendments the day after the Planning Commission approve a development. The 2008 Zoning Ordinance was not very clear in terms of what those triggers are and did not cover the items that staff is now getting requests to amend. The 2008 did not have anything that talked about typical lot size, setbacks, and location of parking lots. These are the things that staff is now seeing developers coming in and asking to amend. These are the things that staff and the Design Community have struggled with, and staff has tried to decide where that belongs. There is a big enough change to take it on to the Planning Commission, should it be done at staff level, or should it go on to the BOMA. This has also be taken to the Joint Conceptual Workshop, and staff has talked to many other individuals. Staff has talked with other communities to see what they have done with their amendments. What you have before you this evening is a compilation of what staff believes to be the best. Basically, staff is looking at going to the Planning Commission and the BOMA as use changes. The next section that would be used more frequently than going all the way to the BOMA would be the Planning Commission review. That is the character of the development. It talks about the setbacks, about open space, buffering, and typical lot sizes. Is 5 percent of every lot the same as 20 percent of the lots, and how does one figure that out. Those are the things that staff anticipate the Planning Commission will be making the decision on in terms of amendments. There is a third category, which is everything that does not fall into those categories. There are substantial differences that affect the character of the project that would come to Planning Commission or those use changes going to the BOMA, and that would be staff review of the project. Staff review of the project is something that has always been a part of the review that is done. This just clarifies it. It give staff a little bit more of a handle on what they need to review when they look at an amendment. Staff is asking that the Planning Commission send this on to the BOMA for their review.

Alderman Petersen stated that she agreed with most, but whenever it talks about changing the character of the project this might be something that the BOMA would want to review because they do approve the development plan.

Ms. Powers stated that that what they discussed was substantial changes going to the Planning Commission, such changes that would modify the character of the project. That would mean all of those changes would have to go to the BOMA, would be substantial, and would be a very long process.

A motion was made by Commissioner Harrison, seconded by Commissioner Orr, that this Ordinance was recommended favorably to the Board of Aldermen and to the Work Session meeting on 1/13/2015. The motion carried by the following

vote:

Aye: 7 - Commissioner Harrison, Commissioner Petersen, Commissioner Franks,
Commissioner Gregory, Commissioner Allen, Commissioner Orr, and
Commissioner Lindsey

Absent: 1 - Commissioner McLemore

24.

Vesting Rights

Consideration of Ordinance 2014-48, Amending the Zoning Ordinance to Add a New Section 1.7.4, to be Entitled "Amendment to Development Plans"; to Remove 2.4.2 (12), Entitled "Time Limit" and Replace with a New Section 2.4.2 (12), Entitled "Vesting Rights for Development Plans, Preliminary Subdivision Plats, Site Plans, Final Subdivision Plats, Infrastructure Construction Plan, and other Land Use Approvals After January 1, 2015"; to Remove 2.4.3 (7), Entitled "Time Limit" and Replace with Reference to 2.4.2 (12); and to Add Definitions to Section 8.3, Entitled "Definitions and Use Classifications Related to the Language Contained in the State of Tennessee Property Vesting Rights Acts of 2014."

Attachments: [ORDINANCE 2014 - Vesting Rights - 12-10-14](#)

Mr. Powers stated that staff was requesting that item 24 be deferred to the January 22, 2015, Planning Commission meeting.

A motion was made by Commissioner Harrison, seconded by Commissioner Lindsey, that this Ordinance was deferred until the January FMPC meeting. The motion carried by the following vote:

Aye: 7 - Commissioner Harrison, Commissioner Petersen, Commissioner Franks,
Commissioner Gregory, Commissioner Allen, Commissioner Orr, and
Commissioner Lindsey

Absent: 1 - Commissioner McLemore

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

There being no further business, the meeting adjourned at 10:17 p.m.

Chair, Mike Hathaway

ORDINANCE 2015-01

TO BE ENTITLED “AN ORDINANCE TO REZONE +/- .56 ACRES FROM SPECIFIC DEVELOPMENT-RESIDENTIAL (SD-R 0) DISTRICT TO SPECIFIC DEVELOPMENT-RESIDENTIAL (SD-R 8.0) DISTRICT FOR THE PROPERTY LOCATED AT 509 HILL DRIVE (COTTAGES AT 509 HILL DRIVE PUD).”

WHEREAS, the City of Franklin, Tennessee encourages responsibly placed density and appropriate base zoning districts for multiple kinds of projects; and

WHEREAS, the proposed SD-R zone would allow for residential development with the maximum density specified.

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

SECTION I: The following described property shall be, and are hereby, rezoned from its present zoning classification of Specific Development Residential-0 (SD-R 0.0) to Specific Development-Residential District (SD-R 8.0):

ALL THAT TRACT OR PARCEL OF LAND, situated in Williamson County, Tennessee, being known as of Lot 13 and Lot 14, Block C, Greenacres Subdivision, as recorded in Plat Book 1, Page 87, filed in the Register's Office of Williamson County, Tennessee (R.O.W.C., TN.) and being more particularly described as follows:

BEGINNING at the Southeast corner said Lot 13, at a point on the southwesterly right-of-way line of Hill Drive;

Thence, S68°11'53"W, along the lines of said Lot 13 and Lot 14, passing through an iron pin found on line, a distance of 3.28;

Thence, S68°11'53"W, continuing along said lines, for a total distance of 141.21 feet to a point;

Thence, N27°56'22"W, continuing along said lines, for a distance of 172.70 feet to a point

Thence, N56°44'38"E, continuing along said lines, for a distance of 122.40 feet to a point on the southwesterly right-of-way line of Hill Drive;

Thence, S33°15'22"E, continuing along said line, for a distance of 200.00 to the POINT OF BEGINNING and containing 24,364 square feet or 0.56 acres, more or less;

Zoning Reference Number: 14-04:

Map--Parcel	Acres
0781--002.00	±0.56
TOTAL	± 0.56

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE

BY: _____
ERIC S. STUCKEY
CITY ADMINISTRATOR/RECORDER

BY: _____
DR. KEN MOORE
MAYOR

PLANNING COMMISSION RECOMMENDED APPROVAL: 01/22/15

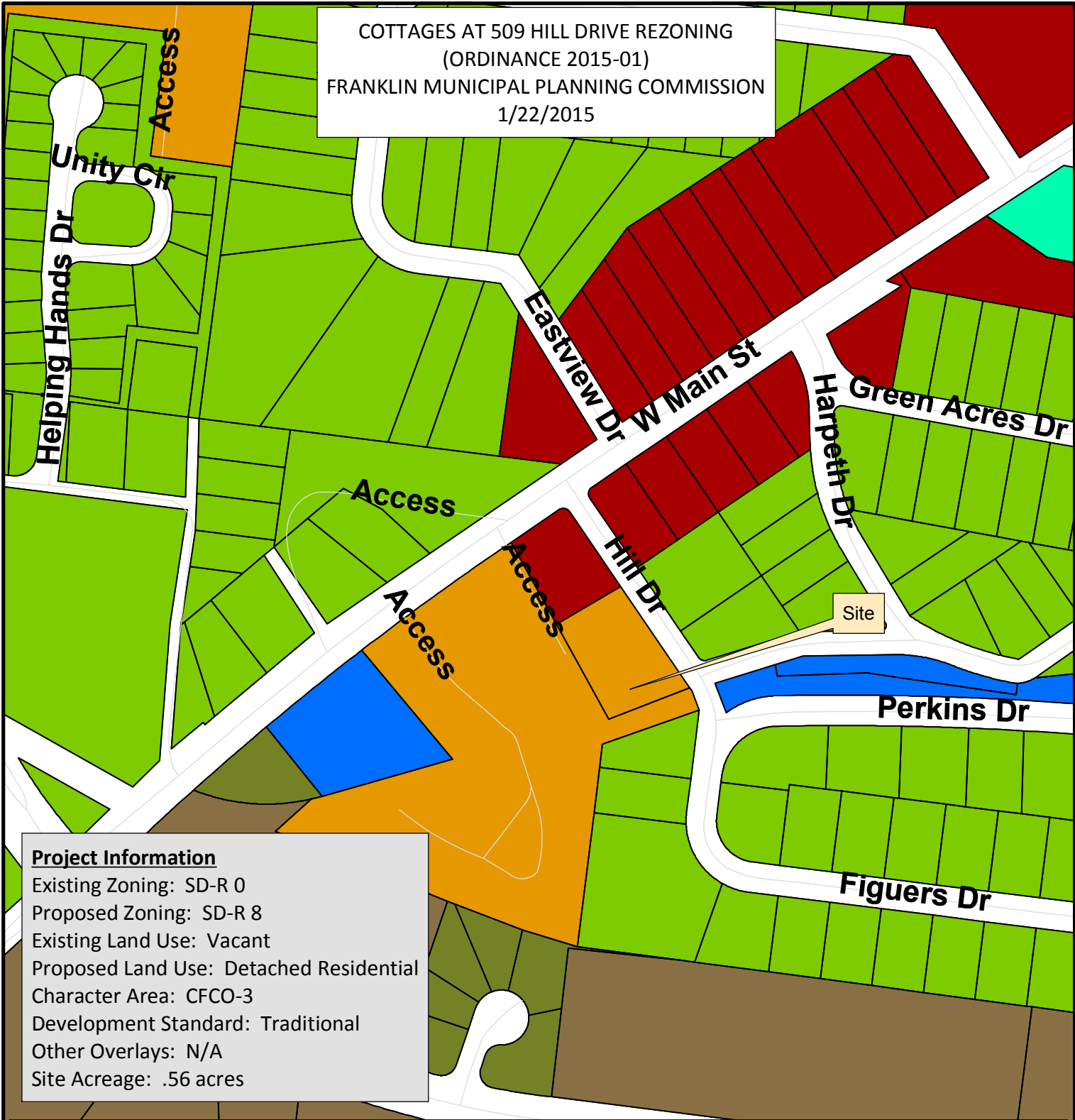
PASSED FIRST READING: 02/10/15

PUBLIC HEARING HELD: 03/10/15

PASSED SECOND READING: 03/10/15

PASSED THIRD READING: _____

COTTAGES AT 509 HILL DRIVE REZONING
(ORDINANCE 2015-01)
FRANKLIN MUNICIPAL PLANNING COMMISSION
1/22/2015



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



0 125 250 500
Feet

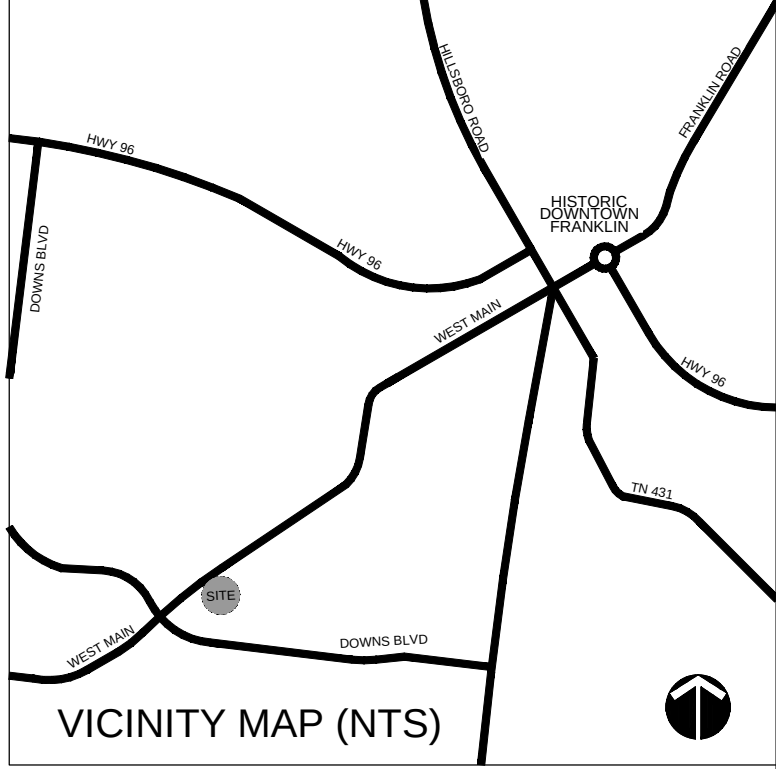
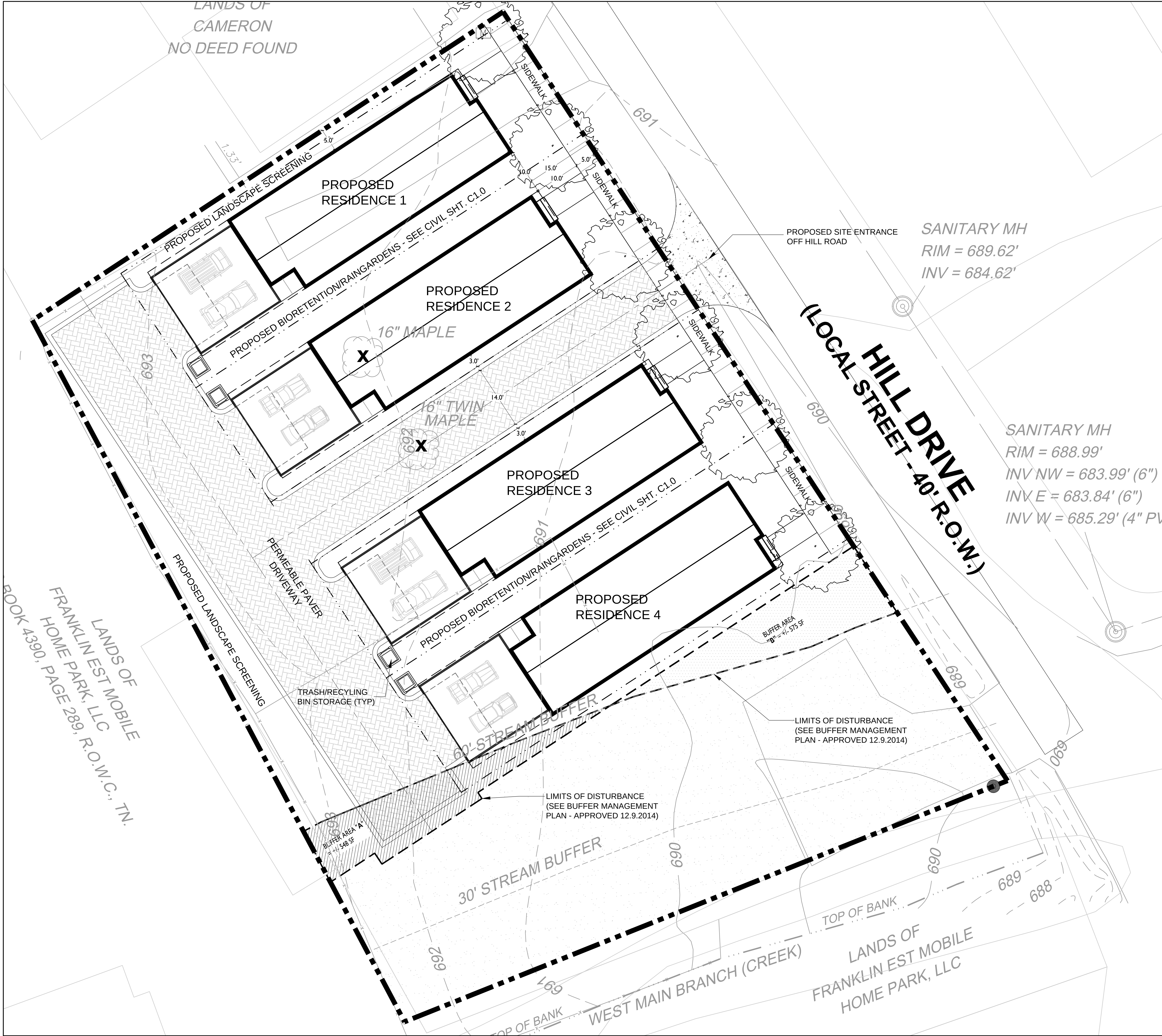
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained herein.
All data and materials (c) copyright 2015. All rights reserved.

COF# 5746

CONDITIONS OF APPROVAL:

Planning
General Comments
1. Zoning

- Applicant shall revise plans to match intended zoning of SD-R 8.0 instead of the SD-R 4.0 on plans currently.



SITE DATA

PROJECT NAME: THE COTTAGES AT 509 HILL DRIVE
PROJECT NUMBER: TBD
SUBDIVISION: GREEN ACRES - CURRENTLY
MAP, PARCEL NUMBERS: MAP 78 I, GROUP E, PARCEL 2
(T-CARD 001 & 002, PLAT BOOK 1, PAGE 87, BLOCK C, LOTS 13 & 14)
ADDRESS: 509 HILL STREET
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9

OWNER/DEVELOPER:
KP PROPERTIES
629 POST OAK CIRLE
BRENTWOOD, TN 37027
615.472.8916
TPENN24@YAHOO.COM

APPLICANT:
KISER + VOGRIN DESIGN
5005 MERIDIAN BLVD. STE 100
FRANKLIN TN 37067
CONTACT: JOHNSON B BULLARD
615.696.7707
JOHNSON@KISERVOGRIN.COM

EXISTING ZONING & CHARACTER AREA OVERLAY: SD-R -
SPECIFIC DEVELOPMENT RESIDENTIAL & CFDO-3
PROPOSED ZONING: SD-R-4
OVERLAYS: N/A
APPLICABLE DEVELOPMENT STANDARDS: TRADITIONAL
SITE ACREAGE: +/- .56 AC
SITE SQUARE FOOTAGE: +/- 24,364.01 SF
PUD SITE ACREAGE: +/- .56 AC
PUD SITE SQUARE FOOTAGE: +/- 24,364.01 SF

BUILDING SQUARE FOOTAGE: +/- 9,600 SF
BUILDING HEIGHT: 2 STORIES
NUMBER OF BUILDINGS: 4
MIN. PARKING REQUIREMENT: RESIDENTIAL = 8 SPACES
(4 SINGLE FAMILY DETACHED HOMES)
BUILDING AREA: +/- 2,400 SF EACH
BUILDING HEIGHT: +/- 30'

RESIDENTIAL DENSITY: 7.14 DUA
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
TREE CANOPY: 35%
PARKLAND DEDICATION REQUIREMENT: N/A
PARKLAND DEDICATION: N/A
OPEN SPACE REQUIRED: N/A
INCOMPATIBLE USE BUFFER: N/A

PROJECT TO BE CONSTRUCTED IN A SINGLE PHASE WITH AN EXPECTED COMMENCEMENT OF
FALL/WINTER 2015 AND COMPLETION FALL/WINTER 2016.

- GENERAL NOTES**
- Per the Land Use Plan Area CFDO-3, detached residential dwellings uses are appropriate in the southwest corner of CFDO-3. High quality design and people friendly environments will be encouraged through heightened streetscape standards and site design to reinforce the walkability and small town appeal of Franklin.
 - This proposed residential development is compatible with the surrounding area, given the adjacent uses to the east on Hill Dr, and to the north along West Main St.
 - There are no historical structures on this site as identified by The National Registers of Historic Places.
 - Adequate turning movements shall be provided for utility and service vehicles (See Sheet XXX).
 - All public improvements to be located in an easement.
 - Prior to construction, tree protection fence to be constructed per City of Franklin specifications.
 - This site will require the use of on-site water quality practices to treat stormwater from the site.
 - Reclaimed (reuse) water facilities: Use of reclaimed water will be incorporated if available to the site.
 - Refuse collection from residential units will be private.
 - Street lighting will be provided, as required, at the pedestrian scale along Hill Drive, per MTEMC standards using fixture type 100 Watt HPS Ribbed and Banded Granville Post Light with 12' Wadsworth Post, or similar.
 - Mineral rights are held by the owner of the property.
 - The following schools represent the closest public education facilities to this site:
Franklin Elementary School = 0.4 miles
Poplar Grove Middle School = 2.7 miles
Franklin High School = 2.8 miles
 - Based on .64 children per household, the development will have an anticipated school-age population of 3 students.
 - Nearest Facilities:
FIRE = Franklin Fire Department Station 2, 1.4 miles
POLICE = Franklin Police Department, 1.9 miles
RECREATIONAL = Academy Park, 1 mile
 - Statement of Architectural Intent: The four cottage homes are designed as "story-and-a-half," rather than two full stories. This will better complement the scale and massing of the neighborhood as well as surrounding areas and create a true cottage feel. Historical architectural detailing will complement the historic residential architecture of the Franklin area while adding a higher level of quality to the proposed homes and the neighborhood. Appropriate scale and quality materials are at the forefront of the architectural language.
 - City of Franklin provides water and sewer for this development. Based on 350 gallon per unit per day and 4 units for the development:
Average water use for final development is estimated at:
(4 Units) * (3.5 capita per Unit) * (100 /capita) = 1,400 Gallons
Maximum water use at peak hour factor of 4:
1,400 * 4 = 5,600 /24 = 234 GAL./hour = 4 GPM
Water usage impact is minimal.
Sewer facilities:
Anticipated sewage flows in single family unit equivalents = 1 SFUEs City of Franklin will provide sewer service for this development.
 - Existing fire hydrant flow data has been requested and will be provided on utilities sheet when received from the City.
 - Based on 10 vehicle trips per day, per single family detached household, the development will result in approximately 40 vehicle trips per day.

STORMWATER NOTE

1. The stormwater strategy will be further developed when the site is programmed and construction documents are submitted. Our intent is to develop our plans in accordance with the requirements of the City of Franklin LID stormwater regulations. See Buffer Management Plan, approved 12.9.2014, and Sheets C1.0 - C3.1 in this set.

X = TREES TO BE REMOVED

0 10' 20' 30'

SCALE: 1"= 10'

January 5, 2015

Mr. Josh King
City of Franklin
Planning & Sustainability Department
109 Third Avenue South
Franklin TN 37065

RE: **The Cottages at 509 Hill Drive - Rezoning Plan Submittal**
COF # 5746
KVD Project No.: 14055

Dear Josh:

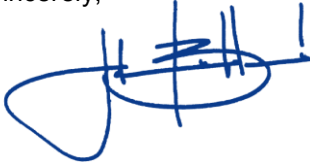
Attached, please find our Rezoning Plan submittal in the form of the information, plans, and data as required by the City of Franklin, for the above referenced project. Kiser + Vogrin Design, LLC is submitting on behalf of our clients, KP Properties, Inc.

Please find attached:

- (9) Nine copies (Half Size) of the PUD Development Plans
- (1) One copy (Full Size-folded) of the PUD Development Plans
- (1) Digital upload of PDF's of Plans, Letters, and Supplemental Data

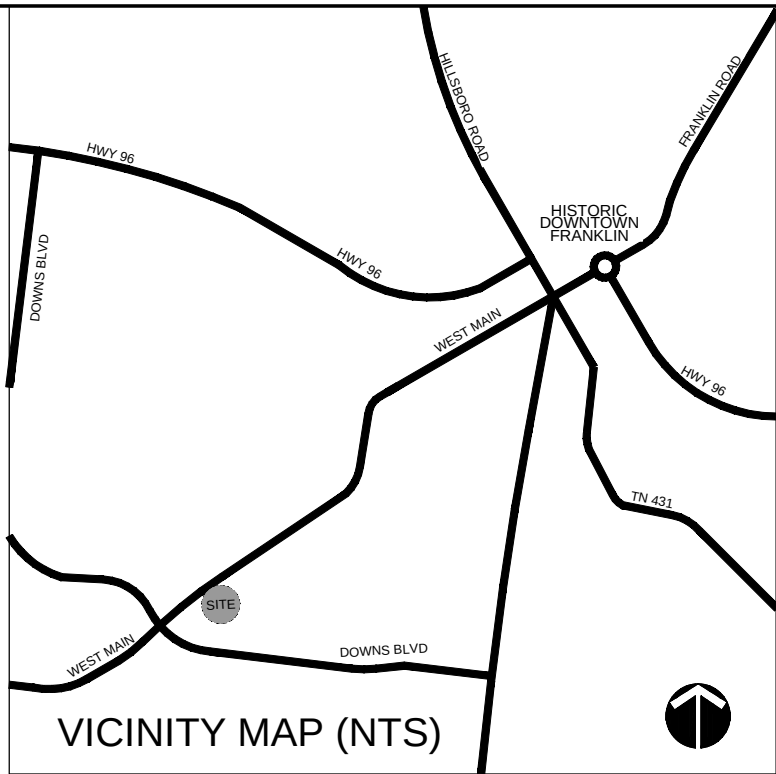
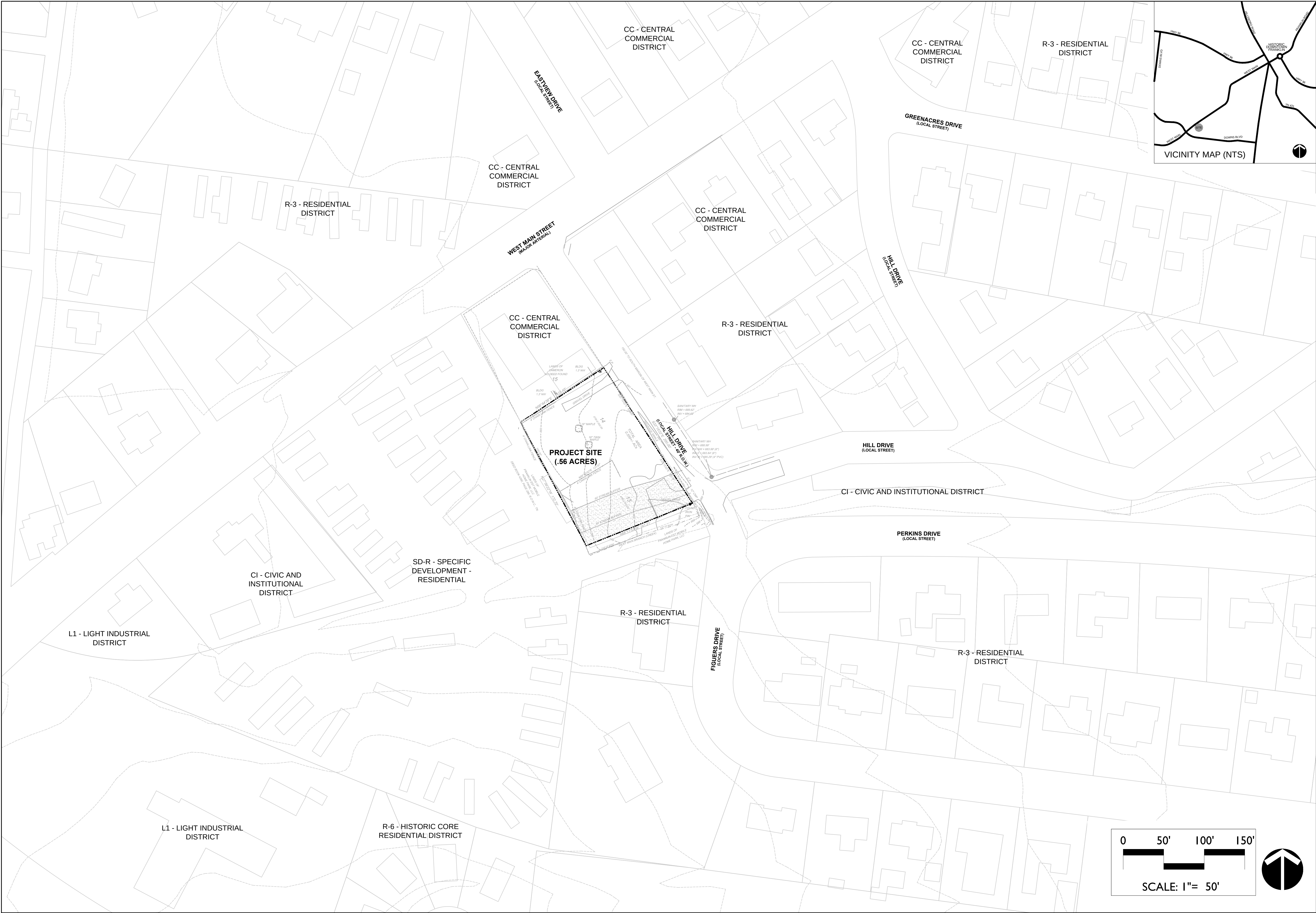
Please contact me if you have any questions or need further clarification of the attached.

Sincerely,



Johnson B Bullard, ASLA
Project Manager
Kiser + Vogrin Design, LLC

cc: Mr. Tyler Pennington, KP Properties



THE COTTAGES AT 509 HILL DRIVE
FRANKLIN, WILLIAMSON CO., TN
REZONING PLAN - COF #5746
CONTEXT MAP

REVISIONS:
1-5-2018: RESUBMITTAL PER STAFF COMMENTS

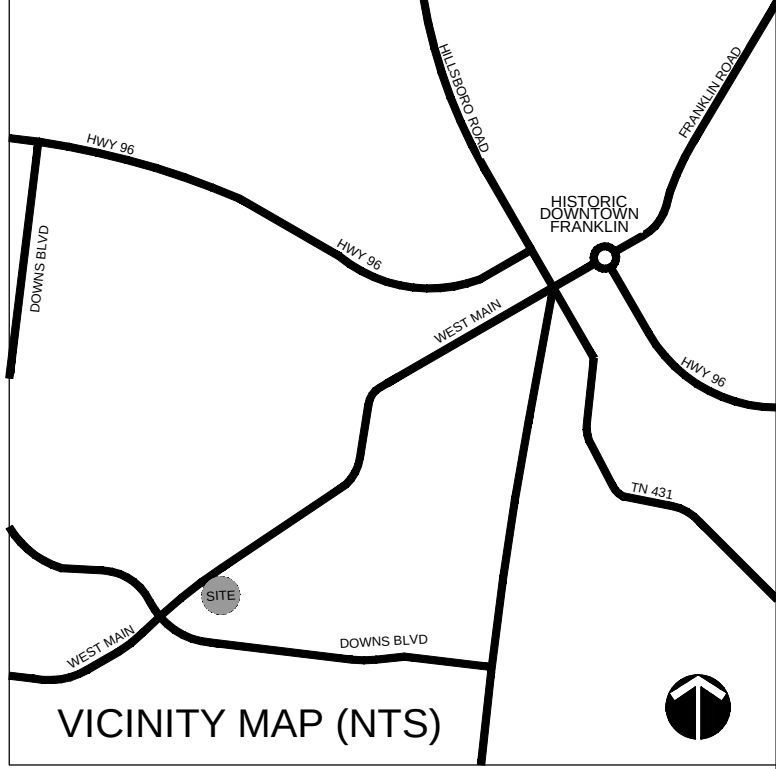
DATE: 12-15-2014
DESIGNED BY: JBB
DRAWN BY: JBB
CHECKED BY: DEK
Q.C. BY: GHV
SCALE: 1"= 50'
PROJECT #: 14055
SHEET NUMBER#:

L2.0



KISERV OGRIN DESIGN

5005 Meridian Blvd. Suite 100, Franklin, TN 37067 615.549.0232



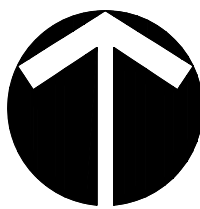
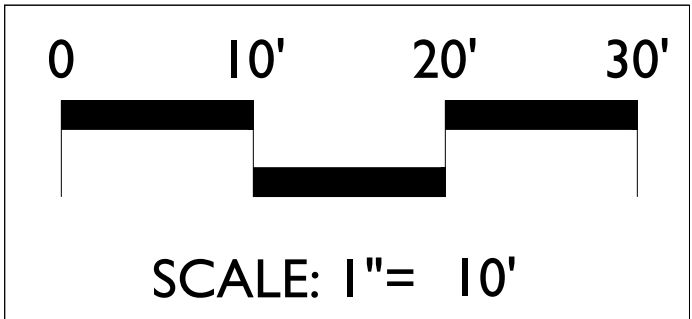
OWNER/DEVELOPER:
KP PROPERTIES
629 POST OAK CIRLE
BRENTWOOD, TN 37027
615.472.8916
TPENN24@YAHOO.COM

APPLICANT:
KISER + VOGGRIN DESIGN
5005 MERIDIAN BLVD. STE 100
FRANKLIN TN 37067
CONTACT: JOHNSON B BULLARD
615.696.7707
JOHNSON@KISERVOGRIN.COM

RESIDENTIAL DENSITY: 7.14 DUA
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
TREE CANOPY: +/- 35%
PARKLAND DEDICATION REQUIREMENT: N/A
PARKLAND DEDICATION: N/A
OPEN SPACE REQUIRED: N/A
INCOMPATIBLE USE BUFFER: N/A

1. Per the Land Use Plan Area CFCO-3, detached residential dwellings uses are appropriate in the southwest corner of CFCO-3. High quality design and people-friendly environments will be encouraged through heightened streetscape standards and site design to reinforce the walkability and small town appeal of Franklin.
2. This proposed residential development is compatible with the surrounding area, given the adjacent uses to the east on Hill Drive and to the north along West Main St.
3. There are no historical structures on this site as identified by The National Registers of Historic Places.
4. Adequate turning movements shall be provided for utility and service vehicles (See Sheet XXX).
5. All public improvements to be located in an easement.
6. Prior to construction, tree protection fence to be constructed per City of Franklin specifications.
7. This site will require the use of on-site water quality practices to treat stormwater from the site.
8. Reclaimed (reuse) water facilities: Use of reclaimed water will be incorporated if available to the site.
9. Refuse collection for residential units will be private.
10. Street lighting will be provided, as required, at the pedestrian scale will include Drive, per MTEMC standards using fixture type 100 Watt HPS Ribbed and Banded Granville Post Light with 12' Wadsworth Post, or similar.
11. Mineral rights are held by the owner of the property.
12. The following schools represent the closest public education facilities to this site:
 - Franklin Elementary School = 0.4 miles
 - Poplar Grove Middle School = 2.7 miles
 - Franklin High School = 2.8 miles
13. Based on 64 children per household, the development will have an anticipated school-age population of 3 students.
14. Nearest Facilities:
 - FIRE = Franklin Fire Department Station 2, 1.4 miles
 - POLICE = Franklin Police Department, 1.9 miles
15. RECREATIONAL = Academy Park, 1 mile
16. City of Franklin provides water and sewer for this development. Based on 350 gallon per unit per day and 4 units for the development:
 - Average water usage for final development is estimated at:
 - 4 (Units) * (3.5 capita per Unit) * (100 (capita) = 1,400 Gallons
 - Maximum water usage at peak hour of 4 PM
 - 1,400 * 4 = 5,600 (24 = 234 GAL./hour = 4 GPM
 - Water usage impact is minimal factor.
 - Sewer facilities:
 - Anticipated sewage flows in single family unit equivalents = 1 SFUEs City of Franklin will provide sewer service for this development.
17. Based on 10 vehicle trips per day, per single family detached household, the development will result in approximately 40 vehicle trips per day.

BEGINNING AT the Southeast corner said Lot 13, at a point on the southwesterly right-of-way line of Hill Drive;
Thence, S68°11'53"W, along the lines of said Lot 13 and Lot 14, passing through an iron pin found on the line, a distance of 3.28';
Thence, S68°11'53"W, continuing along said lines, for a total distance of 141.21 feet to a point;
Thence, N27°56'22"W, continuing along said lines, for a distance of 127.70 feet to a point;
Thence, N56°44'38"E, continuing along said lines, for a distance of 122.40 feet to a point on the southwesterly right-of-way line of Hill Drive;
Thence, S33°15'22"E, continuing along said line, for a distance of 200.00 to the POINT OF BEGINNING and containing 24.364 square feet or 0.56 acre, more or less;



KISERVOGRINDESIGN

5005 Meridian Blvd. Suite 100, Franklin, TN 37067 615.549.0232



THE COTTAGES AT 509 HILL DRIVE
FRANKLIN, WILLIAMSON CO., TN
REZONING PLAN - COF #5746
SITE PLAN

REVISIONS:
I-5-2015: RESUBMITTAL PER STAFF COMMENTS

DATE: 12-15-2014
DESIGNED BY: JBB
DRAWN BY: JBB
CHECKED BY: DEK
Q.C. BY: GMV
SCALE: 1"=10'
PROJECT #: 14055
SHEET NUMBER#:

L2.1



EXISTING TREE CANOPY
COVERAGE = 35%

Aerial Tree Canopy Exhibit
509 HILL DRIVE
FRANKLIN, WILLIAMSON CO., TN



PUBLIC NOTICE AFFIDAVIT
City of Franklin, Tennessee

We/I JOHNSON & BULLARD - KISER + JOHNSON DESIGN
(Please print Name/Names in Full)

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

0781 E 002.00 LOT 13 & LOT 14
(Property Parcel/Tax ID Number)

and located at:

509 HILL DRIVE - FRANKLIN, TN
(Street Address)

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

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

Signature

Subscribed and sworn to before me this

31 day of Oct, 2014.

Joan Elaine Hatch
Notary Public

My Commission Expires: 9/17/17



My Commission Expires SEPT. 17, 2017

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Kelvin Pennington
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

0781 E 002.00 Lot 13 ; Lot 14
(Property Parcel/Tax ID Number)

and located at:

509 Hill Drive
(Street Address)

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

Kiser Vogrin Design (Please
print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Signature

629 Post Oak Circle

Property Owner Mailing Address

Brentwood, TN 37027
City, State & Zip

Subscribed and sworn to before me this

20 day of Oct., 2014.

Leah D. Bean
Notary Public

My Commission Expires: Commission Expires May 8, 2017





Joint FMPC/BOMA Conceptual Project Workshop Application for a Planned Unit Development (PUD) Development Plan Franklin Planning and Sustainability Department

Applicant Information:

This is the individual who has the responsibility of becoming familiar with the regulations, policies, and procedures of the city. This individual shall represent the applicant at all public meetings and this shall be the person responsible for the quality and accuracy of the submitted plans.

Contact Information:

The applicant shall designate one contact person to work with the Planning Department for the duration of the project including after Planning Commission approval. This shall be the person responsible for meeting any conditions of Planning Commission approval.

Name:	Johnson B Bullard					
	☐ On File			☐ On File ☒ Same as Applicant		
Title:	Project Manager					
Organization:	Kiser + Vogrin Design					
Phone:	615.696.7707	Fax:			Fax:	
Email:	johnson@kiservogrin.com					
Street:	5005 Meridian Blvd., Suite 100					
State:	TN	ZIP:	37067		ZIP:	

Project Information:

Applicant's Proposed Name of Project:	The Cottages at 509 Hill Drive	Address of Property:	509 Hill Drive Franklin, TN 37064		
Site Acreage:	+/- .56	Map, Group, and Parcel:	MAP 78 I, GROUP E, PARCEL 2 (T-CARD 001 & 002, PLAT BOOK 1, PAGE 87, BLOCK C, LOTS 13 & 14)	Proposed # of Units	4
Conceptual Overview of Project:	This project will provide 4 detached, single-family homes on a site that is currently vacant. The site previously housed 2 mobile home units and is a blight on a residential street in Franklin that, otherwise, has tremendous potential to become a thriving neighborhood south of the city's historic downtown. The homes, and surrounding grounds, will feature a high level of architectural detail and premium finishes. This project has a unique opportunity to act as a catalyst for residential development in the adjacent areas that will be achieved through the exemplary design and quality of the homes.				

Required Elements for Conceptual Workshop:

All submittals are **required** to have the basic information as follows, unless otherwise noted by staff.

- ☐ A Pre-application conference must have been held with the staff.
- ☐ Pay Conceptual Project Workshop Fee of \$50.00
- ☐ Application must be completed by applicant and submitted to Project Planner by, by 12:00 p.m., 9 days prior to the meeting.
- ☐ Provide overview of project and comments from staff per the Administrative Manual. An electronic version (PDF or PowerPoint) of the presentation that will be presented must accompany the application for proofing by staff.
- ☐ Contact Project Planner to Set Up Neighborhood Meeting (if a required step and applicants wish to proceed)

Proposed Use(s) (check all that apply):

- ☒ Detached Dwelling
- ☐ Attached Dwelling (duplexes, condos, apartments, townhouses)
- ☐ Group Homes
- ☐ Nonresidential:
 - ☐ Retail
 - ☐ Office
 - ☐ Institutional (church, school)
 - ☐ Industrial
- ☐ Other: _____

Development Standard:

- ☐ Conventional
- ☒ Traditional

Character Area Overlay:

CFCO - 3

Other Applicable Overlays:

Intended Workshop Date:

11/20/2014



HISTORIC
FRANKLIN
TENNESSEE

Neighborhood Meeting Notice Application

Department of Planning and Sustainability

APPLICANT INFORMATION:

Name:	Johnson B Bullard		
Organization:	Kiser + Vogrin Design		
Phone:	615.696.7707	Fax:	
Email:	johnson@kiservogrin.com		
Street:	5005 Meridian Blvd, Suite 100		
State:	TN	ZIP:	37067

PROJECT INFORMATION:

Proposed Name of Project:	The Cottages at 509 Hill Drive		Address of Property:	509 Hill Drive Franklin, TN 37064
Describe the nature, scope, and purpose of application or proposal:	This project will provide 4 detached, single-family homes on a site that is currently vacant. The site previously housed 2 mobile home units and is a blight on a residential street in Franklin that, otherwise, has tremendous potential to become a thriving neighborhood south of the city's historic downtown. The homes, and surrounding grounds, will feature a high level of architectural detail and premium finishes. This project has a unique opportunity to act as a catalyst for residential development in the adjacent areas that will be achieved through the exemplary design and quality of the homes.			
Base Zoning District Classification:	SD-R	Proposed Base Zoning Classification (if applicable):	SD-R-4	
Character Area Overlay District:	CFCO-3	Other Overlay District(s):		
Pre-application Meeting Date:	11-20-2014	FMPC Date (anticipated):	12-18-2014	

NEIGHBORHOOD MEETING INFORMATION:

Location of the Neighborhood Meeting:	City Hall Training Room City Hall 109 3rd Avenue South Franklin, TN 37064		
Date & Time of the Neighborhood Meeting:	11-12-2014 at 6:00 pm	Address of Property:	509 Hill Drive Franklin, TN 37064
Project Type: ☐ Site Plan: Bed and Breakfast ☒ Development Plan & Rezoning ☐ Development Plan only ☐ Other	Aldermanic Ward: ☐ Ward 1 ☐ Ward 2 ☒ Ward 3 ☐ Ward 4	City of Franklin Neighborhood Meeting Project Number: _____	

Policies for Required Neighborhood Meetings

A meeting not conducted in accordance with the following policies shall be considered to not have satisfied the requirements of Section 2.4.2(6)(d) of the Franklin Zoning Ordinance.

- The neighborhood meeting location shall be in proximity of the development. If that is not possible, the meeting shall be held in a nearby, convenient location.
- The neighborhood meeting shall be in an enclosed or otherwise weather-proofed and hospitable building that has adequate restroom facilities; seating provided for a majority of the participants; and is Handicapped Accessible.
- The neighborhood meeting shall only take place on a week-day at a specified time between the hours of 5pm and 8pm.
- The neighborhood meeting shall not conflict with a regular or special called meeting of the BOMA or FMPC.
- The applicant shall notify the Planning Department of the time, date, and location of the neighborhood meeting at least 10 days prior to the date of the neighborhood meeting.
- The applicant shall notify the surrounding property owners and Homeowners Association(s) about the time, date, and location of the neighborhood meeting at least 7 days prior to the neighborhood meeting via 1st class mail. A sample notification letter has been included with this form.
- The applicant shall notify, via first class mail or e-mail, the members of the Planning Commission and the Board of Mayor and Alderman about the time, date, and location of the neighborhood meeting at least 7 days prior the neighborhood meeting.
- The applicant shall present sketches, renderings, and/or conceptual plans of the proposed development at the meeting. Images shall be either projected on a screen or shown on display boards; regardless of the display method chosen by the applicant, all images must be of sufficient size to be clearly viewable by attendees. Handouts may be used as supplements, but may not take the place of images projected on a screen or shown on a display board.
- Following the presentation of the proposed development by the applicant, attendees shall be given the opportunity to ask questions and offer feedback. City staff will be present, but only to observe. The neighborhood meeting is required to allow the applicant to interact with the surrounding neighbors and interested stakeholders to hear their thoughts and concerns about the proposed development.
- The applicant shall provide a written summary or transcript of the meeting as a part of the FMPC Application.
- The applicant shall identify, in writing, the concerns raised at the meeting, as part of the FMPC Application.

Example Notification Letter

August 8, 2012

PUBLIC NOTICE

This letter is written to provide public notice for a Neighborhood Meeting regarding a proposed Development Plan for the property located at 123 Anystreet, Franklin, TN. The meeting will be held on August 20, 2012 at 6 p.m. in the City Hall Board Room. Please see the information below for more details.

Applicant:

Jane and Joe Citizen, 123 Anystreet, Franklin, Tennessee, 37064, (615) 123-4567, janeandjoe@someplace.com

Application Type:

PUD Development Plan to be submitted to the City of Franklin on September 10, 2012 for the October 25, 2012 Franklin Municipal Planning Commission meeting.

Date, Time, and Place of Public Meeting:

August 20, 2012 at 6 p.m. in the City Hall Board Room, 109 3rd Avenue South, Franklin, Tennessee, 37064.

Subject Property:

123 Anystreet, Franklin, Tennessee, 37064 in the Whispering Willows Subdivision

Nature and Scope of the Application Request:

This submittal is a PUD Development Plan, which proposes 123 attached dwelling units (or a 123,000 square foot church, 234,000 square feet of retail, etc). More details can be given here...

Where to View the Proposed Plan:

The public may contact the applicant to view the plan prior to the Neighborhood Meeting.

Where the Public Can Be Heard:

The applicant will provide a brief presentation of the proposed Development Plan at the Neighborhood Meeting. The public will be given the opportunity to ask questions and provide feedback following the presentation. There will also be an opportunity for public comment at the scheduled Franklin Municipal Planning Commission meeting.

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Kelvin Pennington
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

0781 E 002.00 Lot 13 ; Lot 14
(Property Parcel/Tax ID Number)

and located at:

509 Hill Drive
(Street Address)

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

Kiser Vogrin Design (Please
print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Signature

629 Post Oak Circle

Property Owner Mailing Address

Brentwood, TN 37027
City, State & Zip

Subscribed and sworn to before me this

20 day of Oct., 2014.

Leah D. Bean
Notary Public

My Commission Expires: Commission Expires May 8, 2017



PUBLIC NOTICE AFFIDAVIT
City of Franklin, Tennessee

We/I JOHNSON & BULLARD - KISER + JOHNSON DESIGN
(Please print Name/Names in Full)

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

0781 E 002.00 LOT 13 & LOT 14
(Property Parcel/Tax ID Number)

and located at:

509 HILL DRIVE - FRANKLIN, TN
(Street Address)

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

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

Signature

Subscribed and sworn to before me this

31 day of Oct, 2014.

Joan Elaine Hatch
Notary Public

My Commission Expires: 9/17/17



My Commission Expires SEPT. 17, 2017

preapplication meeting notes - held 10.17/2014

- Floorplans are to be updated to match footprint shown on submittal documents.
- No zero lot lines are to be used for this project.
- Dripline of trees if garages are to be on within them.
- Since traditional streetscape standards apply, all parallel parking on street must be inset. (if applicable)
- Street improvements on Hill Drive are to be from centerline of street to Eastern site boundary.
- All structures and driveways are to be setback from property line a minimum of 5'.
- Driveways are to be a minimum of 20' tangent length from those on adjacent properties.
- Parkland dedication will not be required for this project, given it is less than 10 dwelling units.
- Fire hydrant flow test must be done.
- "Landscape Buffer" note should be removed.
- Additional architectural imagery should be provided.

NEIGHBORHOOD MEETING NOTES - HELD 11.12/2014

- Every neighbor who spoke was in favor of this project and excited about what it is going to bring to the neighborhood in terms of property value and quality of construction and home style.
- Neighbors who spoke felt that architecture and density were attractive and appropriate.

ALL RENDERINGS ARE CONCEPTUAL IN NATURE AND ARE SUBJECT TO REVISION.

NOVEMBER 20, 2014

PROPOSED SD-R-4 DISTRICT WITH PUD OVERLAY

THE COTTAGES AT 509 HILL DRIVE

Franklin, Williamson County, Tennessee

The Cottages at 509 Hill Drive

FMPC/BOMA Joint Conceptual Workshop Notes

Held 11.20/2014

- Plans for the proposed development were met with general support and enthusiasm.
- Planning director brought up the unanimous support that was demonstrated by neighbors at the project neighborhood meeting.
- This project is in line with the City of Franklin's urban infill policies.
- The design/development team for this project is committed to establishing a precedent for future infill development in Franklin.
- The buffer averaging being requested for this project is justified, given its urbanized condition, but will require submittal of a buffer management plan and buffer averaging request (submittal to Stormwater Appeals Board is not required)
- Driveway has been relocated from original submittal, at pre-app stage, and is now between the buildings, rather than along the northern boundary of the site. This is a result of driveway proximity requirements, per City of Franklin.
- Our design for this driveway is being driven by engineering comments and their request for an expanded section but it is our contention that a narrower section would be more appropriate for this site and its scale.
- Architectural elevations were received with enthusiasm, but the importance of not overbuilding the site was mentioned
- Buffer Management Plan and Buffer Averaging Request were strongly supported by Stormwater Appeals Board director, who communicated the importance of enhancing buffers on infill sites.

**LEGAL DESCRIPTION
OF
LOT 13 AND LOT 14 OF BLOCK C
OF GREENACRES SUBDIVISION (PB 1 PAGE 87)
BEING PART OF MAP 0781, BLOCK E, PARCEL 002.00
WILLIAMSON COUNTY, TENNESSEE**

ALL THAT TRACT OR PARCEL OF LAND, situated in Williamson County, Tennessee, being known as of Lot 13 and Lot 14, Block C, Greenacres Subdivision, as recorded in Plat Book 1, Page 87, filed in the Register's Office of Williamson County, Tennessee (R.O.W.C., TN.) and being more particularly described as follows:

BEGINNING at the Southeast corner said Lot 13, at a point on the southwesterly right-of-way line of Hill Drive;

Thence, S68°11'53"W, along the lines of said Lot 13 and Lot 14, passing through an iron pin found on line, a distance of 3.28;

Thence, S68°11'53"W, continuing along said lines, for a total distance of 141.21 feet to a point;

Thence, N27°56'22"W, continuing along said lines, for a distance of 172.70 feet to a point

Thence, N56°44'38"E, continuing along said lines, for a distance of 122.40 feet to a point on the southwesterly right-of-way line of Hill Drive;

Thence, S33°15'22"E, continuing along said line, for a distance of 200.00 to the POINT OF BEGINNING and containing 24,364 square feet or 0.56 acres, more or less;

October 28, 2014

Re: **Neighborhood Meeting Invitation**
The Cottages at 509 Hill Drive Project PUD Development/Rezoning Plan
KVD Project No.: 14055

Dear Neighbors:

On behalf of our clients, KP Properties, Inc., we have submitted a rezoning application to the Franklin Planning Department requesting Rezoning and PUD Development Plan approval for the planning and design of the residential property located at 509 Hill Drive in Franklin, TN. Currently, the project site is a vacant residential lot that falls within the SD-R zoning district. The zoning requested is PUD SD-R-4 overlay, entitling the property to a maximum allowable density of 4 units. This project will provide 4 detached, single-family homes on a site that is currently vacant. The site previously housed 2 mobile home units and now has tremendous potential to support a thriving neighborhood south of the city's historic downtown. The homes, and surrounding grounds, will feature a high level of architectural detail, premium finishes, and quality construction. The project will also include roadway improvements and sidewalk installation along the section of the property that borders Hill Drive.

We would like to welcome you to a Neighborhood Meeting that has been scheduled on **November 12th, 2014 at 6:00 p.m.** to present an overview of the development, master plan, and architectural renderings.

Meeting location:
Franklin City Hall
City Training Room
109 Third Ave South
Franklin, Tennessee 37064

This Neighborhood Meeting is required by the City of Franklin Zoning Ordinance and we would welcome your thoughts/comments on the proposed development. Plans are also available at the City of Franklin Planning & Sustainability Department located at City Hall. If you cannot make this meeting date, please feel free to forward any written comments to my email address at johnson@kiservogrin.com or you may contact me to view the plans at your convenience. Please do not hesitate to call with any questions.

Sincerely,



Johnson B Bullard, ASLA
Project Manager
Kiser + Vogrin Design, LLC

cc: Mr. Tyler Pennington - KP Properties, Inc.
Mr. Josh King, Planner - City of Franklin

PROP STREET	OWNER 1	OWNER 2	OWNER STREET	OWNER CITY	OWNEF OWN ZIP	
1613 W MAIN ST	CHURCH LIMESTONE BAPTIST TR		700 DOWNS BLVD	FRANKLIN	TN	37064
1607 W MAIN ST	MCLEMORE PEGGY RUTH		1607 W MAIN ST	FRANKLIN	TN	37064
1601 W MAIN ST	STATE OF TENN DEPT OF TRANS		DEADRICK ST	NASHVILLE	TN	37219
1501 W MAIN ST	FRANKLIN EST MOBILE HOME PARK LLC		300 E MAPLE RD #200	BIRMINGHAM	MI	48009
500 DOWNS BLVD	BASS BOB	DEBRAY CHARLES	204 LEWISBURG AVE	FRANKLIN	TN	37064
626 EASTVIEW DR	WILLIAMSON CO YOUTH INC		626 EASTVIEW DR	FRANKLIN	TN	37064
630 EASTVIEW DR	WILLIAMSON CO YOUTH INC		626 EASTVIEW DR	FRANKLIN	TN	37064
632 EASTVIEW DR	WHITE LEYA PETTY		632 EASTVIEW DR	FRANKLIN	TN	37064
700 EASTVIEW DR	JEWELL JOHN W	JEWELL BETTY R	3843 MOBLEYS CUT RD	COLUMBIA	TN	38401
1422 W MAIN ST	CANADA CARTER D	CANADA PEGGY J	3156 SOUTHALL RD	FRANKLIN	TN	37064
701 EASTVIEW DR			701 EASTVIEW CIR	FRANKLIN	TN	37064
1414 W MAIN ST	DAVIS ELIZABETH		1414 W MAIN ST	FRANKLIN	TN	37064
1416 W MAIN ST	TAYLOR EDDIE		PO BOX 680584	FRANKLIN	TN	37068
1418 W MAIN ST	PAGE SEARCY BATTLE JR	PAGE GINA	1418 W MAIN ST	FRANKLIN	TN	37064
1420 W MAIN ST	CANADA CARTER D	CANADA PEGGY J	3156 SOUTHALL RD	FRANKLIN	TN	37064
W MAIN ST	BOOKER PROPERTIES II LLC		100 WATERMILL TRACE	FRANKLIN	TN	37069
1500 W MAIN ST	PATTON THOMAS G	PATTON LOUISE	1100 N FLYING HILL PLACE	DIAMOND BAR	CA	91765
1508 W MAIN ST	BOOKER PROPERTIES II LLC		100 WATERMILL TRACE	FRANKLIN	TN	37069
1600 W MAIN ST	RAMIREZ MIGUEL		1600 W MAIN ST	FRANKLIN	TN	37064
1604 W MAIN ST	BOOKER WILLIAM M		1609 W MAIN ST	FRANKLIN	TN	37064
114 GOOD NEIGHBOR RD	LEACH MARQUITA Q		817 VICTORIA DR	FRANKLIN	TN	37064
GOOD NEIGHBOR RD	BOOKER PROPERTIES II LLC		100 WATERMILL TRACE	FRANKLIN	TN	37069
116 GOOD NEIGHBOR RD	ANDERSON DEBORAH		1480 W MAIN ST #11	FRANKLIN	TN	37064
1421 W MAIN ST	CAMERON DON R	CAMERON TIM L	1503 COLUMBIA AVE	FRANKLIN	TN	37064
HILL DR	JEWELL JOHN W		3843 MOBLEYS CUT RD	COLUMBIA	TN	38401
602 HILL DR	WOOD HOBY A	WOOD RHONDA L	602 HILL DR	FRANKLIN	TN	37064
604 HILL DR	H AND M INTERNATIONAL LLC		604 HILL DR	FRANKLIN	TN	37064
1419 W MAIN ST	CHURCH FRANKLIN PRIMITIVE BAPTIST		1419 W MAIN ST	FRANKLIN	TN	37064
1417 W MAIN ST	FULGHAM FRANK R	AMSOUTH BANK CO-TR	133 IRIS DR	HENDERSONVILLE	TN	37075
1415 W MAIN ST	WAGNER JEFF N	WAGNER LUANNE	4900 WATSON LN	DICKSON	TN	37055
1413 W MAIN ST	BEASLEY & WHITNEY PROP LLC		1902-B COLUMBIA HWY	FRANKLIN	TN	37064
1411 W MAIN ST	GARRETT KAHN B	GARRETT CONNIE B	1411 W MAIN ST	FRANKLIN	TN	37064
507 HARPETH DR	COOKE GEOFFREY B	COOKE DIANNE C	507 HARPETH DR	FRANKLIN	TN	37064
505 HARPETH DR	BENNETT CRYSTAL A		505 HARPETH DR	FRANKLIN	TN	37064
503 HARPETH DR	JONES KURT R		503 HARPETH DR	FRANKLIN	TN	37064
501 HARPETH DR	TROUPE J LOUISE		501 HARPETH DRIVE	FRANKLIN	TN	37064
GREEN ACRES DR	CITY OF FRANKLIN		P O BOX 305	FRANKLIN	TN	37065-0305
505 GREEN ACRES DR	GOINS JUDY G	GOINS-SULLIVAN CRYSTAL L	505 GREEN ACRES DR	FRANKLIN	TN	37064
503 GREEN ACRES DR	MCBRIDE TERRY	MCBRIDE CATHY	503 GREEN ACRES DR	FRANKLIN	TN	37064
501 GREEN ACRES DR	TOMLIN BILLY CARL		1931 LEWISBURG PK	FRANKLIN	TN	37064
415 HARPETH DR	CITY OF FRANKLIN		P O BOX 305	FRANKLIN	TN	37065-0305
414 HARPETH DR	HASSELL JIMMY		414 HARPETH DR	FRANKLIN	TN	37064
416 HARPETH DR	KELSO STEVEN KEITH	KELSO KARLA C	9027 MEADOWLAWN DR	BRENTWOOD	TN	37027
500 HARPETH DR	MARKOVICH DORIS WALTON	MARKOVICH JOHN MATTHEW	1705 LEWISBURG PK	FRANKLIN	TN	37064
502 HARPETH DR	NESBITT JOHN PAUL	NESBITT TRISHA WIGGINS	118 WINSLOW RD	FRANKLIN	TN	37064
517 FIGUERS DR	WATSON WILLIAM A	WATSON SHERRIE R	517 FIGURES DR	FRANKLIN	TN	37064
515 FIGUERS DR	WILLIAMS MERIDITH A		515 FIGURES DR	FRANKLIN	TN	37064
511 FIGUERS DR	GIARDINA JOHN R		511 FIGURES DR	FRANKLIN	TN	37064
509 FIGUERS DR	JOSLIN FRED A		509 FIGURES DR	FRANKLIN	TN	37064
507 FIGUERS DR	VEACH TIM C	VEACH JULIE J	507 FIGURES DR	FRANKLIN	TN	37064
505 FIGUERS DR	DUGAN JAMES P	DUGAN NELDA	505 FIGURES DR	FRANKLIN	TN	37064
503 FIGUERS DR	THOMAS CHARLES S IV	THOMAS JULIE B	503 FIGURES DR	FRANKLIN	TN	37064
500 FIGUERS DR	JONES ALBERT EDWARD	JONES RUBY JACKSON	500 FIGURES DR	FRANKLIN	TN	37064
502 FIGUERS DR	DAVIS JERRY D	DAVIS BRANDI J	502 FIGURES DR	FRANKLIN	TN	37064
504 FIGUERS DR	LATTA FORREST S JR	LATTA LAURA M	504 FIGURES DR	FRANKLIN	TN	37064
506 FIGUERS DR	LANKFORD PAUL		506 FIGURES DR	FRANKLIN	TN	37064
508 FIGUERS DR	CARTWRIGHT THELMA R		508 FIGURES DR	FRANKLIN	TN	37064
505 PERKINS DR	LITTLE LARRY G TR	LITTLE DEANNA L TR	721 HARROW LN	FRANKLIN	TN	37064
503 PERKINS DR	RAGSDALE DIANA		503 PERKINS DR	FRANKLIN	TN	37064
501 PERKINS DR	ADAIR KEVIN	ADAIR TAMMY	501 PERKINS DR	FRANKLIN	TN	37064
425 PERKINS DR	SWEENEY LAVERNE		3183 BOYD MILL AVE	FRANKLIN	TN	37064
105 PARTNERSHIP CIR	DEMUMBRAN TERESA GAIL		105 PARTNERSHIP CIR	FRANKLIN	TN	37064
107 PARTNERSHIP CIR	HARRIS BARRY	HARRIS IDA	107 PARTNERSHIP CIR	FRANKLIN	TN	37064
106 PARTNERSHIP CIR	JENKINS ARRITA		106 PARTNERSHIP CIR	FRANKLIN	TN	37064
100 PARTNERSHIP CIR	MURDIC DEBORAH	MURDIC THOMAS	100 PARTNERSHIP CIR	FRANKLIN	TN	37064

Resolution 2015-05

A Resolution to Approve a Development Plan for Cottages at 509 Hill Drive PUD Subdivision, Located at 509 Hill Drive, by the City of Franklin, Tennessee.

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

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

WHEREAS, The PUD review process consists of a Development Plan that is reviewed and approved by the BOMA, after a recommendation from the FMPC.

NOW, THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, meeting in regular session this _____ day of _____, 2015:

1. That the legal description of the property is as follows:

Map--Parcel	Acres
0781--002.00	±0.56
TOTAL	± 0.56

ALL THAT TRACT OR PARCEL OF LAND, situated in Williamson County, Tennessee, being known as of Lot 13 and Lot 14, Block C, Greenacres Subdivision, as recorded in Plat Book 1, Page 87, filed in the Register's Office of Williamson County, Tennessee (R.O.W.C., TN.) and being more particularly described as follows:

BEGINNING at the Southeast corner said Lot 13, at a point on the southwesterly right-of-way line of Hill Drive;

Thence, S68°11'53"W, along the lines of said Lot 13 and Lot 14, passing through an iron pin found on line, a distance of 3.28;

Thence, S68°11'53"W, continuing along said lines, for a total distance of 141.21 feet to a point;

Thence, N27°56'22"W, continuing along said lines, for a distance of 172.70 feet to a point

Thence, N56°44'38"E, continuing along said lines, for a distance of 122.40 feet to a point on the southwesterly right-of-way line of Hill Drive;

Thence, S33°15'22"E, continuing along said line, for a distance of 200.00 to the POINT OF BEGINNING and containing 24,364 square feet or 0.56 acres, more or less;

2. That the overall entitlements for the Cottages at 509 Hill Drive PUD Subdivision are as follows:

Entitlements	Cottages at 509 Hill Drive PUD Subdivision
Base Zone	Specific Development- Residential (SD-R 8.0)
Character Area Overlay	Central Franklin Character Area Overlay #3
Other Zoning Overlays	N/A
Number of Dwelling Units	4*per conditional approval
Number of Nonresidential Square Footage	N/A
Connectivity Index	N/A
Development Standard	Traditional
Open Space Requirements	Formal: 0.00 acres Informal: 0.00 acres Total: 0.00 acres

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

4. That this Resolution shall take effect from and after its passage on its first and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE

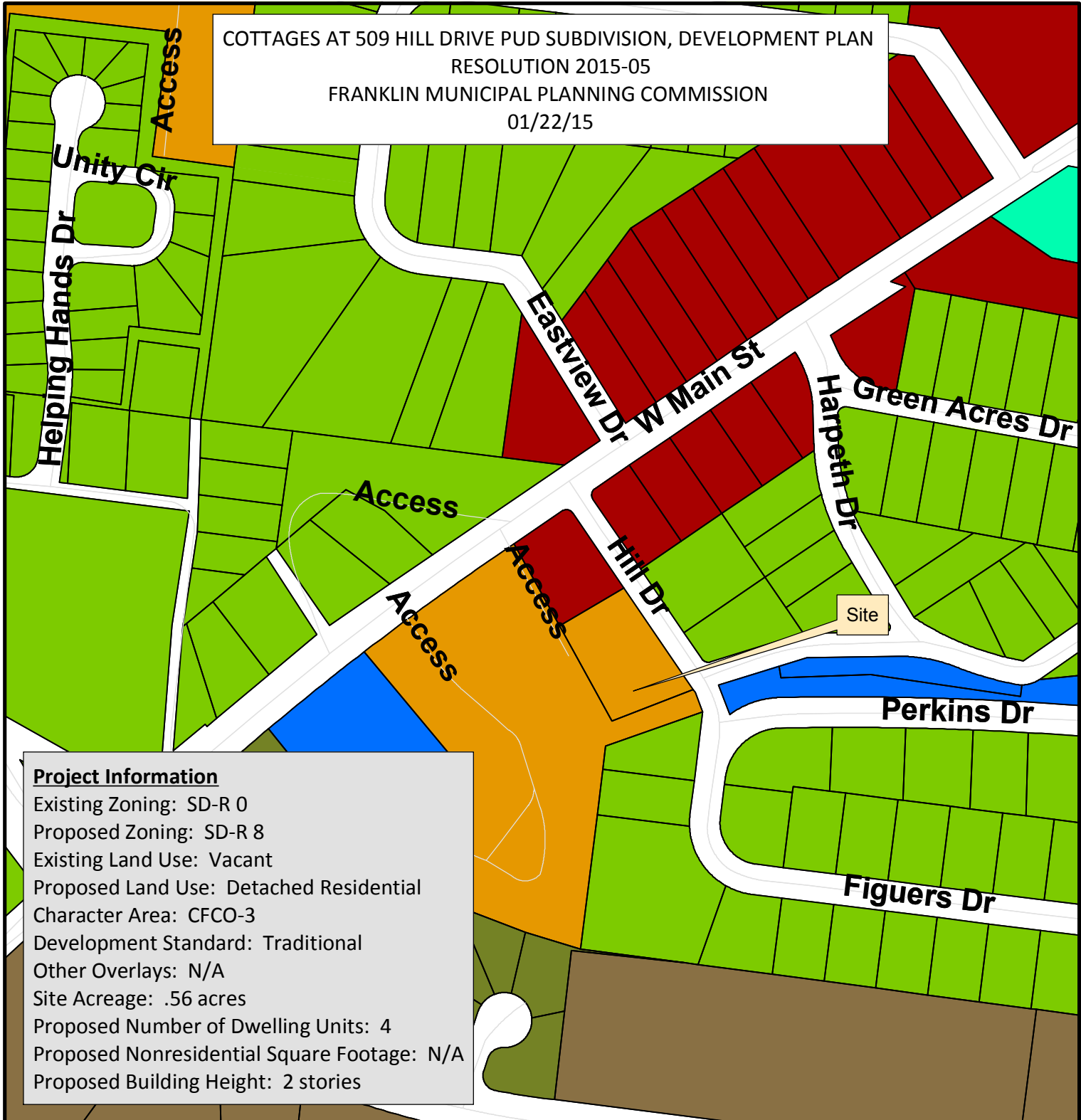
BY: _____
ERIC STUCKEY
CITY ADMINISTRATOR

BY: _____
DR. KEN MOORE
MAYOR

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

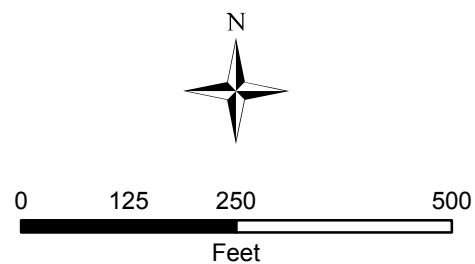
BOMA APPROVAL: _____

COTTAGES AT 509 HILL DRIVE PUD SUBDIVISION, DEVELOPMENT PLAN
 RESOLUTION 2015-05
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 01/22/15



Project Information
 Existing Zoning: SD-R 0
 Proposed Zoning: SD-R 8
 Existing Land Use: Vacant
 Proposed Land Use: Detached Residential
 Character Area: CFCO-3
 Development Standard: Traditional
 Other Overlays: N/A
 Site Acreage: .56 acres
 Proposed Number of Dwelling Units: 4
 Proposed Nonresidential Square Footage: N/A
 Proposed Building Height: 2 stories

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



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 2015. All rights reserved.

CONDITIONS OF APPROVAL:**Engineering****General Comments****1. Label Contours**

- The previous comment "Provide elevation labels for all proposed and existing contours" was not completely addressed. Provide proper elevations for the T.C. of risers. Provide the proper elevations on the Section C-C detail.

2. Endwall

- The previous comment "Provide an endwall and energy dissipation for the outlet of the storm drainage system" was not completely addressed. Provide a detail of the energy dissipater. Provide top of wall elevation on the headwall. Grade the area above the end of the pipe to provide proper cover.

3. bioretention soil

- The previous comment "Provide the depth of the planting soil at each end of the bio-retention areas on the bio-retention detail. Provide depth of the depressed storage volume from the top of the mulch to the top of the rim. Provide the depth of the no. 57 gravel sump" was not completely addressed.

Provide finish elevations for the top of the soil and mulch mix. Provide invert elevations of the ADS pipe at each end of the bioretention areas.

Engineering - PUD Plan Checklist**General Comments****4. I. Utility Plan**

- The previous comment "Applicant shall extend sanitary sewer along Hill Drive and provide each building with each service from the main" was not completely addressed. The 6" sewer main must be replaced, refer to Ben McNeil's Water/Sewer comments.

5. F. Development Plan

- Applicant shall comply with Driveway requirements (Section 3.3.25 of Street Standards). It is not necessary to show a Stop line and Stop sign on the driveway approach to Hill Drive; the applicant may remove these features from the plans.

Engineering - Site Plan Checklist**General Comments****6. E. Roadway Design and Plan & Profile**

- The previous comment "Applicant shall ensure all private drives and drive aisle intersection geometric designs are evaluated to ensure that the minimum turning paths for the selected design vehicles can be safely and efficiently accommodated by the proposed drives and intersection geometry. The driveway between the houses must accommodate two-way traffic" was not completely addressed. The Roadway Improvements Section must meet the street standards. Provide an auto-turn template to show the movements for the automobiles entering and exiting the garages and making the required movements from the garages to the street.

7. J. Stormwater Management Plan

- The previous comment "A soil infiltration test report will be required for all soils where water quality BMPs are being proposed to show soils underneath BMP's have adequate infiltration rates as per the City of Franklin's BMP manual. Additionally, a infiltration test shall be performed after installation to demonstrate proper performance of the installed BMP's. This shall be signed by and submitted to the City's Engineering Dept. at the completion of the installation process by a registered professional engineer. If failure occurs, it shall be repaired or replaced at the contractor's expense. Refer to Franklin's BMP manual for number of test required and any additional information. <http://www.franklintn.gov/government/engineering/stormwater/construction-development> must remain open until infiltration testing is complete.

8. E. Roadway Design and Plan & Profile

- The previous comment "Applicant shall ensure all drainage pipe located in or adjacent to public access or private drives is Reinforced Concrete Pipe with a minimum diameter of 15". Ensure all stormwater pipes and infrastructure have adequate cover" was not completely addressed. Provide invert elevations at the ends and intersections of the perforated pipe under the permeable pavers.

Fire-Planning

[14055 Cottages at 509 Hill Drive PUD Dev Plan Submittal 14-12-15.pdf](#)

9. Plan Clarification

- The applicant shall provide the results of a full fire demand flow test.

Planning

General Comments

10. Zoning Chart

- Applicant shall revise intended zoning to SD-R 8.0 instead of the SD-R 4.0 as currently shown.

Water/Sewer

General Comments

11. Wastewater

- The minimum public sewer line size is 8" applicant shall extend line with 8" sewer line. Applicant will be allowed to use PVC if the depth of the sewer line is greater than 4'. The city's GIS shows the existing sewer line as 8", the applicant shall verify that the 6" existing sewer line shown on the plan is correct. If the line is 6" the applicant will be required to upgrade the existing sewer line to an 8" back to the next existing 8" line. This comment has been added due to the sewer plan and profile being added.

12. Utility sheet

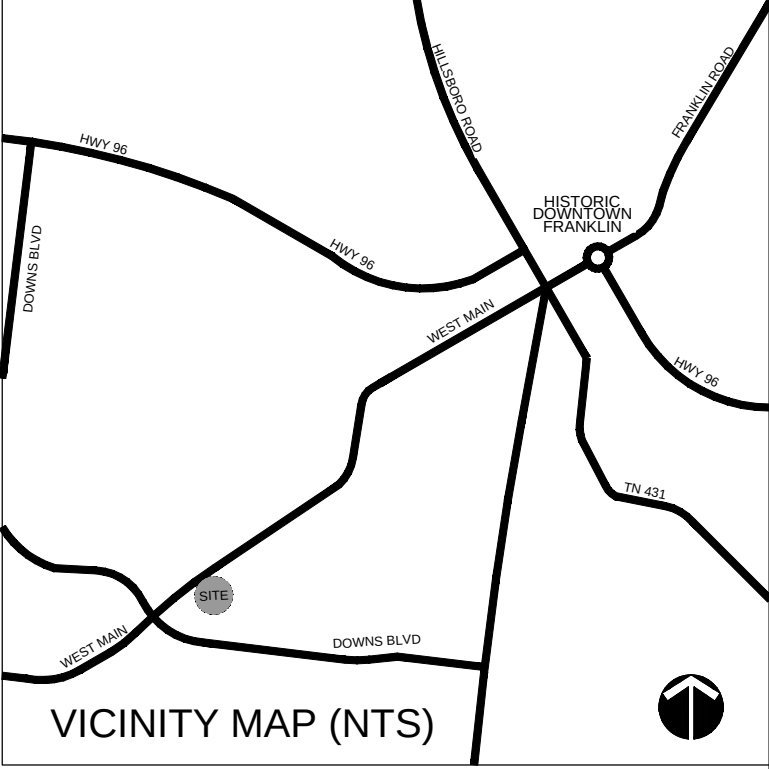
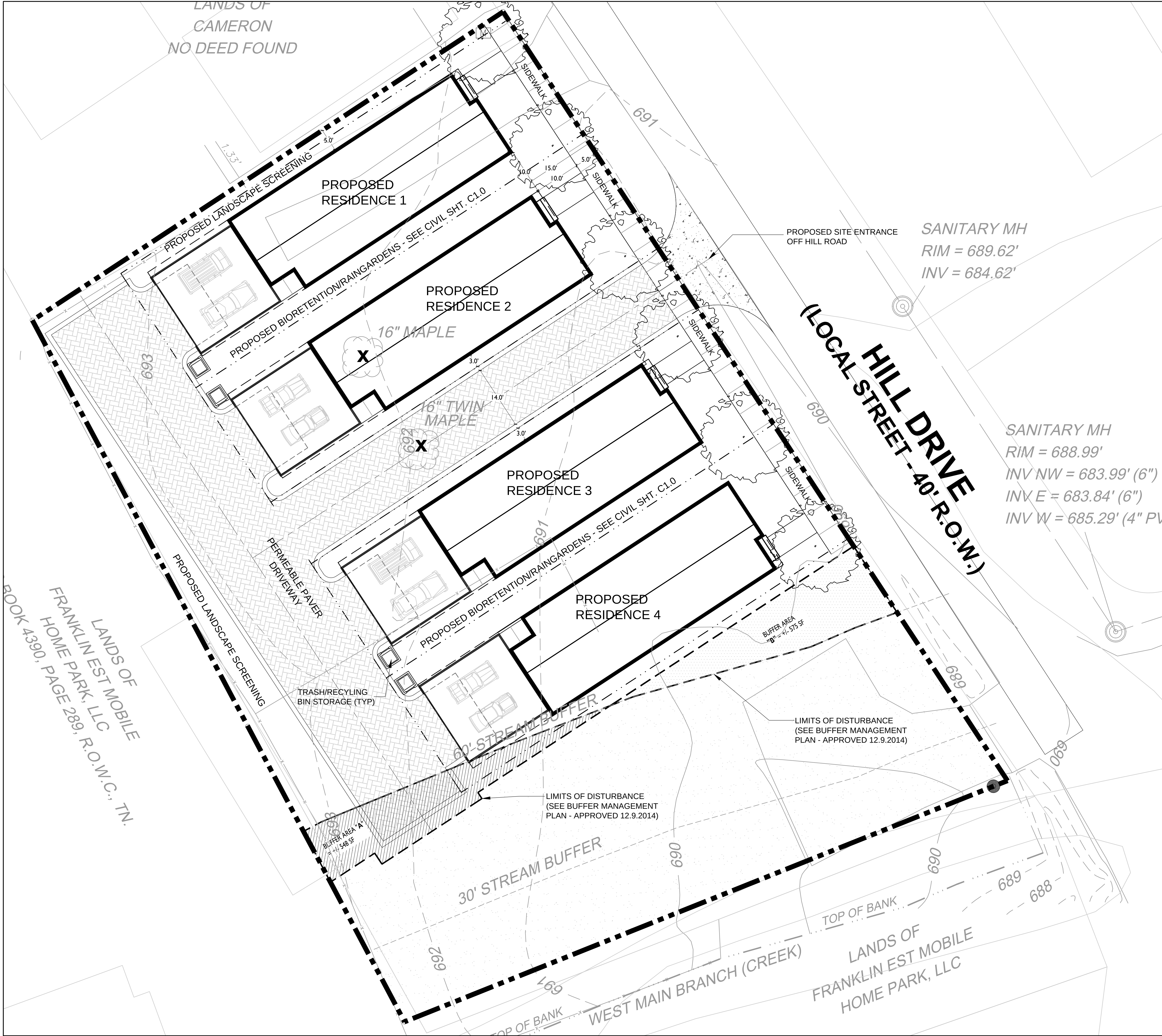
- Sheet 1.0 is currently showing 1" gas service connected to 12" water main applicant shall revise. This comment is added due to the utility plan being submitted.

Zoning

[14055 509 Hill Dr PUD Dev Plan L1 0-L1 1 14-10-10 .pdf](#)

13. Setbacks

- Appurtenances can only encroach into the front setback six feet. The plan shows a ten foot encroachment. With the submittal of revised plans, this encroachment shall be corrected.



SITE DATA

PROJECT NAME: THE COTTAGES AT 509 HILL DRIVE
PROJECT NUMBER: TBD
SUBDIVISION: GREEN ACRES - CURRENTLY
MAP, PARCEL NUMBERS: MAP 78 I, GROUP E, PARCEL 2
(T-CARD 001 & 002, PLAT BOOK 1, PAGE 87, BLOCK C, LOTS 13 & 14)
ADDRESS: 509 HILL STREET
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9

OWNER/DEVELOPER:
KP PROPERTIES
629 POST OAK CIRLE
BRENTWOOD, TN 37027
615.472.8916
TPENN24@YAHOO.COM

APPLICANT:
KISER + VOGRIN DESIGN
5005 MERIDIAN BLVD. STE 100
FRANKLIN TN 37067
CONTACT: JOHNSON B BULLARD
615.696.7707
JOHNSON@KISERVOGRIN.COM

EXISTING ZONING & CHARACTER AREA OVERLAY: SD-R -
SPECIFIC DEVELOPMENT RESIDENTIAL & CFDO-3
PROPOSED ZONING: SD-R-4
OVERLAYS: N/A
APPLICABLE DEVELOPMENT STANDARDS: TRADITIONAL
SITE ACREAGE: +/- .56 AC
SITE SQUARE FOOTAGE: +/- 24,364.01 SF
PUD SITE ACREAGE: +/- .56 AC
PUD SITE SQUARE FOOTAGE: +/- 24,364.01 SF

BUILDING SQUARE FOOTAGE: +/- 9,600 SF
BUILDING HEIGHT: 2 STORIES
NUMBER OF BUILDINGS: 4
MIN. PARKING REQUIREMENT: RESIDENTIAL = 8 SPACES
(4 SINGLE FAMILY DETACHED HOMES)
BUILDING AREA: +/- 2,400 SF EACH
BUILDING HEIGHT: +/- 30'

RESIDENTIAL DENSITY: 7.14 DUA
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
TREE CANOPY: 35%
PARKLAND DEDICATION REQUIREMENT: N/A
PARKLAND DEDICATION: N/A
OPEN SPACE REQUIRED: N/A
INCOMPATIBLE USE BUFFER: N/A

PROJECT TO BE CONSTRUCTED IN A SINGLE PHASE WITH AN EXPECTED COMMENCEMENT OF FALL/WINTER 2015 AND COMPLETION FALL/WINTER 2016.

- GENERAL NOTES**
- Per the Land Use Plan Area CFDO-3, detached residential dwellings uses are appropriate in the southwest corner of CFDO-3. High quality design and people friendly environments will be encouraged through heightened streetscape standards and site design to reinforce the walkability and small town appeal of Franklin.
 - This proposed residential development is compatible with the surrounding area, given the adjacent uses to the east on Hill Dr, and to the north along West Main St.
 - There are no historical structures on this site as identified by The National Registers of Historic Places.
 - Adequate turning movements shall be provided for utility and service vehicles (See Sheet XXX).
 - All public improvements to be located in an easement.
 - Prior to construction, tree protection fence to be constructed per City of Franklin specifications.
 - This site will require the use of on-site water quality practices to treat stormwater from the site.
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 - Refuse collection from residential units will be private.
 - Street lighting will be provided, as required, at the pedestrian scale along Hill Drive, per MTEMC standards using fixture type 100 Watt HPS Ribbed and Banded Granville Post Light with 12' Wadsworth Post, or similar.
 - Mineral rights are held by the owner of the property.
 - The following schools represent the closest public education facilities to this site:
Franklin Elementary School = 0.4 miles
Poplar Grove Middle School = 2.7 miles
Franklin High School = 2.8 miles
 - Based on .64 children per household, the development will have an anticipated school-age population of 3 students.
 - Nearest Facilities:
FIRE = Franklin Fire Department Station 2, 1.4 miles
POLICE = Franklin Police Department, 1.9 miles
RECREATIONAL = Academy Park, 1 mile
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Average water use for final development is estimated at:
(4 Units) * (3.5 capita per Unit) * (100 /capita) = 1,400 Gallons
Maximum water use at peak hour factor of 4:
1,400 * 4 = 5,600 /24 = 234 GAL./hour = 4 GPM
Water usage impact is minimal.
Sewer facilities:
Anticipated sewage flows in single family unit equivalents = 1 SFUEs City of Franklin will provide sewer service for this development.
 - Existing fire hydrant flow data has been requested and will be provided on utilities sheet when received from the City.
 - Based on 10 vehicle trips per day, per single family detached household, the development will result in approximately 40 vehicle trips per day.

STORMWATER NOTE

1. The stormwater strategy will be further developed when the site is programmed and construction documents are submitted. Our intent is to develop our plans in accordance with the requirements of the City of Franklin LID stormwater regulations. See Buffer Management Plan, approved 12.9.2014, and Sheets C1.0 - C3.1 in this set.

X = TREES TO BE REMOVED

0 10' 20' 30'

SCALE: 1"= 10'

January 5, 2015

Mr. Josh King
City of Franklin
Planning & Sustainability Department
109 Third Avenue South
Franklin TN 37065

RE: **The Cottages at 509 Hill Drive - PUD Subdivision Development Plan Submittal**
COF # 5747
KVD Project No.: 14055

Dear Josh:

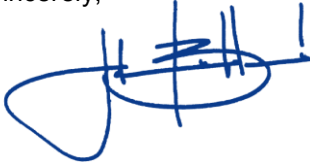
Attached, please find our PUD Subdivision Development Plan submittal in the form of the information, plans, and data as required by the City of Franklin, for the above referenced project. Kiser + Vogrin Design, LLC is submitting on behalf of our clients, KP Properties, Inc.

Please find attached:

- (9) Nine copies (Half Size) of the PUD Development Plans
- (1) One copy (Full Size-folded) of the PUD Development Plans
- (1) Digital upload of PDF's of Plans, Letters, and Supplemental Data

Please contact me if you have any questions or need further clarification of the attached.

Sincerely,



Johnson B Bullard, ASLA
Project Manager
Kiser + Vogrin Design, LLC

cc: Mr. Tyler Pennington, KP Properties

THE COTTAGES AT 509 HILL DRIVE

PROPOSED SD-R-4 DISTRICT WITH PUD OVERLAY

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

SHEET LIST

CVR	COVER SHEET
L1.0	CONTEXT PLAN
L1.1	EXISTING CONDITIONS
L1.2	DEVELOPMENT PLAN
C1.0	SITE LAYOUT PLAN
C1.1	SEWER EXTENSION PLAN & PROFILE
C2.0	SITE GRADING AND DRAINAGE PLAN
C3.0	SITE DETAILS
C3.1	SITE DETAILS

REVISIONS

1-5-2015: RESUBMITTAL PER STAFF COMMENTS

OWNER
KP Properties, Inc.
629 Post Oak Circle
Brentwood, TN 37027
Contact: Tyler Pennington
tpenn24@yahoo.com

ENGINEER

Civil and Environmental Engineering
Services, LLC
7432 Highway 70 South
Nashville, TN 37221
615.504.9915
Contact: Masoud Fathi
masoudfathi@comcast.net

ARCHITECT

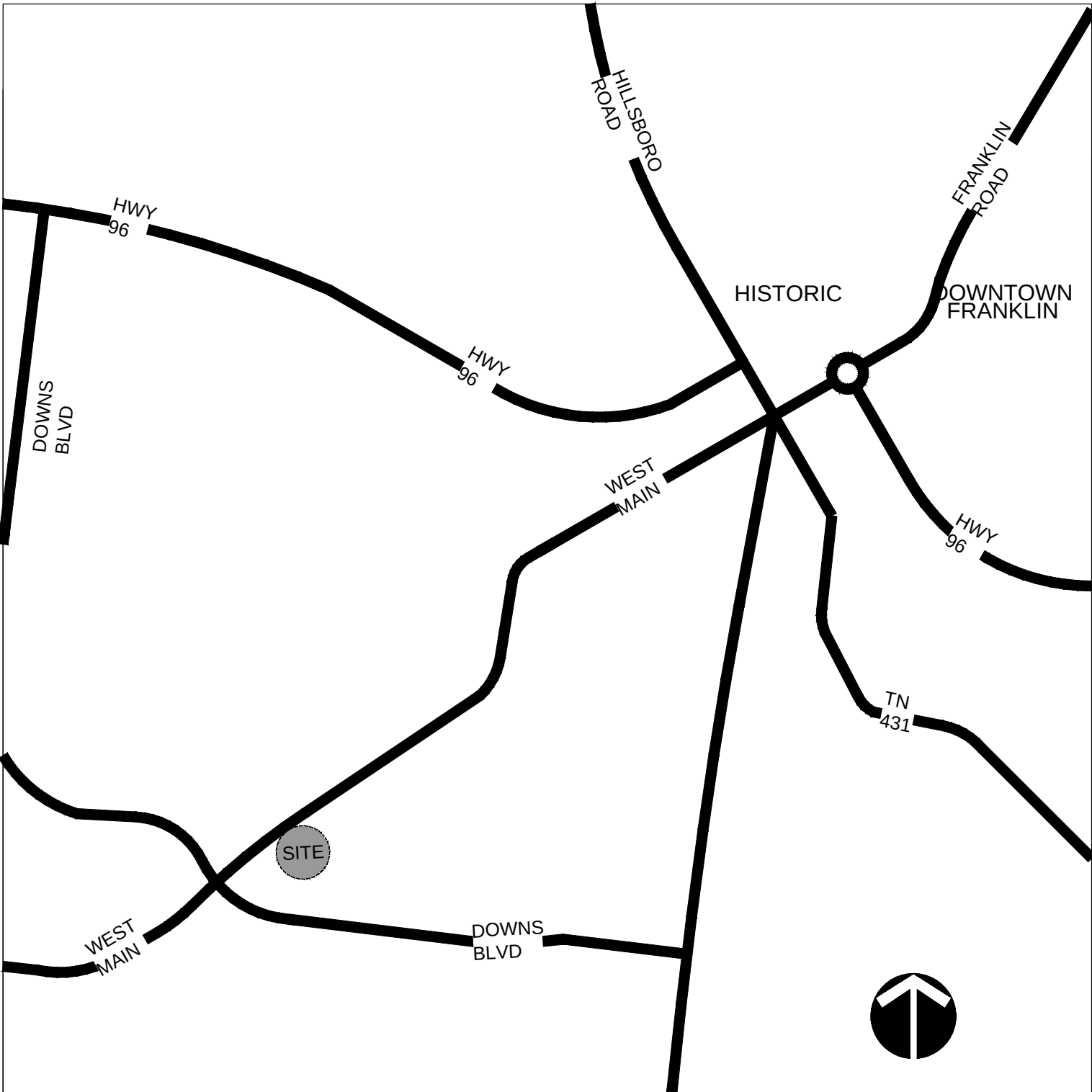
 **Pfeffer Torode Architecture**
Pfeffer Torode Architecture
7521 8th Ave South, Suite 103
615.970.7230
Contact: Rachel Martin
rachel@pfeffertorode.com

APPLICANT / LANDSCAPE ARCHITECT

KISERVOGRINDESIGN
Kiser + Vogrin Design
5005 Meridian Blvd. Ste. 100
Franklin, TN 37067
615.696.7070
Contact: Johnson B Bullard
johnson@kiservogrin.com

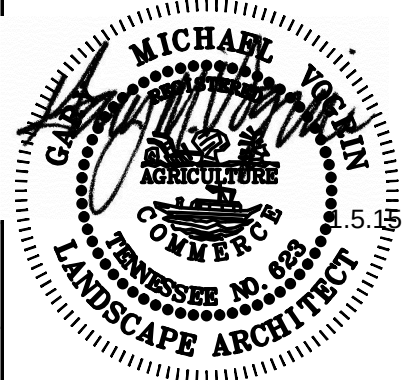
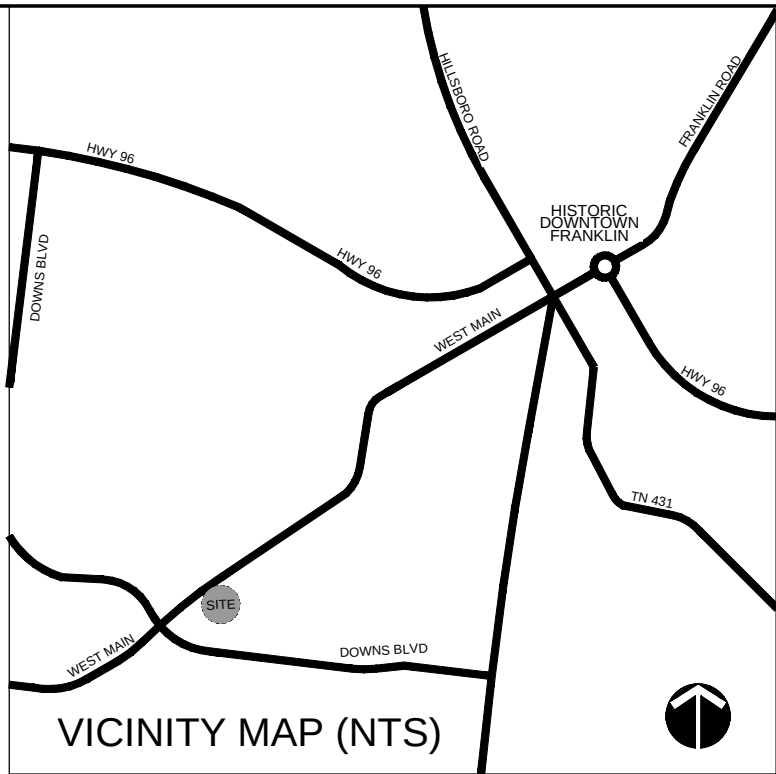
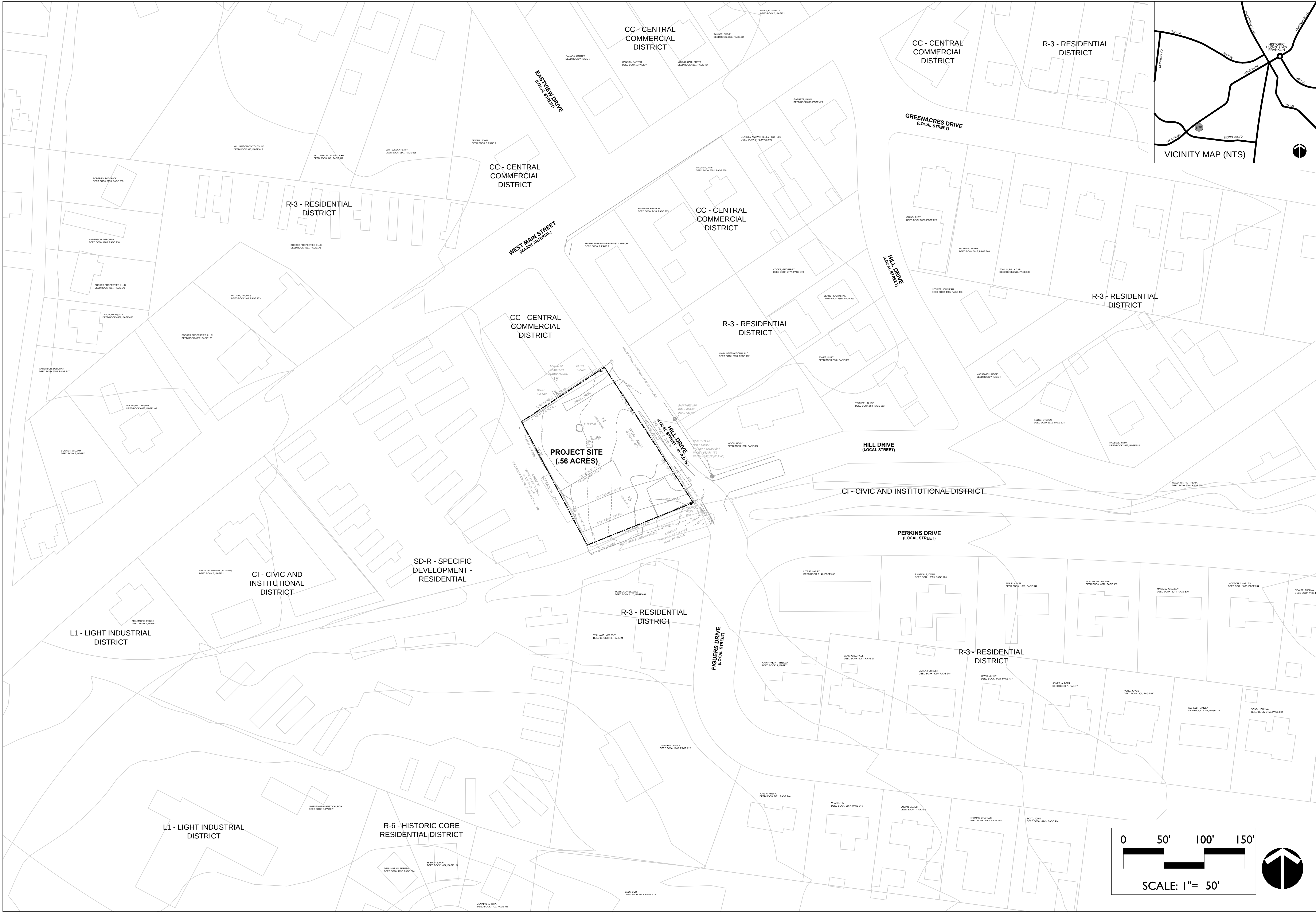
SURVEYOR

Harrah
CLASS ASSOCIATES
SURVEYORS & PLANNERS
Harrah and Associates
361 Mallory Station Road Ste. 108
Franklin, TN 37067
615.778.0863
Contact: Roger Harrah
rogerh@harrahgroup.com

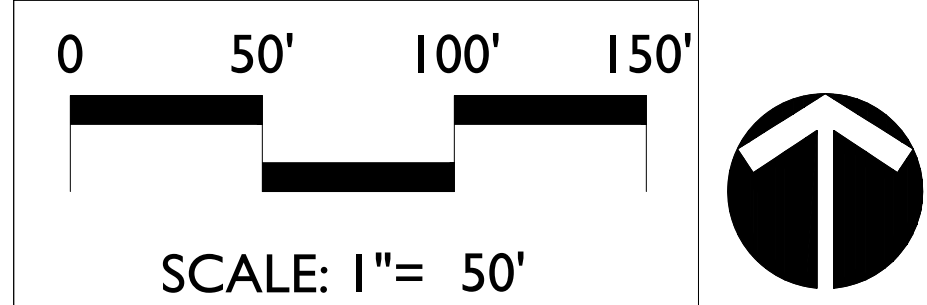


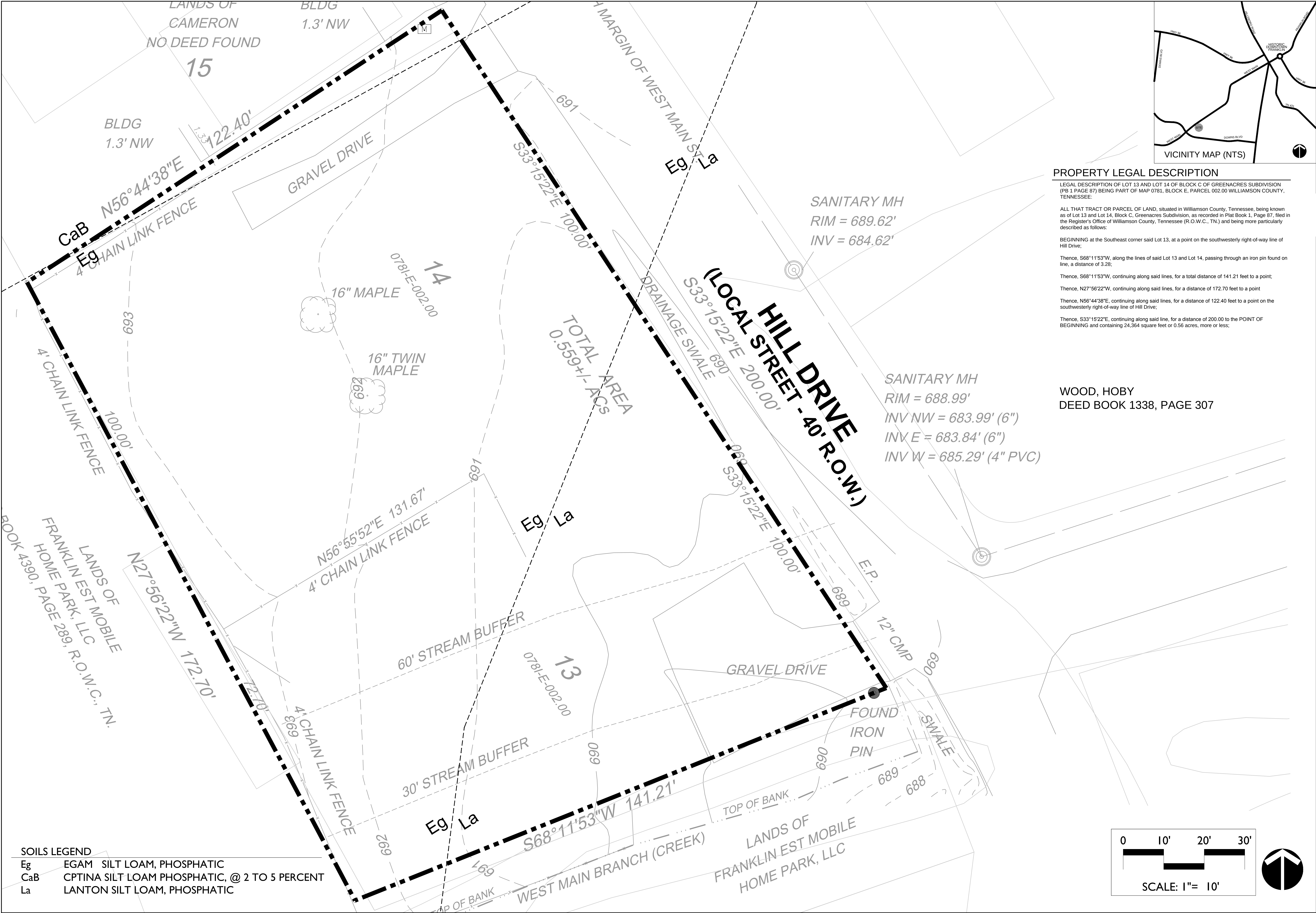
VICINITY MAP - NOT TO SCALE





THE COTTAGES AT 509 HILL DRIVE
FRANKLIN, WILLIAMSON CO., TN
PUD DEVELOPMENT PLAN - COF #5747
CONTEXT MAP





REVISIONS:

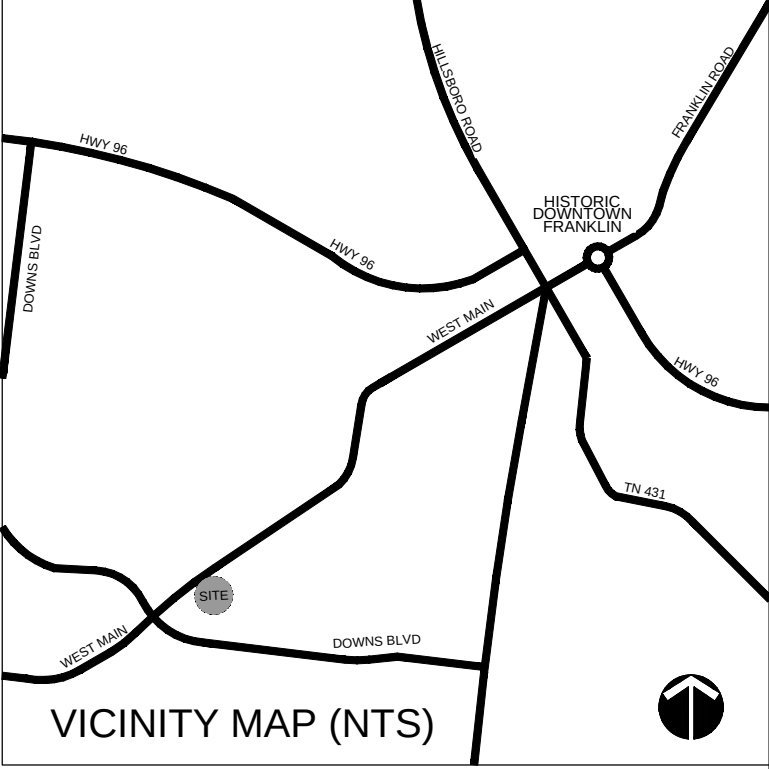
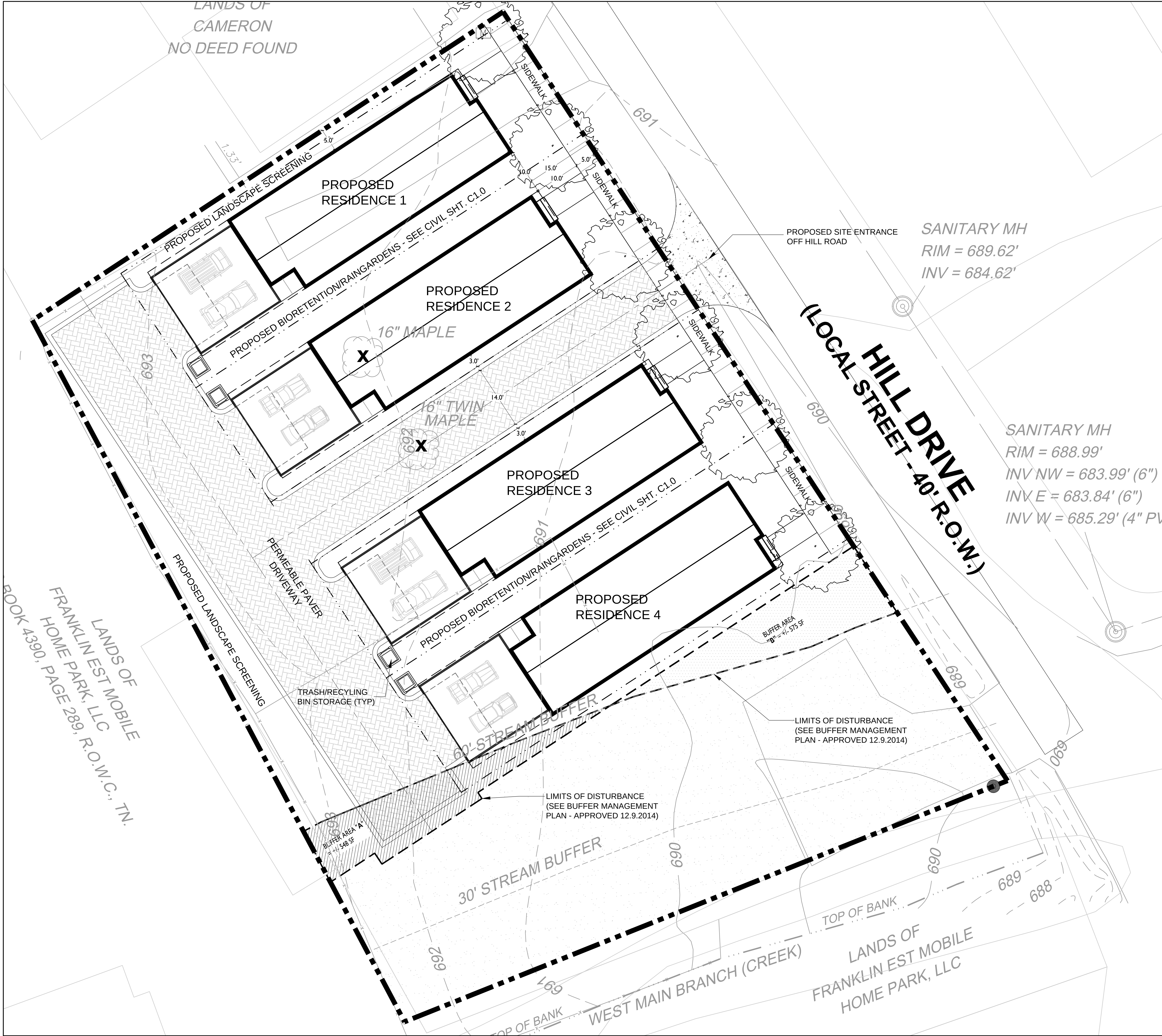
1-5-2018: RESUBMITTAL PER STAFF COMMENTS

DATE: 12-15-2014
DESIGNED BY: JBB
DRAWN BY: JBB
CHECKED BY: DEK
Q.C. BY: GWY
SCALE: AS SHOWN
PROJECT #: 14055
SHEET NUMBER#:
LI.1

KISERVOGRIINDESIGN
5005 Meridian Blvd Suite 100, Franklin, TN 37067 615.549.0232

THE COTTAGES AT 509 HILL DRIVE
FRANKLIN, WILLIAMSON CO., TN
PUD DEVELOPMENT PLAN - COF #5747
EXISTING CONDITIONS PLAN

DATE: 12-15-2014
DESIGNED BY: JBB
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CIVIL DISTRICT: 9

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KP PROPERTIES
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BRENTWOOD, TN 37027
615.472.8916
TPENN24@YAHOO.COM

APPLICANT:
KISER + VOGRIN DESIGN
5005 MERIDIAN BLVD. STE 100
FRANKLIN TN 37067
CONTACT: JOHNSON B BULLARD
615.696.7707
JOHNSON@KISERVOGRIN.COM

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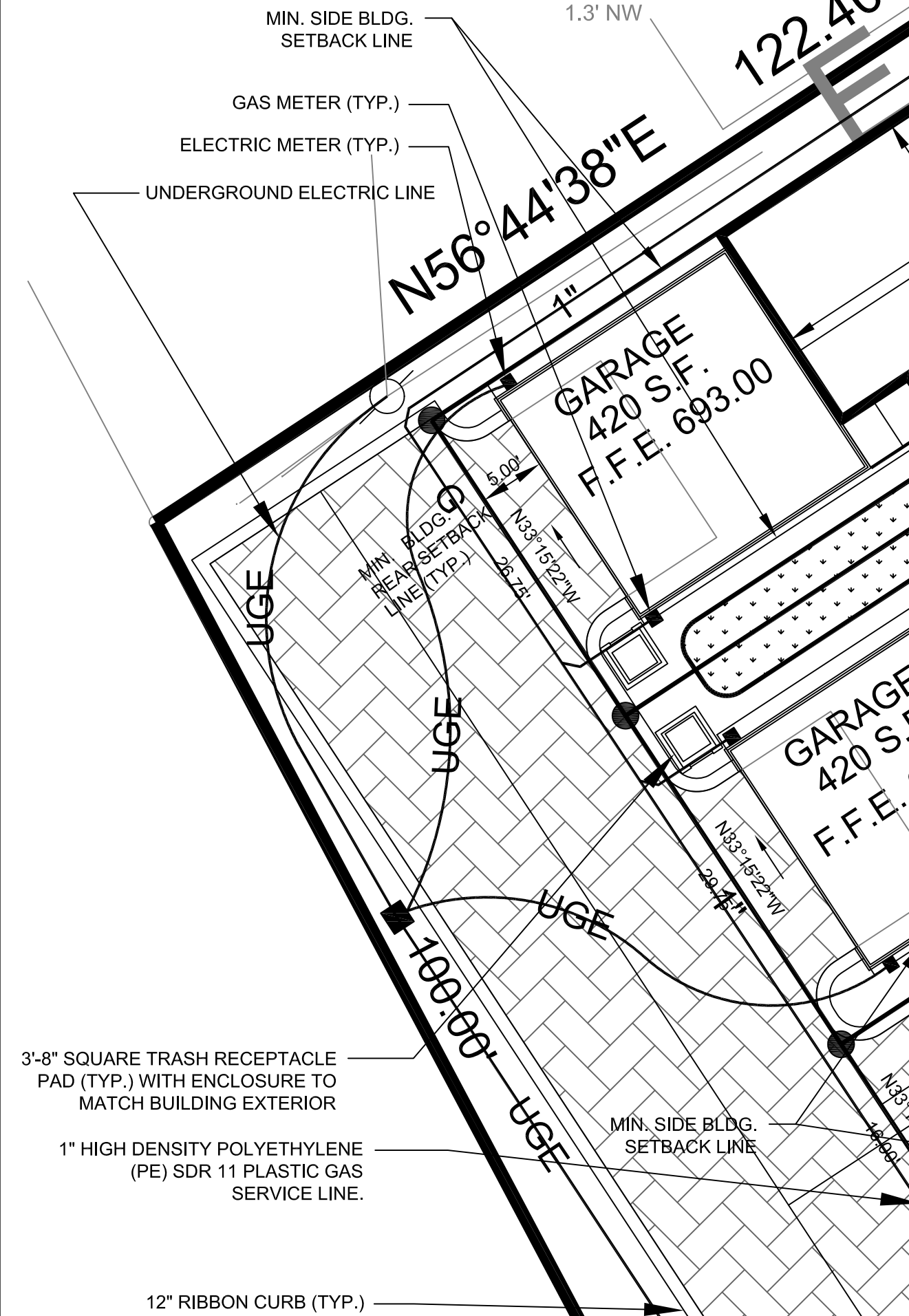
SCALE: 1"= 10'

ALL SEWER SERVICE LINES SHALL BE 6" SDR 21 PVC PIPE. SANITARY SEWER TRUNK SHALL BE 6" D.I.P. ALL DOMESTIC WATER LINE SHALL BE 3/4" TYPE "K" COPPER LINE. RPBFP SHALL BE INSTALLED INSIDE BLDG. REFER TO MP&E DWG. FOR LOCATION. G.C. SHALL VERIFY ALL MATERIAL AND INSTALLATION WITH THE CITY OF FRANKLIN.

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

ALL FIRE PROTECTION LINES, EQUIPMENTS, STRUCTURES AND INSTALLATION SHALL MEET NFPA 13, 14 (STANDARD OF CARE REQUIREMENTS PER COMMERCE AND INSURANCE CONTRACTOR'S BOARD).

CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT IS NOT ON "TENNESSEE ONE CALL". CONTRACTOR SHALL CONTACT THE CITY OF FRANKLIN TO MARK UTILITIES.



UTILITY OWNERS

GAS

ATMOS ENERGY
122 2nd AVENUE NORTH
FRANKLIN, TN 37064
1 (888) 824-3434

WATER & SEWER

CITY OF FRANKLIN
109 3rd AVENUE SOUTH
FRANKLIN, TN 37064
(615) 794-4554

ELECTRIC

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP COOP
2155 CURD LANE
FRANKLIN, TN 37068
(615) 794-3561

TELEPHONE

BELL SOUTH
3021 MALLORY LANE
FRANKLIN, TN 37067
1-866-620-6000

- DEDICATED BUFFER AREA
- BUFFER AREA ACQUIRED
- HILL DRIVE RESURFACING
- BIO-RETENTION AREA
- PERVIOUS BRICK PAVEMENT

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY IS NOT IN ANY FLOOD ZONES, AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0192F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.

BLDG 1.3' NW
1" HIGH DENSITY POLYETHYLENE (PE) SDR 11 PLASTIC GAS SERVICE LINE. CONNECT TO EXISTING GAS LINE IN ACCORDANCE WITH THE GAS COMPANY'S STD. & REQ.

PROPOSED 3/4" TYPE "K" COPPER WATER SERVICE LINE WITH 5/8" METER AND CORP. STOP. INSTALLATION SHALL MEET THE CITY OF FRANKLIN REQUIREMENTS (TYP. 4 PLACES)

PORTION OF HILL DRIVE TO BE RESURFACED. REFER TO TO SHEET C3.0 FOR WIDENING DETAIL

CONCRETE DRIVE RAMP RESIDENTIAL ENTRANCE TO MEET CITY OF FRANKLIN STANDARDS DRAWING SD-14A

PROP. F.H. ASSEMBLY COMPLETE WITH VALVE, BOX, FRAME & GRATE AND THRUST BLOCK WITH MEGALOCK. REFER TO DETAIL W-2 SHEET C3.1

85 L.F. 6" D.I.P. SAN. SEWER EXTENSION AT 1.0% REFER TO SHEET C1.1 FOR PLAN AND PROFILES

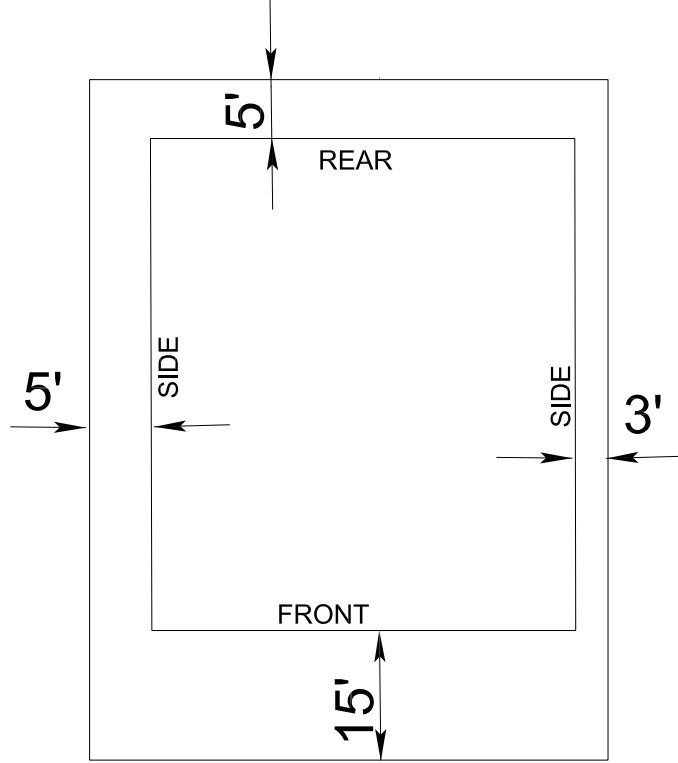
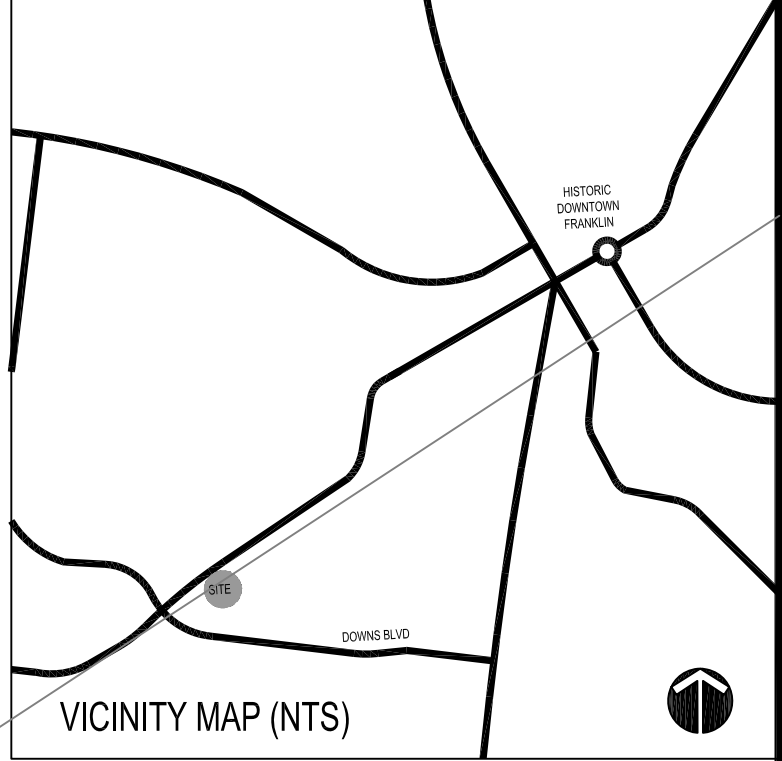
SANITARY MH
RIM = 689.62'
INV = 684.62'

RESTORE EXISTING PAVEMENT. REFER TO DTL. G-11 SHEET C3.1 (TYP. 4 PLACES)

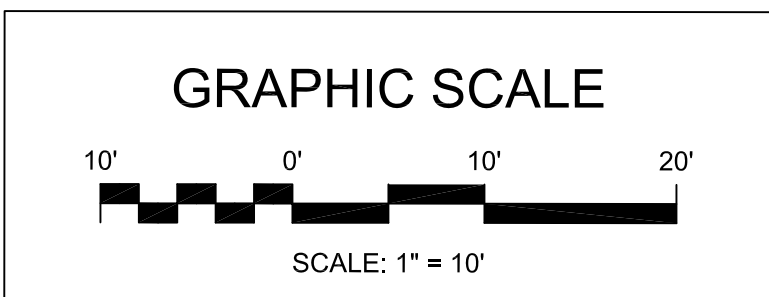
5' CONCRETE SIDEWALK

SANITARY MH
RIM = 688.99'
INV NW = 683.99' (6")
INV E = 683.84' (6")
INV W = 685.29' (4" PVC)

EXISTING FIRE HYDRANT:
(LOCATION 357 RIVERSIDE DRIVE)
a. STATIC PRESSURE _____ PSI
RESIDUAL PRESSURE _____ PSI (20 PSI MINIMUM)
FLOW (0.9 COEFF.) _____ GPM (500 GPM MINIMUM)
PITOT 42.5
OUTLET SIZE 2 1/2"
DEPARTMENT OF ENVIRONMENT & CONSERVATION RULES AND REGULATIONS 1200-5-1-17, PARAGRAPH 18.
b. PARTY RESPONSIBLE FOR TAKING TEST (_____)
c. DATE TEST TAKEN: _____ TIME TEST TAKEN: _____
d. ELEVATION OF TEST HYDRANT: _____
THE (2) HYDRANTS IN THE TEST WERE THE EXISTING HYDRANTS ALONG



SETBACK LINE DETAIL

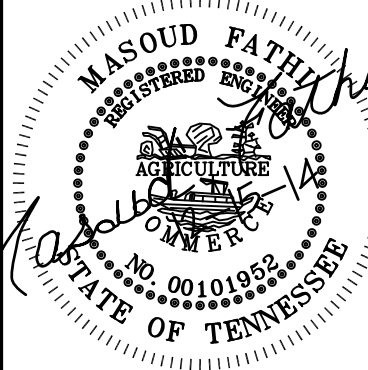


THE COTTAGES AT 509 HILL DRIVE FRANKLIN, WILLIAMSON CO., TN PUD DEVELOPMENT PLAN COF#5747 SITE LAYOUT PLAN

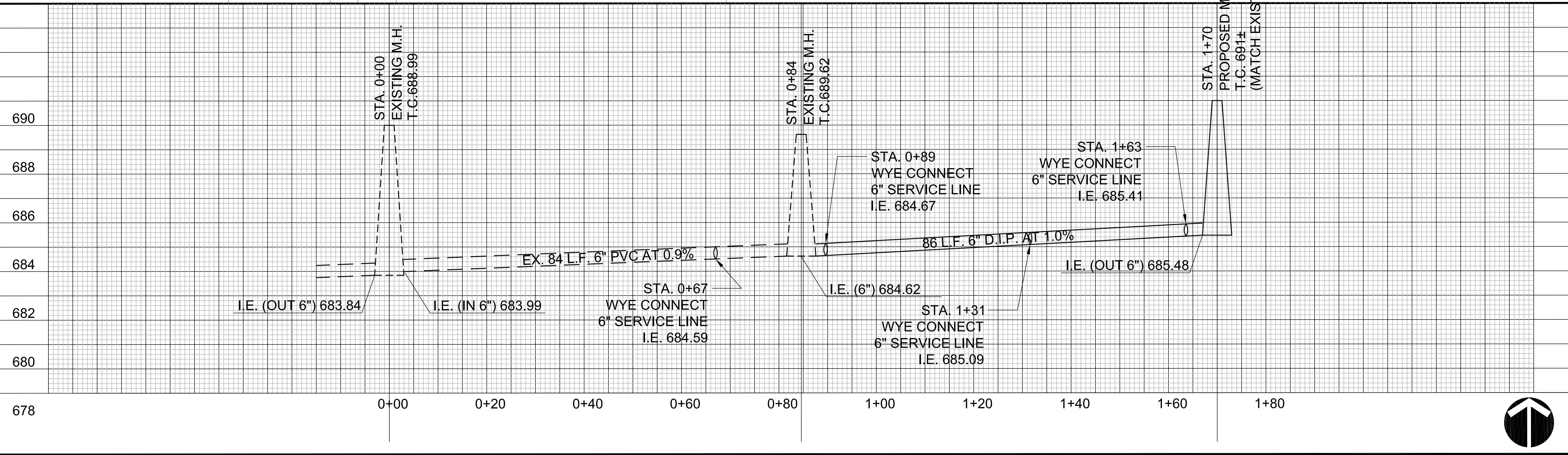
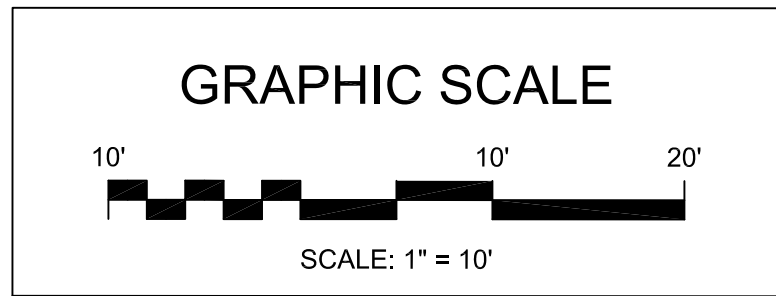
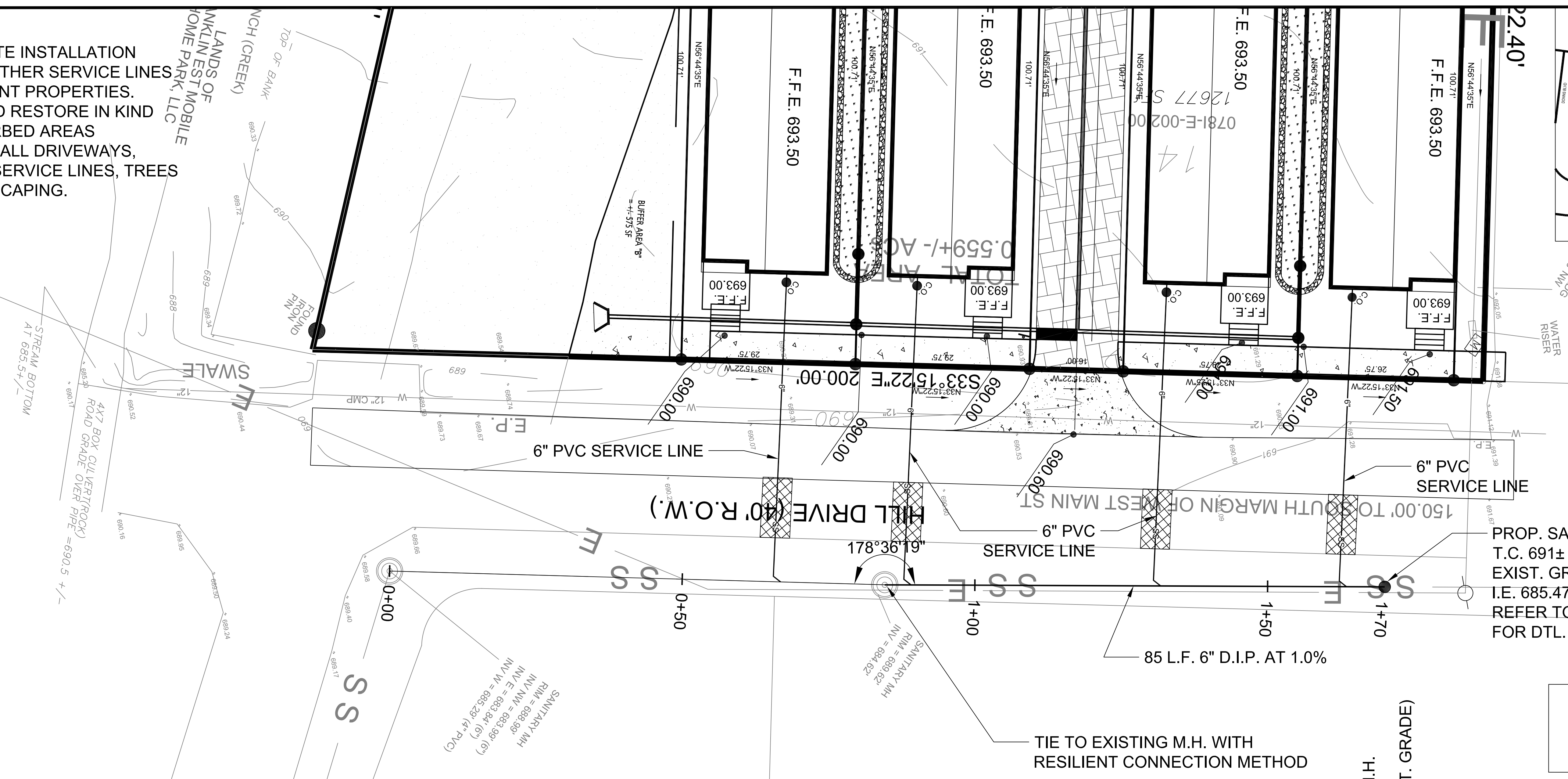
REVISIONS:

DATE: 12-15-2014
DESIGNED BY: M.F.
DRAWN BY: M.F.
CHECKED BY: M.F.
SCALE: PROJECT #: 14055
SHEET NUMBER: C1.0

KISERVOGRIN DESIGN
5005 Meridian Blvd. Suite 100, Franklin, TN 37067
615.540.0232



NOTE:
COORDINATE INSTALLATION
WITH ALL OTHER SERVICE LINES,
TO ADJACENT PROPERTIES.
REPAIR AND RESTORE IN KIND
ALL DISTURBED AREAS
INCLUDING ALL DRIVEWAYS,
UTILITIES, SERVICE LINES, TREES
AND LANDSCAPING.



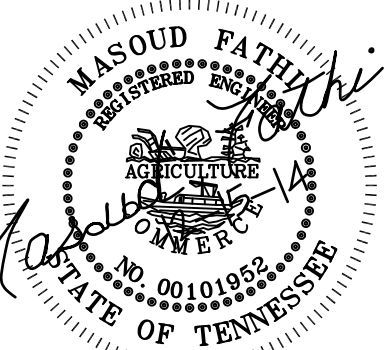
THE COTTAGES AT 509 HILL DRIVE
FRANKLIN, WILLIAMSON CO., TN
PUD DEVELOPMENT PLAN COF#5747
SEWER EXTENSION PLAN & PROFILE

DATE: 12-15-2014
DESIGNED BY: M.F.
DRAWN BY: M.F.
CHECKED BY: M.F.
SCALE:
PROJECT #: 14055

C1.1

KISERVOGRINDESIGN

5005 Meridian Blvd. Suite 100, Franklin, TN 37067 615.549.0232




 TEMP. BLOCK AND GRAVEL
 INLET PROTECTION (TYP.)

LANDS OF
 CAMERON
 NO DEED FOUND

10 L.F. 15" RCP AT 0.5% -
 15" RISE

LANDS OF
CAMERON
NO DEED FOUND
15

BLDG
1.3' NW

BLDG
1.3' NW
N56°44'38"E
68

122.40'

N56°44'35"E
100.71'
F.F.E. 693.50

F.F.E. 693.50

F.F.E. 693.50

E.F.E. 693.50

REAM BUFFER

S68°11'53"W 141.21

WEST MAIN BRANCH (CREEK)
LANDS OF
FRANKLIN EST MOBIL
HOME PARK, LLC

— 15" RISER
T.C. 962.00
I.E. 688.10

— 42 L.F. 15" RCP AT 0.5%

— 15" RISER
T.C. 693.00
GRADE 692.50
I.E. 687.76

— 10 L.F. 15" RCP AT 0.5%

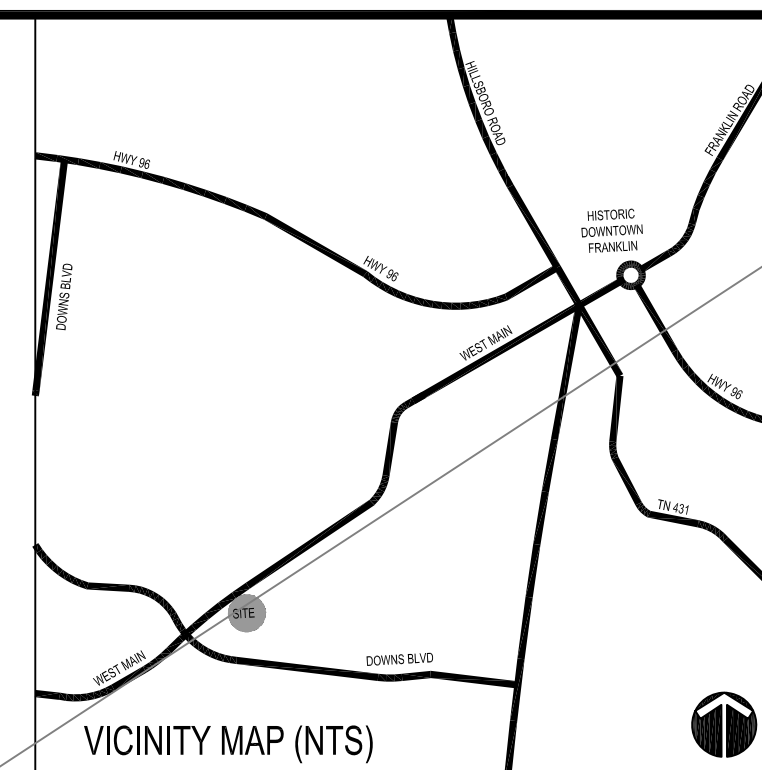
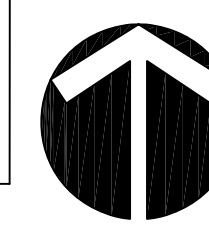
SANITARY MH
RIM = 689.62'

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RIM = 688.99'
INV NW = 683.99' (6")
INV E = 683.84' (6")
INV W = 685.29' (4" PVC

CONC. H.W, WITH ENERGY DISSIPATION
REFER TO SHEET C3.0 FOR DETAIL
I.F. 687.50

GRAPHIC SCALE

SCALE: 1" = 10'



**THE COTTAGES AT 509 HILL DRIVE
FRANKLIN, WILLIAMSON CO., TN
PUD DEVELOPMENT PLAN COF#5747
SITE GRADING AND DRAINAGE PLAN**

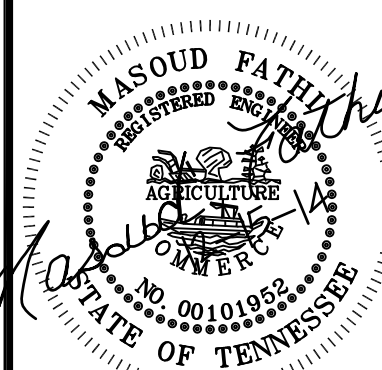
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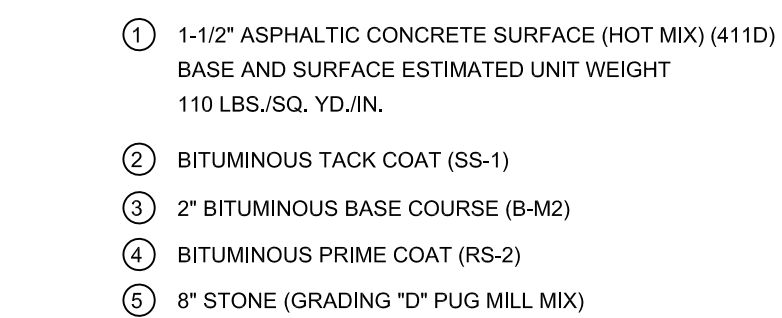
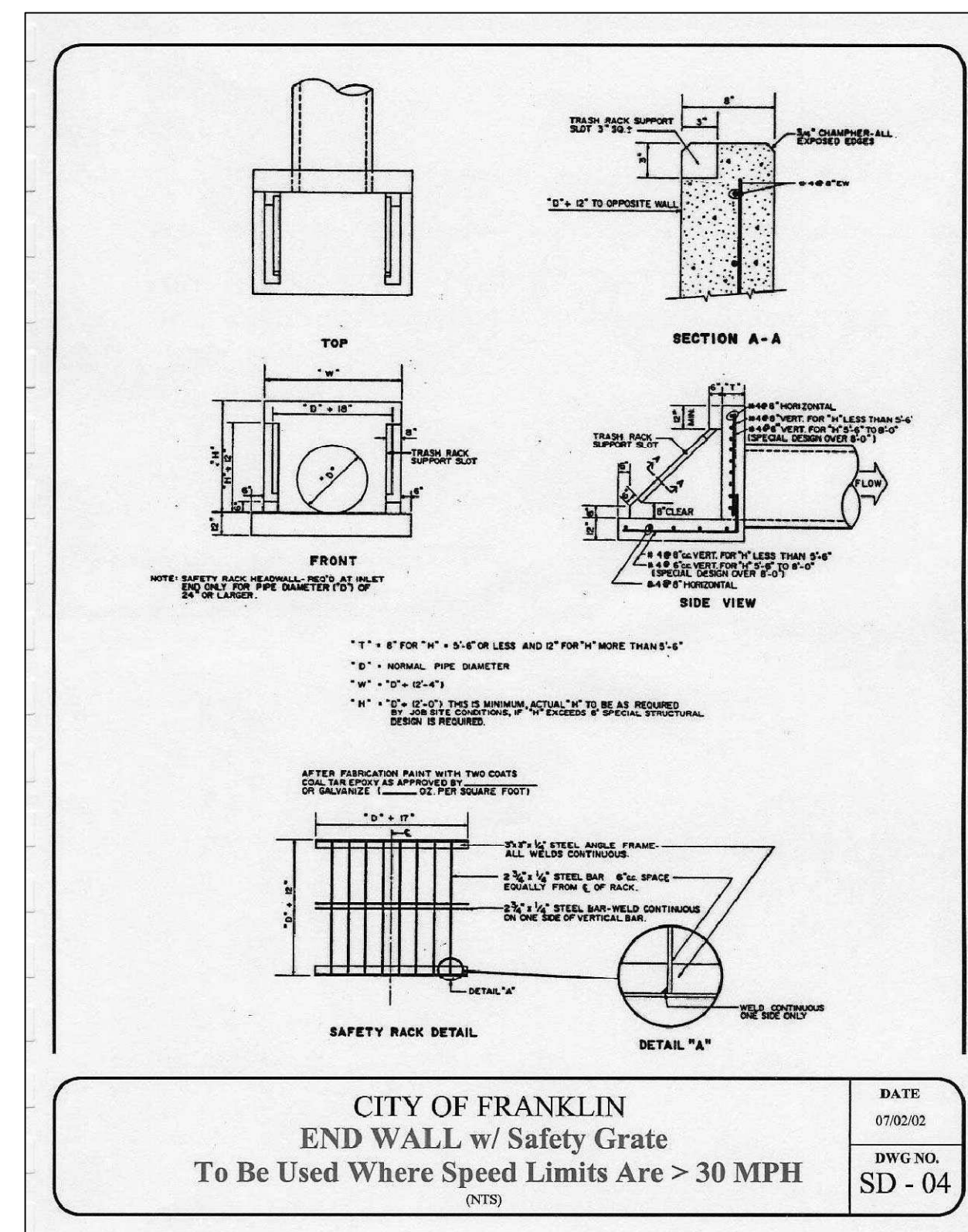
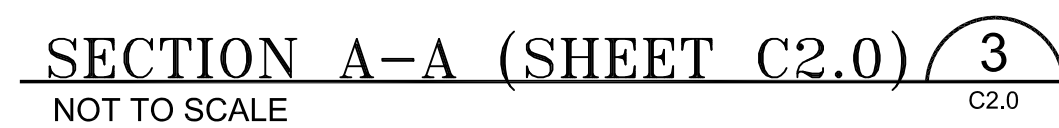
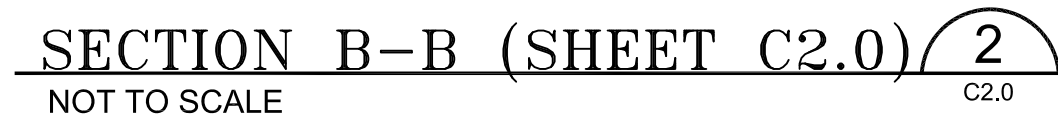
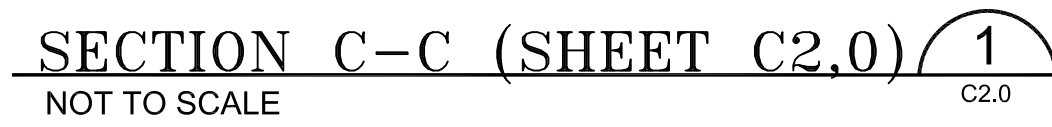
DATE: 12-15-2014
DESIGNED BY: M.F.
DRAWN BY: M.F.
CHECKED BY: M.F.
Q.C. BY: M.F.
SCALE:
PROJECT #: 14055
SHEET NUMBER#:

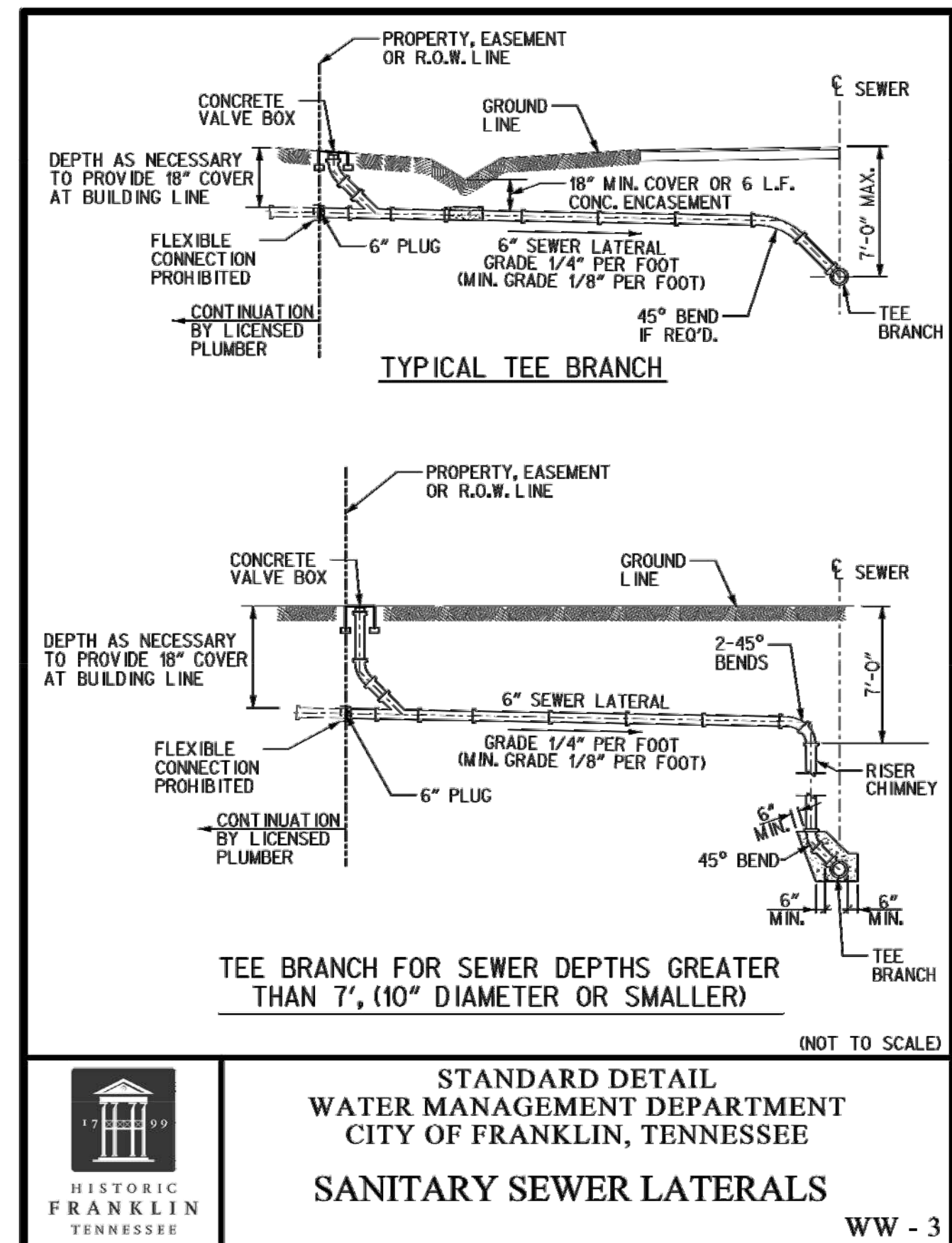
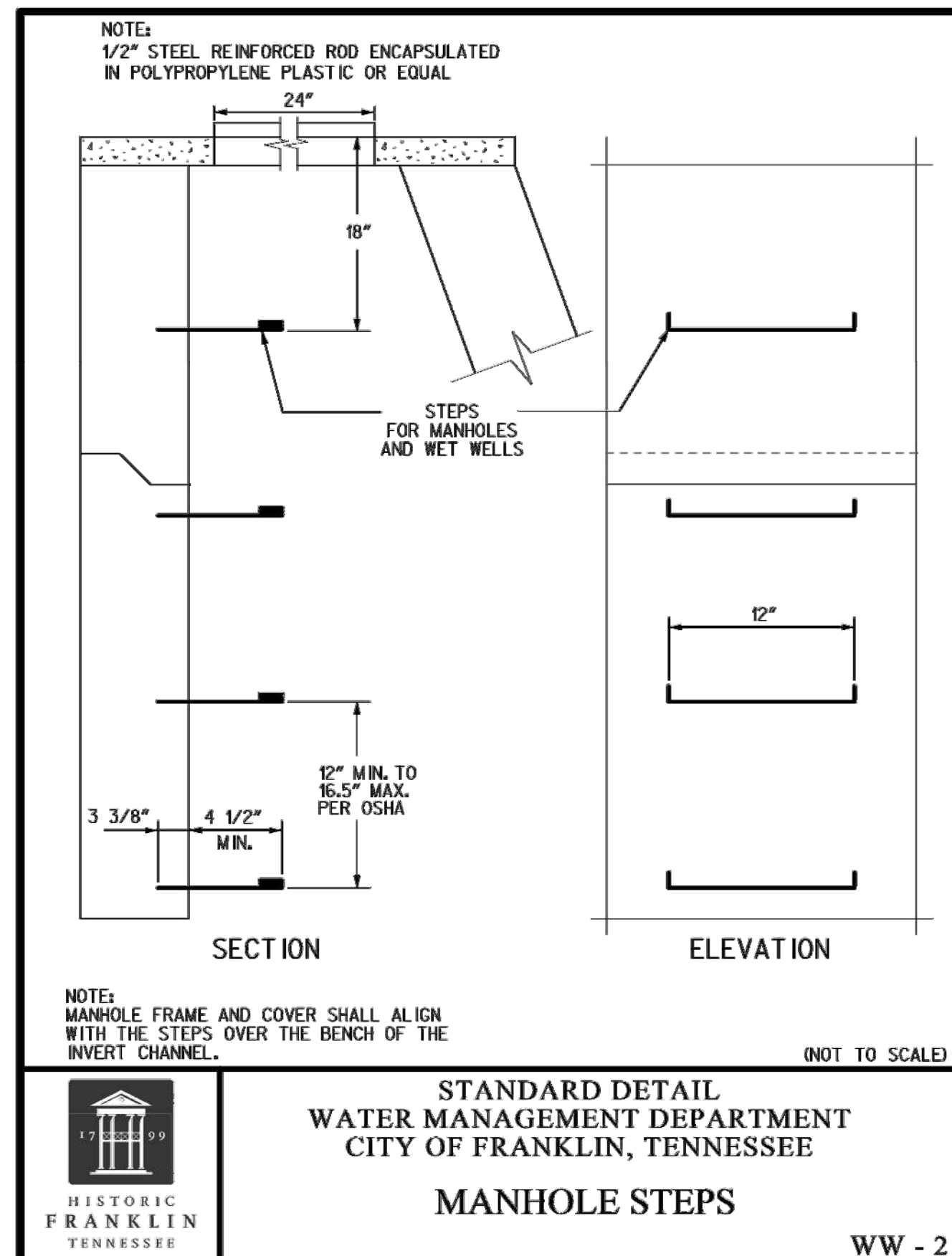
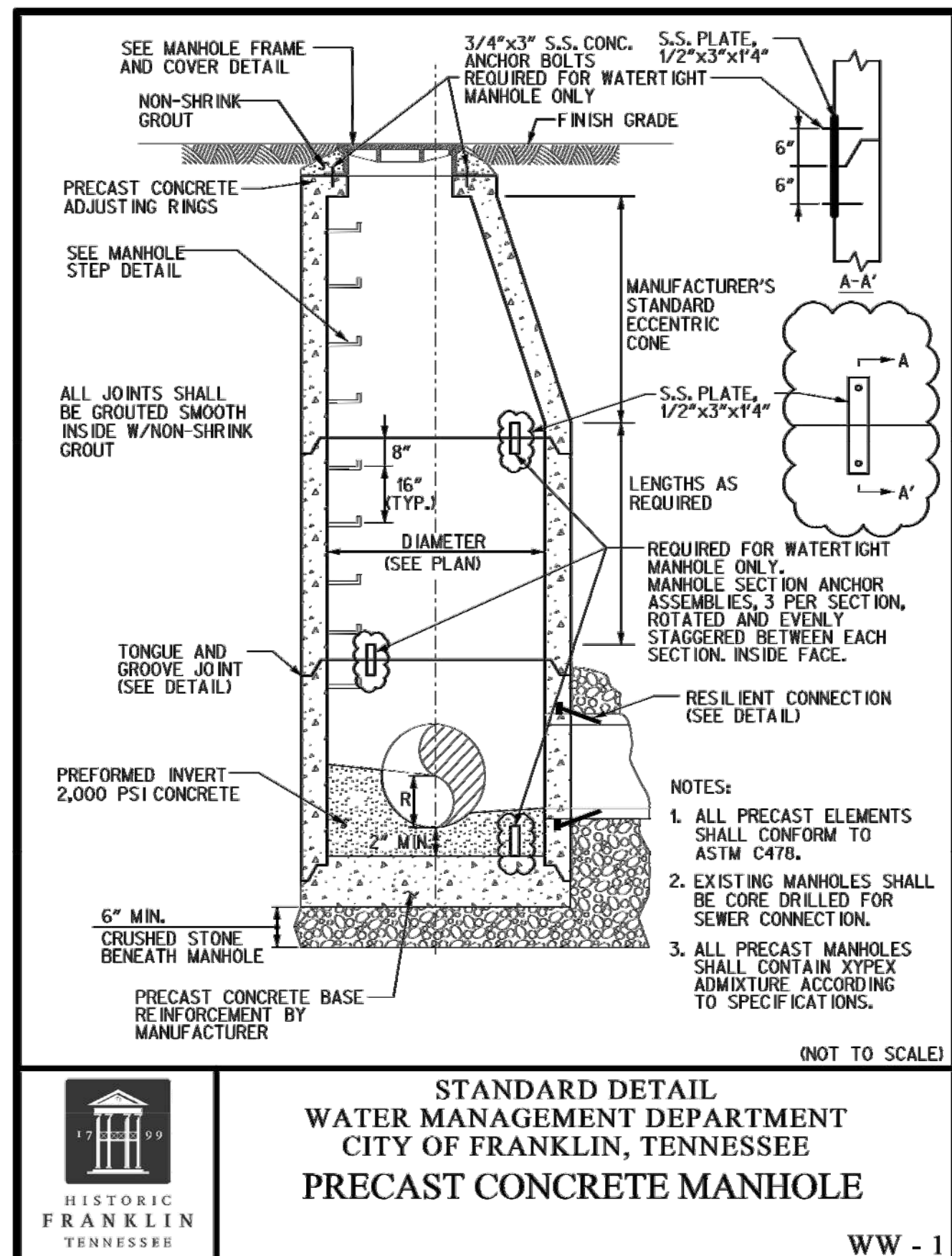
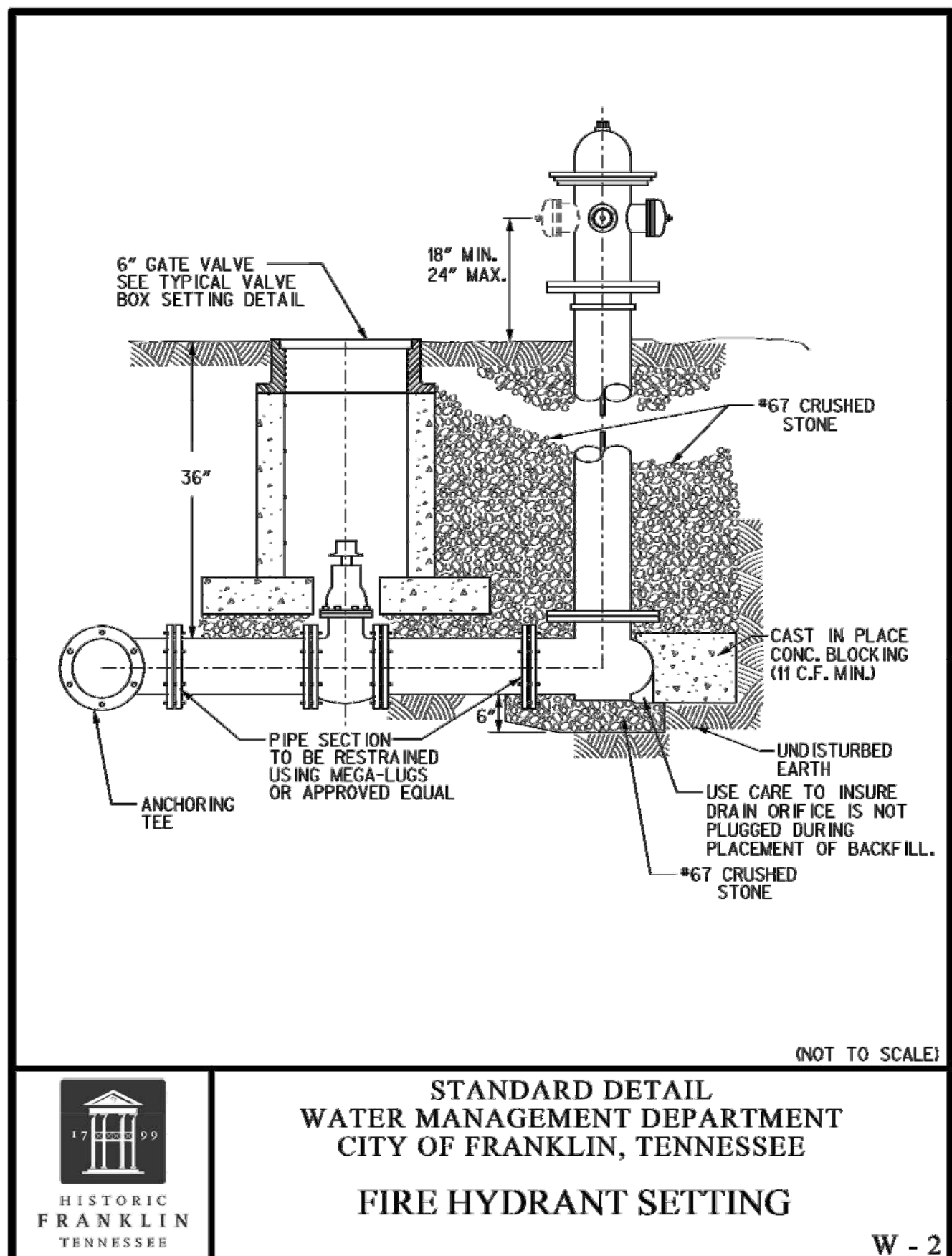
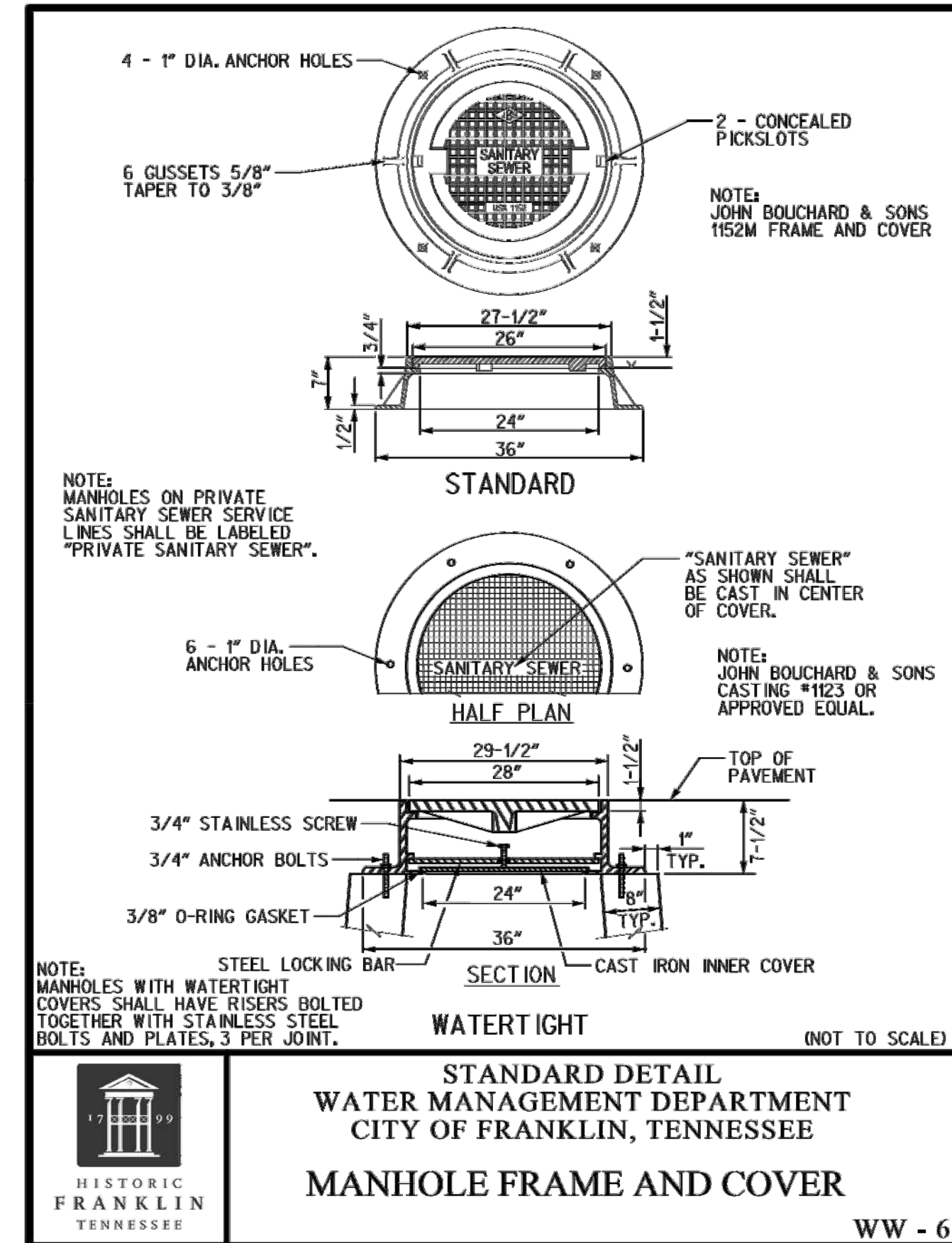
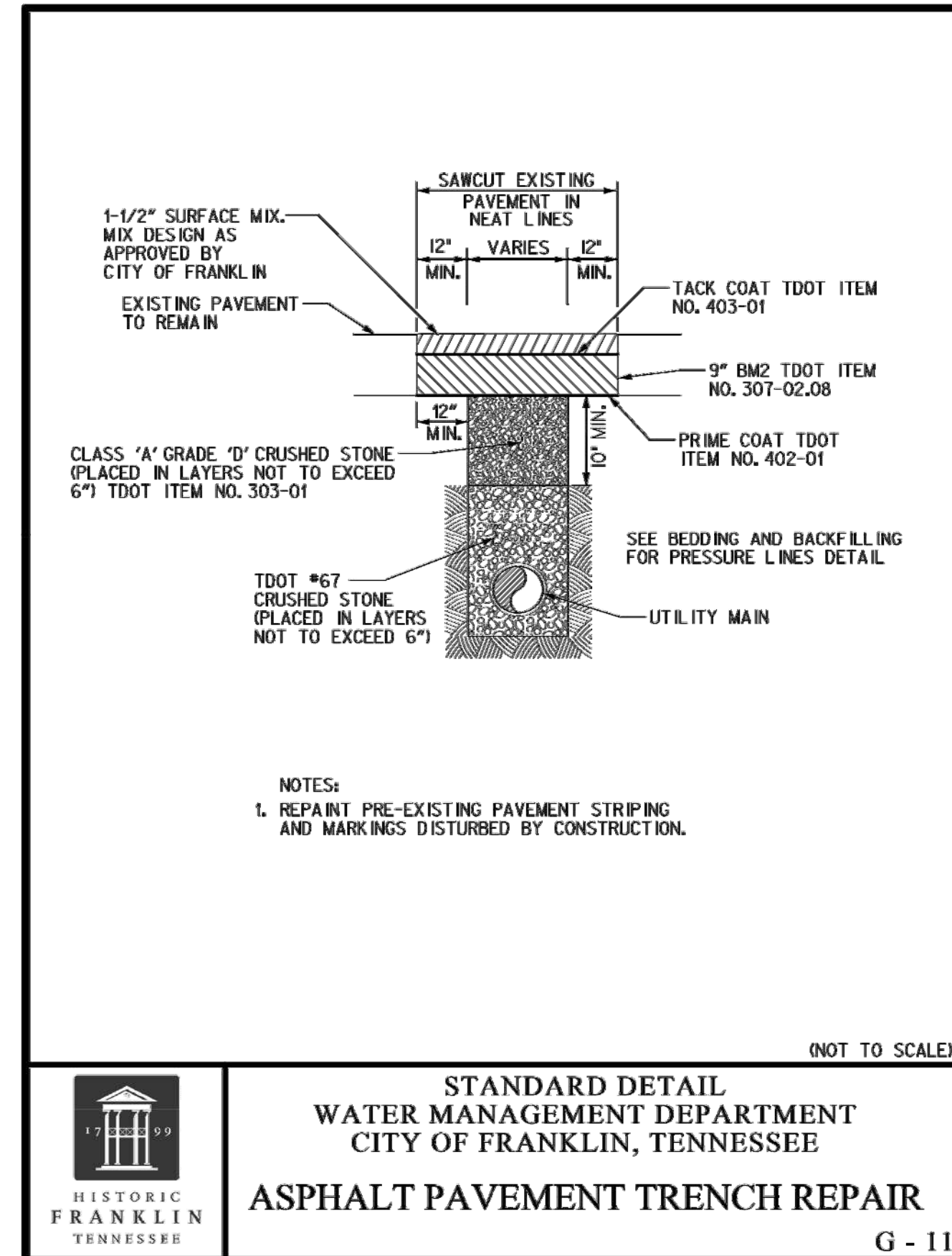
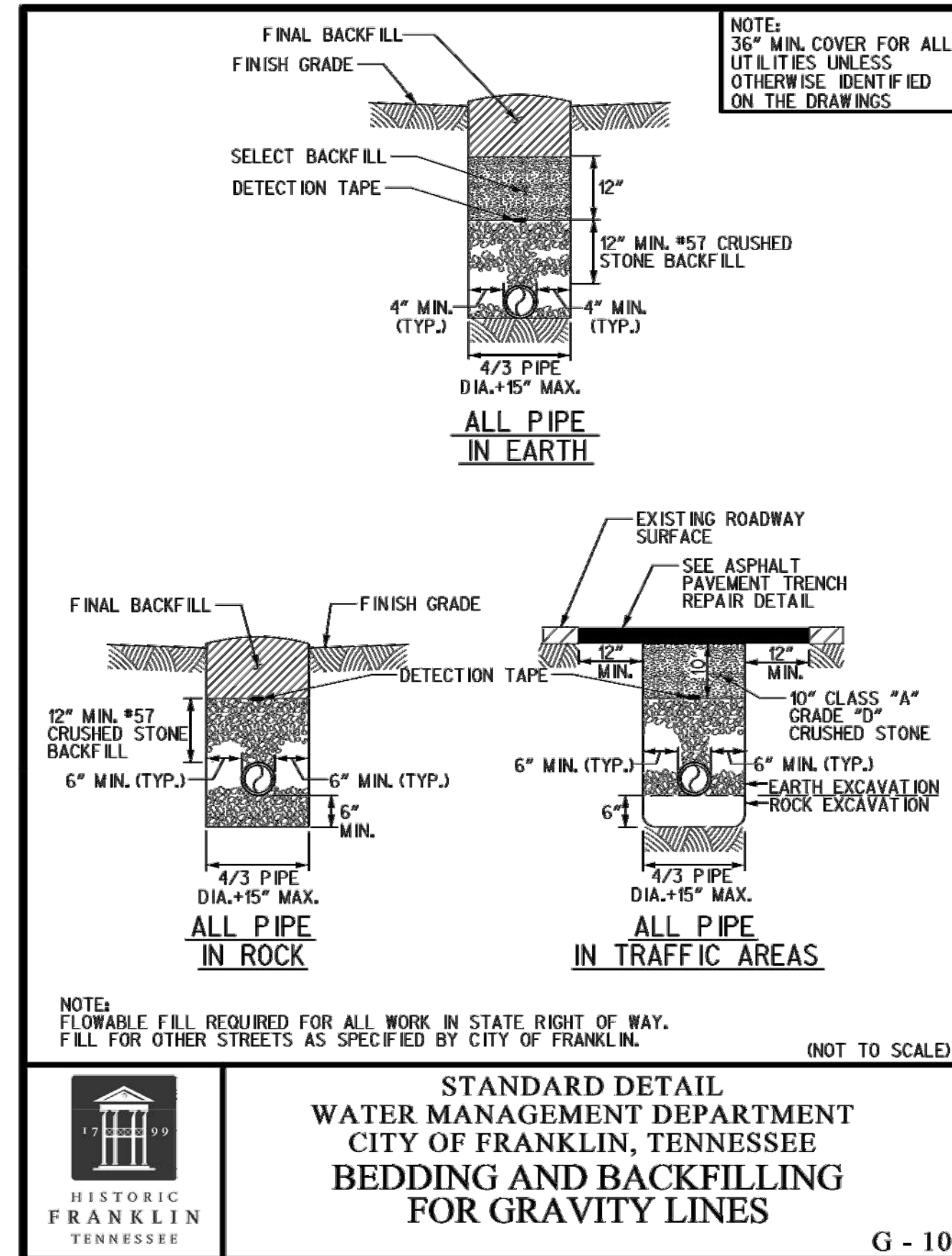
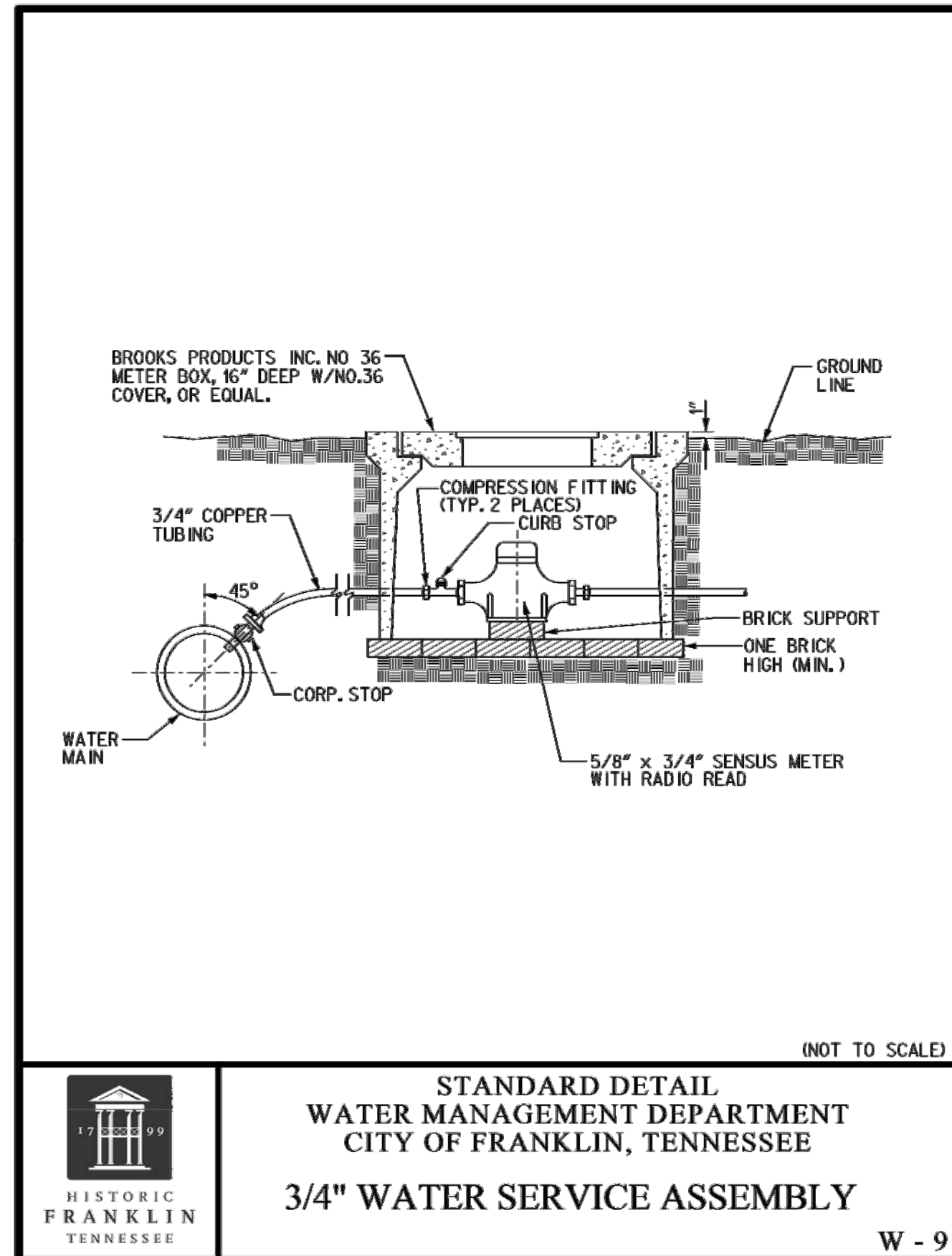
SHEET NUMBER
C20

KISERVOGRINDSIGN

5005 Meridian Blvd, Suite 100, Franklin, TN 37067 615.549.0232









EXISTING TREE CANOPY
COVERAGE = 35%

Aerial Tree Canopy Exhibit
509 HILL DRIVE
FRANKLIN, WILLIAMSON CO., TN



architectural elevation



ALL RENDERINGS ARE CONCEPTUAL IN NATURE AND ARE SUBJECT TO REVISION.

NOVEMBER 20, 2014

PROPOSED SD-R-4 DISTRICT WITH PUD OVERLAY

THE COTTAGES AT 509 HILL DRIVE

Franklin, Williamson County, Tennessee

STATEMENT OF IMPACT.

City of Franklin provides water and sewer for this development. Based on 350 gallon per unit per day and 4 units for the development:

Water facilities:

Average water use for final development is estimated at:

$(4 \text{ Units}) * (3.5 \text{ capita per Unit}) * (100 \text{ /capita}) = 1,400 \text{ Gallons}$

Maximum water use at peak hour factor of 4:

$1,400 * 4 = 5,600 / 24 = 234 \text{ GAL./hour} = 4 \text{ GPM}$

Water usage impact is minimal.

Sewer facilities:

Anticipated sewage flows in single family unit equivalents = 1 SFUEs City of Franklin will provide sewer service for this development.

There are no reclaimed or reused water systems in 1000' vicinity of this project.

Street lighting, open space and other amenities lighting will complement the landscaping design and will meet the planning and sustainability requirements.

Traditional standards.

Signage shall meet the city of Franklin planning and sustainability Regulations. A main entry sign is planned consisting of a stone gate-wall with embedded sign. No way-finding signage will be required in open space, amenities and pedestrian areas.

Existing fire hydrant flow data has been requested and will be provided on utilities sheet when received from the City.

The proposed structures is not intended to be sprinklered unless water flow and pressure are not in compliance for the minimum required GPM at 20 PSI and if the location of the existing hydrants in public R-O-W will meet the fire marshal's requirements. The proposed development will require approximately 1,400 gallons per day of potable water. The domestic water use for the proposed development is consistent with residential uses, i.e., showers, toilets, sinks.

Driving distance to the nearest fire station is **6 min** (2.9 mi) via Boyd Mill Ave and Downs Blvd. Driving distance to the nearest police station located at 900 Columbia Ave, Franklin, TN 37064 is **4 min** (1.8 mi) via Columbia Ave and Downs Blvd.

The probable impact of development on the water facilities is minimal, as the existing water line will have sufficient flow and pressure.

The probable impact of development of the sewer facilities is minimal, as there is an existing gravity sewer running along Hill Drive. The sewer service is provided by the city of Franklin.

STORMWATER MANAGEMENT REGULATING PLAN

COTTAGES AT 509 HILL DRIVE - PUD
MAP 18, GROUP E, PARCEL 2
(T-CARD 001 & 002, PLAT BOOK 1, PAGE 87, BLOCK C, LOTS 13&1 4)
Franklin, Williamson County, Tennessee

Prepared for:
KP PROPERNES
629 POST OAK CIRLE
BRENTWOOD, TN 37027
615.472.8916
tpenn24@yal-loo.com

Prepared by:
Civil and Environmental Engineering Services, LLC
7432 Highway 70 South
Nashville, TN 37221
masoudfathi@comcast.net

December 08, 2014

Existing Site Conditions

Cottages at 509 Hill Drive (Cottages) is a proposed 4 single family lots development located on west side of Hill Drive approximately 150' from Main Street intersection. (see Figure 1 for Vicinity Map). The subject property with Traditional Standards in Central Franklin Character area is about 0.56 acres and is currently zoned SD-R. The majority of the property is cleared however residues of gravel drives and patio from previous land use still remain. Two trailer homes have been removed and this currently is a vacant lot. To the west is Franklin Est. Mobile Homes LLC, to the north is Don and Tim Camron Auto Shop. To the east is Hill drive and the South is West Main Branch with a 30' primary buffer and a 30' secondary buffer (total 60').

The site is the contributing drainage area. No off-site run-off enters the site. Storm water runoff from this site discharges to the stream buffer on south side and drains to the stream, before crossing under Hill Drive through an existing 4'x7' box culvert. Upstream invert of the culvert is 685.5 and the road is set at 690.5. The site drops from northwest corner at elevation 694 to southeast corner at elevation 690 (top of bank). Based on the flood insurance rate map community panel number 47187c0192f effective date of September 29, 2006, which is subject to map inaccuracies and scaling, this property is not in a special flood hazard area. Only an elevation certificate can determine the exact designation. Refer to Figure 4 for flood map of this area.

Based on USDA, Natural Resources Conservation Service map, soils of part of the site and to the west are identified as Egam Silt Loam, Phosphatic (Eg), soils to the north are identified as Captina Silt Loam Phosphatic, @ 2 to 5 percent (CaB), soils on the east part of the site and to the south are identified as Lanton Silt Loam, Phosphatic (La). Refer to figure 3 for soils area designation.

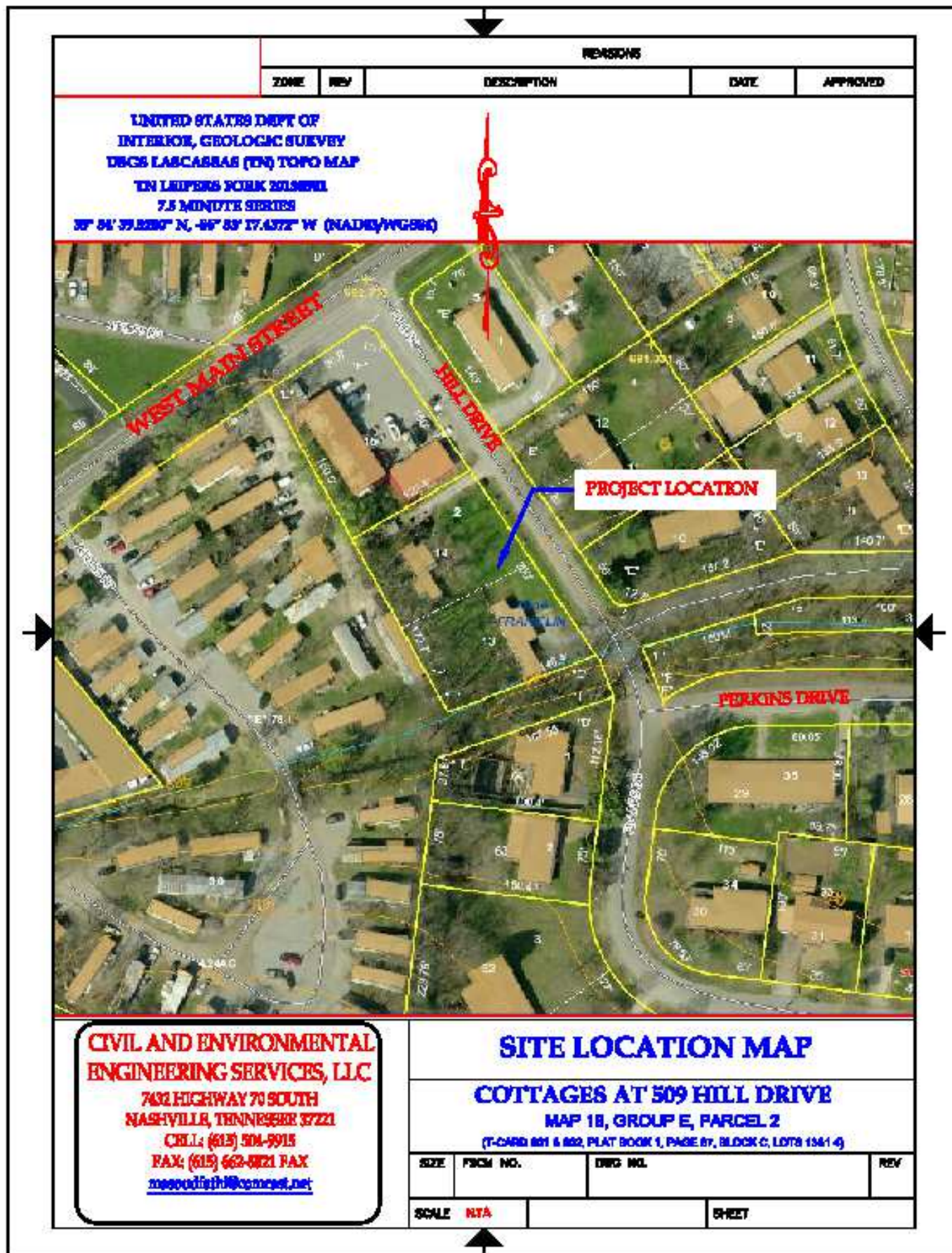


Figure 1: Vicinity Map

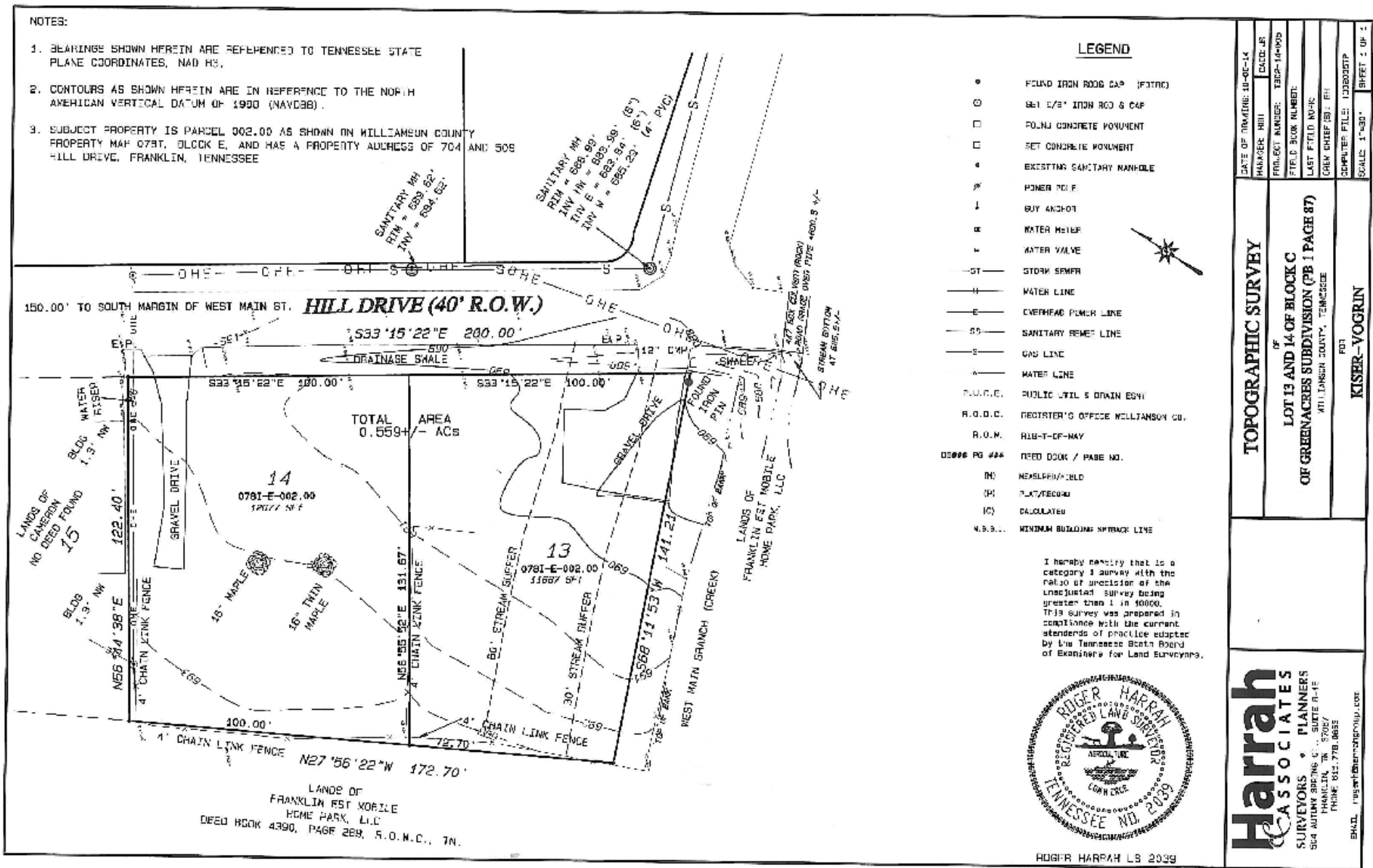


Figure 2: Existing Conditions Schematic

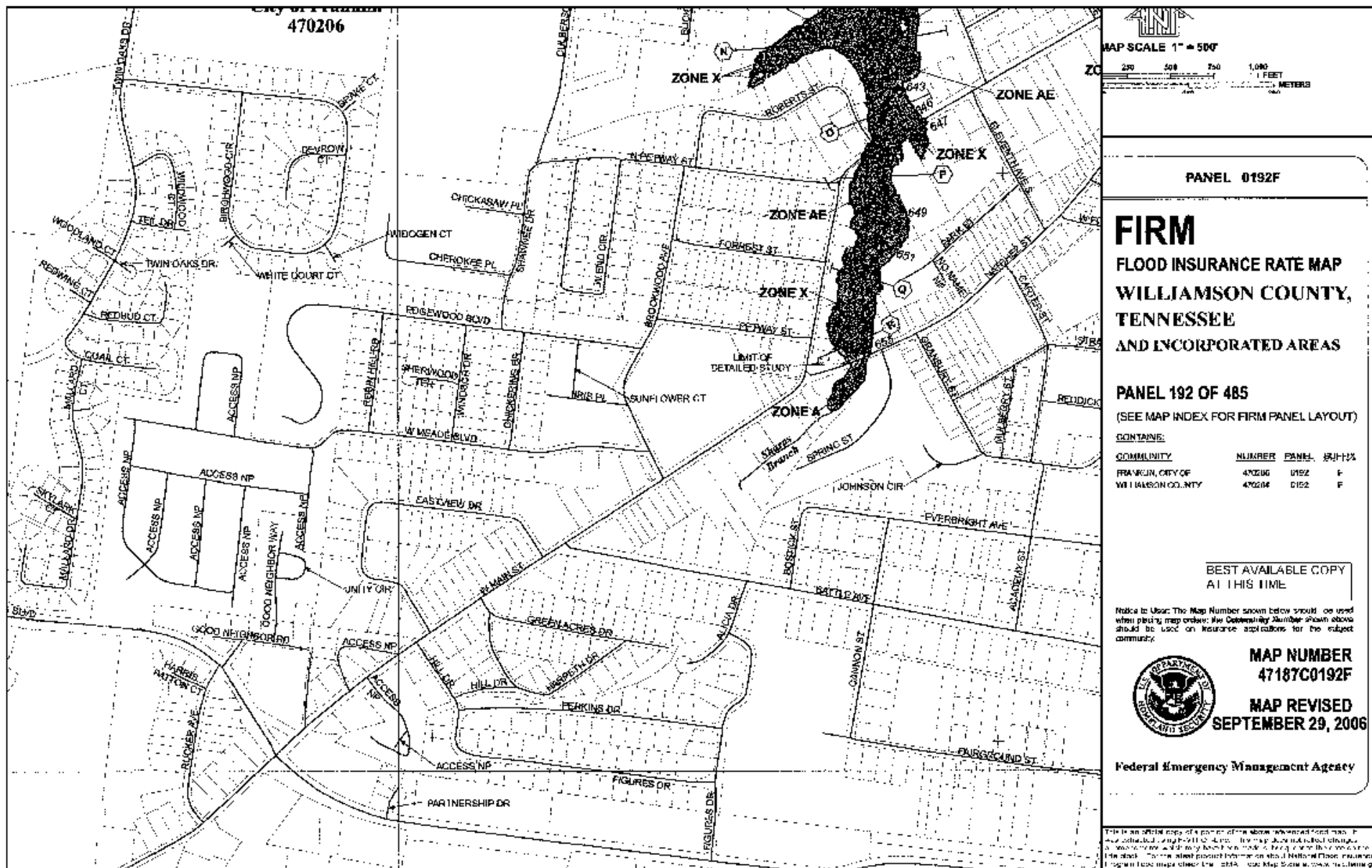


Figure 4: FEMA Flood Insurance Map

Proposed Site Development

Prior to start of any work, the limits of the stream buffer will be identified and fenced off. No work inside the buffer will be allowed except for installation of the storm water drainage swale. After installation of the buffer fence the phase I temporary erosion control measures will be installed. Initial grading operations for this site will be clearing and grubbing and removing the existing gravel drives and patio. Then the remaining topsoil will be removed and stock piled. The primary work will be earth work for filling the site to the building subgrade elevation and also installing the Bio-retention cells and outlet structures. The Bio-retention collector line will also be installed and the swale through the buffer will be constructed. Once the construction of the building is completed then the pervious pavement in the driveways will be installed.

Brick pavers (pervious pavers) will be designed based on 7.53 inches of rainfall for 100 year 24 hour storm. At 40% void space for the stone base, the pavement will be installed on $7.53/0.4 = 19"$. All roof drains adjacent to one of the Bio-retentions will be directly draining on to the bio-retention soil. Roof drains from opposite sides of the building will be diverted through the crawl space and will drain on the ponds. Underdrains from pavers will be connected to the header line from the ponds and will drain through the buffer.

Low Impact Development

The Cottages storm water design will be based on Franklin Low Impact Development (LID) manual. The site is divided to several different land use sections. The roof top and the grass areas around the buildings will be treated though the bio-retention and remaining grass will by-pass the bio-retention. The pavers will be a type II standalone treatment structure and will treat the volume that directly falls on it. No off-site run-off or downspouts will drain onto the pavers.

The Bio-retentions cells will consist of 36" of filter media mixed on site or supplied by vendor. The final composition will be 60% sand, less than 40% silt and 5% to 10% organic matters with less than 20% clay by volume. Since an under drain will be used subsoil testing will not be required. . Minimum infiltration rate will be 0.5 inch per hour. Underdrain will be 6" perforated HDPE with clean outs and a 12" layer of #57 stone sump below the invert. Pre-treatment will include a 12" wide by 24" deep gravel around the entire bio-retention cells. Bio-retention will be a level II design which will achieve 80% reduction. City of Franklin LID spread sheet will be used for design and calculations. A surface ponding of 6" will be allowed.

Erosion and Sediment Controls

Temporary measures will employed as necessary based on the standard BMPs. Temporary construction entrance will prevent any mud and dust migrating on to public roads. Temporary silt fence will prevent any sediment from leaving the site. Regularly scheduled maintenance will assure proper operation of the temporary erosion control measures.

After completion of work topsoil from stockpile will be spread and then will be seeded and receive mulch. All remaining disturbed areas are to be seeded and mulched and stabilized within 14 day. All slopes of 3:1 or steeper will be stabilized with sod fastened to the ground with wire staples or wood pegs or with reinforced matting. Swales and channels will be stabilized with strips of heavy jute or

plastic netting. All stabilized areas will be watered as necessary for healthy growth of vegetation. Any unhealthy or damaged vegetation will be repaired or replaced. All bare spots will be re-seeded and mulched for a period of one year after installation or acceptance of the project.

Conclusions

The storm water treatment will be based on BMP standard and LID development requirements. Implementation of these standards and requirements will achieve 80% reduction in meeting water quality goals. Plans will be developed in accordance with the requirements of the City of Franklin storm water regulations.

preapplication meeting notes - held 10.17/2014

- Floorplans are to be updated to match footprint shown on submittal documents.
- No zero lot lines are to be used for this project.
- Dripline of trees if garages are to be on within them.
- Since traditional streetscape standards apply, all parallel parking on street must be inset. (if applicable)
- Street improvements on Hill Drive are to be from centerline of street to Eastern site boundary.
- All structures and driveways are to be setback from property line a minimum of 5'.
- Driveways are to be a minimum of 20' tangent length from those on adjacent properties.
- Parkland dedication will not be required for this project, given it is less than 10 dwelling units.
- Fire hydrant flow test must be done.
- "Landscape Buffer" note should be removed.
- Additional architectural imagery should be provided.

NEIGHBORHOOD MEETING NOTES - HELD 11.12/2014

- Every neighbor who spoke was in favor of this project and excited about what it is going to bring to the neighborhood in terms of property value and quality of construction and home style.
- Neighbors who spoke felt that architecture and density were attractive and appropriate.

ALL RENDERINGS ARE CONCEPTUAL IN NATURE AND ARE SUBJECT TO REVISION.

NOVEMBER 20, 2014

PROPOSED SD-R-4 DISTRICT WITH PUD OVERLAY

THE COTTAGES AT 509 HILL DRIVE

Franklin, Williamson County, Tennessee

The Cottages at 509 Hill Drive

FMPC/BOMA Joint Conceptual Workshop Notes

Held 11.20/2014

- Plans for the proposed development were met with general support and enthusiasm.
- Planning director brought up the unanimous support that was demonstrated by neighbors at the project neighborhood meeting.
- This project is in line with the City of Franklin's urban infill policies.
- The design/development team for this project is committed to establishing a precedent for future infill development in Franklin.
- The buffer averaging being requested for this project is justified, given its urbanized condition, but will require submittal of a buffer management plan and buffer averaging request (submittal to Stormwater Appeals Board is not required)
- Driveway has been relocated from original submittal, at pre-app stage, and is now between the buildings, rather than along the northern boundary of the site. This is a result of driveway proximity requirements, per City of Franklin.
- Our design for this driveway is being driven by engineering comments and their request for an expanded section but it is our contention that a narrower section would be more appropriate for this site and its scale.
- Architectural elevations were received with enthusiasm, but the importance of not overbuilding the site was mentioned
- Buffer Management Plan and Buffer Averaging Request were strongly supported by Stormwater Appeals Board director, who communicated the importance of enhancing buffers on infill sites.



HISTORIC
FRANKLIN
TENNESSEE

Neighborhood Meeting Notice Application

Department of Planning and Sustainability

APPLICANT INFORMATION:

Name:	Johnson B Bullard		
Organization:	Kiser + Vogrin Design		
Phone:	615.696.7707	Fax:	
Email:	johnson@kiservogrin.com		
Street:	5005 Meridian Blvd, Suite 100		
State:	TN	ZIP:	37067

PROJECT INFORMATION:

Proposed Name of Project:	The Cottages at 509 Hill Drive		Address of Property:	509 Hill Drive Franklin, TN 37064
Describe the nature, scope, and purpose of application or proposal:	This project will provide 4 detached, single-family homes on a site that is currently vacant. The site previously housed 2 mobile home units and is a blight on a residential street in Franklin that, otherwise, has tremendous potential to become a thriving neighborhood south of the city's historic downtown. The homes, and surrounding grounds, will feature a high level of architectural detail and premium finishes. This project has a unique opportunity to act as a catalyst for residential development in the adjacent areas that will be achieved through the exemplary design and quality of the homes.			
Base Zoning District Classification:	SD-R	Proposed Base Zoning Classification (if applicable):	SD-R-4	
Character Area Overlay District:	CFCO-3	Other Overlay District(s):		
Pre-application Meeting Date:	11-20-2014	FMPC Date (anticipated):	12-18-2014	

NEIGHBORHOOD MEETING INFORMATION:

Location of the Neighborhood Meeting:	City Hall Training Room City Hall 109 3rd Avenue South Franklin, TN 37064		
Date & Time of the Neighborhood Meeting:	11-12-2014 at 6:00 pm	Address of Property:	509 Hill Drive Franklin, TN 37064
Project Type: ☐ Site Plan: Bed and Breakfast ☒ Development Plan & Rezoning ☐ Development Plan only ☐ Other	Aldermanic Ward: ☐ Ward 1 ☐ Ward 2 ☒ Ward 3 ☐ Ward 4	City of Franklin Neighborhood Meeting Project Number: _____	

Policies for Required Neighborhood Meetings

A meeting not conducted in accordance with the following policies shall be considered to not have satisfied the requirements of Section 2.4.2(6)(d) of the Franklin Zoning Ordinance.

- The neighborhood meeting location shall be in proximity of the development. If that is not possible, the meeting shall be held in a nearby, convenient location.
- The neighborhood meeting shall be in an enclosed or otherwise weather-proofed and hospitable building that has adequate restroom facilities; seating provided for a majority of the participants; and is Handicapped Accessible.
- The neighborhood meeting shall only take place on a week-day at a specified time between the hours of 5pm and 8pm.
- The neighborhood meeting shall not conflict with a regular or special called meeting of the BOMA or FMPC.
- The applicant shall notify the Planning Department of the time, date, and location of the neighborhood meeting at least 10 days prior to the date of the neighborhood meeting.
- The applicant shall notify the surrounding property owners and Homeowners Association(s) about the time, date, and location of the neighborhood meeting at least 7 days prior to the neighborhood meeting via 1st class mail. A sample notification letter has been included with this form.
- The applicant shall notify, via first class mail or e-mail, the members of the Planning Commission and the Board of Mayor and Alderman about the time, date, and location of the neighborhood meeting at least 7 days prior the neighborhood meeting.
- The applicant shall present sketches, renderings, and/or conceptual plans of the proposed development at the meeting. Images shall be either projected on a screen or shown on display boards; regardless of the display method chosen by the applicant, all images must be of sufficient size to be clearly viewable by attendees. Handouts may be used as supplements, but may not take the place of images projected on a screen or shown on a display board.
- Following the presentation of the proposed development by the applicant, attendees shall be given the opportunity to ask questions and offer feedback. City staff will be present, but only to observe. The neighborhood meeting is required to allow the applicant to interact with the surrounding neighbors and interested stakeholders to hear their thoughts and concerns about the proposed development.
- The applicant shall provide a written summary or transcript of the meeting as a part of the FMPC Application.
- The applicant shall identify, in writing, the concerns raised at the meeting, as part of the FMPC Application.

Example Notification Letter

August 8, 2012

PUBLIC NOTICE

This letter is written to provide public notice for a Neighborhood Meeting regarding a proposed Development Plan for the property located at 123 Anystreet, Franklin, TN. The meeting will be held on August 20, 2012 at 6 p.m. in the City Hall Board Room. Please see the information below for more details.

Applicant:

Jane and Joe Citizen, 123 Anystreet, Franklin, Tennessee, 37064, (615) 123-4567, janeandjoe@someplace.com

Application Type:

PUD Development Plan to be submitted to the City of Franklin on September 10, 2012 for the October 25, 2012 Franklin Municipal Planning Commission meeting.

Date, Time, and Place of Public Meeting:

August 20, 2012 at 6 p.m. in the City Hall Board Room, 109 3rd Avenue South, Franklin, Tennessee, 37064.

Subject Property:

123 Anystreet, Franklin, Tennessee, 37064 in the Whispering Willows Subdivision

Nature and Scope of the Application Request:

This submittal is a PUD Development Plan, which proposes 123 attached dwelling units (or a 123,000 square foot church, 234,000 square feet of retail, etc). More details can be given here...

Where to View the Proposed Plan:

The public may contact the applicant to view the plan prior to the Neighborhood Meeting.

Where the Public Can Be Heard:

The applicant will provide a brief presentation of the proposed Development Plan at the Neighborhood Meeting. The public will be given the opportunity to ask questions and provide feedback following the presentation. There will also be an opportunity for public comment at the scheduled Franklin Municipal Planning Commission meeting.

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Kelvin Pennington
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

0781 E 002.00 Lot 13 ; Lot 14
(Property Parcel/Tax ID Number)

and located at:

509 Hill Drive
(Street Address)

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

Kiser Vogrin Design (Please
print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

Signature

629 Post Oak Circle

Property Owner Mailing Address

Brentwood, TN 37027
City, State & Zip

Subscribed and sworn to before me this

20 day of Oct., 2014.

Leah D. Bean
Notary Public

My Commission Expires: Commission Expires May 8, 2017



PUBLIC NOTICE AFFIDAVIT
City of Franklin, Tennessee

We/I JOHNSON & BULLARD - KISER + JOHNSON DESIGN
(Please print Name/Names in Full)

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

0781 E 002.00 LOT 13 & LOT 14
(Property Parcel/Tax ID Number)

and located at:

509 HILL DRIVE - FRANKLIN, TN
(Street Address)

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

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

Signature

Subscribed and sworn to before me this

31 day of Oct, 2014.

Joan Elaine Hatch
Notary Public

My Commission Expires: 9/17/17



My Commission Expires SEPT. 17, 2017



Joint FMPC/BOMA Conceptual Project Workshop Application for a Planned Unit Development (PUD) Development Plan Franklin Planning and Sustainability Department

Applicant Information:

This is the individual who has the responsibility of becoming familiar with the regulations, policies, and procedures of the city. This individual shall represent the applicant at all public meetings and this shall be the person responsible for the quality and accuracy of the submitted plans.

Contact Information:

The applicant shall designate one contact person to work with the Planning Department for the duration of the project including after Planning Commission approval. This shall be the person responsible for meeting any conditions of Planning Commission approval.

Name:	Johnson B Bullard			
	☐ On File	☐ On File	☒ Same as Applicant	
Title:	Project Manager			
Organization:	Kiser + Vogrin Design			
Phone:	615.696.7707	Fax:		
Email:	johnson@kiservogrin.com			
Street:	5005 Meridian Blvd., Suite 100			
State:	TN	ZIP:	37067	

Project Information:

Applicant's Proposed Name of Project:	The Cottages at 509 Hill Drive	Address of Property:	509 Hill Drive Franklin, TN 37064		
Site Acreage:	+/- .56	Map, Group, and Parcel:	MAP 78 I, GROUP E, PARCEL 2 (T-CARD 001 & 002, PLAT BOOK 1, PAGE 87, BLOCK C, LOTS 13 & 14)	Proposed # of Units	4
Conceptual Overview of Project:	This project will provide 4 detached, single-family homes on a site that is currently vacant. The site previously housed 2 mobile home units and is a blight on a residential street in Franklin that, otherwise, has tremendous potential to become a thriving neighborhood south of the city's historic downtown. The homes, and surrounding grounds, will feature a high level of architectural detail and premium finishes. This project has a unique opportunity to act as a catalyst for residential development in the adjacent areas that will be achieved through the exemplary design and quality of the homes.				

Required Elements for Conceptual Workshop:

All submittals are **required** to have the basic information as follows, unless otherwise noted by staff.

- ☐ A Pre-application conference must have been held with the staff.
- ☐ Pay Conceptual Project Workshop Fee of \$50.00
- ☐ Application must be completed by applicant and submitted to Project Planner by, by 12:00 p.m., 9 days prior to the meeting.
- ☐ Provide overview of project and comments from staff per the Administrative Manual. An electronic version (PDF or PowerPoint) of the presentation that will be presented must accompany the application for proofing by staff.
- ☐ Contact Project Planner to Set Up Neighborhood Meeting (if a required step and applicants wish to proceed)

Proposed Use(s) (check all that apply):

- ☒ Detached Dwelling
- ☐ Attached Dwelling (duplexes, condos, apartments, townhouses)
- ☐ Group Homes
- ☐ Nonresidential:
 - ☐ Retail
 - ☐ Office
 - ☐ Institutional (church, school)
 - ☐ Industrial
- ☐ Other: _____

Development Standard:

- ☐ Conventional
- ☒ Traditional

Character Area Overlay:

CFCO - 3

Other Applicable Overlays:

Intended Workshop Date:

11/20/2014

PUBLIC NOTICE AFFIDAVIT

City of Franklin, Tennessee

We/I JOHNSON & BULLARD - KISER + JOHNSON DESIGN
(Please print Name/Names in Full)

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

0781 E 002.00 LOT 13 & LOT 14
(Property Parcel/Tax ID Number)

and located at:

509 HILL DRIVE - FRANKLIN, TN
(Street Address)

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

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

Signature

Subscribed and sworn to before me this

31 day of Oct, 2014.

Joan Elaine Hatch
Notary Public

My Commission Expires: 9/17/17



My Commission Expires SEPT. 17, 2017

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Kelvin Pennington
(Please print Name/Names in Full)

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(Property Parcel/Tax ID Number)

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Kiser Vogrin Design (Please
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Signature

629 Post Oak Circle

Property Owner Mailing Address

Brentwood, TN 37027
City, State & Zip

Subscribed and sworn to before me this

20 day of Oct., 2014.

Leah D. Bean
Notary Public

My Commission Expires: Commission Expires May 8, 2017



December 10, 2015

Dr. Mike Looney
Superintendent of Schools
1320 West Main Suite 202
Franklin, TN 37064
615-472-4000

**Re: City of Franklin PUD Development/Rezoning Plan Submittal for 509 Hill Drive Project
Required School District Notification of New Project**

Subject Property can be referenced as being Map 78 I, Group E, Parcel 2 (T-Card 001 & 002, Plat Book 1, Page 87, Block C, Lots 13 & 14) on Williamson County Tax Maps. The site is at the Northwest intersection of Hill Drive and Perkins Road in Franklin, TN. Currently 509 Hill Drive is a vacant lot that, historically, housed 2 mobile home units, which have been removed.

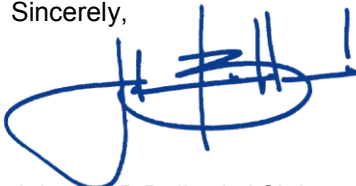
Dear Dr. David Snowden,

Mr. Tyler Pennington, of KP Properties, is requesting the approval for a PUD Development/Rezoning Plan Submittal for the property described above. The proposed redesign of this site, which will consist of a residential housing development, will result in an increase of 4 single family detached homes. Based on an average 0.64 school age students per household, we estimate that this will result in an increased school population of approximately 4 students overall to the Williamson County School and Franklin Special School Districts who may attend Franklin Elementary School, Poplar Grove Middle School and Franklin High School.

This request will be considered at the January 22, 2015 meeting of the Franklin Municipal Planning Commission. Your review and assessment of the impact to this zoning request will be appreciated and considered by the planning commission.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Bullard', with a large loop on the left side.

Johnson B Bullard, ASLA
Kiser + Vogrin Design, LLC

cc: Mr. Tyler Pennington, KP Properties
Mr. Josh King, City of Franklin

December 10, 2015

Dr. David Snowden
Director of Schools
Franklin Special School District
507 New Highway 96 West
Franklin, TN 37064
615-794-6624

**Re: City of Franklin PUD Development/Rezoning Plan Submittal for 509 Hill Drive Project
Required School District Notification of New Project**

Subject Property can be referenced as being Map 78 I, Group E, Parcel 2 (T-Card 001 & 002, Plat Book 1, Page 87, Block C, Lots 13 & 14) on Williamson County Tax Maps. The site is at the Northwest intersection of Hill Drive and Perkins Road in Franklin, TN. Currently 509 Hill Drive is a vacant lot that, historically, housed 2 mobile home units, which have been removed.

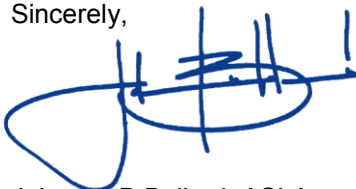
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Thank you for your attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read 'JB Bullard', with a large loop on the left side.

Johnson B Bullard, ASLA
Kiser + Vogrin Design, LLC

cc: Mr. Tyler Pennington, KP Properties
Mr. Josh King, City of Franklin

**LEGAL DESCRIPTION
OF
LOT 13 AND LOT 14 OF BLOCK C
OF GREENACRES SUBDIVISION (PB 1 PAGE 87)
BEING PART OF MAP 0781, BLOCK E, PARCEL 002.00
WILLIAMSON COUNTY, TENNESSEE**

ALL THAT TRACT OR PARCEL OF LAND, situated in Williamson County, Tennessee, being known as of Lot 13 and Lot 14, Block C, Greenacres Subdivision, as recorded in Plat Book 1, Page 87, filed in the Register's Office of Williamson County, Tennessee (R.O.W.C., TN.) and being more particularly described as follows:

BEGINNING at the Southeast corner said Lot 13, at a point on the southwesterly right-of-way line of Hill Drive;

Thence, S68°11'53"W, along the lines of said Lot 13 and Lot 14, passing through an iron pin found on line, a distance of 3.28;

Thence, S68°11'53"W, continuing along said lines, for a total distance of 141.21 feet to a point;

Thence, N27°56'22"W, continuing along said lines, for a distance of 172.70 feet to a point

Thence, N56°44'38"E, continuing along said lines, for a distance of 122.40 feet to a point on the southwesterly right-of-way line of Hill Drive;

Thence, S33°15'22"E, continuing along said line, for a distance of 200.00 to the POINT OF BEGINNING and containing 24,364 square feet or 0.56 acres, more or less;

October 28, 2014

Re: **Neighborhood Meeting Invitation**
The Cottages at 509 Hill Drive Project PUD Development/Rezoning Plan
KVD Project No.: 14055

Dear Neighbors:

On behalf of our clients, KP Properties, Inc., we have submitted a rezoning application to the Franklin Planning Department requesting Rezoning and PUD Development Plan approval for the planning and design of the residential property located at 509 Hill Drive in Franklin, TN. Currently, the project site is a vacant residential lot that falls within the SD-R zoning district. The zoning requested is PUD SD-R-4 overlay, entitling the property to a maximum allowable density of 4 units. This project will provide 4 detached, single-family homes on a site that is currently vacant. The site previously housed 2 mobile home units and now has tremendous potential to support a thriving neighborhood south of the city's historic downtown. The homes, and surrounding grounds, will feature a high level of architectural detail, premium finishes, and quality construction. The project will also include roadway improvements and sidewalk installation along the section of the property that borders Hill Drive.

We would like to welcome you to a Neighborhood Meeting that has been scheduled on **November 12th, 2014 at 6:00 p.m.** to present an overview of the development, master plan, and architectural renderings.

Meeting location:
Franklin City Hall
City Training Room
109 Third Ave South
Franklin, Tennessee 37064

This Neighborhood Meeting is required by the City of Franklin Zoning Ordinance and we would welcome your thoughts/comments on the proposed development. Plans are also available at the City of Franklin Planning & Sustainability Department located at City Hall. If you cannot make this meeting date, please feel free to forward any written comments to my email address at johnson@kiservogrin.com or you may contact me to view the plans at your convenience. Please do not hesitate to call with any questions.

Sincerely,

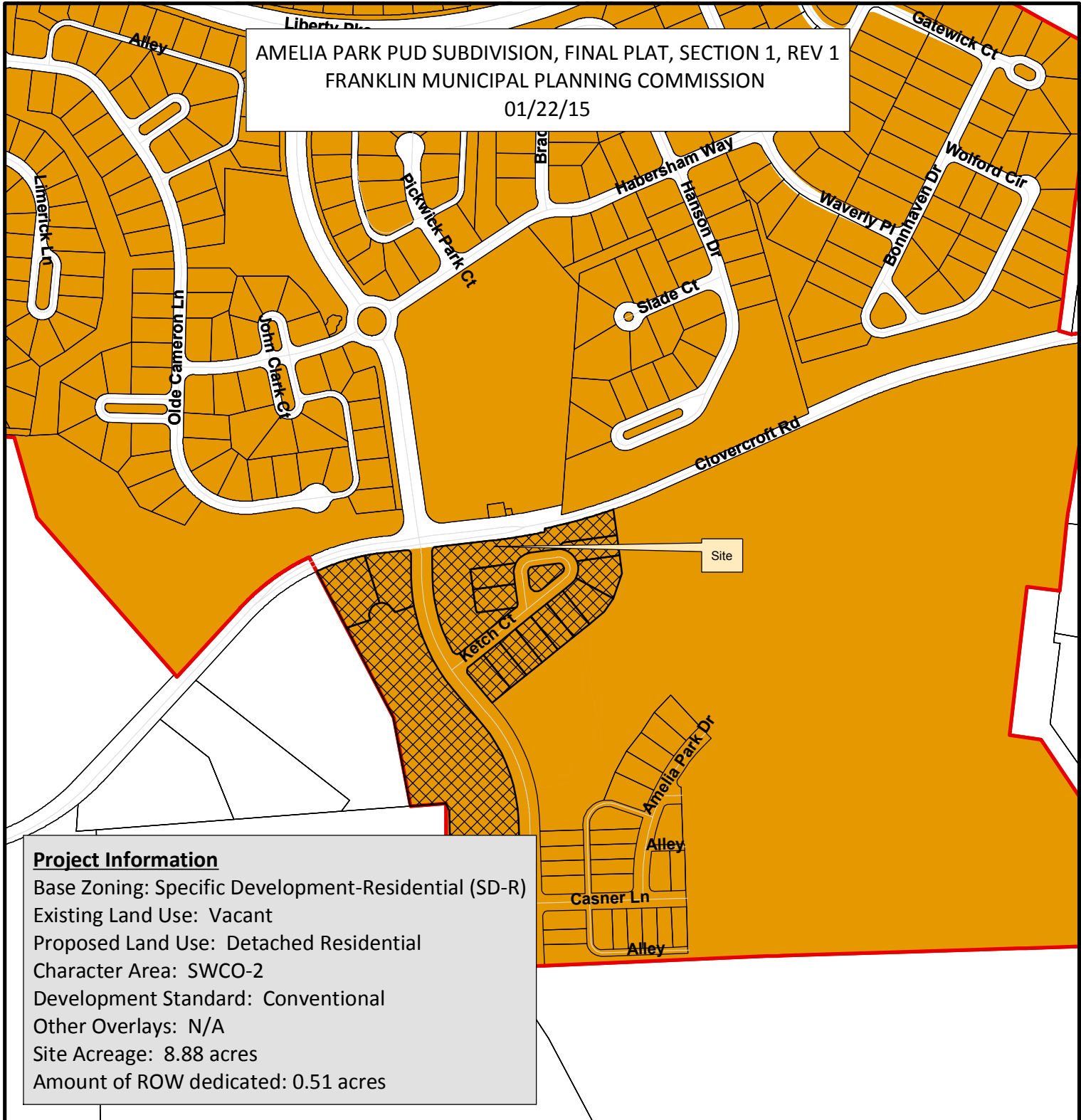


Johnson B Bullard, ASLA
Project Manager
Kiser + Vogrin Design, LLC

cc: Mr. Tyler Pennington - KP Properties, Inc.
Mr. Josh King, Planner - City of Franklin

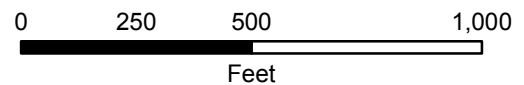
PROP STREET	OWNER 1	OWNER 2	OWNER STREET	OWNER CITY	OWNEF OWN ZIP	
1613 W MAIN ST	CHURCH LIMESTONE BAPTIST TR		700 DOWNS BLVD	FRANKLIN	TN	37064
1607 W MAIN ST	MCLEMORE PEGGY RUTH		1607 W MAIN ST	FRANKLIN	TN	37064
1601 W MAIN ST	STATE OF TENN DEPT OF TRANS		DEADRICK ST	NASHVILLE	TN	37219
1501 W MAIN ST	FRANKLIN EST MOBILE HOME PARK LLC		300 E MAPLE RD #200	BIRMINGHAM	MI	48009
500 DOWNS BLVD	BASS BOB	DEBRAY CHARLES	204 LEWISBURG AVE	FRANKLIN	TN	37064
626 EASTVIEW DR	WILLIAMSON CO YOUTH INC		626 EASTVIEW DR	FRANKLIN	TN	37064
630 EASTVIEW DR	WILLIAMSON CO YOUTH INC		626 EASTVIEW DR	FRANKLIN	TN	37064
632 EASTVIEW DR	WHITE LEYA PETTY		632 EASTVIEW DR	FRANKLIN	TN	37064
700 EASTVIEW DR	JEWELL JOHN W	JEWELL BETTY R	3843 MOBLEYS CUT RD	COLUMBIA	TN	38401
1422 W MAIN ST	CANADA CARTER D	CANADA PEGGY J	3156 SOUTHALL RD	FRANKLIN	TN	37064
701 EASTVIEW DR			701 EASTVIEW CIR	FRANKLIN	TN	37064
1414 W MAIN ST	DAVIS ELIZABETH		1414 W MAIN ST	FRANKLIN	TN	37064
1416 W MAIN ST	TAYLOR EDDIE		PO BOX 680584	FRANKLIN	TN	37068
1418 W MAIN ST	PAGE SEARCY BATTLE JR	PAGE GINA	1418 W MAIN ST	FRANKLIN	TN	37064
1420 W MAIN ST	CANADA CARTER D	CANADA PEGGY J	3156 SOUTHALL RD	FRANKLIN	TN	37064
W MAIN ST	BOOKER PROPERTIES II LLC		100 WATERMILL TRACE	FRANKLIN	TN	37069
1500 W MAIN ST	PATTON THOMAS G	PATTON LOUISE	1100 N FLYING HILL PLACE	DIAMOND BAR	CA	91765
1508 W MAIN ST	BOOKER PROPERTIES II LLC		100 WATERMILL TRACE	FRANKLIN	TN	37069
1600 W MAIN ST	RAMIREZ MIGUEL		1600 W MAIN ST	FRANKLIN	TN	37064
1604 W MAIN ST	BOOKER WILLIAM M		1609 W MAIN ST	FRANKLIN	TN	37064
114 GOOD NEIGHBOR RD	LEACH MARQUITA Q		817 VICTORIA DR	FRANKLIN	TN	37064
GOOD NEIGHBOR RD	BOOKER PROPERTIES II LLC		100 WATERMILL TRACE	FRANKLIN	TN	37069
116 GOOD NEIGHBOR RD	ANDERSON DEBORAH		1480 W MAIN ST #11	FRANKLIN	TN	37064
1421 W MAIN ST	CAMERON DON R	CAMERON TIM L	1503 COLUMBIA AVE	FRANKLIN	TN	37064
HILL DR	JEWELL JOHN W		3843 MOBLEYS CUT RD	COLUMBIA	TN	38401
602 HILL DR	WOOD HOBY A	WOOD RHONDA L	602 HILL DR	FRANKLIN	TN	37064
604 HILL DR	H AND M INTERNATIONAL LLC		604 HILL DR	FRANKLIN	TN	37064
1419 W MAIN ST	CHURCH FRANKLIN PRIMITIVE BAPTIST		1419 W MAIN ST	FRANKLIN	TN	37064
1417 W MAIN ST	FULGHAM FRANK R	AMSOUTH BANK CO-TR	133 IRIS DR	HENDERSONVILLE	TN	37075
1415 W MAIN ST	WAGNER JEFF N	WAGNER LUANNE	4900 WATSON LN	DICKSON	TN	37055
1413 W MAIN ST	BEASLEY & WHITNEY PROP LLC		1902-B COLUMBIA HWY	FRANKLIN	TN	37064
1411 W MAIN ST	GARRETT KAHN B	GARRETT CONNIE B	1411 W MAIN ST	FRANKLIN	TN	37064
507 HARPETH DR	COOKE GEOFFREY B	COOKE DIANNE C	507 HARPETH DR	FRANKLIN	TN	37064
505 HARPETH DR	BENNETT CRYSTAL A		505 HARPETH DR	FRANKLIN	TN	37064
503 HARPETH DR	JONES KURT R		503 HARPETH DR	FRANKLIN	TN	37064
501 HARPETH DR	TROUPE J LOUISE		501 HARPETH DRIVE	FRANKLIN	TN	37064
GREEN ACRES DR	CITY OF FRANKLIN		P O BOX 305	FRANKLIN	TN	37065-0305
505 GREEN ACRES DR	GOINS JUDY G	GOINS-SULLIVAN CRYSTAL L	505 GREEN ACRES DR	FRANKLIN	TN	37064
503 GREEN ACRES DR	MCBRIDE TERRY	MCBRIDE CATHY	503 GREEN ACRES DR	FRANKLIN	TN	37064
501 GREEN ACRES DR	TOMLIN BILLY CARL		1931 LEWISBURG PK	FRANKLIN	TN	37064
415 HARPETH DR	CITY OF FRANKLIN		P O BOX 305	FRANKLIN	TN	37065-0305
414 HARPETH DR	HASSELL JIMMY		414 HARPETH DR	FRANKLIN	TN	37064
416 HARPETH DR	KELSO STEVEN KEITH	KELSO KARLA C	9027 MEADOWLAWN DR	BRENTWOOD	TN	37027
500 HARPETH DR	MARKOVICH DORIS WALTON	MARKOVICH JOHN MATTHEW	1705 LEWISBURG PK	FRANKLIN	TN	37064
502 HARPETH DR	NESBITT JOHN PAUL	NESBITT TRISHA WIGGINS	118 WINSLOW RD	FRANKLIN	TN	37064
517 FIGUERS DR	WATSON WILLIAM A	WATSON SHERRIE R	517 FIGURES DR	FRANKLIN	TN	37064
515 FIGUERS DR	WILLIAMS MERIDITH A		515 FIGURES DR	FRANKLIN	TN	37064
511 FIGUERS DR	GIARDINA JOHN R		511 FIGURES DR	FRANKLIN	TN	37064
509 FIGUERS DR	JOSLIN FRED A		509 FIGURES DR	FRANKLIN	TN	37064
507 FIGUERS DR	VEACH TIM C	VEACH JULIE J	507 FIGURES DR	FRANKLIN	TN	37064
505 FIGUERS DR	DUGAN JAMES P	DUGAN NELDA	505 FIGURES DR	FRANKLIN	TN	37064
503 FIGUERS DR	THOMAS CHARLES S IV	THOMAS JULIE B	503 FIGURES DR	FRANKLIN	TN	37064
500 FIGUERS DR	JONES ALBERT EDWARD	JONES RUBY JACKSON	500 FIGURES DR	FRANKLIN	TN	37064
502 FIGUERS DR	DAVIS JERRY D	DAVIS BRANDI J	502 FIGURES DR	FRANKLIN	TN	37064
504 FIGUERS DR	LATTA FORREST S JR	LATTA LAURA M	504 FIGURES DR	FRANKLIN	TN	37064
506 FIGUERS DR	LANKFORD PAUL		506 FIGURES DR	FRANKLIN	TN	37064
508 FIGUERS DR	CARTWRIGHT THELMA R		508 FIGURES DR	FRANKLIN	TN	37064
505 PERKINS DR	LITTLE LARRY G TR	LITTLE DEANNA L TR	721 HARROW LN	FRANKLIN	TN	37064
503 PERKINS DR	RAGSDALE DIANA		503 PERKINS DR	FRANKLIN	TN	37064
501 PERKINS DR	ADAIR KEVIN	ADAIR TAMMY	501 PERKINS DR	FRANKLIN	TN	37064
425 PERKINS DR	SWEENEY LAVERNE		3183 BOYD MILL AVE	FRANKLIN	TN	37064
105 PARTNERSHIP CIR	DEMUMBRAN TERESA GAIL		105 PARTNERSHIP CIR	FRANKLIN	TN	37064
107 PARTNERSHIP CIR	HARRIS BARRY	HARRIS IDA	107 PARTNERSHIP CIR	FRANKLIN	TN	37064
106 PARTNERSHIP CIR	JENKINS ARRITA		106 PARTNERSHIP CIR	FRANKLIN	TN	37064
100 PARTNERSHIP CIR	MURDIC DEBORAH	MURDIC THOMAS	100 PARTNERSHIP CIR	FRANKLIN	TN	37064

AMELIA PARK PUD SUBDIVISION, FINAL PLAT, SECTION 1, REV 1
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 01/22/15



Project Information
 Base Zoning: Specific Development-Residential (SD-R)
 Existing Land Use: Vacant
 Proposed Land Use: Detached Residential
 Character Area: SWCO-2
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 8.88 acres
 Amount of ROW dedicated: 0.51 acres

- | | |
|--|---------------------------------------|
| Amelia Park 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 Historic Core Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



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 2014. All rights reserved.

Engineering - Final Plat Checklist

General Comments

1. 0. General Information

- Any unposted sureties associated with this development from site plan(s) 2704 shall be transferred to this final plat as a condition of approval. This comment to remain open until sureties are posted.

Planning

[20130368_2015-1-5_Final Plat - Section 1 - Revision 1.pdf](#)

2. Plat Note

- The applicant shall record revision under both sections with the County, since the revisions shown cover two different previously recorded plats.

[Amelia Park, PUD Subdivision, Final Plat, Section 1, Revision 1 - submittal 002.pdf](#)

3. Affidavits

- The applicant shall update the cover sheet, and site data table on all applicable sheets, to reflect the current ownership of the property, and should update the owner's POC name to be listed the same as the provided owner affidavit (POC should read "James M Williams").

L:\Projects\2013\20130368\dwg\20130368-2014-12-15_Final Plat - Section 1 - Revision 1.dwg-SHEET 1 Jan 05, 2015 - 1:36pm zdavis

NOTES:

1. SECTION 1, LOTS 148, 149 AND 164, AND SECTION 2, LOT 165 ARE BEING REPLATED TO DEDICATE RIGHT OF WAY.
2. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES LOTS 148, 149 AND 164 OF AMELIA PARK, PUD SUBDIVISION, SECTION 1 AS RECORDED IN PLAT BOOK P59, PAGE 39, ROWC, AND LOT 165 OF AMELIA PARK, PUD SUBDIVISION, SECTION 2 AS RECORDED IN PLAT BOOK P59, PAGE 128, ROWC.
3. EXISTING BASE ZONING: SD-R (RESIDENTIAL VARIETY)
CHARACTER AREA OVERLAY: SWCO-2 (SEWARD HALL)
DEVELOPMENT AREA STANDARD: CONVENTIONAL
4. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47187C0220F, DATED SEPTEMBER 29, 2008.
5. THIS PROPERTY CAN BE FOUND ON WILLIAMSON COUNTY TAX MAP 80 AND IS KNOWN AS PARCELS 31 AND 31.01.
6. OWNER/ SUBDIVIDER: PULTE HOME CORPORATION
ADDRESS: 370 MALLORY STATION RD, SUITE 500
FRANKLIN, TENNESSEE 37067
PHONE NO.: 615-794-1901
P.O.C.: MATTHEW SCRIVENER (Matthew.Scrivener@PulteGroup.com)
7. SURVEYOR: LITTLEJOHN ENGINEERING ASSOCIATES, INC.
ADDRESS: 1935 21ST AVE. SOUTH
NASHVILLE, TENNESSEE 37212
PHONE NO.: OFFICE 615-385-4144 FAX 615-385-4020
P.O.C.: ROBERT SEARSON (rsearson@leanc.com)
8. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
9. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF M.T.E.M.C.
10. NO DOCUMENTATION HAS BEEN FOUND PERTAINING TO MINERAL RIGHTS TO THE PROPERTY.
11. OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER OR BY APPROPRIATE FEDERAL OR STATE PERMITS.
13. ALL STREAMSIDE BUFFERS SHALL BE PLACED IN OPEN SPACE LOTS TO BE MAINTAINED BY THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION.
14. ANY SIDE ELEVATION VISIBLE FROM A STREET SHALL HAVE THE SAME DEGREE OF ARCHITECTURAL DETAILING AS THE FRONT FACADE.
15. GARAGES SHALL MEET CITY OF FRANKLIN STANDARDS.
16. THERE SHALL BE A MINIMUM OF 10' BETWEEN BUILDINGS ON ADJACENT LOTS.
17. LOT 148 IS REQUIRED TO BE ACCESSED FROM MARKET STREET.
18. FEES-IN-LIEU OF PARKLAND DEDICATION:
150 LOTS (AMELIA PARK) - 92 LOTS (REUNION PUD) = 58 LOTS
(35 LOTS X 1,200 SQFT) + (23 LOTS X 600 SQFT) =
42,000 SQFT + 13,800 SQFT =
55,800 SQFT FOR FEES-IN-LIEU OF PARKLAND DEDICATION
19. MILCROFTON UTILITY DISTRICT (MILCROFTON) HAS UNRESTRICTED ACCESS TO ITS WATER LINES AND WATER SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE WATER LINE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A MILCROFTON EASEMENT, MILCROFTON SHALL HAVE THE RIGHT TO REMOVE SUCH LANDSCAPING, FENCING OR OTHER STRUCTURE WITHIN THE EASEMENT AS MAY BE NECESSARY FOR MILCROFTON TO REPAIR, MAINTAIN, OR REPLACE ITS LINES, VALVES, APPLIANCES, FITTINGS OR OTHER WATER FACILITIES WHICH ARE NOW OR IN THE FUTURE WHICH MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM DECLARANT OR SUBSEQUENT PROPERTY OWNERS. DECLARANT OR ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING OR OTHER STRUCTURES REMOVED OR DISTURBED BY MILCROFTON AT THE DECLARANT'S OR ASSOCIATION'S EXPENSE IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE DECLARANT OR ASSOCIATION. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY MILCROFTON AT THE HOMEOWNER'S EXPENSE ON THE HOMEOWNER'S LOT.
20. THE PARKING LOT SHOWN ON LOT 148 IS TEMPORARY AND SHALL BE REMOVED PRIOR TO THIS LOT BEING SOLD AS A SINGLE FAMILY RESIDENTIAL LOT.
21. THE CITY OF FRANKLIN IS TO BE RESPONSIBLE FOR SIGN RELOCATION IF IMPACTED BY FUTURE ROAD WIDENING OF CLOVERCROFT ROAD.

LEGEND

PARCEL NO.	()	GAS LINE	— G —
LOT NUMBER	(00)	OVERHEAD LINE	— OH —
STREET ADDRESS	000	FENCE	— X — X —
IRON ROD (SET)	⊙	PROPOSED STREET LIGHT	⊕
CONC MON (SET)	⊠ MON(N)	PROPOSED SIDEWALK	□
PROPERTY LINE	— — — — —	PROPOSED FIRE HYDRANT	⊕ FH
CORPORATE LIMIT LINE	⊠ ⊠ ⊠ ⊠ ⊠ ⊠	PROPOSED STORM STRUCTURE	⊠
WATER VALVE	⊕ W	PROPOSED MANHOLE	⊕
GUY WIRE	— X —	PROPOSED ELECTRIC POLE	⊕
LIGHT POLE	⊕	PROPOSED SANITARY SEWER LINE	— SA —
ELECTRIC POLE	⊕	PROPOSED STORM SEWER LINE	— ST —
EXISTING MANHOLE SIGN	⊕	PROPOSED WATER LINE	— W —

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that: (1) the water systems designated in "Amelia Park, PUD Subdivision, Section 1, Revision 1" Subdivision have been installed in accordance with Milcrofton Utility District specifications, or (2) a performance agreement and surety in the amount of \$_____ for the water system has been posted with Milcrofton Utility District to assure completion of such systems.

Supt., Milcrofton Utility District

Date

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that: (1) the sewer systems designated in "Amelia Park, PUD Subdivision, Section 1, Revision 1" 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 of Water Management Department
City of Franklin, TN

Date

CERTIFICATE OF ELECTRIC POWER

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

Middle Tennessee Electric Membership Corporation

Date

CERTIFICATE OF APPROVAL 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 _____, 2013, and this plat has been approved for recording in the Registers Office of Williamson County.

Secretary
Franklin Municipal Planning Commission

Date

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

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

Williamson County Emergency Management Agency

Date

City of Franklin

Date

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I hereby certify that:
(1) the streets, drainage, and sidewalks designated in "Amelia Park, PUD Subdivision, Section 1, Revision 1" Subdivision have been installed in accordance with City specifications, or
(2) a performance agreement and surety in the amount of \$_____ for streets, \$_____ for drainage, and \$_____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department
City of Franklin, Tennessee

Date

CERTIFICATE OF SURVEY

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been or will be placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 10th day of October, 2013.

Robert M. Searson, Tenn. License No. 1666

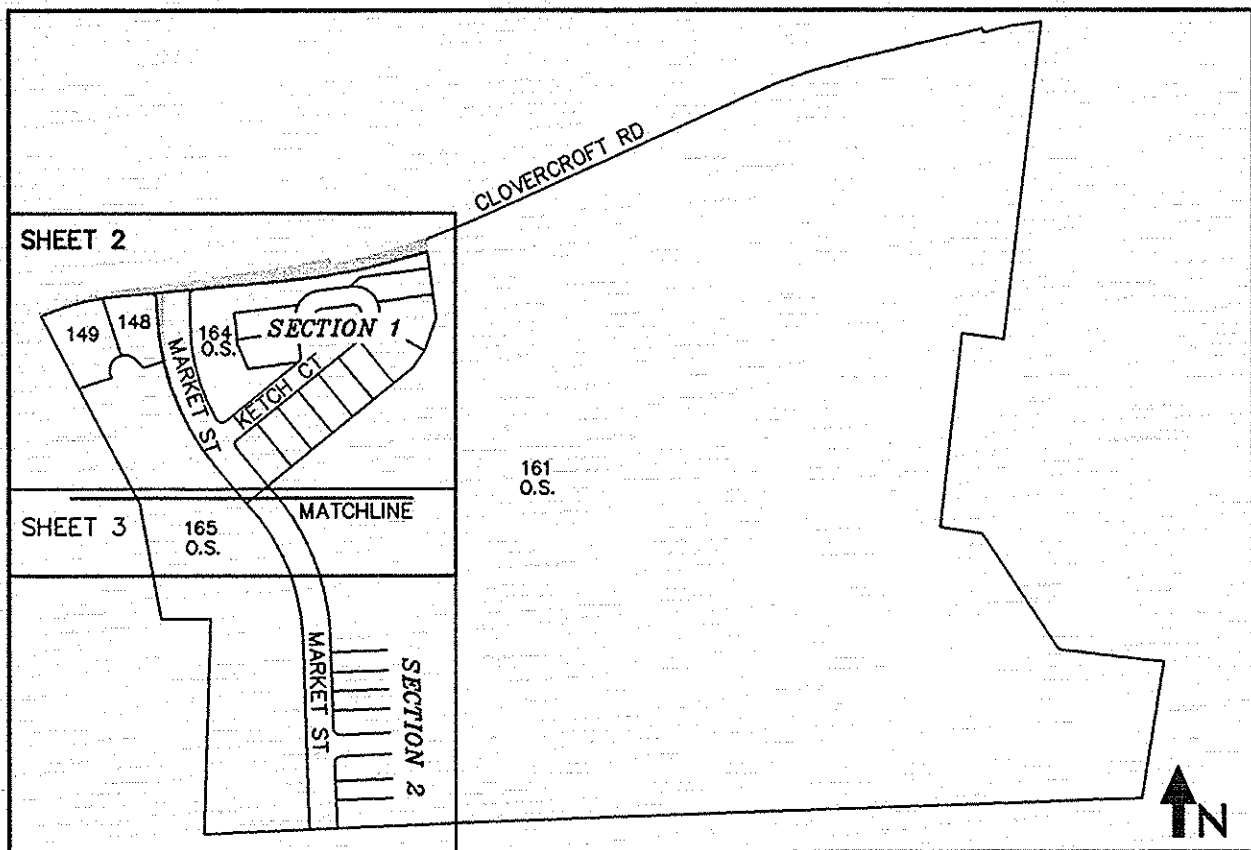
Date

CERTIFICATE OF OWNERSHIP

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 6028, Page 944, 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.

Pulte Home Corporation

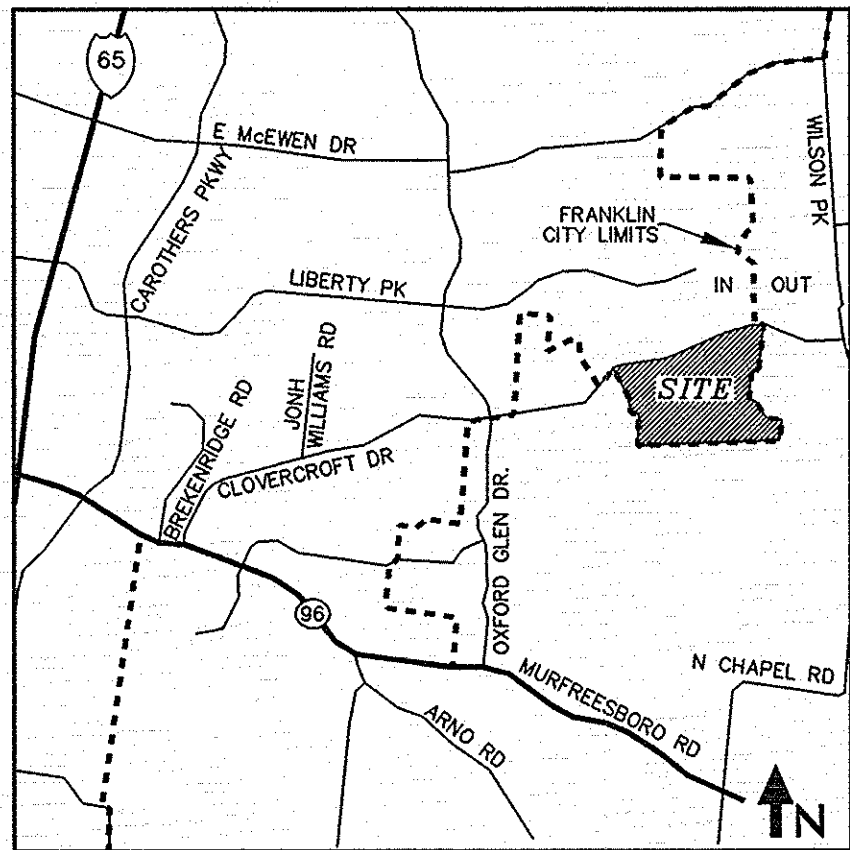
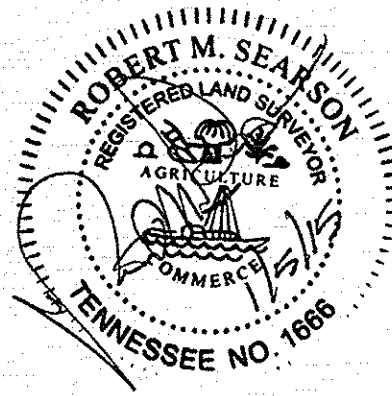
Date



SHEET INDEX
NOT TO SCALE

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.08'	S40°33'31"E
L2	11.38'	N22°27'49"W
L3	30.54'	N47°03'07"E
L4	38.14'	S07°36'34"E
L5	42.37'	S02°46'34"E

AREA SUMMARY		
LOT	SQFT	ACRES
148	16,990	0.39
149	24,281	0.56
164(O.S.)	56,629	1.30
165(O.S.)	266,783	6.12
TOTAL LOT AREA	364,683	8.37
CLOVERCROFT RD ROW DEDICATION	19,597	0.45
MARKET ST ROW DEDICATION	2,447	0.06
ROW DEDICATION	22,044	0.51
TOTAL AREA	386,727	8.88



VICINITY MAP
SCALE: 1" = 3000'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHD BEARING
C1	185.65'	575.00'	18°29'56"	93.64'	184.84'	S75°30'52"W
C2	105.97'	37.00'	164°05'59"	264.94'	73.29'	S57°23'29"W
C3	387.26'	598.41'	37°04'44"	200.68'	380.54'	S21°18'56"E
C4	238.97'	476.54'	28°43'55"	122.05'	236.47'	S15°03'42"E
C5	26.09'	15.00'	99°39'36"	17.77'	22.92'	S79°15'28"E
C6	58.40'	60.00'	55°46'03"	31.75'	56.12'	S54°30'25"W
C7	350.11'	1668.00'	12°01'35"	175.70'	349.47'	N78°45'03"E
C8	13.04'	8.74'	85°27'35"	8.08'	11.87'	S42°02'03"W
C9	20.71'	12.83'	92°27'36"	13.40'	18.53'	N49°00'22"W
C10	152.29'	575.00'	15°10'29"	76.59'	151.84'	S73°51'08"W
C11	33.36'	575.00'	3°19'27"	16.69'	33.36'	S83°06'06"W
C12	37.30'	37.00'	57°45'45"	20.41'	35.74'	N69°26'24"W
C13	68.67'	37.00'	106°20'14"	49.40'	59.23'	S28°30'37"W
C14	105.58'	598.41'	10°06'33"	52.93'	105.44'	S07°49'51"E
C15	281.68'	598.41'	26°58'11"	143.50'	279.09'	S26°22'13"E
C16	315.80'	477.50'	37°53'36"	163.92'	310.08'	N20°54'30"W

DETACHED RESIDENTIAL TREE REQUIREMENT CHART			
LOT	LOT AREA (SQFT)	AGGREGATE CALIPER INCHES	# OF 3" CALIPER CANOPY TREES
148	16,990	12	4
149	24,281	12	4

MINIMUM REQUIRED SETBACKS				
LOT	FRONT	REAR	LEFT SIDE	RIGHT SIDE
145	15' (KETCH COURT)	25'	5'	5'
146	15' (KETCH COURT)	25'	5'	5'
148	40' (CLOVERCROFT ROAD)	25'	15' (MARKET STREET)	5'
149	40' (CLOVERCROFT ROAD)	25'	5'	5'



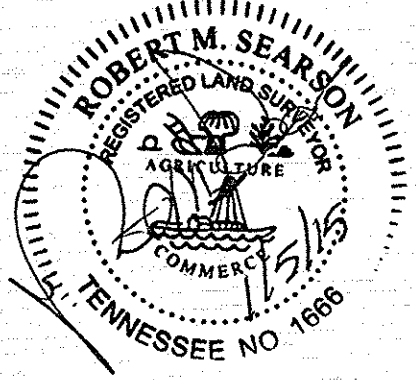
**AMELIA PARK
PUD SUBDIVISION**
REVISION OF SECTION 1, LOTS 148,
149 & 164, & SECTION 2, LOT 165
FINAL PLAT
C.O.F. NO. 5748

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 8.88	TOTAL LOTS: 4
ACRES NEW PUBLIC STREETS: 0	DISTRICT: 14TH
LFT NEW PUBLIC STREETS: 0	CLOSURE ERROR: 1:10000

DATE: 12-15-14
REV: 1-5-15

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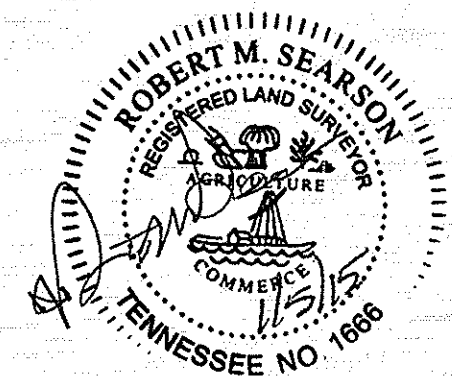
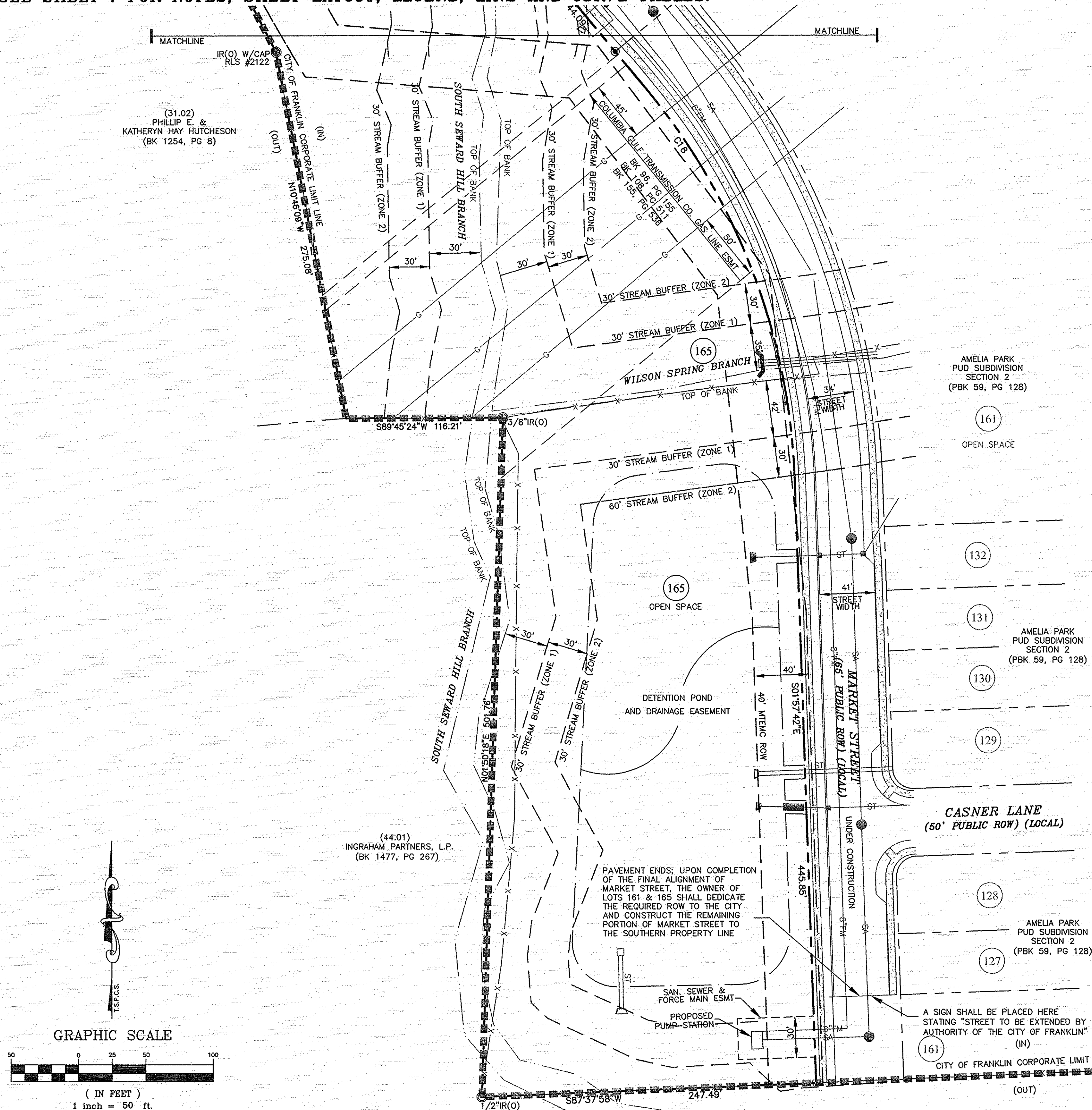


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FRANKLIN, WILLIAMSON COUNTY, TENNESSEE	
TOTAL ACRES: 8.88	TOTAL LOTS: 4
ACRES NEW PUBLIC STREETS: 0	DISTRICT: 14TH
LFT NEW PUBLIC STREETS: 0	CLOSURE ERROR: 1:10000

LEA PROJECT #20130368 SHEET 2 OF 3

SEE SHEET 1 FOR NOTES, SHEET LAYOUT, LEGEND, LINE AND CURVE TABLES.



Littlejohn

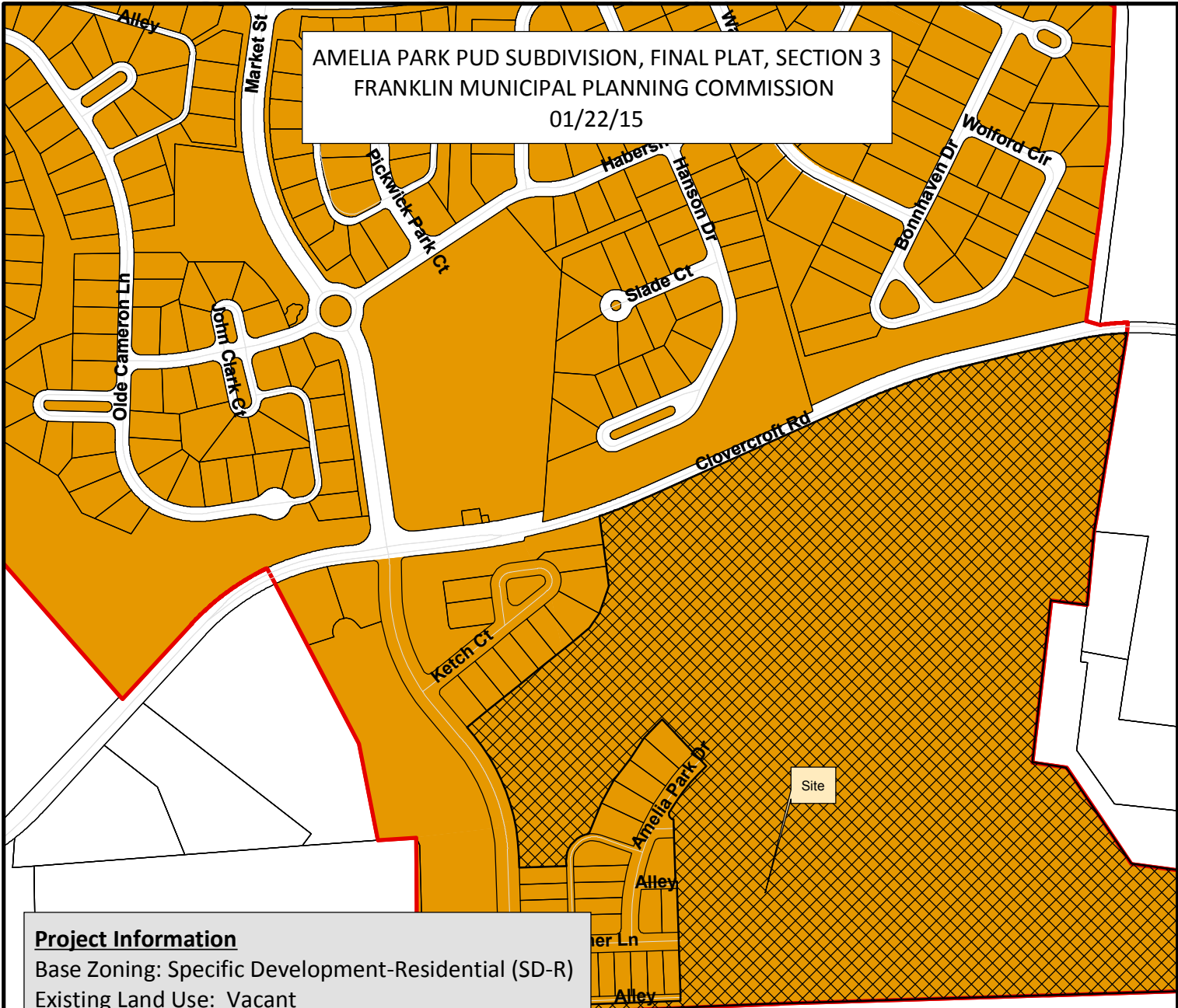
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**AMELIA PARK
PUD SUBDIVISION**
REVISION OF SECTION 1, LOTS 148,
149 & 164, & SECTION 2, LOT 165
FINAL PLAT
C.O.F. NO. 5748
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES:	8.88	TOTAL LOTS:	4
ACRES NEW PUBLIC STREETS:	0	DISTRICT:	14TH
LFT NEW PUBLIC STREETS:	0	CLOSURE ERROR:	1:10000

DATE: 12-15-14
REV: 1-5-15

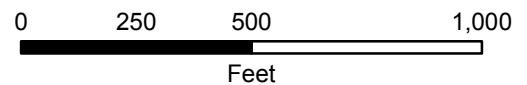
AMELIA PARK PUD SUBDIVISION, FINAL PLAT, SECTION 3
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 01/22/15



Project Information
 Base Zoning: Specific Development-Residential (SD-R)
 Existing Land Use: Vacant
 Proposed Land Use: Detached Residential
 Character Area: SWCO-2
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 53.02 acres
 Proposed Lots: 37 buildable lots and 6 open space lots

Parcels selection 2

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



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

Engineering - Final Plat Checklist

General Comments

1. 0. General Information

- This comment to remain open. Any unposted sureties associated with this development from site plan(s) 5750 shall be transferred to this final plat as a condition of approval.

Sureties to be posted in the amount of:

- I. City Water: \$212,000
- II. City Sewer: \$278,000
- III. Streets (including private streets): \$684,000
- V. Sidewalks: \$160,000
- VI. Drainage: \$281,000
- VII. Green Infrastructure: \$130,000

[20130368_2015-1-5_Final Plat_Section 3.pdf](#)

2. C. Final Plat

- The applicant shall revise sidewalk ramp locations to become continuous extensions of the mid-block alignments across intersections (do not wrap crossing locations around corner radii). See site plan issue.

Planning

General Comments

3. Site Plan approval prior to recording

- This plat may not be recorded until the associated site plan is fully approved through Post-PC. (Site Plan COF #5750)

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NOTES:

1. THE PURPOSE OF THIS PLAT IS TO DEDICATE RIGHT OF WAY AND CREATE 43 LOTS (37 BUILDABLE LOTS & 6 OPEN SPACE LOTS) AND IS A RESUBDIVISION OF LOT 161.
2. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES LOT 161 OF AMELIA PARK PUD SUBDIVISION, SECTION 2 AS RECORDED IN PLAT BOOK 59 PAGE 128A REGISTER'S OFFICE OF WILLIAMSON COUNTY (ROWC).
3. EXISTING BASE ZONING: SD-R (RESIDENTIAL VARIETY)
CHARACTER AREA OVERLAY: SWCO-2 (SEWARD HALL)
DEVELOPMENT AREA STANDARD: CONVENTIONAL
4. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47187C0220F, DATED SEPTEMBER 29, 2006.
5. THIS PROPERTY CAN BE FOUND ON WILLIAMSON COUNTY TAX MAP 80 AND IS KNOWN AS PARCELS 31 AND 31.01.
6. OWNER/ SUBDIVIDER: PULTE GROUP INC.
ADDRESS: 370 MALORY STATION RD., SUITE 500
FRANKLIN, TENNESSEE 37067
PHONE NO.: 615-794-1901
P.O.C.: MATTHEW WILLIAMS (Matthew.Williams@PulteGroup.com)
7. SURVEYOR: LITTLEJOHN ENGINEERING ASSOCIATES, INC.
ADDRESS: 1935 21ST AVE. SOUTH
NASHVILLE, TENNESSEE 37212
PHONE NO.: OFFICE 615-385-4144 FAX 615-385-4020
P.O.C.: ROBERT SEARSON (rsearson@leainc.com)

8. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
9. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF M.T.E.M.C.
10. NO DOCUMENTATION HAS BEEN FOUND PERTAINING TO MINERAL RIGHTS TO THE PROPERTY.
11. OPEN SPACE LOTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER OR BY APPROPRIATE FEDERAL OR STATE PERMITS.
13. ALL STREAMSIDE BUFFERS SHALL BE PLACED IN OPEN SPACE LOTS TO BE MAINTAINED BY THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION.
14. ANY SIDE ELEVATION VISIBLE FROM A STREET SHALL HAVE THE SAME DEGREE OF ARCHITECTURAL DETAILING AS THE FRONT FACADE.
15. GARAGES SHALL MEET CITY OF FRANKLIN STANDARDS.
16. THERE SHALL BE A MINIMUM OF 10' BETWEEN BUILDINGS ON ADJACENT LOTS.

17. FEES-IN-LIEU OF PARKLAND DEDICATION:
150 LOTS (AMELIA PARK) - 92 LOTS (REUNION PUD) = 58 LOTS
(35 LOTS X 1,200 SQFT) + (23 LOTS X 600 SQFT) =
42,000 SQFT + 13,800 SQFT =
55,800 SQFT FOR FEES-IN-LIEU OF PARKLAND DEDICATION

LEGEND

PARCEL NO.	()	GAS LINE	— G —
LOT NUMBER	(00)	OVERHEAD LINE	— OH —
STREET ADDRESS	000	FENCE	— X — X —
IRON ROD (SET)	⊙	PROPOSED STREET LIGHT	⊙
CONC MON (SET)	⊠ MON(N)	PROPOSED SIDEWALK	—
PROPERTY LINE	—	PROPOSED FIRE HYDRANT	⊙ FH
CORPORATE LIMIT LINE	—	PROPOSED STORM STRUCTURE	⊙
WATER VALVE	⊙	PROPOSED MANHOLE	⊙
GUY WIRE	—	PROPOSED SANITARY SEWER LINE	— SA —
LIGHT POLE	⊙	PROPOSED STORM SEWER LINE	— ST —
ELECTRIC POLE	⊙	PROPOSED WATER LINE	— W —
SIGN	⊙		

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that: (1) the water systems designated in "Amelia Park, PUD Subdivision, Section 3" Subdivision have been installed in accordance with Milcrofton Utility District specifications, or (2) a performance agreement and surety in the amount of \$_____ for the water system has been posted with Milcrofton Utility District to assure completion of such systems.

Supt., Milcrofton Utility District

Date

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that: (1) the sewer systems designated in "Amelia Park, PUD Subdivision, Section 3" 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 of Water Management Department
City of Franklin, TN

Date

CERTIFICATE OF ELECTRIC POWER

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

Middle Tennessee Electric Membership Corporation

Date

18. MILCROFTON UTILITY DISTRICT (MILCROFTON) HAS UNRESTRICTED ACCESS TO ITS WATER LINES AND WATER SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE WATER LINE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A MILCROFTON EASEMENT, MILCROFTON SHALL HAVE THE RIGHT TO REMOVE SUCH LANDSCAPING, FENCING OR OTHER STRUCTURE WITHIN THE EASEMENT AS MAY BE NECESSARY FOR MILCROFTON TO REPAIR, MAINTAIN, OR REPLACE ITS LINES, VALVES, APPLIANCES, FITTINGS OR OTHER WATER FACILITIES WHICH ARE NOW OR IN THE FUTURE WHICH MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM DECLARANT OR SUBSEQUENT PROPERTY OWNERS. DECLARANT OR ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING OR OTHER STRUCTURES REMOVED OR DISTURBED BY MILCROFTON AT THE DECLARANT'S OR ASSOCIATION'S EXPENSE IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE DECLARANT OR ASSOCIATION. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY MILCROFTON AT THE HOMEOWNER'S EXPENSE ON THE HOMEOWNER'S LOT.

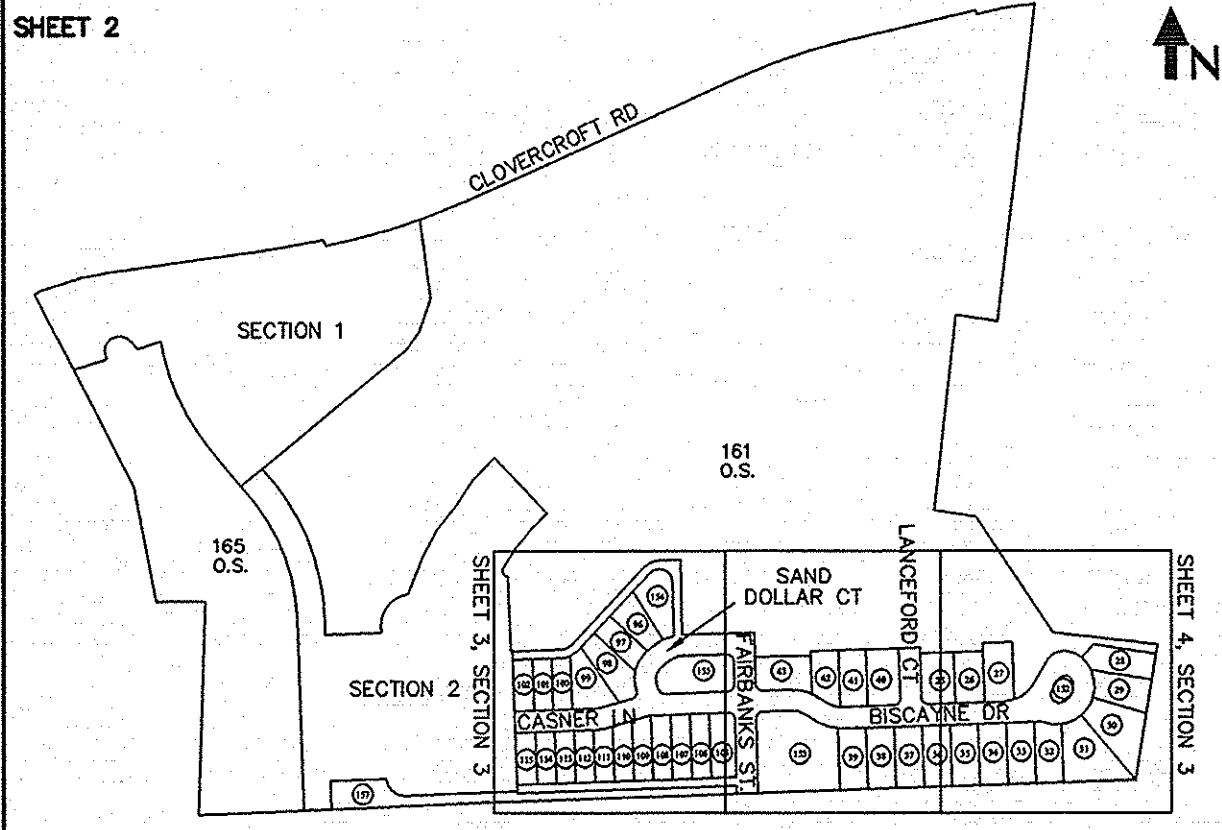
19. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.

20. A REAR YARD FENCE ON LOT 105 SHALL NOT BE LOCATED SO THAT IT COMPROMISES SAFETY BY BLOCKING THE VISIBILITY AT THE ASSOCIATED INTERSECTIONS OR ALLEY CORNERS.

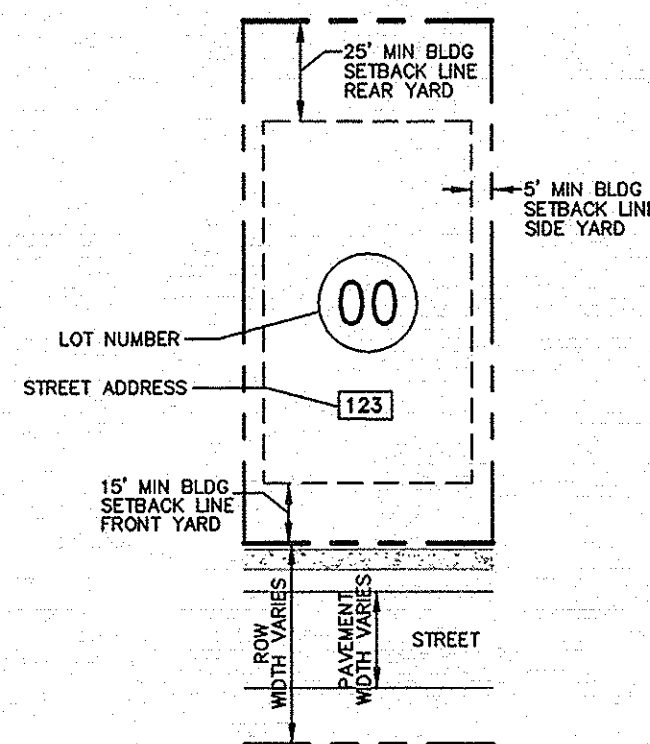
21. GARAGES SHALL EITHER BE BUILT TO THE REAR SETBACK FROM THE ALLEY OR SHALL BE A MINIMUM OF TWENTY FEET FROM THE EDGE OF THE ALLEY PAVEMENT.

22. LOTS SHALL CONFORM TO ALL THE REQUIREMENTS OF THE FRANKLIN ZONING ORDINANCE.

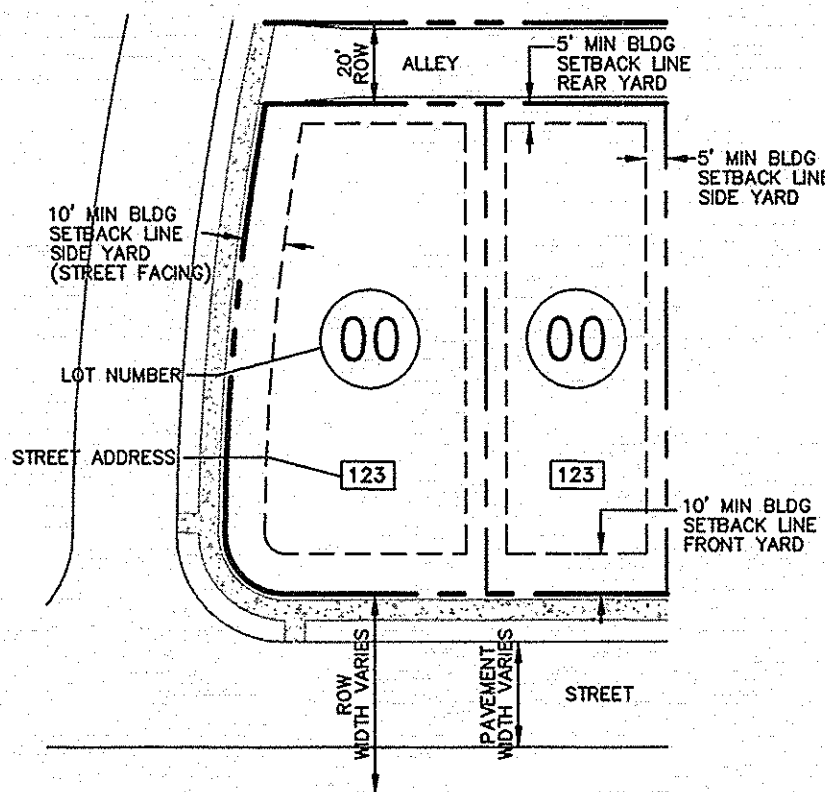
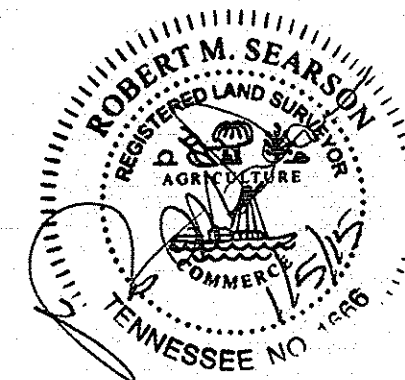
SHEET 2



SHEET INDEX NOT TO SCALE



TYPICAL STREET LOADED LOT NOT TO SCALE



TYPICAL ALLEY LOADED LOT NOT TO SCALE

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 _____, 2014, and this plat has been approved for recording in the Registers Office of Williamson County.

Secretary
Franklin Municipal Planning Commission

Date

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

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

Williamson County Emergency Management Agency

Date

City of Franklin

Date

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I hereby certify that: (1) the streets, drainage, and sidewalks designated in "Amelia Park, PUD Subdivision, Section 3" Subdivision have been installed in accordance with City specifications, or (2) a performance agreement and surety in the amount of \$_____ for streets, \$_____ for drainage, and \$_____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department
City of Franklin, Tennessee

Date

CERTIFICATE OF SURVEY

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been or will be placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 10th day of October, 2013.

Robert M. Searson, Tenn. License No. 1666

Date

CERTIFICATE OF OWNERSHIP

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 6028, Page 944, 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.

Pulte Group Inc.

Date



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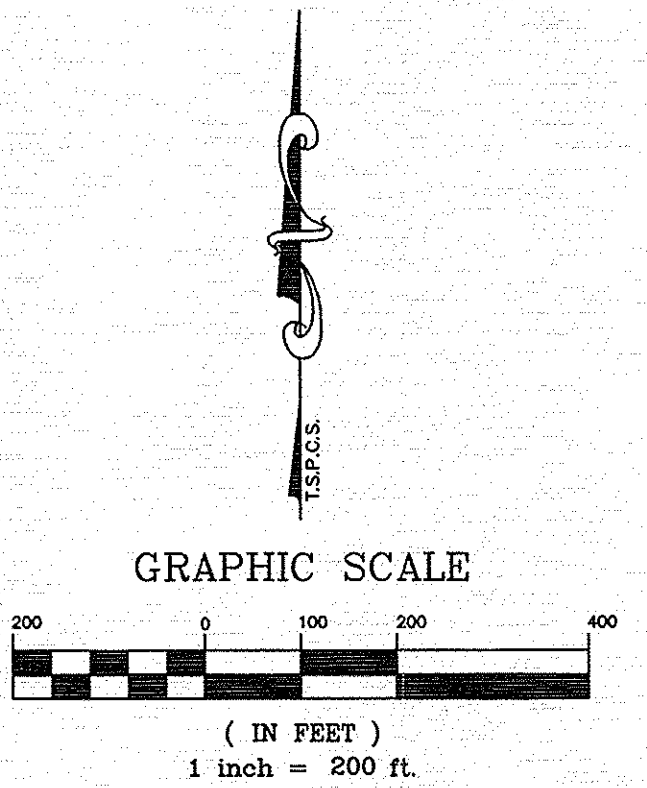
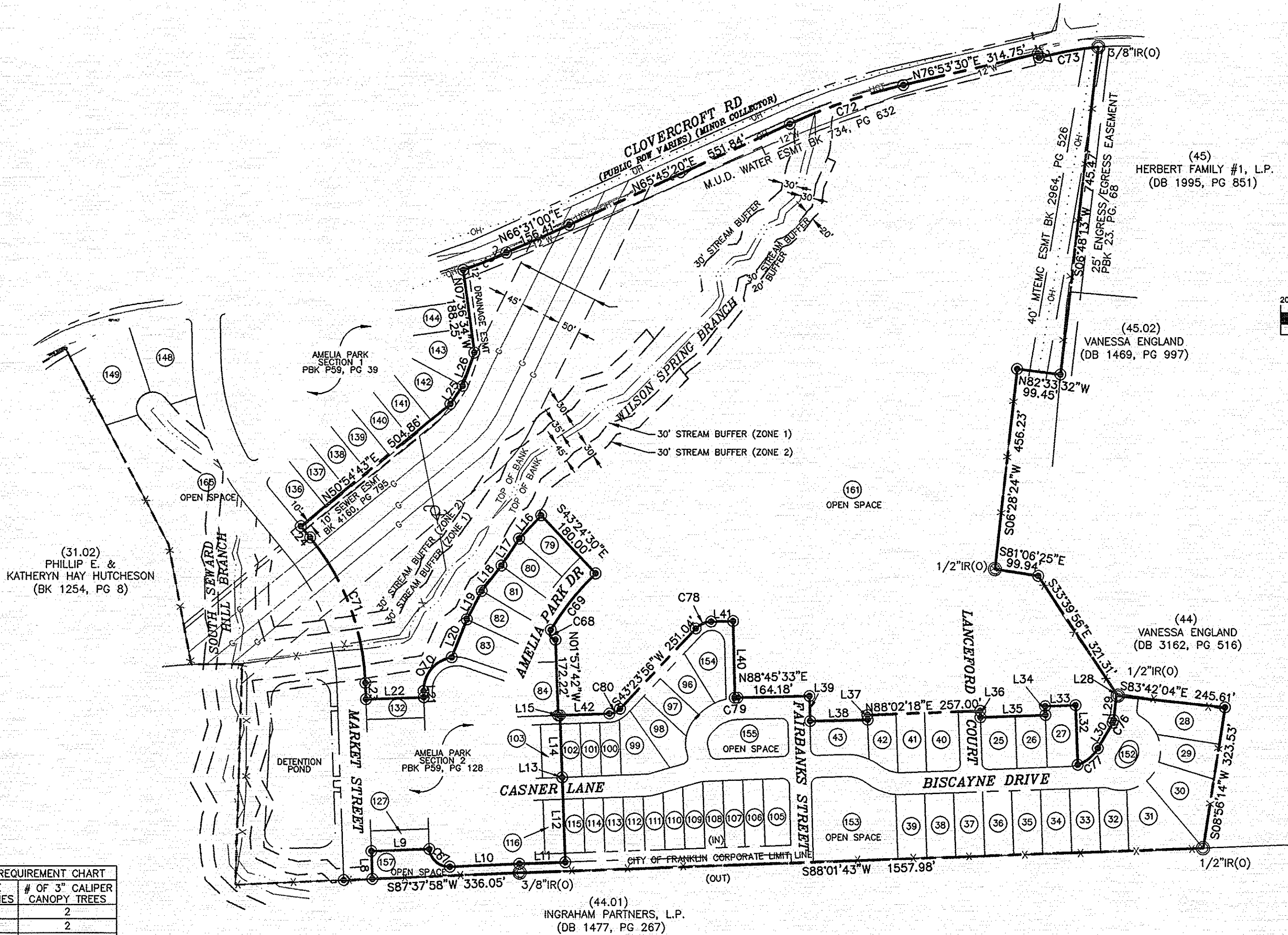
AMELIA PARK PUD SUBDIVISION SECTION 3 FINAL PLAT C.O.F. NO. 5749

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 53.02 TOTAL LOTS: 43
ACRES NEW PUBLIC STREETS: ±3.23 DISTRICT: 14TH
LFT NEW PUBLIC STREETS: ±3.633 CLOSURE ERROR: 1:10000

DATE: 12-15-14
REV: 1-5-15

SEE SHEET 1 FOR NOTES, SHEET LAYOUT, LEGEND, AND SETBACK CHART.



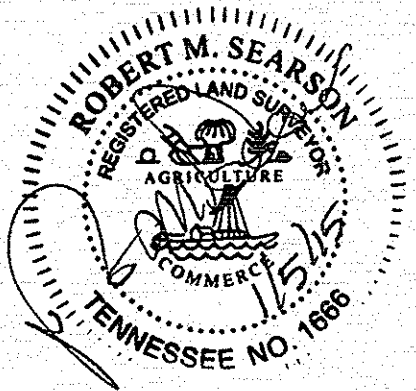
DETACHED RESIDENTIAL TREE REQUIREMENT CHART			
LOT	LOT AREA (SQFT)	AGGREGATE CALIPER INCHES	# OF 3" CALIPER CANOPY TREES
25	9,457	6"	2
26	8,305	6"	2
27	9,657	6"	2
28	14,601	12"	4
29	9,434	6"	2
30	14,968	12"	4
31	16,294	12"	4
32	9,045	6"	2
33	9,553	6"	2
34	9,553	6"	2
35	9,554	6"	2
36	9,555	6"	2
37	9,556	6"	2
38	9,556	6"	2
39	9,562	6"	2
40	10,317	12"	4
41	8,749	6"	2
42	7,834	6"	2
43	10,500	12"	4
96	7,644	6"	2
97	6,783	6"	2
98	9,942	6"	2
99	9,914	6"	2
100	5,525	6"	2
101	5,490	6"	2
102	5,490	6"	2
105	8,995	6"	2
106	8,896	6"	2
107	8,896	6"	2
108	8,896	6"	2
109	6,658	6"	2
110	6,131	6"	2
111	5,660	6"	2
112	5,563	6"	2
113	5,563	6"	2
114	5,563	6"	2
115	5,563	6"	2
TOTAL		252"	84

LINE TABLE		
LINE	LENGTH	BEARING
L8	62.34'	S01°57'42"E
L9	132.17'	N88°02'18"E
L10	158.45'	N87°37'23"E
L11	104.89'	N88°02'18"E
L12	192.00'	N01°57'42"W
L13	0.31'	N88°02'18"E
L14	142.00'	N01°57'42"W
L15	4.01'	N88°02'18"E
L16	72.72'	N43°55'11"E
L17	72.70'	S33°38'43"W
L18	72.70'	N38°09'46"E
L19	72.72'	N27°53'18"E
L20	92.80'	S21°48'22"W
L21	13.97'	S01°57'42"E
L22	132.00'	N88°02'18"E
L23	37.05'	N01°57'42"W
L24	32.91'	N39°51'18"W
L25	49.56'	S34°08'49"W
L26	80.40'	N19°27'38"E
L27	10.00'	S15°47'15"E
L28	5.23'	N33°39'56"W
L29	60.55'	N06°37'43"E
L30	67.41'	N30°17'27"E
L31	27.54'	N08°37'43"E
L32	136.16'	S01°57'42"E
L33	69.21'	S88°02'18"W
L34	20.00'	S01°57'42"E
L35	148.42'	S88°02'18"W
L36	14.62'	N01°57'42"W
L37	10.86'	S01°57'42"E
L38	131.26'	S88°45'33"W
L39	57.28'	N01°14'27"W
L40	174.60'	S01°14'27"E
L41	50.00'	N88°45'33"E
L42	112.65'	N88°02'18"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C67	67.16'	45.00'	85°30'23"	41.60'	61.10'
C68	29.63'	15.00'	113°10'40"	22.74'	25.04'
C69	163.83'	600.00'	15°38'40"	82.43'	163.32'
C70	109.51'	75.00'	83°39'38"	67.13'	100.04'
C71	358.79'	542.50'	37°53'36"	186.23'	352.29'
C72	273.67'	1407.39'	11°08'29"	137.27'	273.24'
C73	137.98'	717.27'	11°01'19"	69.20'	137.77'
C74	64.15'	59.50'	61°46'35"	35.59'	61.09'
C75	22.19'	33.50'	37°57'29"	11.52'	21.79'
C76	6.19'	15.00'	23°39'44"	3.14'	6.15'
C77	60.87'	86.00'	40°33'15"	31.77'	59.61'
C78	39.58'	50.00'	45°21'38"	20.90'	38.56'
C79	5.82'	125.00'	2°40'05"	2.91'	5.82'
C80	27.27'	35.00'	44°38'22"	14.37'	26.58'

AREA		
LOT	SQ. FT.	ACRES
25	9,457	0.22
26	8,305	0.19
27	9,657	0.22
28	14,601	0.34
29	9,434	0.22
30	14,968	0.34
31	16,294	0.37
32	9,045	0.21
33	9,553	0.22
34	9,553	0.22
35	9,554	0.22
36	9,555	0.22
37	9,556	0.22
38	9,556	0.22
39	9,562	0.22
40	10,317	0.24
41	8,749	0.20
42	7,834	0.18
43	10,500	0.24
96	7,644	0.18
97	6,783	0.16
98	9,942	0.23
99	9,914	0.23

AREA		
LOT	SQ. FT.	ACRES
100	5,525	0.13
101	5,490	0.13
102	5,490	0.13
105	8,995	0.21
106	8,896	0.16
107	8,896	0.16
108	8,896	0.16
109	6,658	0.15
110	6,131	0.14
111	5,660	0.13
112	5,563	0.13
113	5,563	0.13
114	5,563	0.13
115	5,563	0.13
152 IOS	2,425	0.06
153 IOS	34,091	0.78
154 FOS	9,930	0.23
155 FOS	15,120	0.35
157 IOS	25,000	0.57
161 IOS	1,770,731	40.65
INFORMAL OPEN SPACE	1,832,247	42.06
FORMAL OPEN SPACE	25,050	0.58
ROW	143,160	3.29
TOTAL	2,317,379	53.02



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**AMELIA PARK
PUD SUBDIVISION
SECTION 3
FINAL PLAT
C.O.F. NO. 5749**

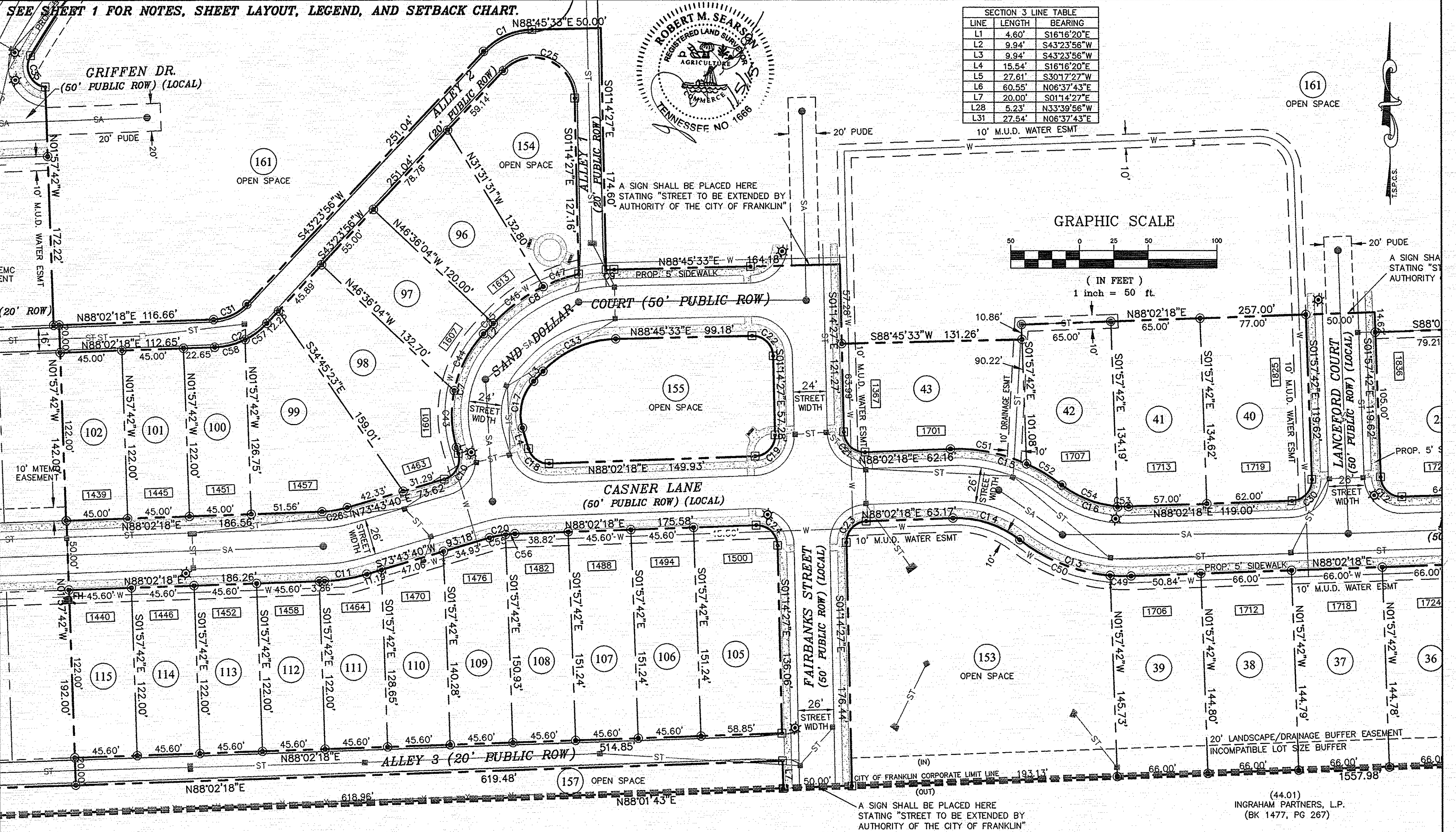
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 53.02 TOTAL LOTS: 43
ACRES NEW PUBLIC STREETS: ±3.23 DISTRICT: 14TH
LFT NEW PUBLIC STREETS: ±3.633 CLOSURE ERROR: 1:10000

DATE: 12-15-14
REV: 1-5-15

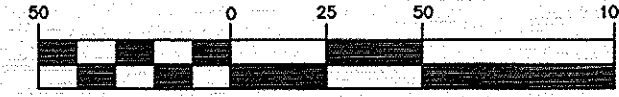
L:\Projects\2013\20130368\dwg\20130368_SHEET 3 Jan 05, 2015 - 2:11pm zdavis

SEE SHEET 1 FOR NOTES, SHEET LAYOUT, LEGEND, AND SETBACK CHART.



SECTION 3 LINE TABLE		
LINE	LENGTH	BEARING
L1	4.60'	S16°16'20"E
L2	9.94'	S43°23'56"W
L3	9.94'	S43°23'56"W
L4	15.54'	S16°16'20"E
L5	27.61'	S30°17'27"W
L6	60.55'	N06°37'43"E
L7	20.00'	S01°14'27"E
L28	5.23'	N33°39'56"W
L31	27.54'	N06°37'43"E

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

SECTION 3 CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHD BEARING
C1	39.58'	50.00'	45°21'38"	20.90'	38.56'	S66°04'44"W
C2	6.19'	15.00'	23°39'44"	3.14'	6.15'	N18°27'35"E
C3	17.70'	15.00'	67°36'26"	10.04'	16.69'	S27°10'30"E
C4	46.86'	19.50'	137°40'39"	50.38'	36.37'	N80°52'13"W
C5	59.09'	40.00'	84°38'41"	36.43'	53.86'	N30°17'27"E
C6	46.86'	19.50'	137°40'39"	50.38'	36.37'	S38°32'53"E
C7	88.52'	85.00'	59°40'16"	48.75'	84.58'	S13°33'48"W
C8	72.96'	125.00'	33°26'25"	37.55'	71.92'	S60°07'08"W
C9	5.82'	125.00'	2°40'05"	2.91'	5.82'	S87°25'31"W
C10	23.56'	15.00'	90°00'00"	15.00'	21.21'	N28°43'40"E
C11	31.22'	125.00'	14°18'38"	15.69'	31.14'	N80°52'59"E
C12	23.56'	15.00'	90°00'00"	15.00'	21.21'	S46°57'42"E
C13	86.73'	125.00'	39°45'11"	45.19'	85.00'	S72°05'06"E
C14	52.04'	75.00'	39°45'11"	27.11'	51.00'	N72°05'06"W
C15	86.73'	125.00'	39°45'11"	45.19'	85.00'	N72°05'06"W
C16	52.04'	75.00'	39°45'11"	27.11'	51.00'	S72°05'06"E
C17	36.45'	35.00'	59°40'16"	20.07'	34.83'	S13°33'48"W
C18	19.82'	15.00'	75°41'22"	11.65'	18.41'	S54°07'01"E
C19	23.37'	15.00'	89°16'45"	14.81'	21.08'	N43°23'56"E
C20	18.73'	75.00'	14°18'38"	9.42'	18.68'	S80°52'59"W
C21	23.75'	15.00'	90°43'15"	15.19'	21.35'	S46°36'04"E
C22	23.56'	15.00'	90°00'00"	15.00'	21.21'	N46°14'27"W
C23	23.37'	15.00'	89°16'45"	14.81'	21.08'	S43°23'56"W
C24	23.75'	15.00'	90°43'15"	15.19'	21.35'	N46°36'04"W

SECTION 3 CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHD BEARING
C25	70.87'	30.00'	135°21'38"	73.08'	55.50'	N68°55'16"W
C26	18.73'	75.00'	14°18'38"	9.42'	18.68'	N80°52'59"E
C27	42.85'	55.00'	44°38'22"	22.58'	41.78'	N65°43'07"E
C28	5.85'	15.00'	22°21'40"	2.96'	5.82'	N80°46'52"W
C29	86.68'	86.00'	57°44'51"	47.42'	83.06'	N59°09'53"E
C30	23.56'	15.00'	90°00'00"	15.00'	21.21'	N43°02'18"E
C31	27.27'	35.00'	44°38'22"	14.37'	26.58'	N65°43'07"E
C33	59.38'	75.00'	45°21'38"	31.34'	57.84'	S66°04'44"W
C34	269.20'	90.00'	171°22'42"	1193.94'	179.49'	N24°42'37"E
C35	29.63'	15.00'	113°10'40"	22.74'	25.04'	S25°38'30"E
C36	163.83'	600.00'	15°38'40"	82.43'	163.32'	S38°46'10"W
C37	358.79'	542.50'	37°53'36"	186.23'	352.29'	N20°54'30"W
C38	67.16'	45.00'	85°30'23"	41.60'	61.10'	S49°37'25"E
C39	109.51'	75.00'	83°39'38"	67.13'	100.04'	S39°52'07"W
C40	105.70'	1643.00'	3°41'09"	52.87'	105.68'	N68°21'35"E
C41	137.98'	717.27'	11°01'19"	69.20'	137.77'	S79°44'25"W
C42	273.67'	1407.39'	11°08'29"	137.27'	273.24'	S71°19'34"W
C43	41.46'	85.00'	27°56'53"	21.15'	41.05'	S02°17'54"E
C44	47.06'	85.00'	31°43'23"	24.15'	46.46'	S27°32'14"W
C45	0.36'	125.00'	0°09'59"	0.18'	0.36'	S43°28'55"W
C46	45.25'	125.00'	20°44'22"	22.87'	45.00'	S53°56'06"W
C47	27.35'	125.00'	12°32'04"	13.73'	27.29'	S70°34'19"W
C49	15.19'	125.00'	6°57'52"	7.61'	15.18'	S88°28'46"E
C50	71.53'	125.00'	32°47'19"	36.78'	70.56'	S68°36'10"E

SECTION 3 CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHD BEARING
C51	56.83'	125.00'	26°02'59"	28.92'	56.34'	N78°56'12"W
C52	29.90'	125.00'	13°42'13"	15.02'	29.83'	N59°03'37"W
C53	8.02'	75.00'	6°07'30"	4.01'	8.01'	S88°53'57"E
C54	44.02'	75.00'	33°37'41"	22.66'	43.39'	S69°01'21"E
C55	11.94'	75.00'	9°07'17"	5.98'	11.93'	S78°17'18"W
C56	6.79'	75.00'	5°11'22"	3.40'	6.79'	S85°26'37"W
C57	19.83'	55.00'	20°39'33"	10.02'	19.72'	N53°43'42"E
C58	23.02'	55.00'	23°58'49"	11.68'	22.85'	N76°02'53"E
C59	60.87'	86.00'	40°33'15"	31.77'	59.61'	N50°34'05"E
C60	25.81'	86.00'	17°11'35"	13.00'	25.71'	N79°26'30"E
C61	2.79'	90.00'	1°46'32"	1.39'	2.79'	N49°05'13"W
C62	57.21'	90.00'	36°25'22"	29.61'	56.25'	N42°46'03"W
C63	65.20'	90.00'	41°30'27"	34.10'	63.78'	N03°48'08"W
C64	51.51'	90.00'	32°47'26"	26.48'	50.81'	N33°20'49"E
C65	50.57'	90.00'	32°11'40"	25.97'	49.91'	N65°50'22"E
C66	44.71'	90.00'	28°27'47"	22.83'	44.25'	S83°49'55"E

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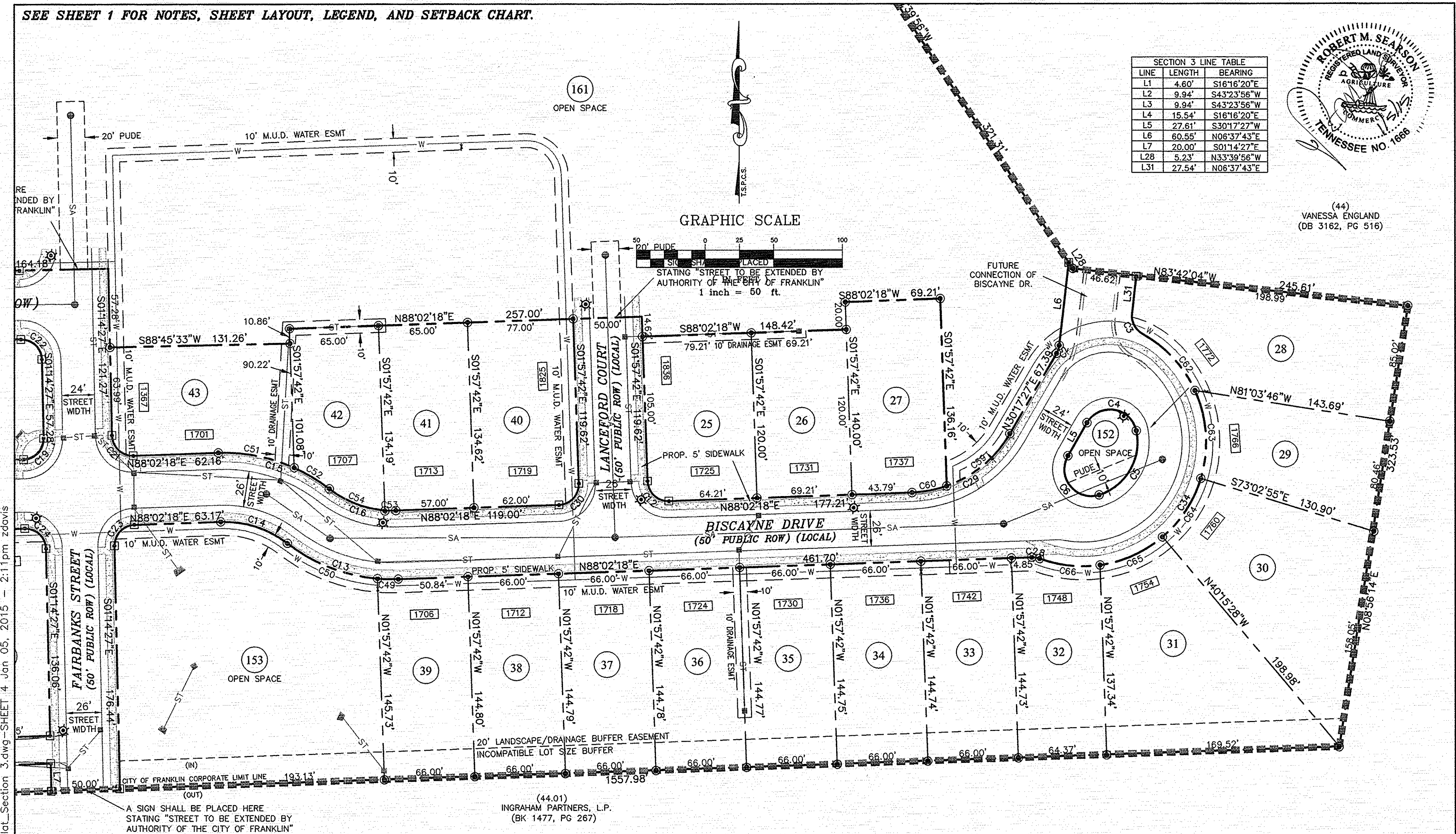
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**AMELIA PARK
PUD SUBDIVISION
SECTION 3
FINAL PLAT
C.O.F. NO. 5749**

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
TOTAL ACRES: 53.02 TOTAL LOTS: 43
ACRES NEW PUBLIC STREETS: ±3.23 DISTRICT: 14TH
LFT NEW PUBLIC STREETS: ±3.633 CLOSURE ERROR: 1:10000

DATE: 12-15-14
REV: 1-5-15

SEE SHEET 1 FOR NOTES, SHEET LAYOUT, LEGEND, AND SETBACK CHART.



SECTION 3 LINE TABLE		
LINE	LENGTH	BEARING
L1	4.60'	S16°16'20"E
L2	9.94'	S43°23'56"W
L3	9.94'	S43°23'56"W
L4	15.54'	S16°16'20"E
L5	27.61'	S30°17'27"W
L6	60.55'	N06°37'43"E
L7	20.00'	S01°14'27"E
L28	5.23'	N33°39'56"W
L31	27.54'	N06°37'43"E



(44)
VANESSA ENGLAND
(DB 3162, PG 516)

SECTION 3 CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHD BEARING
C1	39.58'	50.00'	45°21'38"	20.90'	38.56'	S66°04'44"W
C2	6.19'	15.00'	23°39'44"	3.14'	6.15'	N18°27'35"E
C3	17.70'	15.00'	67°36'26"	10.04'	16.69'	S27°10'30"E
C4	46.86'	19.50'	137°40'39"	50.38'	36.37'	N80°52'13"W
C5	59.09'	40.00'	84°38'41"	36.43'	53.86'	N30°17'27"E
C6	46.86'	19.50'	137°40'39"	50.38'	36.37'	S38°32'53"E
C7	86.52'	85.00'	59°40'16"	48.75'	84.58'	S13°33'48"W
C8	72.96'	125.00'	33°26'25"	37.55'	71.92'	S60°07'08"W
C9	5.82'	125.00'	2°40'05"	2.91'	5.82'	S87°25'31"W
C10	23.56'	15.00'	90°00'00"	15.00'	21.21'	N28°43'40"E
C11	31.22'	125.00'	14°18'38"	15.69'	31.14'	N80°52'59"E
C12	23.56'	15.00'	90°00'00"	15.00'	21.21'	S46°57'42"E
C13	86.73'	125.00'	39°45'11"	45.19'	85.00'	S72°05'06"E
C14	52.04'	75.00'	39°45'11"	27.11'	51.00'	N72°05'06"W
C15	86.73'	125.00'	39°45'11"	45.19'	85.00'	N72°05'06"W
C16	52.04'	75.00'	39°45'11"	27.11'	51.00'	S72°05'06"E
C17	36.45'	35.00'	59°40'16"	20.07'	34.83'	S13°33'48"W
C18	19.82'	15.00'	75°41'22"	11.65'	18.41'	S54°07'01"E
C19	23.37'	15.00'	89°16'45"	14.81'	21.08'	N43°23'56"E
C20	18.73'	75.00'	14°18'38"	9.42'	18.68'	S80°52'59"W
C21	23.75'	15.00'	90°43'15"	15.19'	21.35'	S46°36'04"E
C22	23.56'	15.00'	90°00'00"	15.00'	21.21'	N46°14'27"W
C23	23.37'	15.00'	89°16'45"	14.81'	21.08'	S43°23'56"W
C24	23.75'	15.00'	90°43'15"	15.19'	21.35'	N46°36'04"W

SECTION 3 CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHD BEARING
C25	70.87'	30.00'	135°21'38"	73.08'	55.50'	N68°55'16"W
C26	18.73'	75.00'	14°18'38"	9.42'	18.68'	N80°52'59"E
C27	42.85'	55.00'	44°38'22"	22.58'	41.78'	N65°43'07"E
C28	5.85'	15.00'	22°21'40"	2.96'	5.82'	N80°46'52"W
C29	86.68'	86.00'	57°44'51"	47.42'	83.06'	N59°09'53"E
C30	23.56'	15.00'	90°00'00"	15.00'	21.21'	N43°02'18"E
C31	27.27'	35.00'	44°38'22"	14.37'	26.58'	N65°43'07"E
C33	59.38'	75.00'	45°21'38"	31.34'	57.84'	S66°04'44"W
C34	269.20'	90.00'	171°22'42"	1193.94'	179.49'	N24°42'37"E
C35	29.63'	15.00'	113°10'40"	22.74'	25.04'	S25°38'30"E
C36	163.83'	600.00'	15°38'40"	82.43'	163.32'	S38°46'10"W
C37	358.79'	542.50'	37°53'36"	186.23'	352.29'	N20°54'30"W
C38	67.16'	45.00'	85°30'23"	41.60'	61.10'	S49°37'25"E
C39	109.51'	75.00'	83°39'38"	67.13'	100.04'	S39°52'07"W
C40	105.70'	1643.00'	3°41'09"	52.87'	105.68'	N68°21'35"E
C41	137.98'	717.27'	11°01'19"	69.20'	137.77'	S79°44'25"W
C42	273.67'	1407.39'	11°08'29"	137.27'	273.24'	S71°19'34"W
C43	41.46'	85.00'	27°56'53"	21.15'	41.05'	S02°17'54"E
C44	47.06'	85.00'	31°43'23"	24.15'	46.46'	S27°32'14"W
C45	0.36'	125.00'	0°09'59"	0.18'	0.36'	S43°28'55"W
C46	45.25'	125.00'	20°44'22"	22.87'	45.00'	S53°56'06"W
C47	27.35'	125.00'	12°32'04"	13.73'	27.29'	S70°34'19"W
C49	15.19'	125.00'	6°57'52"	7.61'	15.18'	S88°28'46"E
C50	71.53'	125.00'	32°47'19"	36.78'	70.56'	S68°36'10"E

SECTION 3 CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHD BEARING
C51	56.83'	125.00'	26°02'59"	28.92'	56.34'	N78°56'12"W
C52	29.90'	125.00'	13°42'13"	15.02'	29.83'	N59°03'37"W
C53	8.02'	75.00'	6°07'30"	4.01'	8.01'	S88°53'57"E
C54	44.02'	75.00'	33°37'41"	22.66'	43.39'	S69°01'21"E
C55	11.94'	75.00'	9°07'17"	5.98'	11.93'	S78°17'18"W
C56	6.79'	75.00'	5°11'22"	3.40'	6.79'	S85°26'37"W
C57	19.83'	55.00'	20°39'33"	10.02'	19.72'	N53°43'42"E
C58	23.02'	55.00'	23°58'49"	11.68'	22.85'	N76°02'53"E
C59	60.87'	86.00'	40°33'15"	31.77'	59.61'	N50°34'05"E
C60	25.81'	86.00'	17°11'35"	13.00'	25.71'	N79°26'30"E
C61	2.79'	90.00'	1°46'32"	1.39'	2.79'	N49°05'13"W
C62	57.21'	90.00'	36°25'22"	29.61'	56.25'	N42°46'03"W
C63	65.20'	90.00'	41°30'27"	34.10'	63.78'	N03°48'08"W
C64	51.51'	90.00'	32°47'26"	26.48'	50.81'	N33°20'49"E
C65	50.57'	90.00'	32°11'40"	25.97'	49.91'	N65°50'22"E
C66	44.71'	90.00'	28°27'47"	22.83'	44.25'	S83°49'55"E

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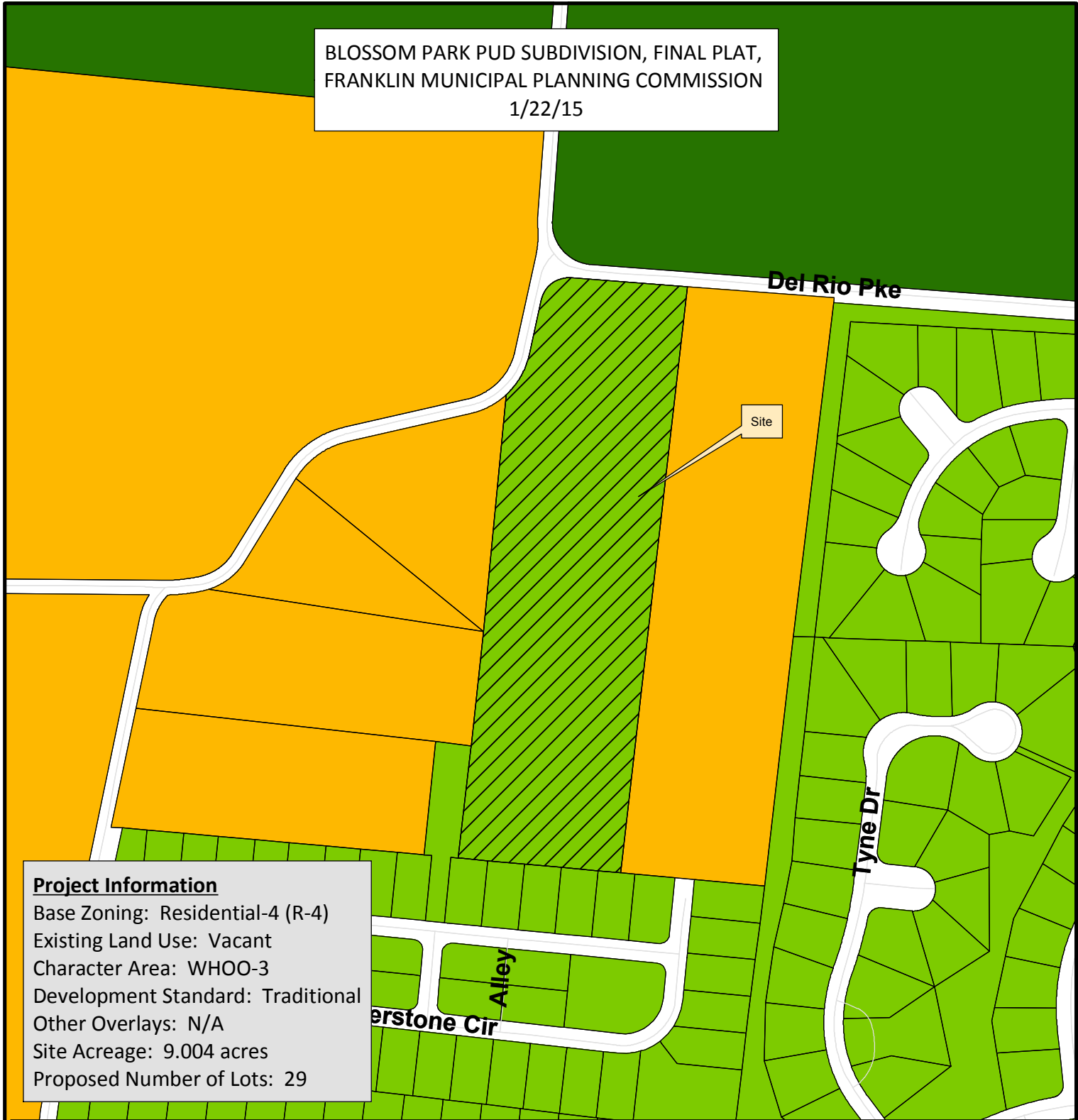
**AMELIA PARK
PUD SUBDIVISION
SECTION 3
FINAL PLAT
C.O.F. NO. 5749**

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 53.02 TOTAL LOTS: 43
ACRES NEW PUBLIC STREETS: ±3.23 DISTRICT: 14TH
LFT NEW PUBLIC STREETS: ±3.633 CLOSURE ERROR: 1:10000

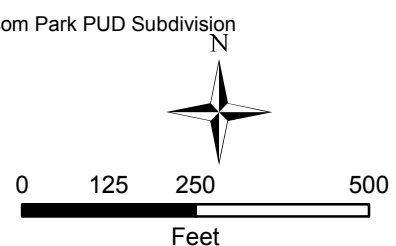
DATE: 12-15-14
REV: 1-5-15

BLOSSOM PARK PUD SUBDIVISION, FINAL PLAT,
FRANKLIN MUNICIPAL PLANNING COMMISSION
1/22/15



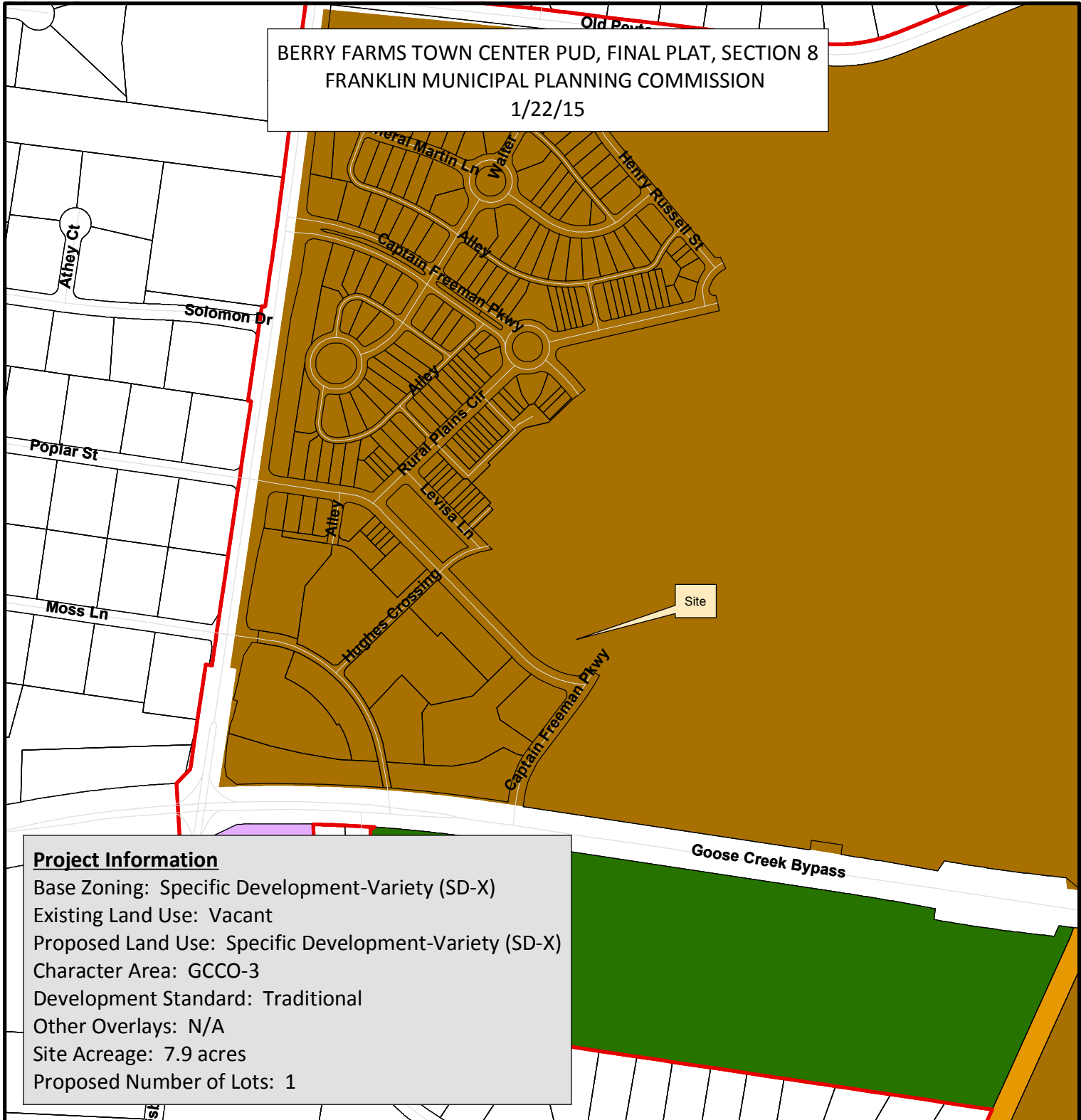
Project Information
 Base Zoning: Residential-4 (R-4)
 Existing Land Use: Vacant
 Character Area: WHOO-3
 Development Standard: Traditional
 Other Overlays: N/A
 Site Acreage: 9.004 acres
 Proposed Number of Lots: 29

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



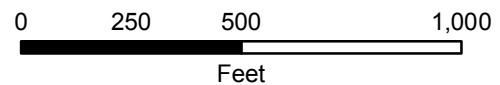
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 The City is not responsible for any errors or omissions contained hereon.
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BERRY FARMS TOWN CENTER PUD, FINAL PLAT, SECTION 8
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 1/22/15



Project Information
 Base Zoning: Specific Development-Variety (SD-X)
 Existing Land Use: Vacant
 Proposed Land Use: Specific Development-Variety (SD-X)
 Character Area: GCCO-3
 Development Standard: Traditional
 Other Overlays: N/A
 Site Acreage: 7.9 acres
 Proposed Number of Lots: 1

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



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CONDITIONS OF APPROVAL:**Engineering - Final Plat Checklist****General Comments****1. 0. General Information**

- This comment must remain open until sureties are posted. Any unposted sureties associated with this development from site plan COF#5744 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

If not previously calculated for this site, sureties for the following to be determined by applicant using currently approved Surety Calculation Tool available on the [Engineering Development Services webpage](#):

- I. City Water: TBD
- II. City Sewer: TBD
- III. Streets (including private streets): TBD
- IV. Street Access (separate surety): TBD
- V. Sidewalks: TBD
- VI. Drainage: TBD
- VII. Green Infrastructure: TBD
- VIII. ITS Elements: TBD

Applicant shall provide the completed excel file with quantities.

Applicant shall be informed that sureties are posted to approved site plans until final plat is approved. Upon final plat approval, any remaining, unposted, sureties will be transferred as a condition of approval. All sureties shall be posted prior to obtaining a building permit.

2. C. Final Plat

- The previous comment "Applicant shall indicate all proposed easements associated with stormwater BMP's" was not completely addressed. The bioretention area must be located in an easement and there must be an access easement provided to the bioretention area. Sewer line "B" must be no less than 10 feet from the boundary of the easement to the center of the sewer line.

3. 0. General Information

- The previous comment "Applicant shall ensure that any modifications to the site plan, which is being reviewed concurrently with this final plat, are reflected on the final plat. The final plat shall match the site plan" until the site plan is approved.

4. C. Final Plat

- Per Note 22 on the Overall Concept Plan, the applicant shall complete and obtain acceptance of the remaining improvements to Lewisburg Pike (generally between Poplar Street and Old Peytonsville Road) prior to obtaining the Certificate of Occupancy for the Grocery store building. The applicant shall use the approved plans to calculate the sureties using the City of Franklin Surety Calculation tool at <http://www.franklinTN.gov/government/engineering/development> and post them with TDOT.

Planning**General Comments****5. Owner affidavit**

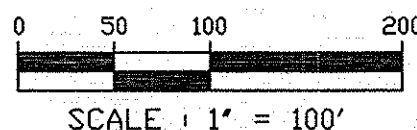
- Applicant shall provide a signed ownership affidavit or signed owner signature block

NOTES:

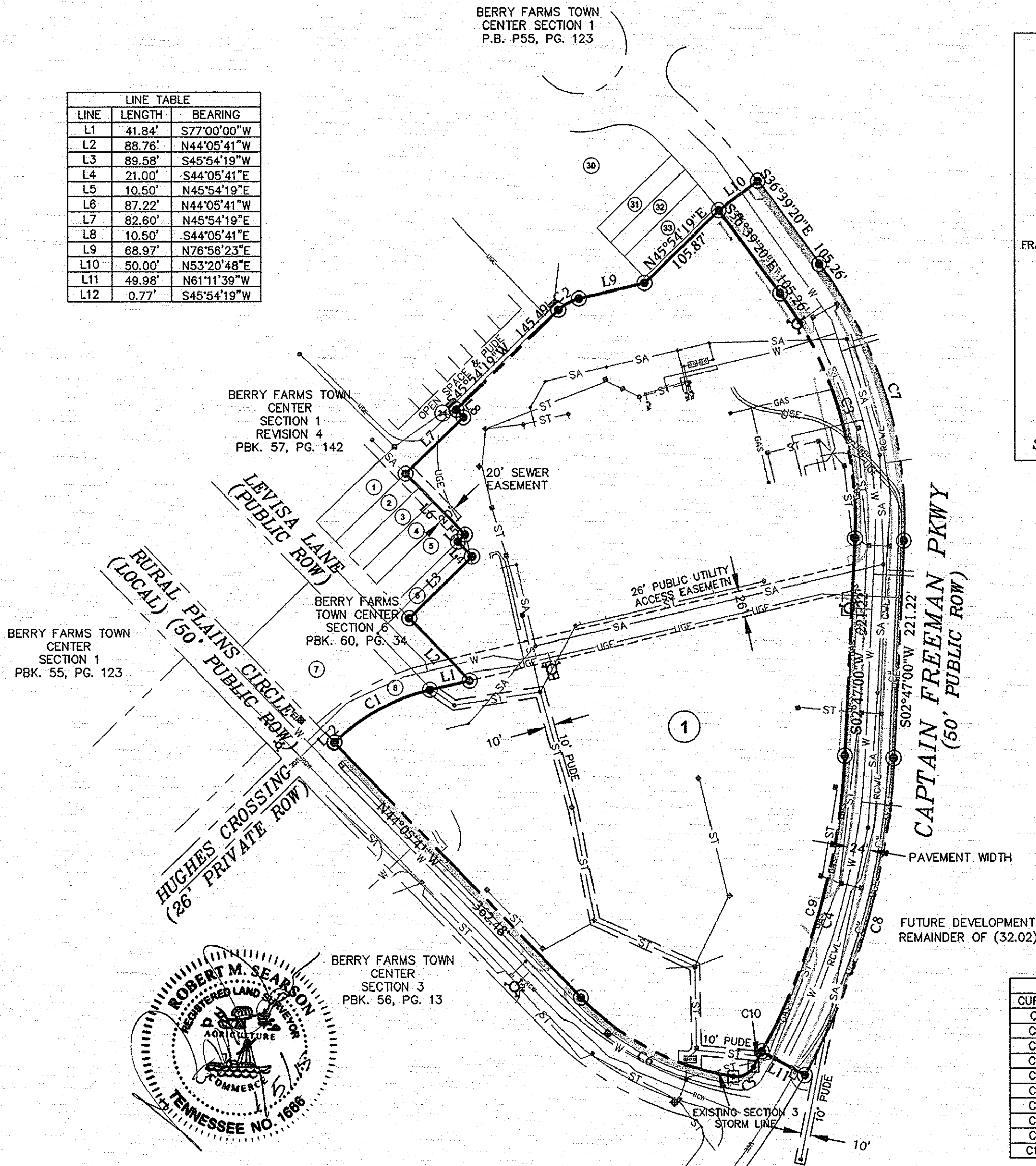
1. THE PURPOSE OF THIS PLAT IS TO DEDICATE RIGHT OF WAY AND CREATE 1 BUILDABLE LOT.
2. EXISTING BASE ZONING: ML (LOCAL MIXED-USE DISTRICT)
CHARACTER AREA OVERLAY: GCCO-3
DEVELOPMENT AREA STANDARD: TRADITIONAL
(SUBJECT TO THE STANDARDS ESTABLISHED IN THE BOMA APPROVED CONCEPT PLAN AND PATTERN BOOK)
3. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006.
4. THIS PROPERTY CAN BE FOUND ON WILLIAMSON COUNTY TAX MAP 106P, GROUP E, AND IS KNOWN AS PARCELS 34 AND TAX MAP 106, PARCEL 32.02.
5. OWNER/ SUBDIVIDER: RURAL PLAINS PARTNERSHIP
ADDRESS: 2000 MERIDIAN BOULEVARD SUITE 250
FRANKLIN, TENNESSEE 37067
PHONE NO.: 615-550-5580
P.O.C.: PHIL FAWCETT (pfawcett@boyle.com)
6. SURVEYOR: LITTLEJOHN ENGINEERING ASSOCIATES, INC.
ADDRESS: 1935 21ST AVE. SOUTH
NASHVILLE, TENNESSEE 37212
PHONE NO.: OFFICE: 615-385-4144 FAX: 615-385-4020
P.O.C.: ROBERT SEARSON (rsearson@leainc.com)
7. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
8. UTILITY AND OTHER PRIVATE EASEMENTS SHOWN MAY BE MODIFIED BY SEPARATE INSTRUMENT WITHOUT RE-RECORDING OF THE FINAL PLAT.
9. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF M.T.E.M.C.
10. ALL SIDEWALKS, TRAILS, PATHS, ETC., LYING OUTSIDE OF PUBLIC RIGHT OF WAY OR PUBLIC ACCESS SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. SIDEWALK LOCATIONS WILL BE PROVIDED WITH THE SITE PLAN FOR EACH LOT.
11. PROJECT GEODETIC REFERENCE NETWORK BASED ON: COORDINATE SYSTEM U.S. STATE PLANE 1983, ZONE 4100; PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM NAVD 88; COMBINED FACTOR = 0.99991825; CONVERGENCE ANGLE = 00°29'18.14463".
12. NO BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS IN THIS SECTION UNTIL THE INDIVIDUAL SITE PLAN HAS BEEN APPROVED.
13. PRIVATE STREETS SHALL ALSO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENT.
14. THE OWNER/SUBDIVIDER, RURAL PLAINS PARTNERSHIP, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.
15. MAINTENANCE OF ALL STORM WATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.

LEGEND

PARCEL NO.	()
LOT NUMBER	00
STREET ADDRESS	000
CONC MONUMENT (OLD)	MON(O)
IRON ROD (SET)	●
CONC MONUMENT (SET)	■
PROPERTY LINE	---
CORPORATE LIMIT LINE	---
FLOODWAY FRINGE	---
FLOODWAY	---
PROPOSED SANITARY SEWER LINE	8"SA
PROPOSED STORM SEWER LINE	ST
UNDERGROUND ELECTRIC	UGE
RECLAIMED WATER LINE	RCWL
PROPOSED WATER LINE	8"W
PROPOSED STREET LIGHT	⊕
PROPOSED FIRE HYDRANT	⊗ PROP FH
PROPOSED WATER VALVE	⊗
PROPOSED STORM STRUCTURE	■
MANHOLE	●
TRANSFORMER	⊕



LINE	LENGTH	BEARING
L1	41.84'	S77°00'00"W
L2	88.76'	N44°05'41"W
L3	89.58'	S45°54'19"W
L4	21.00'	S44°05'41"E
L5	10.50'	N45°54'19"E
L6	87.22'	N44°05'41"W
L7	82.60'	N45°54'19"E
L8	10.50'	S44°05'41"E
L9	68.97'	N76°56'23"E
L10	50.00'	N53°20'48"E
L11	49.98'	N61°11'39"W
L12	0.77'	S45°54'19"W



AREA SUMMARY		
LOT	SQFT	ACRES
1	297,086	6.82
ROW DEDICATION	46,846	1.08
TOTAL AREA	343,932	7.90

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHD BEARING
C1	112.34'	207.00'	31°05'41"	57.59'	110.97'	S61°27'09"W
C2	24.37'	45.00'	31°02'04"	12.49'	24.08'	S61°25'21"W
C3	266.39'	387.00'	39°26'20"	138.71'	261.16'	N16°56'10"W
C4	333.83'	695.90'	27°29'08"	170.19'	330.64'	N16°31'47"E
C5	23.93'	20.00'	68°32'25"	13.63'	22.52'	N64°24'10"E
C6	178.70'	275.00'	37°13'56"	92.63'	175.57'	S62°42'39"E
C7	300.80'	437.00'	39°26'20"	156.64'	294.90'	N16°56'10"W
C8	338.59'	745.51'	26°01'21"	172.27'	335.69'	N15°47'41"E
C9	315.89'	695.90'	26°00'29"	160.71'	313.18'	N15°47'28"E
C10	17.95'	695.90'	1°28'39"	8.97'	17.95'	N29°32'02"E

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:

- (1) the water and sewer systems designated in "Berry Farms Town Center Pud Subdivision Final Plat, Publix - Section 8" Subdivision have been installed in accordance with City specifications, or
- 2) a performance agreement and surety in the amount of \$_____ for the water system and \$_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director Water Management Department
City of Franklin

Date

CERTIFICATE OF ELECTRIC POWER

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

Middle Tennessee Electric Membership Corporation

Date

CERTIFICATE OF APPROVAL 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 _____, 2014, and this plat has been approved for recording in the Registers Office of Williamson County.

Secretary
Franklin Municipal Planning Commission

Date

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

Williamson County Emergency Management Agency

Date

City of Franklin

Date

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I hereby certify that:

- (1) the streets, drainage, and sidewalks designated in "Berry Farms Town Center Pud Subdivision Final Plat, Publix - Section 8" Subdivision have been installed in accordance with City specifications, or
- (2) a performance agreement and surety in the amount of \$_____ for streets, \$_____ for drainage, and \$_____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department
City of Franklin, Tennessee

Date

CERTIFICATE OF SURVEY

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been or will be placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 30th day of December, 2013.

Robert M. Searson, Tenn. License No. 1666

Date

CERTIFICATE OF OWNERSHIP

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 2654, Page 823, 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.

Rural Plains Partnership
Owner

Date

Littlejohn

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

Nashville | Chattanooga | Decatur | Huntsville | Knoxville | Orlando | Phoenix | Tri-Cities

**BERRY FARMS TOWN CENTER
PUD SUBDIVISION
FINAL PLAT
PUBLIX - SECTION 8
C.O.F. NO. 5743**

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES:	7.90	TOTAL LOTS:	1
ACRES NEW PUBLIC STREETS: ±0.56		DISTRICT:	10TH
LFT NEW PUBLIC STREETS: ±937.33		CLOSURE ERROR:	1:10000

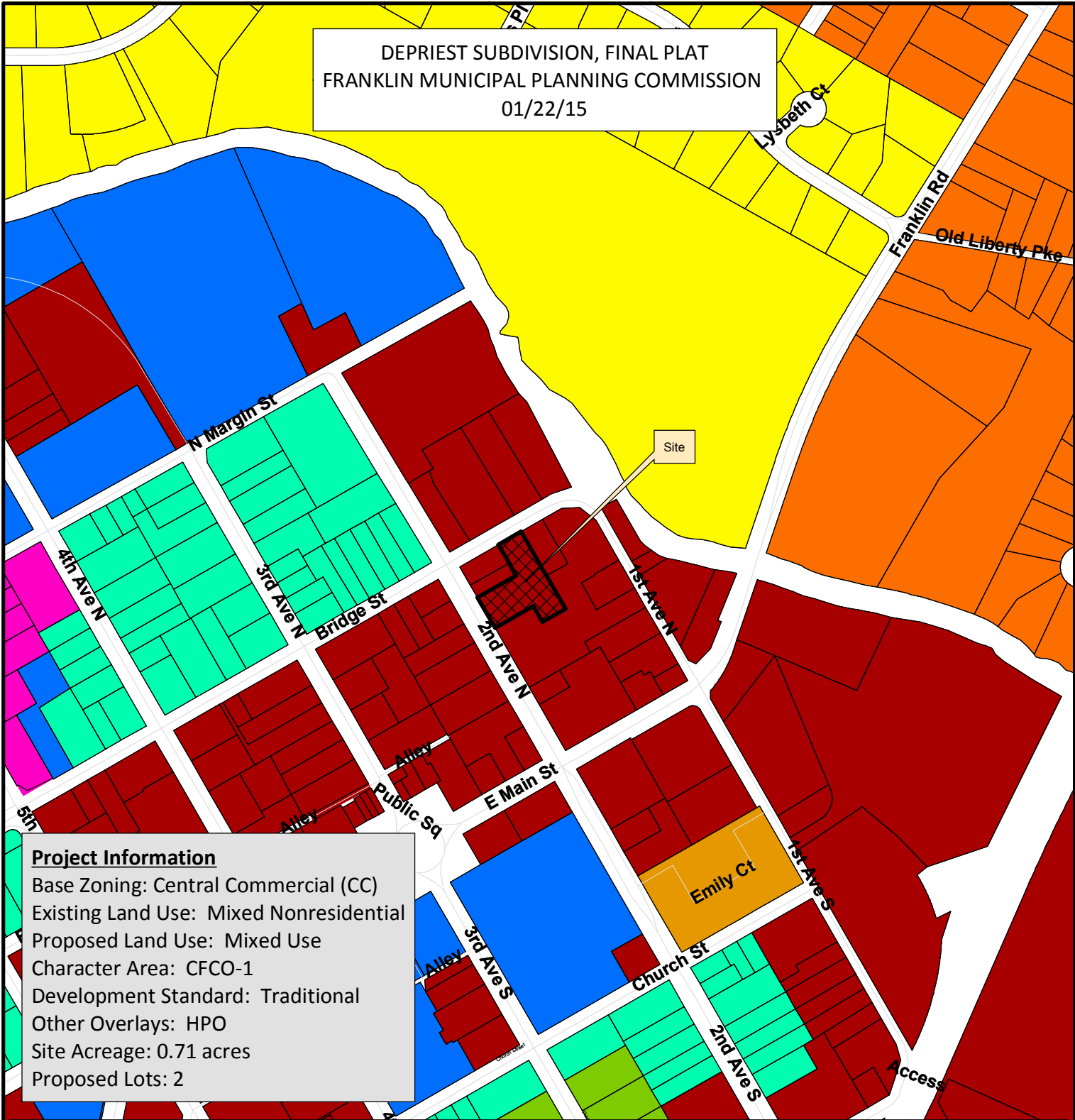
DATE: 12-15-2014

REV: 1-5-2015

LEA PROJECT #20140985

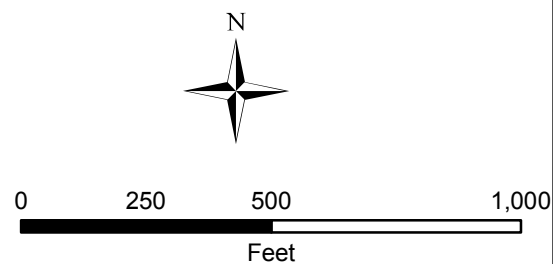
SHEET 1 OF 1

DEPRIEST SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
01/22/15



Project Information
 Base Zoning: Central Commercial (CC)
 Existing Land Use: Mixed Nonresidential
 Proposed Land Use: Mixed Use
 Character Area: CFCO-1
 Development Standard: Traditional
 Other Overlays: HPO
 Site Acreage: 0.71 acres
 Proposed Lots: 2

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



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CONDITIONS OF APPROVAL:

Addressing

General Comments

1. Addressing

- Applicant shall change the address to the business behind 134 2nd Ave North to 138 2nd Ave North. All addresses are required to be on final plats. Contact Lori Jarosz at (615) 550-6728 for any questions or concerns.

Engineering - Final Plat Checklist

General Comments

2. 0. General Information

- Purpose of the plat is to subdivide the lot. No sureties are associated with the plat. This comment to remain open as a reminder to staff.

Planning

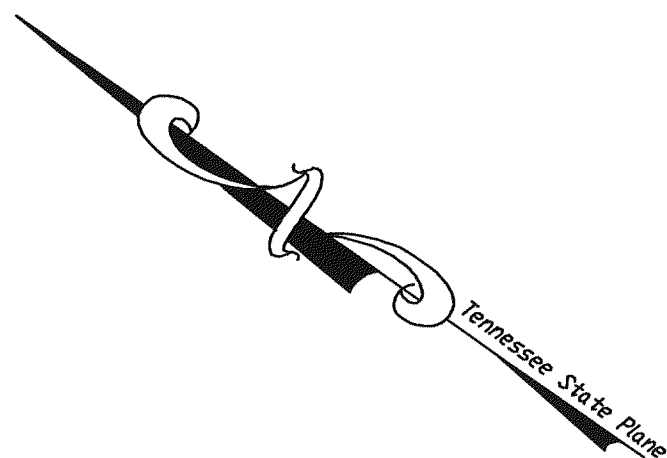
[DePriestSubdivision PLAT.pdf](#)

3. Existing Conditions

- The applicant shall edit note #4 to accurately state that the development standard is "traditional".

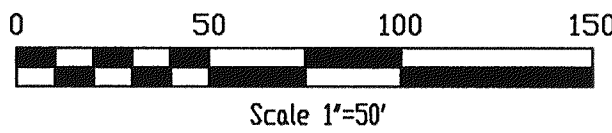
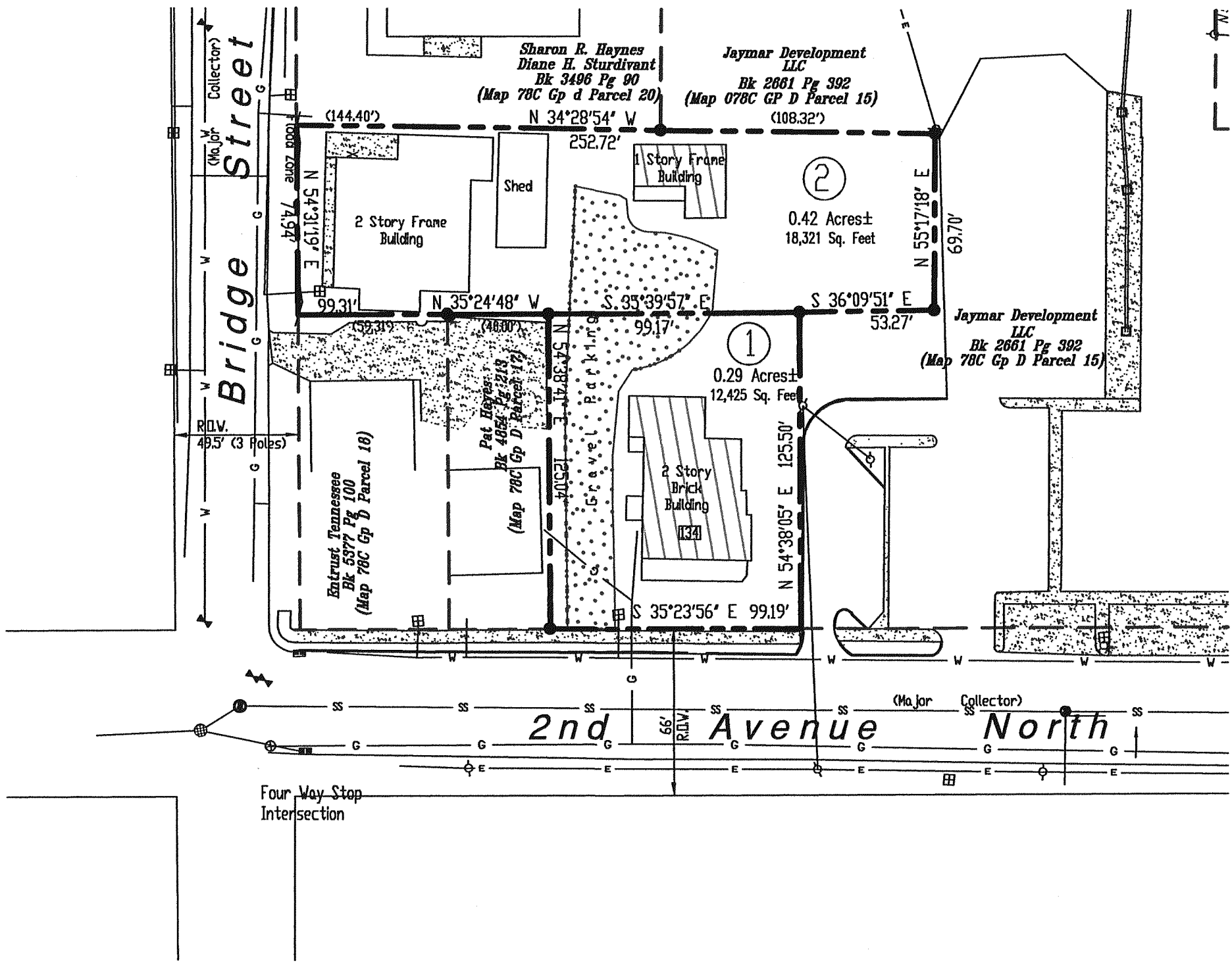


Vicinity Map
not to scale



NOTES:

- BOUNDARY INFORMATION TAKEN FROM A SURVEY BY THIS SURVEYOR DATED 7/31/13.
- SUBJECT PROPERTY OWNERSHIP: DANMARK COMPANY
HILLSBORO ROAD, FRANKLIN TN 37069
BK 271 PG 183 ROWG, TN
MAP 78C GP D PARCEL 16
- SUBJECT PROPERTY IS CURRENTLY ZONE CC - CENTRAL COMMERCIAL DISTRICT
FRONT YARD SETBACK 0-15 FEET
SIDE YARD SETBACK 0-5 FEET
REAR YARD SETBACK 0 FEET
NUMBERS SHOWN AS A RANGE INDICATE A MINIMUM AND MAXIMUM SETBACK.
THE ACTUAL FRONT SETBACK SHALL BE WITHIN 25% OF THE AVERAGE SETBACK ON THE EXISTING BLOCK.
- EXISTING ZONING OVERLAYS: CC - CENTRAL COMMERCIAL DISTRICT
DOWNTOWN FRANKLIN HISTORIC DISTRICT
CHARACTER AREA: CENTRAL FRANKLIN
DEVELOPMENT STANDARD: GENERAL OFFICE
*FLOODWAY FRINGE MAY EXIST ON LOT 2
(TOPOGRAPHIC SURVEY REQUIRED TO VERIFY EXISTENCE)
- THERE SHALL BE A MINIMUM OF 10' BETWEEN BUILDINGS.
- FLOOD INFORMATION TAKEN FROM FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 47187C0211F REVISED SEPTEMBER 29, 2006.
- BEARINGS REFERENCED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM.
- ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS OF MARKINGS PROVIDED BY THE TENNESSEE ONE CALL SYSTEM. THIS SURVEYOR DID NOT PHYSICALLY LOCATE ANY UNDERGROUND UTILITIES SHOWN ON THE FACE OF DRAWING. NO RELIANCE SHOULD BE MADE AS TO SIZE AND TYPE OF UTILITY REPORTED, OR THAT ALL SUCH UTILITIES AS MAY EXIST HAVE BEEN SHOWN.
- ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
- THIS PLAT REQUESTED BY JAYMAR DEVELOPMENT, LLC
- IRON RODS WILL BE PLACED AT ALL PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
- THE LINEAR ERROR OF CLOSURE DOES NOT EXCEED 1:10,000.
- 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.
- LOTS SHALL CONFORM TO ALL THE REQUIREMENTS OF THE FRANKLIN ZONING ORDINANCE.
- THE PURPOSE OF THIS PLAT IS TO CREATE TWO SEPARATE LOTS FROM THE EXISTING ONE LOT.
- MINERAL RIGHTS APPEAR TO REST WITH OWNER.
- NO UTILITY OR ACCESS EASEMENTS ARE ATTACHED TO THIS PROPERTY, ACCORDING TO SUBJECT DEED OF RECORD.

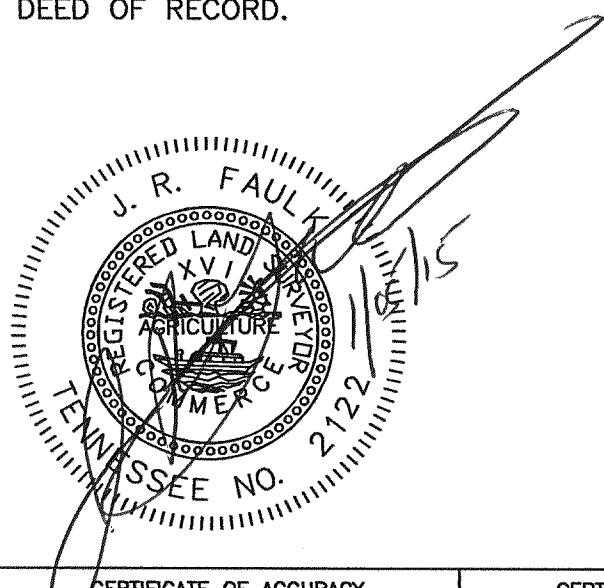


Legend

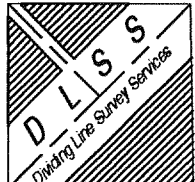
- Old Iron Rod
- New Iron Rod
- ◇ Utility Pole
- Storm Manhole
- Sewer Manhole
- SCI - Single Curb Inlet
- DCI - Double Curb Inlet
- * Street Lamp
- ⤴ Water Valve
- ⊞ Water Meter
- ⦿ Fire Hydrant
- ⦿ Gas Valve

- G ——— Underground Gas Line
- SS ——— Underground Sewer Line
- W ——— Underground Water Line
- E ——— Overhead Utility Lines
- Concrete
- Gravel
- Existing Building

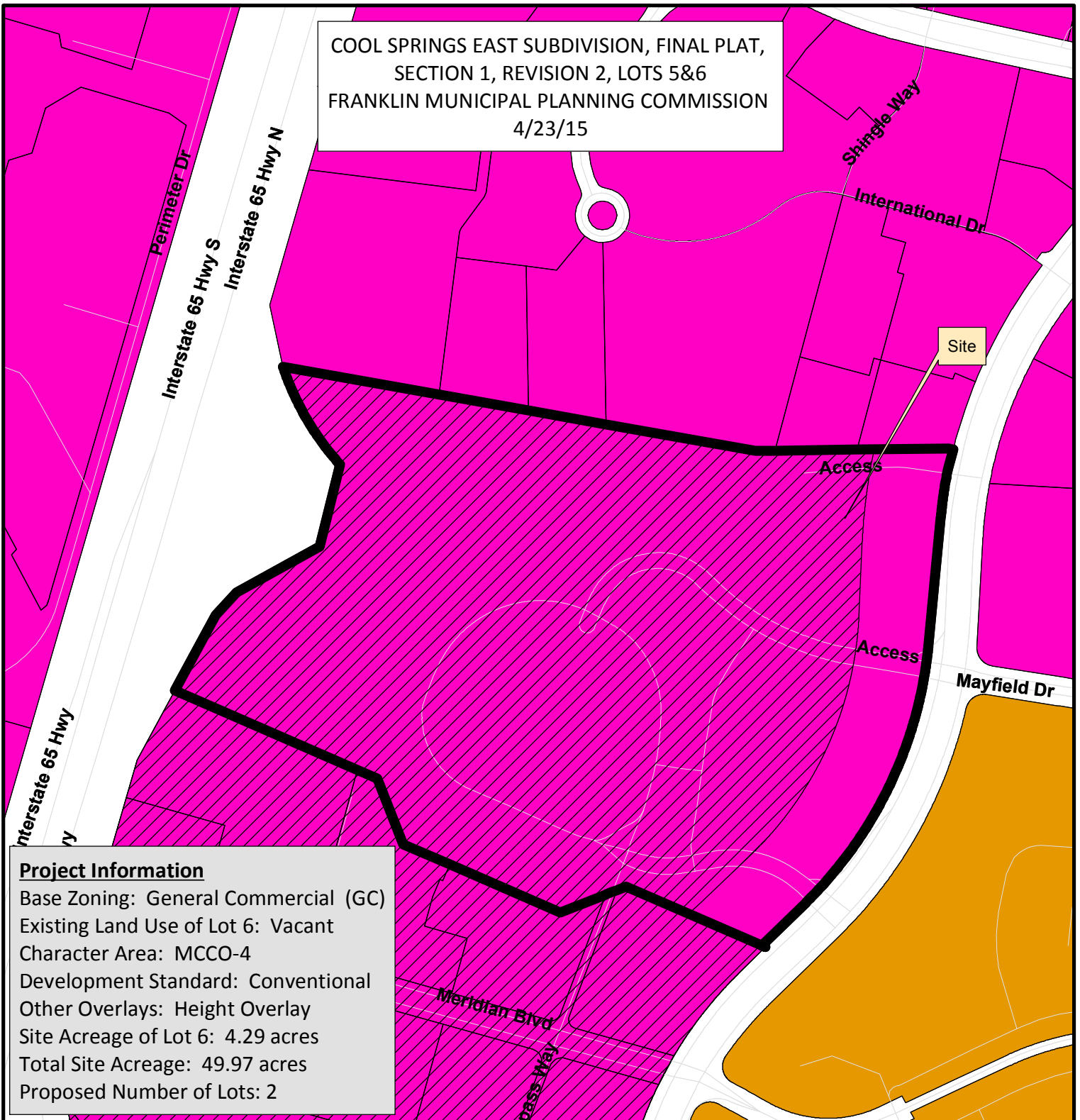
OWNER CONTACT INFORMATION
WILLIAM T. DEPRIEST
PHONE: 615-794-2808



CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS	CERTIFICATE OF ACCURACY	CERTIFICATE OF APPROVAL FOR RECORDING	CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATION OF THE APPROVAL OF STREETS	CERTIFICATE FOR ADDRESSES	CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES
I hereby certify that the following utility systems outlined or indicated on the final subdivision plat entitled "DePriest Subdivision" have been installed in accordance with local and/or state government requirements or that a surety bond has been posted with the Planning Commission to assure completion of all required improvements in case of default. Also, I certify that the hydraulic design criteria specified in Section 5.5 of Williamson County Subdivision Regulations	I hereby certify that the plan shown and described herein is a true and correct survey to the accuracy required by the Williamson County, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the Williamson County Register.	I hereby certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations for Williamson County, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the Williamson County Register.	Undersigned hereby certifies that it is the owner of the property shown and described herein as evidenced in Book 5626, Page 786, R.O.W.G.T., and that undersigned hereby adopts this plan of subdivisions with undersigned's free consent, establishes the minimum building restriction line, and that offers irrevocable dedication for all public streets, utilities and other facilities have been filed as required by these regulations.	I hereby certify: (1) that all streets designated on this final subdivision plat have been installed in an acceptable manner and according to Williamson County Roadway and Drainage Regulations, or (2) that a surety bond has been posted with Planning Commission to assure completion of all required improvements in case of default.	I do hereby certify that the addresses denoted on this final plat are those assigned by the Department of Information Technology (IT).	I do hereby certify that the subdivision name and street names denoted on this final plat have been approved by the Williamson County Emergency Management Agency (EMA).
Date: _____	Date: <u>1/05/15</u> _____ Registered Land Surveyor	Date: _____ BY: _____ VOID IF NOT RECORDED BY: _____ Date: _____	Date: _____ BY: OWNER/DEVELOPER	County Road Superintendent _____ County Engineer _____	Date: _____ IT Department _____ Title _____	Date: _____ EMA Department _____ Title _____

City of Franklin Project # 5758 Revised 1/05/15		
FINAL PLAT DePriest Subdivision CITY OF FRANKLIN 9th CIVIL DISTRICT WILLIAMSON COUNTY, TENNESSEE		
PREPARED FOR: JAYMAR DEVELOPMENT, LLC 135 SOUTHEAST PKY. FRANKLIN, TN. 37604 PHONE (615) 790-2447		
	Dividing Line Survey Services 760 Glenn Baker Road Dickson, TN 37055 PHONE (615) 838-6052 email: jrfaulk@dividingline.biz	
PROJ. 13011	DATE 12/15/14	SHEET 1 OF 1

COOL SPRINGS EAST SUBDIVISION, FINAL PLAT,
SECTION 1, REVISION 2, LOTS 5&6
FRANKLIN MUNICIPAL PLANNING COMMISSION
4/23/15



Project Information

Base Zoning: General Commercial (GC)
Existing Land Use of Lot 6: Vacant
Character Area: MCCO-4
Development Standard: Conventional
Other Overlays: Height Overlay
Site Acreage of Lot 6: 4.29 acres
Total Site Acreage: 49.97 acres
Proposed Number of Lots: 2

Legend

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



0 250 500 1,000
Feet

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CONDITIONS OF APPROVAL:

Engineering - Final Plat Checklist

General Comments

1. Sureties

- No site plan associated with final plat at this time. No sureties associated with final plat.

Planning

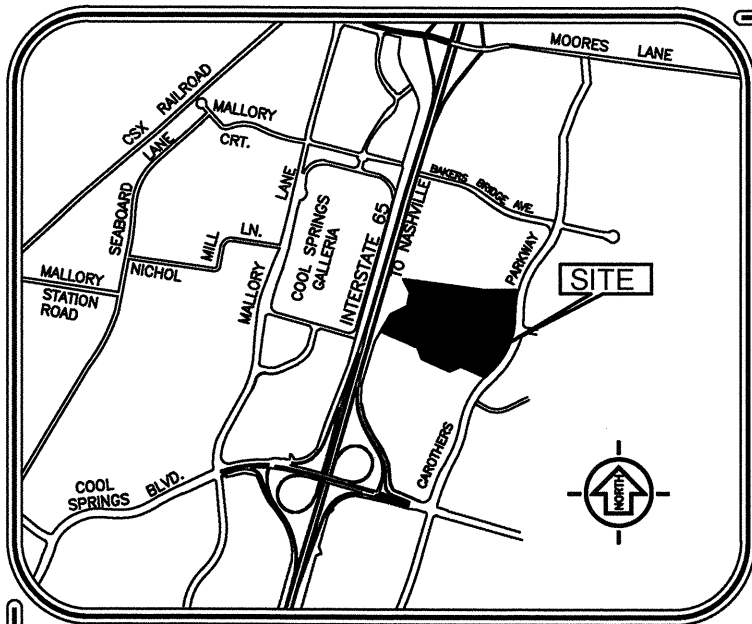
General Comments

2. Height Overlay

- Applicant shall depict the limits of the HTO on the plat and also list the HTO and its limitations in the site data chart.

3. Name of Final Plat

- Applicant shall change the name of the final plat to "Cool Springs East Subdivision, final plat, section 1, revision 5, lots 5&6."



GENERAL NOTES

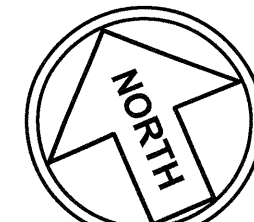
1. THE PURPOSE OF THIS PLAT IS TO CREATE A TWO LOT SUBDIVISION.
2. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES THE RECORDING OF LOT 5 ON THE FINAL PLAT ENTITLED "COOL SPRINGS EAST SUBDIVISION, SECTION ONE, REVISION ONE" OF RECORD IN PLAT BOOK 22, PAGE 46, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
3. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983, NAD 83 DATUM, ZONE 5301, FIPS ZONE 4100.
4. EXISTING ZONING: GC, GENERAL COMMERCIAL DISTRICT. CHARACTER AREA: MECO-4. DEVELOPMENT STANDARD: TRADITIONAL OR CONVENTIONAL. LAND USE: OFFICE. MINIMUM REQUIRED SETBACK LINES: FRONT YARD: 30' SIDE YARD: 15' REAR YARD: 25'
5. SUBJECT PROPERTY IS SHOWN AS PARCEL 142 ON WILLIAMSON COUNTY PROPERTY MAP 53.
6. THE SURVEY SHOWS, BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THAT THE 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. 470206, PANEL NO. 0208, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS BEING "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
7. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.
8. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
9. PROPERTY OWNERS OR MANAGEMENT COMPANY SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES.
10. THE SEWER LINE DEPTH SHALL DETERMINE THE WIDTH OF THE SEWER EASEMENT (EXISTING AND PROPOSED). 0-12' IS 20' EASEMENT. 13-20' IS A 30' EASEMENT. DEEPER THAN 20' HAS TO HAVE WMD APPROVAL. THE DEPTHS HAVE BEEN MEASURED AND THE EASEMENT WIDTHS HAVE BEEN ADJUSTED ACCORDINGLY.

LEGEND

- | | |
|---|--|
| ● IRON ROD (NEW) | ■ CATCH BASIN |
| 5/8" ROD WITH PLASTIC CAP | —SA— SANITARY SEWER LINE |
| MARKED RAGAN-SMITH-ASSOCIATES | —W— WATER LINE |
| □ CM(O) CONCRETE MONUMENT (OLD) | —RCP— REINFORCED CONCRETE PIPE |
| ○ IR(O) IRON ROD (OLD) | R.O.W.C.T. REGISTER'S OFFICE FOR WILLIAMSON COUNTY TENNESSEE |
| ○ SANITARY SEWER MANHOLE | ⑤ LOT NUMBER |
| * LIGHT STANDARD | |
| P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT | |

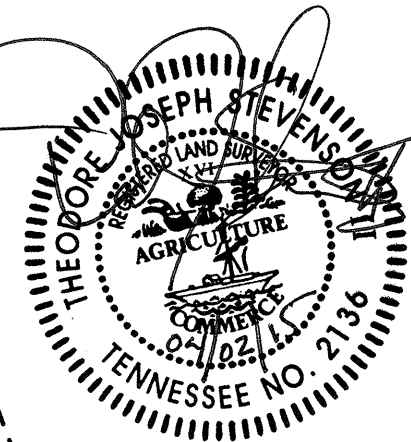
OWNER
LCFRE NASHVILLE CAROTHERS, L.P.
100 WAUGH, SUITE 600
HOUSTON, TX, 77007
CONTACT: MR. AARON RUSSELL
DIRECTOR LIONSTONE INVESTMENTS
PH: 713.533.5820
FAX: 713.533.5897
E-MAIL: ARUSSELL@LIONSTONEINVESTMENTS.COM

LOT 5 = 1,989,769 SQUARE FEET OR 45.68 ACRES±
LOT 6 = 186,922 SQUARE FEET OR 4.29 ACRES±
TOTAL AREA = 2,176,691 SQUARE FEET OR 49.97 ACRES±



SEE NOTE 3.

0 100' 200' 400'
GRAPHIC SCALE: 1"=200'



CERTIFICATE OF OWNERSHIP
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OWNER: LCFRE NASHVILLE CAROTHERS, L.P. 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 9th DAY OF OCTOBER, 2014. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 85,728.

SURVEYOR: *[Signature]* DATE: 04/02/15
TN RLS NO: 2136

CERTIFICATE OF APPROVAL OF WATER SYSTEM
I HEREBY CERTIFY THAT: (1) THE WATER SYSTEM DESIGNATED IN COOL SPRINGS EAST SUBDIVISION, SECTION ONE, REVISION TWO, 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 SYSTEM.

MALLORY VALLEY UTILITY DISTRICT DATE

CERTIFICATE OF APPROVAL OF SEWER SYSTEM
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DIRECTOR WATER MANAGEMENT DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS
I HEREBY CERTIFY THAT: (1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN COOL SPRINGS EAST SUBDIVISION, SECTION ONE, REVISION TWO, 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.

SUPERINTENDENT STREETS DATE
CITY OF FRANKLIN TENNESSEE

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 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

FINAL PLAT

COOL SPRINGS EAST SUBDIVISION

SECTION ONE, REVISION TWO

COF PROJECT NUMBER: 4719
9009 & 9021 CAROTHERS PARKWAY
EIGHTH CIVIL DISTRICT

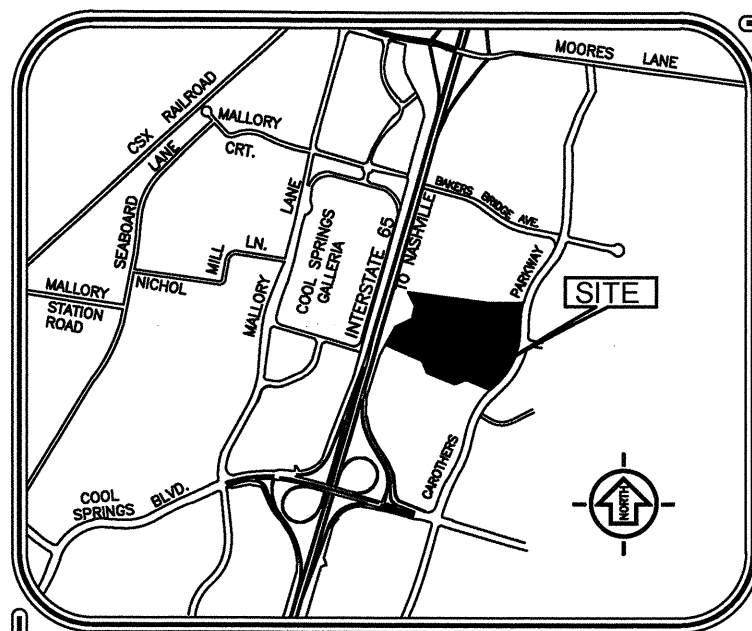
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

SCALE: 1"=200' DATE: APRIL 02, 2015

JOB NO. 12067 W.O. 0005

RAGAN•SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN 37206
(615) 244-8591 WWW.RAGANSMITH.COM
CONTACT: TED STEVENSON
EMAIL: tstevenson@ragansmith.com



LOCATION MAP
N.T.S.

GENERAL NOTES

SEE SHEET 1 FOR ALL NOTES AND REFERENCES.

LEGEND

- IRON ROD (NEW)
5/8" Iron Rod w/Plastic Cap
Marked Ragan-Smith Associates
- 4" Diameter Aluminum Disc
w/ 5/8" Iron Rod Marked
Ragan-Smith Associates
- IRON ROD (OLD)
- MONUMENT (OLD)
- P.U.D.E.
PUBLIC UTILITY &
DRAINAGE EASEMENT
- R.O.W.C.
REGISTER'S OFFICE FOR
WILLIAMSON COUNTY
- STREET ADDRESS
- STORM DRAIN
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- SANITARY SEWER MANHOLE
- CATCH BASIN
- FENCE LINE
- WATER LINE
- SANITARY SEWER
- GAS LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE

RECORDER'S INFORMATION

CERTIFICATE OF OWNERSHIP

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OWNER: LCFRE NASHVILLE CAROTHERS, L.P. 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 8th DAY OF OCTOBER, 2014. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 85,728.

SURVEYOR
TN RLS NO. 2136
DATE 04/02/15

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT: (1) THE WATER SYSTEM DESIGNATED IN COOL SPRINGS EAST SUBDIVISION, SECTION ONE, REVISION TWO, 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 SYSTEM.

MALLORY VALLEY UTILITY DISTRICT DATE

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT: (1) THE SEWER SYSTEM DESIGNATED IN COOL SPRINGS EAST SUBDIVISION, SECTION ONE, REVISION TWO, 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 SYSTEM.

DIRECTOR WATER MANAGEMENT DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I HEREBY CERTIFY THAT: (1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN COOL SPRINGS EAST SUBDIVISION, SECTION ONE, REVISION TWO, 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.

SUPERINTENDENT STREETS DATE
CITY OF FRANKLIN TENNESSEE

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 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

FINAL PLAT

COOL SPRINGS EAST SUBDIVISION

SECTION ONE, REVISION TWO
COF PROJECT NUMBER: 4719
9009 & 9021 CAROTHERS PARKWAY
EIGHTH CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
SCALE: 1"=60' DATE: APRIL 02, 2015
JOB NO. 12067 W.O. 0005

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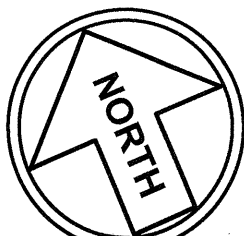
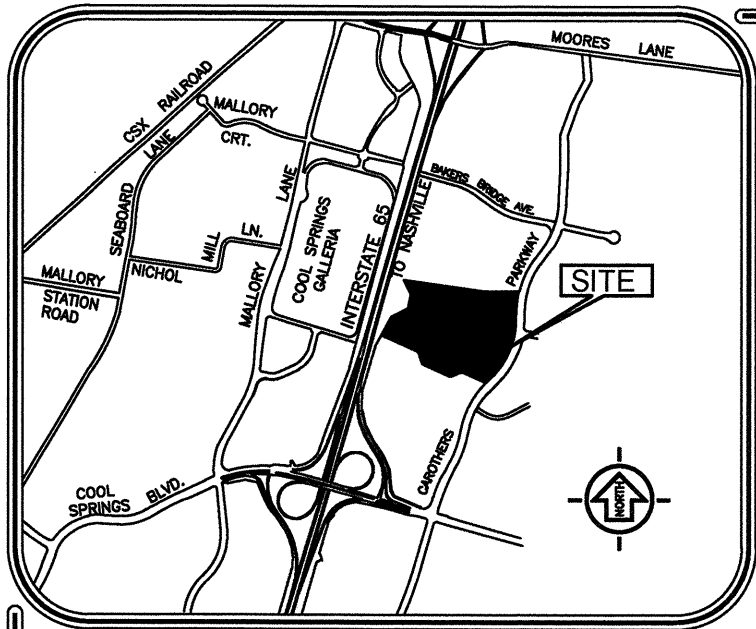
CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	4°17'58"	1373.57'	103.07'	S11°48'32"W	103.05'
C2	7°00'30"	1373.57'	168.02'	S06°09'17"W	167.91'
C3	4°56'32"	1172.43'	101.13'	S05°03'04"W	101.10'
C4	38°50'02"	1172.43'	794.65'	S26°56'21"W	779.53'
C5	22°40'14"	664.00'	262.73'	N69°25'32"W	261.02'
C6	17°38'58"	100.00'	30.80'	N18°23'34"E	30.68'
C7	1°32'14"	5558.79'	149.13'	N87°52'41"E	149.13'
C8	0°08'39"	30269.52'	76.19'	N88°01'35"E	76.19'
C9	9°23'34"	477.22'	78.23'	S86°55'42"E	78.15'
C10	7°54'14"	276.17'	38.10'	S75°17'37"E	38.07'
C11	16°00'43"	50.05'	13.99'	S56°06'39"E	13.94'

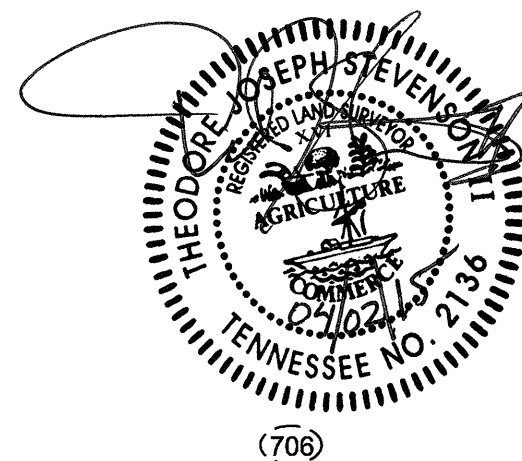
SHEET 2

SHEET 5

SHEET 2 OF 5



SEE NOTE 3.
0 30' 60' 120'
GRAPHIC SCALE: 1"=60'



COOL SPRINGS EAST SUBDIVISION
SECTION 33, REVISION 5
PLAT BOOK 54, PAGE 86, R.O.W.C.T.

COOL SPRINGS EAST SUBDIVISION
SECTION 33, REVISION 1
PLAT BOOK 54, PAGE 142, R.O.W.C.T.

COOL SPRINGS EAST SUBDIVISION
SECTION 33, REVISION 1
PLAT BOOK 54, PAGE 142, R.O.W.C.T.

COOL SPRINGS EAST SUBDIVISION
SECTION 33
PLAT BOOK 41, PAGE 26, R.O.W.C.T.

LOT 5
9009 CAROTHERS PARKWAY

SHEET 3
SHEET 4

SHEET 2
SHEET 3

INTERSTATE 65

LEGEND

- | | |
|--|----------------------------------|
| ● IRON ROD (NEW) | ⊗ FIRE HYDRANT |
| 5/8" Iron Rod w/Plastic Cap | ⊗ WATER VALVE |
| Marked Ragan-Smith Associates | ⊗ WATER METER |
| ■ 4" Diameter Aluminum Disc | ⊗ SANITARY SEWER MANHOLE |
| w/ 5/8" Iron Rod Marked | ⊗ CATCH BASIN |
| Ragan-Smith Associates | —X— FENCE LINE |
| ○ IRON ROD (OLD) | —W— WATER LINE |
| □ MONUMENT (OLD) | —SA— SANITARY SEWER |
| P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT | —G— GAS LINE |
| R.O.W.C. REGISTER'S OFFICE FOR WILLIAMSON COUNTY | —UGT— UNDERGROUND TELEPHONE LINE |
| 123 STREET ADDRESS | —UGE— UNDERGROUND ELECTRIC LINE |
| === STORM DRAIN | |

GENERAL NOTES

SEE SHEET 1 FOR ALL NOTES AND REFERENCES.

RECORDER'S INFORMATION

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OWNER: LOFRE NASHVILLE CAROTHERS, L.P. DATE

CERTIFICATE OF SURVEY
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SURVEYOR
TN RLS NO. 2136
04/02/15 DATE

CERTIFICATE OF APPROVAL OF WATER SYSTEM
I HEREBY CERTIFY THAT: (1) THE WATER SYSTEM DESIGNATED IN COOL SPRINGS EAST SUBDIVISION, SECTION ONE, REVISION TWO, 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 SYSTEM.

MALLORY VALLEY UTILITY DISTRICT DATE

CERTIFICATE OF APPROVAL OF SEWER SYSTEM
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DIRECTOR WATER MANAGEMENT DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I HEREBY CERTIFY THAT: (1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN COOL SPRINGS EAST SUBDIVISION, SECTION ONE, REVISION TWO, 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.

SUPERINTENDENT STREETS DATE
CITY OF FRANKLIN TENNESSEE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING
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WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY DATE

CITY OF FRANKLIN DATE

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SECRETARY, FRANKLIN MUNICIPAL PLANNING COMMISSION DATE

FINAL PLAT

COOL SPRINGS EAST SUBDIVISION

SECTION ONE, REVISION TWO
COF PROJECT NUMBER: 4719
9009 & 9021 CAROTHERS PARKWAY
EIGHTH CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
SCALE: 1"=60' DATE: APRIL 02, 2015
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RAGAN-SMITH

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CONTACT: TED STEVENSON
EMAIL: tstevenson@ragansmith.com

LOCKWOOD GLEN PUD SUBDIVISION, FINAL PLAT, SECTION 5
FRANKLIN MUNICIPAL PLANNING COMMISSION
1/22/15

1/22/15

Site

Project Information

Existing Zoning of PUD: SD-R 2.82

Existing Land Use: Vacant

Character Area: MECO-6

Development Standard: Conventional

Site Acreage: 10.57 acres

Proposed Number of Residential Lots: 27

Legend

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



0 250 500 1,000

Feet

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2014. All rights reserved.

CONDITIONS OF APPROVAL:

Engineering - Final Plat Checklist

General Comments

1. 0. General Information

- Any unposted sureties associated with this development from site plan(s) 2980 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

If sureties have not been previously calculated, sureties for the following to be determined at resubmittal by applicant using currently approved Surety Calculation Tool available on the [Engineering Development Services webpage](#):

- I. City Water: TBD
- II. City Sewer: TBD
- III. Streets (including private streets): TBD
- IV. Street Access (separate surety): TBD
- V. Sidewalks: TBD
- VI. Drainage: TBD
- VII. Green Infrastructure: TBD
- VIII. ITS Elements: TBD

Applicant shall provide the completed excel file with quantities at resubmittal.

- The requested surety calculation worksheet has been completed and has been provided with this resubmittal.
- Any unposted sureties associated with this development from site plan(s) 2980 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

Sureties to be posted in the amount of:

- II. City Sewer: \$212,000
- III. Streets (including private streets): \$634,000
- V. Sidewalks: \$121,000
- VI. Drainage: \$171,000
- VII. Green Infrastructure: \$88,000

Notes

- The purpose of this plat is to create 27 single-family residential lots.
- A portion of this property is located within Zone "X" (Areas of 0.2% annual chance flood) on Fema Firm Community Panel No. 47187C0214 F, September 29, 2006.
- The lots shall be served by public water from Milcrofton Utility District and sewer from the City of Franklin. Individual water and/or sanitary sewer service lines are required for each parcel.
- Parcel ID's shown thus (000) pertain to property map 089.
- All property corners not designated otherwise shall be marked with 1/2" iron rods x 18" long with plastic caps.
- Bearings based on Tennessee Grid, NAD 83.
- Within new development and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, such as cable television, electrical (excluding transformers), gas, sewer, telephone and water lines shall be placed underground.
- All street light locations and quantities are approximate. Final positioning and quantity shall be at direction of MTEM.
- All open space area to be public drainage easement.
- Homeowner's association will maintain all open space, landscape and detention/retention areas, and all sidewalks and pathways located outside public rights-of-way. All roadways shall be public streets constructed to the City of Franklin specifications in public rights-of-way.
- All Milcrofton Utility District (M.U.D.) easements shown are exclusive easements. No excavation, building, structure or obstruction of any kind shall be constructed or permitted within the easements except for the installation of pavement for private or public driveways which cross an easement. No trees or shrubbery will be planted within the utility and drainage easements.
- Unless otherwise designated on the recorded plat, a 10' wide public easement shall exist along all common building lot lines (5' on each side of common lot line) the common building lot line being the center line of said easement. The owner or master developer reserves the right to enter upon all lots to establish or re-establish drainage swales within said easements for the purpose of controlling and directing storm water to collection facilities.
- Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
- Residential fire sprinklers systems shall be provided if 1,500 gpm / 20 psi is not available.
- The rear yard fences on Lots 211, 223, 225, 226 & 234 shall not be located so that they compromise safety by blocking the visibility at the associated intersections.

Site Data (Section 5)

Project Name:	Lockwood Glen Section 5 "Formerly known as Nichol's Bend PUD Subdivision"
COF Project #:	5753
Subdivision:	Lockwood Glen
Lot numbers:	Lots 150-154, 211-219 & 222-234
Address:	South Carothers Road
City:	Franklin
County:	Williamson
State:	Tennessee
Civil District:	14th
Existing zoning and charter area overlay:	SD-R 2.82 (Sec. 5 - 2.55) - McEwen Character Area 6
Other applicable overlays:	Floodway Fringe Overlay (FFO) Floodway Overlay District (FWO)
Applicable development standard:	Conventional
Acreage of site:	10.57
Minimum required setback lines:	Manor Lots (Lots 150-154)
Yard fronting on any street:	15 Feet
Side yard:	5 Feet
Rear yard:	10 Feet
Minimum required setback lines:	Village Lots (211-219 & 222-234)
Yard fronting on any street:	8 Feet
Side yard:	5 Feet
Rear yard:	4 Feet Min. or 19 Feet Min.
Owners representative:	Crescent Lockwood, LLC
Address:	227 W. Trade Street, Suite 1000 Charlotte, NC 28202
Phone number:	980-321-6270
Email address:	tkglenn@crescent-resources.com
Contact name:	Keith Glenn
Applicant:	Energy Land & Infrastructure
Address:	1420 Donelson Pike, Suite A12 Nashville, TN 37217
Phone number:	(615) 383-6300
Fax number:	(615) 383-6341
Email address:	michael.ray@eli-llc.com
Contact name:	Michael Ray
Engineer / Land Surveyor:	Energy Land & Infrastructure
Address:	1420 Donelson Pike, Suite A12 Nashville, TN 37217
Phone number:	(615) 383-6300
Fax number:	(615) 383-6341
Contact names:	Michael Ray

* Some items such as building square footage, building height, parking requirements, etc. are not included in the Site Data Chart due to the nature of this project. Parkland dedication is not applicable due to the date of Concept Plan approval for this Project.

Legend

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

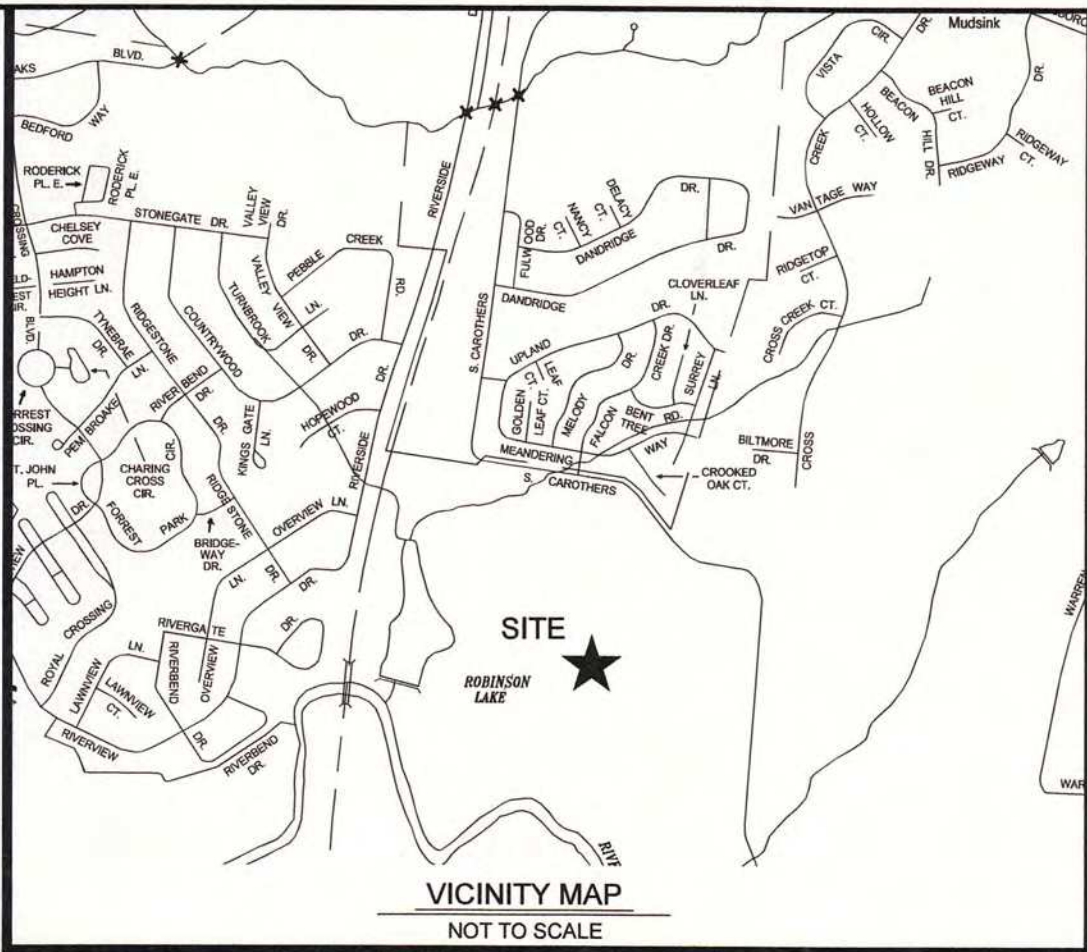
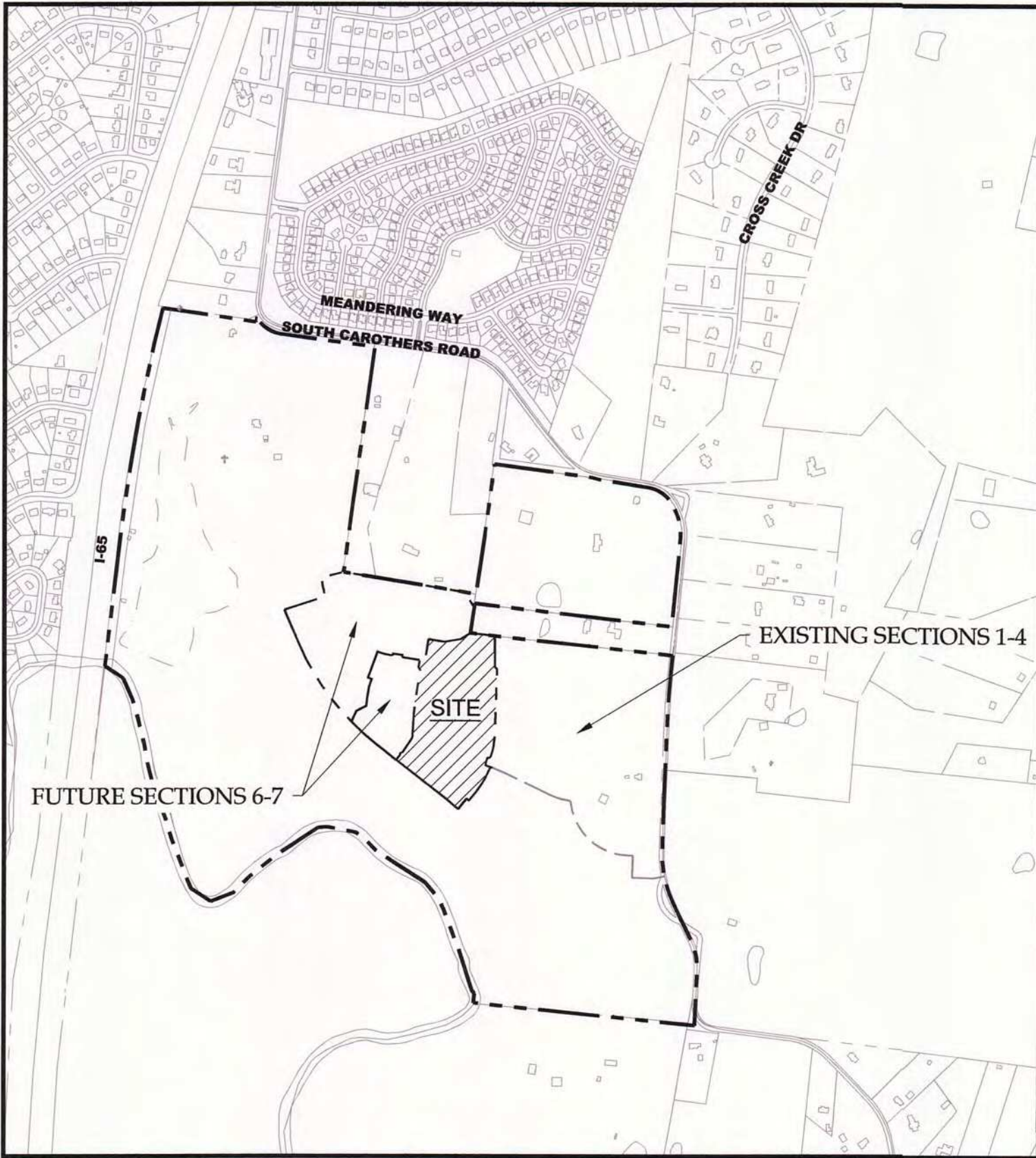
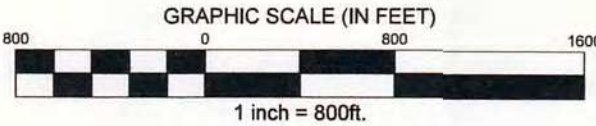
Total area: 460,357 S.F. or 10.57 Acres

Road Data:

Acreage in new roads	2.53 Acres
Linear footage of new roads	2,325 Feet
Linear footage of alleys	1,111 Feet



TN STATE PLANE
ZONE 5301, FIPSSZONE 4100
NAD 83 DATUM



Certificate Of Ownership

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Deed Book 5791, Page 585, R.O.W.C., Tennessee and that I (we) hereby adopt this plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, re-subdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission and under no condition shall such lot or lots be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Deed of Trust Book 5869, Page 123, R.O.W.C., Tennessee.

Owner _____ Date _____

Owner Information
Keith Glenn
Crescent Lockwood, LLC
227 W. Trade Street, Suite 1000
Charlotte, NC 28202
Phone: 980-321-6270
tkglenn@crescent-resources.com

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

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

Williamson County Emergency Management Agency _____ Date _____

City of Franklin _____ Date _____

Certificate Of Approval of Sewer Systems

I hereby certify that:

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

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City of Franklin, Tennessee

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General Manager, Milcrofton Utility District _____ Date _____

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

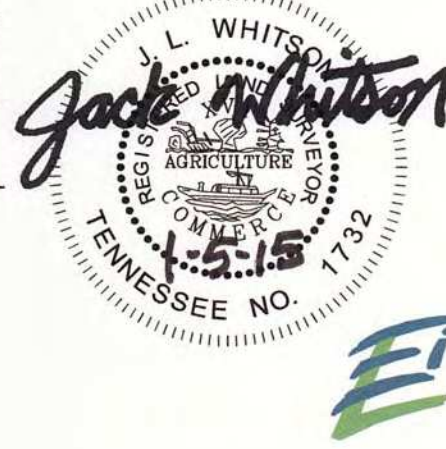
Secretary, Franklin Municipal Planning Commission _____ Date _____

Certificate Of Survey

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Surveyor _____ Date 1-5-15

Surveyor Information
Jack Whitson
ELI, LLC
1420 Donelson Pike, Suite A12
Nashville, Tn 37217
Phone: 615-383-6300
Email: jack.whitson @ eli-llc.com



LOCKWOOD GLEN PUD SUBDIVISION - SECTION 5

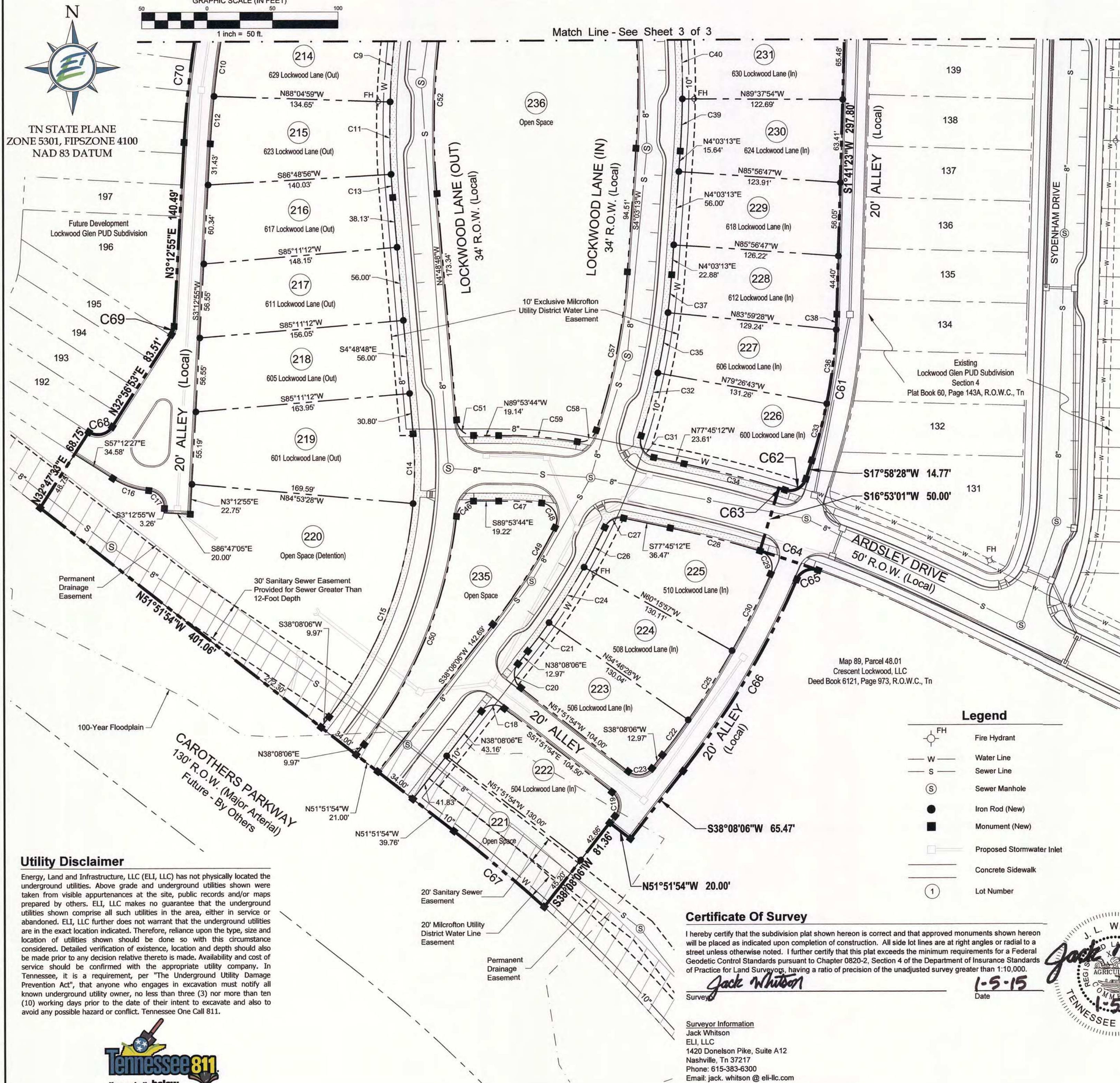
SHEET 1 OF 3

14th CIVIL DISTRICT
TAX MAP 089, PART OF PARCEL 48.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #5753
DATE: 12-15-2014
REVISED: 1-5-2015

ENERGY LAND & INFRASTRUCTURE

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





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Email: jack.whitson@eli-llc.com

Legend

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

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Owner _____ Date _____

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City of Franklin, Tennessee

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City of Franklin, Tennessee

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General Manager, Milcrofton Utility District _____ Date _____

Certificate Of Approval for Recording

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

Secretary, Franklin Municipal Planning Commission _____ Date _____

LOCKWOOD GLEN PUD SUBDIVISION - SECTION 5

SHEET 2 OF 3

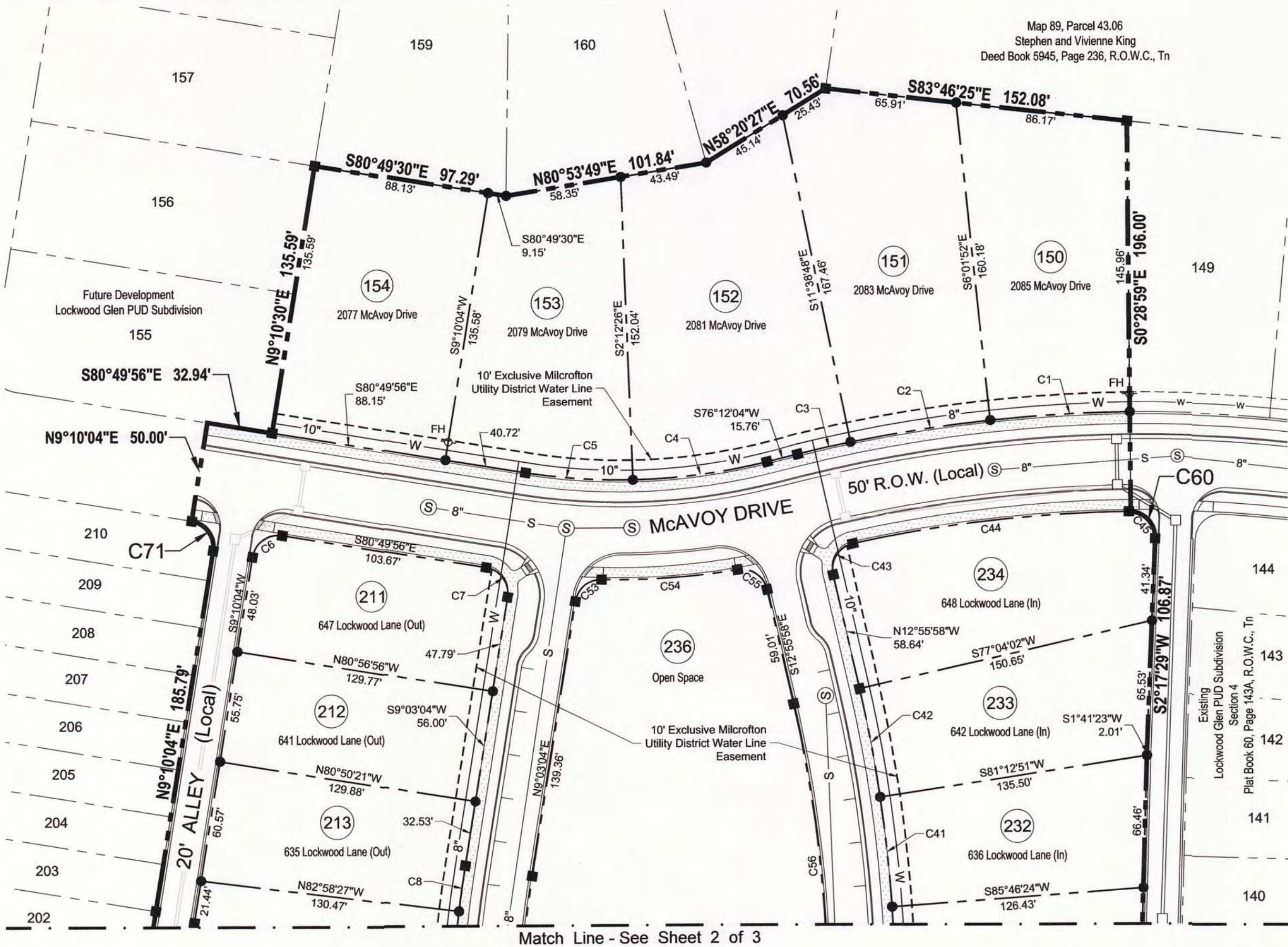
14th CIVIL DISTRICT
TAX MAP 089, PART OF PARCEL 48.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #5753
DATE: 12-15-2014
REVISED: 1-5-2015

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ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL



Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	725.00'	70.20'	5°32'53"	S86°44'35"W	70.18'
C2	784.78'	71.05'	5°11'15"	S81°09'40"W	71.03'
C3	725.00'	27.23'	2°09'08"	S77°16'38"W	27.23'
C4	305.00'	68.14'	12°48'02"	N82°36'04"E	68.00'
C5	305.00'	54.12'	10°09'59"	S85°54'55"E	54.05'
C6	13.00'	20.42'	90°00'00"	S54°10'04"W	18.38'
C7	13.00'	20.39'	89°52'59"	N35°53'26"W	18.37'
C8	620.50'	23.19'	2°08'27"	S8°05'46"W	23.18'
C9	620.50'	55.29'	5°06'18"	S4°28'23"W	55.27'
C10	790.00'	45.79'	3°19'15"	S7°30'27"W	45.78'
C11	620.50'	55.29'	5°06'19"	S0°37'55"E	55.27'
C12	790.00'	36.29'	2°37'55"	S4°31'52"W	36.28'
C13	620.50'	17.64'	1°37'43"	S3°59'56"E	17.64'
C14	308.00'	53.34'	9°55'20"	N0°08'52"E	53.27'
C15	308.00'	177.54'	33°01'34"	N21°37'19"E	175.09'
C16	60.00'	29.34'	28°01'01"	S71°12'57"E	29.05'
C17	13.00'	20.07'	88°26'23"	N41°00'17"W	18.13'
C18	12.50'	19.63'	90°00'00"	S83°08'06"W	17.88'
C19	13.00'	20.42'	90°00'00"	N6°51'54"E	18.38'
C20	13.00'	20.42'	90°00'00"	S6°51'54"E	18.38'
C21	524.50'	26.51'	2°53'44"	N38°38'09"E	26.50'
C22	654.50'	33.11'	2°53'54"	N38°41'09"E	33.10'
C23	13.00'	20.42'	90°00'00"	N83°08'06"E	18.38'
C24	524.50'	50.03'	5°27'53"	N32°25'25"E	50.01'
C25	654.50'	62.49'	5°28'15"	N32°30'05"E	62.47'
C26	524.50'	34.17'	3°43'58"	N27°49'29"E	34.16'
C27	13.00'	17.31'	76°17'18"	S64°06'09"W	16.06'
C28	875.00'	70.81'	4°38'13"	N75°26'05"W	70.79'
C29	13.00'	22.04'	97°06'20"	N24°32'49"W	19.49'
C30	654.50'	65.61'	5°44'37"	N28°53'39"E	65.58'
C31	13.00'	21.67'	95°29'17"	S30°00'33"E	19.24'
C32	524.50'	49.52'	5°24'33"	N15°01'49"E	49.50'
C33	400.00'	44.70'	6°24'09"	N14°46'23"E	44.68'
C34	925.00'	79.65'	4°56'01"	N75°17'11"W	79.63'
C35	521.96'	48.72'	5°07'42"	N9°46'27"E	46.70'
C36	400.00'	57.07'	8°10'30"	N7°29'04"E	57.02'
C37	536.15'	29.01'	3°05'59"	N5°38'17"E	29.00'
C38	400.00'	11.92'	1°42'26"	N2°32'36"E	11.92'
C39	695.00'	39.86'	3°17'09"	N2°24'39"E	39.85'
C40	695.00'	55.38'	4°33'55"	N1°30'53"W	55.36'
C41	695.00'	55.38'	4°33'55"	N6°04'48"W	55.36'
C42	695.00'	55.44'	4°34'12"	N10°38'52"W	55.42'
C43	13.00'	20.53'	90°30'15"	S32°19'09"W	18.47'
C44	675.00'	139.76'	11°51'46"	S83°30'10"W	139.51'
C45	13.00'	21.07'	92°51'26"	N44°08'14"W	18.84'
C46	13.00'	19.03'	83°51'19"	N48°10'37"E	17.37'
C47	305.00'	32.96'	6°11'29"	S88°48'00"E	32.94'
C48	13.00'	25.33'	111°37'20"	S27°53'35"E	21.51'
C49	490.50'	87.47'	10°13'02"	S33°01'35"W	87.35'
C50	342.00'	190.33'	31°53'09"	N22°11'32"E	187.88'
C51	13.00'	19.30'	85°04'56"	N47°21'16"W	17.58'
C52	586.50'	143.14'	13°58'59"	N2°10'42"E	142.78'
C53	13.00'	18.75'	82°38'46"	N50°22'27"E	17.17'
C54	355.00'	68.59'	11°04'15"	N86°09'42"E	68.49'
C55	13.00'	19.61'	86°26'27"	S56°09'12"E	17.80'
C56	661.00'	195.97'	16°59'12"	S4°26'22"E	195.25'
C57	490.50'	123.38'	14°24'43"	S11°15'35"W	123.05'
C58	13.00'	18.47'	81°23'35"	S59°09'44"W	16.95'
C59	355.00'	60.44'	9°45'15"	N85°01'07"W	60.36'
C60	13.00'	20.09'	88°32'45"	S41°58'53"E	18.15'
C61	400.00'	113.69'	16°17'05"	S9°49'56"W	113.31'
C62	13.00'	20.24'	89°12'21"	S62°34'39"W	18.26'
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C65	13.00'	19.58'	86°16'32"	S66°48'03"W	17.78'
C66	674.50'	170.58'	14°29'19"	S30°53'27"W	170.11'
C67	1210.92'	90.32'	4°16'25"	N49°43'41"W	90.30'
C68	13.00'	20.39'	89°50'40"	N77°52'13"E	18.36'
C69	13.00'	6.75'	29°43'58"	N18°04'54"E	6.67'
C70	810.00'	84.15'	5°57'09"	N8°11'30"E	84.11'
C71	13.00'	20.42'	90°00'00"	N35°49'56"W	18.38'

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



TN STATE PLANE
ZONE 5301, FIPSONE 4100
NAD 83 DATUM

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Secretary, Franklin Municipal Planning Commission

Date

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Surveyor *Jack Whitson*

Date *1-5-15*

Surveyor Information
Jack Whitson
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Owner

Date

Owner Information

Keith Glenn
Crescent Lockwood, LLC
227 W. Trade Street, Suite 1000
Charlotte, NC 28202
Phone: 980-321-6270
tkglenn@crescent-resources.com

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Williamson County Emergency Management Agency

Date

City of Franklin

Date

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Director, Water Management Department
City of Franklin, Tennessee

Date

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Director, Streets Department
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Date

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General Manager, Milcrofton Utility District

Date

LOCKWOOD GLEN PUD SUBDIVISION - SECTION 5

SHEET 3 OF 3

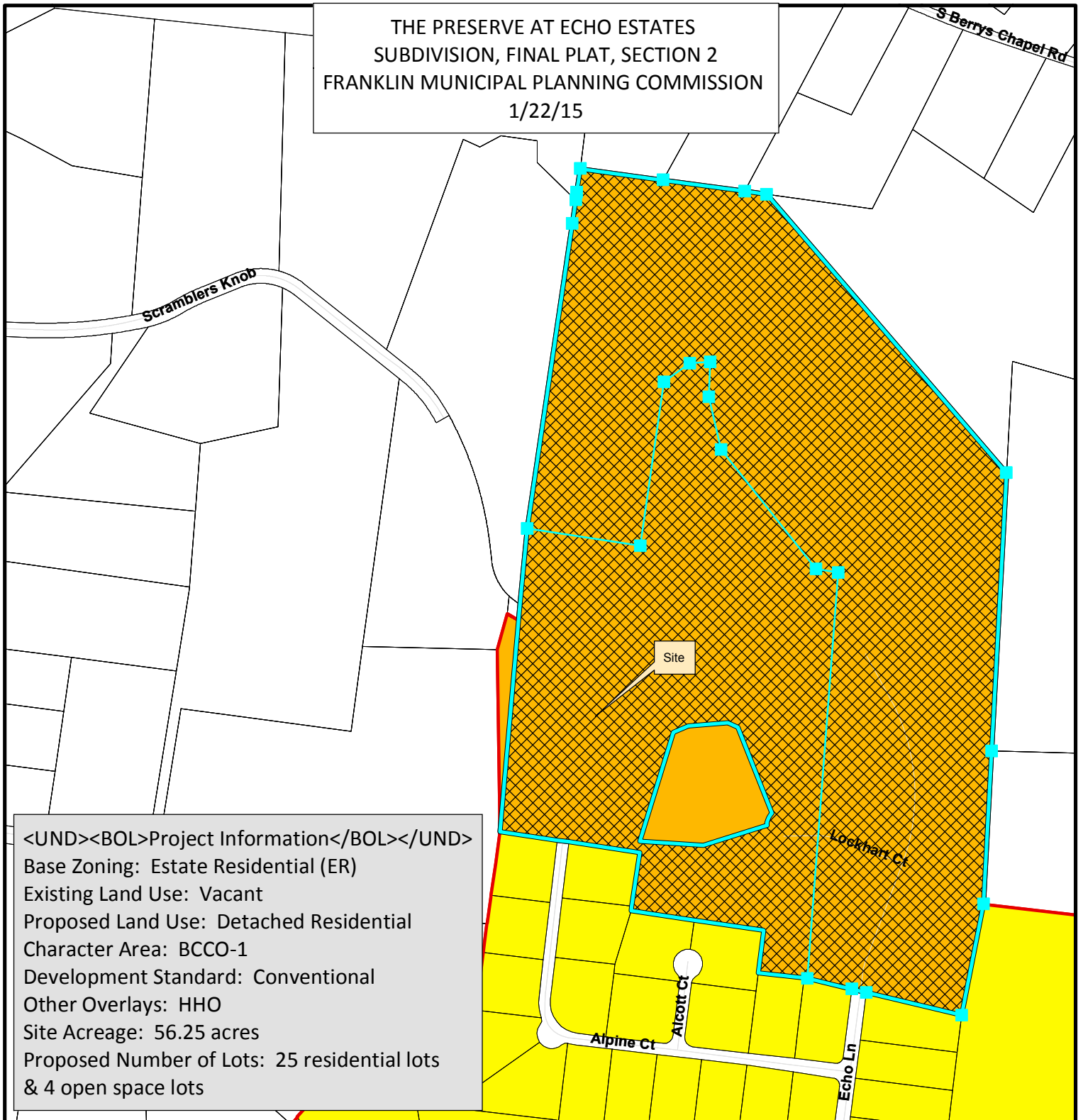
14th CIVIL DISTRICT
TAX MAP 089, PART OF PARCEL 48.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #5753
DATE: 12-15-2014
REVISED: 1-5-2015

ENERGY LAND & INFRASTRUCTURE

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



THE PRESERVE AT ECHO ESTATES
SUBDIVISION, FINAL PLAT, SECTION 2
FRANKLIN MUNICIPAL PLANNING COMMISSION
1/22/15



<UND><BOL>Project Information</BOL></UND>

Base Zoning: Estate Residential (ER)
Existing Land Use: Vacant
Proposed Land Use: Detached Residential
Character Area: BCCO-1
Development Standard: Conventional
Other Overlays: HHO
Site Acreage: 56.25 acres
Proposed Number of Lots: 25 residential lots
& 4 open space lots

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



0 250 500 1,000
Feet

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2014. All rights reserved.

CONDITIONS OF APPROVAL:

Engineering - Final Plat Checklist

General Comments

1. 0. General Information

- Any unposted sureties associated with this development from site plan(s) 2845 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

Sureties to be posted in the following amounts:

- I. City Water: none
- II. City Sewer: 325,000
- III. Streets (including private streets): 587,000
- IV. Street Access (separate surety): none
- V. Sidewalks: 170,000
- VI. Drainage: 235,00
- VII. Green Infrastructure: 254,000
- VIII. ITS Elements: TBD

Parks

General Comments

2. Parkland information

- Strike the word "Private" in Private Park. This is not a private park, this is part of parkland dedication requirements. This "Park" is open to the public hence the All Public Access Easement placed on the section. Thank you!

Notes

1. The purpose of this plat is to create 25 single-family residential lots.
2. The entire property is located within Zone "X" (Areas of 0.2% annual chance flood) on Fema Firm Community Panel No. 47187C0203 F, September 29, 2006 and is not affected by the "Special Flood Hazard Area".
3. The lots shall be served by public water from Mallory Valley Utility District and sewer from the City of Franklin. Individual water and/or sanitary sewer service lines are required for each parcel.
4. Parcel ID's shown thus (000) pertain to property map 052.
5. All property corners not designated otherwise shall be marked with 1/2" iron rods x 18" long with plastic caps.
6. Bearings based on Tennessee Grid, NAD 83.
7. Within new development and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, such as cable television, electrical (excluding transformers), gas, sewer, telephone and water lines shall be placed underground.
8. All street light locations and quantities are approximate. Final positioning and quantity shall be at direction of MTEMC.
9. All open space area to be public drainage easement.
10. Homeowner's association will maintain all open space, landscape and detention/retention areas, and all sidewalks and pathways located outside public rights-of-way. All roadways shall be public streets constructed to the City of Franklin specifications in public rights-of-way.
11. Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
12. There is no record of retention of mineral rights in any other party of record.
13. Residential fire sprinklers to be installed in accordance with approved development plans.
14. There shall be no clearing, grading, construction, storage or disturbance of vegetation allowed in the stream buffer except as permitted by the City Engineer.
15. Lots 14-28 and 36-43 are not subject to the environmental protection standards of section 5.8.1 Hillside Development of the City of Franklin Zoning Ordinance, concerning the 500' HHO buffer district. These lots do not meet the conditions of applicability listed in section 5.8.1(2).
16. Noted thus (★), Lots 21-38 are designated as Critical Lots.
17. Noted thus (★T), Lots 29-35 are designated as Critical Tree Lots.

Legend

- FH Fire Hydrant
- W Water Line
- S Sewer Line
- (S) Sewer Manhole
- Iron Rod (New)
- Monument (New)
- Proposed Stormwater Inlet
- Concrete Sidewalk
- (1) Lot Number
- ★ Denotes Critical Lot
- ★T Denotes Critical Tree Lot

Total area: 2,450,177 S.F. or 56.25 Acres

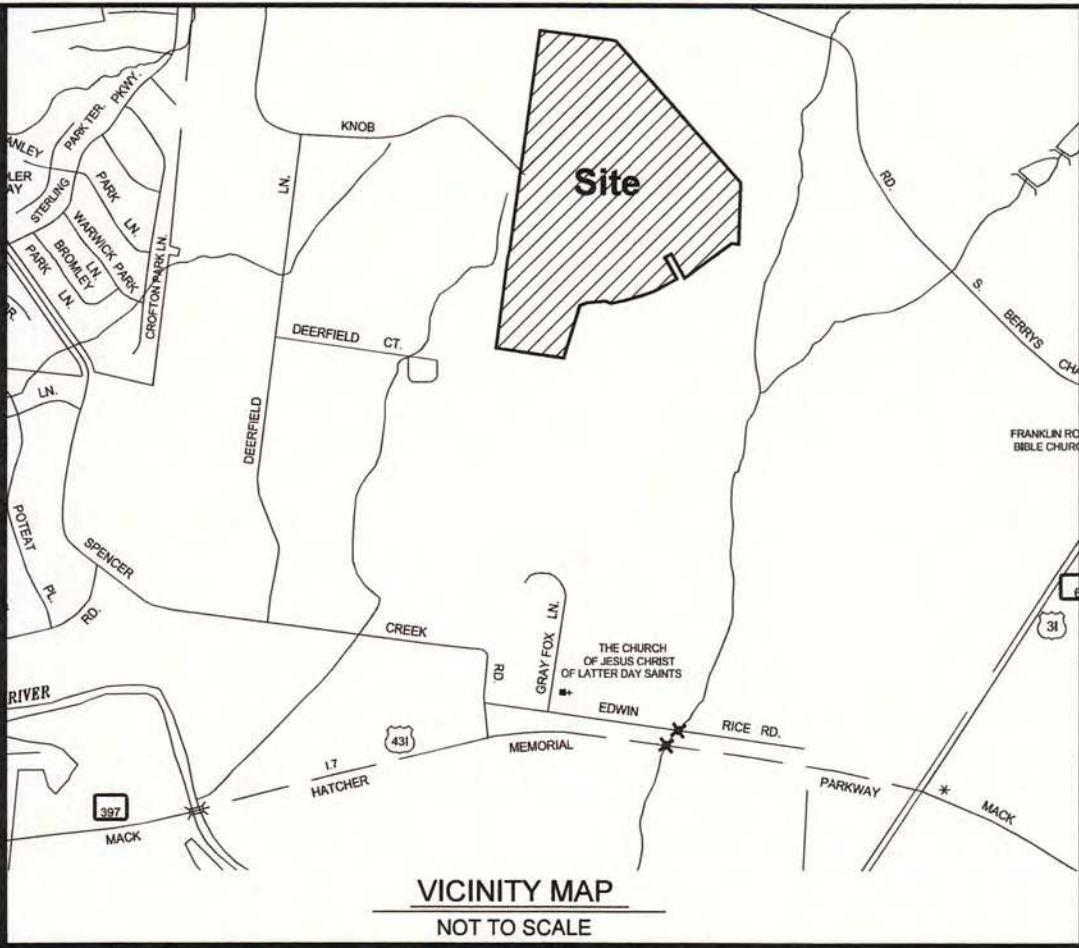
Road Data:

Acreage in new roads 2.65 Acres
Linear footage of new roads 2,393 Feet

Parkland Dedication Calculation:

35 Units @1,200 Sq. Ft. = 42,000 Sq. Ft.
7 Units @ 600 Sq. Ft. = 4,200 Sq. Ft.

Total:46,200 Sq. Ft. or 1.06 Ac. (1.09 Provided)



Certificate Of Ownership

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Deed Book 5997, Page 506, R.O.W.C., Tennessee and that I (we) hereby adopt this plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, re-subdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission and under no condition shall such lot or lots be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property.

Owner _____ Date _____

Owner Information
Khris Pascarella
PSP Echo Partners, LLC
205 Powell Avenue
Brentwood, Tn 37027
Phone: 615-312-8242
Email: kpascarella@pearlstreetpartners.com

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

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

Williamson County Emergency Management Agency _____ Date _____

City of Franklin _____ Date _____

Certificate Of Approval of Sewer Systems

I hereby certify that:

- (1) The sewer system designated in The Preserve at Echo Estates PUD Subdivision - Section 2 has been installed in accordance with City specifications, or
- (2) A performance agreement and surety in the amount of \$ _____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

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

Site Data (Section 2)

Project Name: The Preserve at Echo Estates - PUD Sub. Section 2
COF Project #: 5742
Subdivision: The Preserve at Echo Estates
Lot numbers: Lots 14-38 & 45-47
Address: 1230 Scramblers Knob
City: Franklin
County: Williamson
State: Tennessee
Civil District: 10th

Existing zoning and charter area overlay: ER (Estate Residential) - Berry's Chapel - 1
Other applicable overlays: HHO/HHO Buffer
Applicable development standard: Conventional
Acreage of site: 56.25 Ac.

Minimum required setback lines: Estate Homes
Yard fronting on any street: 45 Feet
Side yard: 10 Feet, 25 Feet on Critical Slope Lots
22.5' on Corner Lot Facing Street
Rear yard: 20 Feet

Owners representative: PSP Echo Partners, LLC
Address: 205 Powell Avenue
Brentwood, TN 37027
615.312.8242
Phone number: kpscarella@pearlstreetpartners.com
Email address: Khris Pascarella
Contact name:

Applicant: Energy Land & Infrastructure
Address: 1420 Donelson Pike, Suite A12 Nashville, TN 37217
Phone number: (615) 383-6300
Fax number: (615) 383-6341
Email address: michael.ray@eli-llc.com
Contact name: Michael Ray

Engineer / Land Surveyor: Energy Land & Infrastructure
Address: 1420 Donelson Pike, Suite A12 Nashville, TN 37217
Phone number: (615) 383-6300
Fax number: (615) 383-6341
Contact names: Michael Ray

Lot	Area (Sq. Ft./Acres)	Cal.	# Trees
14	24,664/0.57	2"	6
15	24,703/0.57	2"	6
16	27,974/0.64	2"	6
17	24,083/0.55	2"	6
18	22,293/0.51	2"	6
19	24,300/0.56	2"	6
20	27,851/0.64	2"	6
21	27,500/0.63	2"	6
22	28,382/0.65	2"	6
23	28,535/0.66	2"	6
24	28,671/0.66	2"	6
25	51,972/1.19	2"	6
26	68,233/1.57	2"	6
27	34,952/0.80	2"	6
28	26,484/0.61	2"	6
29	96,777/2.22	2"	6
30	94,033/2.16	2"	6
31	89,845/2.06	2"	6
32	89,893/2.06	2"	6
33	94,053/2.16	2"	6
34	86,570/1.99	2"	6
35	110,966/2.55	2"	6
36	43,611/1.00	2"	6
37	30,000/0.69	2"	6
38	32,728/0.75	2"	6
45	91,800/2.11 (O.S.)	-	-
46	33,164/0.76 (O.S.)	-	-
47	5,445/0.13 (O.S.)	-	-
48	965,386/22.16 (O.S.)	-	-

Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	13.50'	20.84'	88°25'56"	N73°21'26"W	18.83'
C2	1275.00'	122.99'	5°31'36"	N65°11'24"E	122.94'
C3	1275.00'	115.13'	5°10'25"	N70°32'25"E	115.09'
C4	1275.00'	115.13'	5°10'25"	N75°42'50"E	115.09'
C5	1275.00'	115.13'	5°10'25"	N80°53'15"E	115.09'
C6	1275.00'	115.13'	5°10'25"	N86°03'40"E	115.09'
C7	1275.00'	115.13'	5°10'25"	S88°45'55"E	115.09'
C8	13.50'	21.58'	91°34'45"	S53°38'03"W	19.35'
C9	1275.00'	124.66'	5°36'08"	S83°22'38"E	124.61'
C10	125.00'	42.28'	19°22'40"	S17°20'09"W	42.07'
C11	175.00'	58.58'	19°10'49"	N17°26'05"E	58.31'
C12	175.00'	59.19'	19°22'40"	S17°20'09"W	58.90'
C13	125.00'	41.84'	19°10'49"	N17°26'05"E	41.65'
C14	59.00'	47.32'	45°57'01"	S30°49'11"W	46.06'
C15	59.00'	70.57'	68°31'43"	S88°03'33"W	66.44'
C16	1225.00'	142.78'	6°40'42"	S87°01'53"E	142.70'
C17	13.50'	21.57'	91°32'12"	S37°55'26"E	19.35'
C18	59.00'	67.47'	65°31'16"	N24°54'58"W	63.85'
C19	1225.00'	156.14'	7°18'11"	N85°58'40"E	156.04'
C20	1225.00'	155.72'	7°17'00"	N78°41'05"E	155.62'
C21	1225.00'	155.72'	7°17'00"	N71°24'05"E	155.62'
C22	1225.00'	155.72'	7°17'00"	N64°07'05"E	155.62'
C23	1225.00'	156.14'	7°18'11"	N56°49'29"E	156.03'
C24	300.00'	24.30'	4°38'31"	S55°29'39"W	24.30'
C25	300.00'	169.27'	32°19'44"	S73°58'46"W	167.04'
C26	250.00'	161.31'	36°58'14"	S71°39'31"W	158.53'
C27	13.50'	20.77'	88°08'36"	S14°55'50"W	18.78'
C28	1275.00'	129.71'	5°49'44"	N56°05'16"E	129.65'

Certificate Of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:

- (1) the streets, drainage, and sidewalks designated in The Preserve at Echo Estates PUD Subdivision - Section 2 has been installed in accordance with City specifications, or
- (2) a performance agreement and surety in the amount of \$ _____ for streets, \$ _____ for drainage, and \$ _____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

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

Certificate Of Approval of Water

I hereby certify that:

- (1) The water system designated in The Preserve at Echo Estates PUD Subdivision - Section 2 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 the Milcrofton Utility District to assure completion of such improvements.

Mallory Valley Utility District _____ Date _____

Certificate Of Approval for Recording

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

Secretary, Franklin Municipal Planning Commission _____ Date _____

Certificate Of Survey

I hereby certify that the subdivision plat shown hereon is correct and that approved monuments shown hereon will be placed as indicated upon completion of construction. All side lot lines are at right angles or radial to a street unless otherwise noted. I further certify that this plat exceeds the minimum requirements for a Federal Geodetic Control Standards pursuant to Chapter 0820-2, Section 4 of the Department of Insurance Standards of Practice for Land Surveyors, having a ratio of precision of the unadjusted survey greater than 1:10,000.

Surveyor _____ Date 1-5-15

Surveyor Information
Jack Whitson
ELI, LLC
1420 Donelson Pike, Suite A12
Nashville, Tn 37217
Phone: 615-383-6300
Email: jack.whitson@eli-llc.com



THE PRESERVE AT ECHO ESTATES PUD SUBDIVISION - SECTION 2

SHEET 1 OF 4

10th CIVIL DISTRICT
TAX MAP 052, PART OF PARCEL 84.04
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #5742
DATE: 12-15-2014
REVISED: 1-5-2015

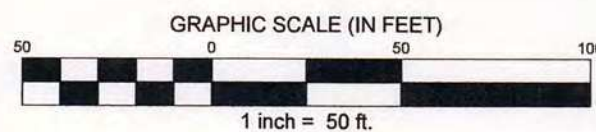


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TN STATE PLANE
ZONE 5301, FIPSZONE 4100
NAD 83 DATUM



Match Line - See Sheet 4 of 4

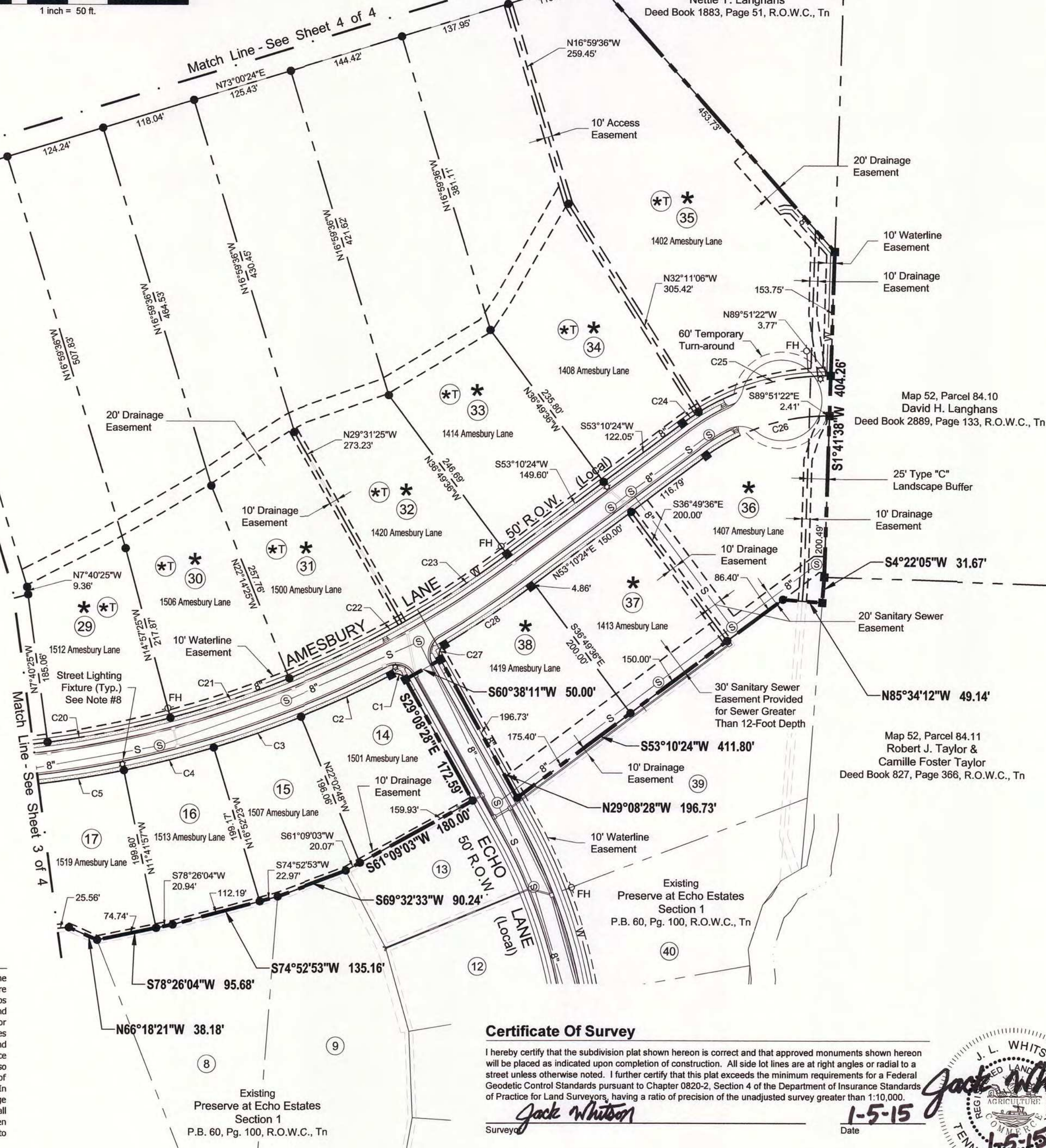
Match Line - See Sheet 3 of 4

Legend

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

Utility Disclaimer

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



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Jack Whitson
Surveyor

Surveyor Information
Jack Whitson
ELI, LLC
1420 Donelson Pike, Suite A12
Nashville, TN 37217
Phone: 615-383-6300
Email: jack.whitson@eli-llc.com

1-5-15
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 Deed Book 5997, Page 506, R.O.W.C., Tennessee and that I (we) hereby adopt this plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, re-subdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission and under no condition shall such lot or lots be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property.

Owner _____ Date _____

Owner Information
Kris Pascarella
PSP Echo Partners, LLC
205 Powell Avenue
Brentwood, TN 37027
Phone: 615-312-8242
Email: kpascarella@pearlstreetpartners.com

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

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

Williamson County Emergency Management Agency _____ Date _____

City of Franklin _____ Date _____

Certificate Of Approval of Sewer Systems

I hereby certify that:

- (1) The sewer system designated in The Preserve at Echo Estates PUD Subdivision - Section 2 has been installed in accordance with City specifications, or
- (2) A performance agreement and surety in the amount of \$ _____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

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

Certificate Of Approval of Streets, Drainage, and Sidewalks

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

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Mallory Valley Utility District _____ Date _____

Certificate Of Approval for Recording

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

Secretary, Franklin Municipal Planning Commission _____ Date _____

THE PRESERVE at ECHO ESTATES PUD SUBDIVISION - SECTION 2

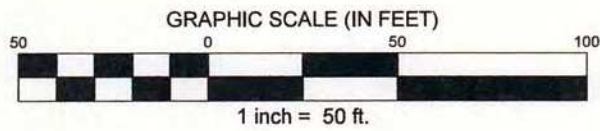
SHEET 2 OF 4

10th CIVIL DISTRICT
TAX MAP 052, PART OF PARCEL 84.04
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #5742
DATE: 12-15-2014
REVISED: 1-5-2015

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ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL



TN STATE PLANE
ZONE 5301, FIPSZONE 4100
NAD 83 DATUM



Map 52, Parcel 62.01
Darrell L. Waltrip
Deed Book 4928, Page 497 &
Deed Book 5715, Page 636, R.O.W.C., Tn
Resub of a Portion of Deerfield - Section 2
Plat Book 56, Page 58, R.O.W.C., Tn

Map 52, Parcel 61.00
Stephanie H. Waltrip
Deed Book 5715, Page 640, R.O.W.C., Tn
Resub of a Portion of Deerfield - Section 2
Plat Book 56, Page 58, R.O.W.C., Tn

Map 52L, Parcel 16.00
Robert B. Wamble, II &
Allyson A. Wamble
D.B. 4623, Pg. 383, R.O.W.C., Tn
Lot 15 - Echo Park Sub.
P.B. 42, Pg. 142, R.O.W.C., Tn

Map 52L, Parcel 1.00
Amith Nagarajan &
Bridget Nagarajan
D.B. 4773, Pg. 870, R.O.W.C., Tn
Lot 1 - Echo Park Sub.
P.B. 42, Pg. 142, R.O.W.C., Tn

Utility Disclaimer

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Legend

- Fire Hydrant
- Water Line
- Sewer Line
- Sewer Manhole
- Iron Rod (New)
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- Proposed Stormwater Inlet
- Concrete Sidewalk
- Lot Number
- Denotes Critical Lot
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Surveyor
Jack Whitson
Date
1-5-15
Surveyor Information
Jack Whitson
ELI, LLC
1420 Donelson Pike, Suite A12
Nashville, Tn 37217
Phone: 615-383-6300
Email: jack.whitson@eli-llc.com



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Owner Information
Khris Pascarella
PSP Echo Partners, LLC
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Brentwood, Tn 37027
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Williamson County Emergency Management Agency _____ Date _____

City of Franklin _____ Date _____

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

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City of Franklin, Tennessee

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Mallory Valley Utility District _____ Date _____

Certificate Of Approval for Recording

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

Secretary, Franklin Municipal Planning Commission _____ Date _____

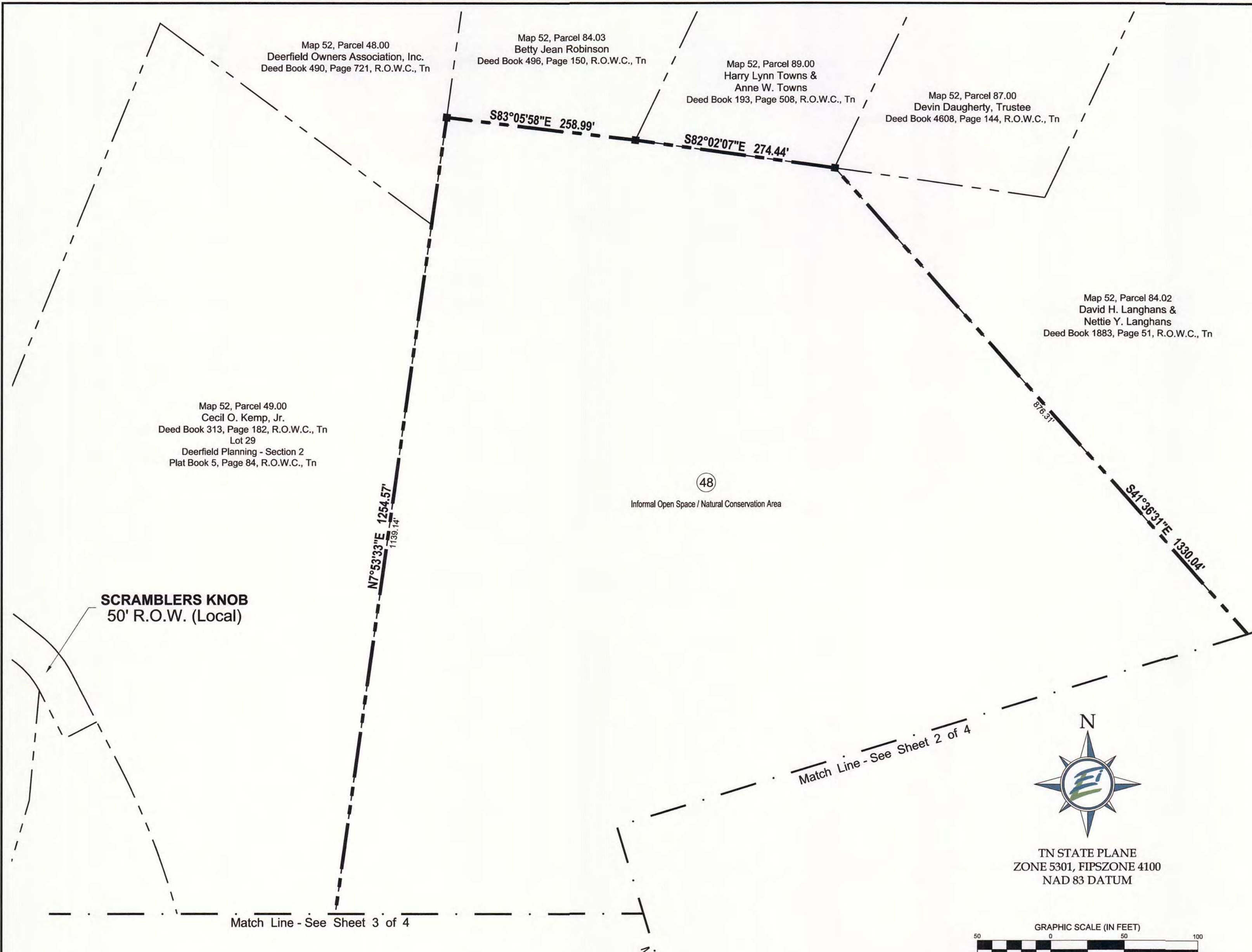
THE PRESERVE at ECHO ESTATES PUD SUBDIVISION - SECTION 2

SHEET 3 OF 4

10th CIVIL DISTRICT
TAX MAP 052, PART OF PARCEL 84.04
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #5742
DATE: 12-15-2014
REVISED: 1-5-2015



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



Certificate Of Ownership

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Deed Book 5997, Page 506, R.O.W.C., Tennessee and that I (we) hereby adopt this plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, re-subdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission and under no condition shall such lot or lots be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property.

Owner _____ Date _____

Owner Information
Khris Pascarella
PSP Echo Partners, LLC
205 Powell Avenue
Brentwood, Tn 37027
Phone: 615-312-8242
Email: kpascarella@pearlstreetpartners.com

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

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

Williamson County Emergency Management Agency _____ Date _____

City of Franklin _____ Date _____

Certificate Of Approval of Sewer Systems

I hereby certify that:

- (1) The sewer system designated in The Preserve at Echo Estates Glen PUD Subdivision - Section 2 has been installed in accordance with City specifications, or
- (2) A performance agreement and surety in the amount of \$ _____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

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

Certificate Of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:

- (1) the streets, drainage, and sidewalks designated in The Preserve at Echo Estates PUD Subdivision - Section 2 has been installed in accordance with City specifications, or
- (2) a performance agreement and surety in the amount of \$ _____ for streets, \$ _____ for drainage, and \$ _____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

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

Certificate Of Approval of Water

I hereby certify that:

- (1) The water system designated in The Preserve at Echo Estates PUD Subdivision - Section 2 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 the City of Franklin, Tennessee to assure completion of such improvements.

Mallory Valley Utility District _____ Date _____

Certificate Of Approval for Recording

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

Secretary, Franklin Municipal Planning Commission _____ Date _____

Utility Disclaimer

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



Legend

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

Certificate Of Survey

I hereby certify that the subdivision plat shown hereon is correct and that approved monuments shown hereon will be placed as indicated upon completion of construction. All side lot lines are at right angles or radial to a street unless otherwise noted. I further certify that this plat exceeds the minimum requirements for a Federal Geodetic Control Standards pursuant to Chapter 0820-2, Section 4 of the Department of Insurance Standards of Practice for Land Surveyors, having a ratio of precision of the unadjusted survey greater than 1:10,000.

Jack Whitson
Surveyor _____ Date 1-5-15

Surveyor Information
Jack Whitson
ELI, LLC
1420 Donelson Pike, Suite A12
Nashville, Tn 37217
Phone: 615-383-6300
Email: jack.whitson@eli-llc.com



THE PRESERVE at ECHO ESTATES PUD SUBDIVISION - SECTION 2

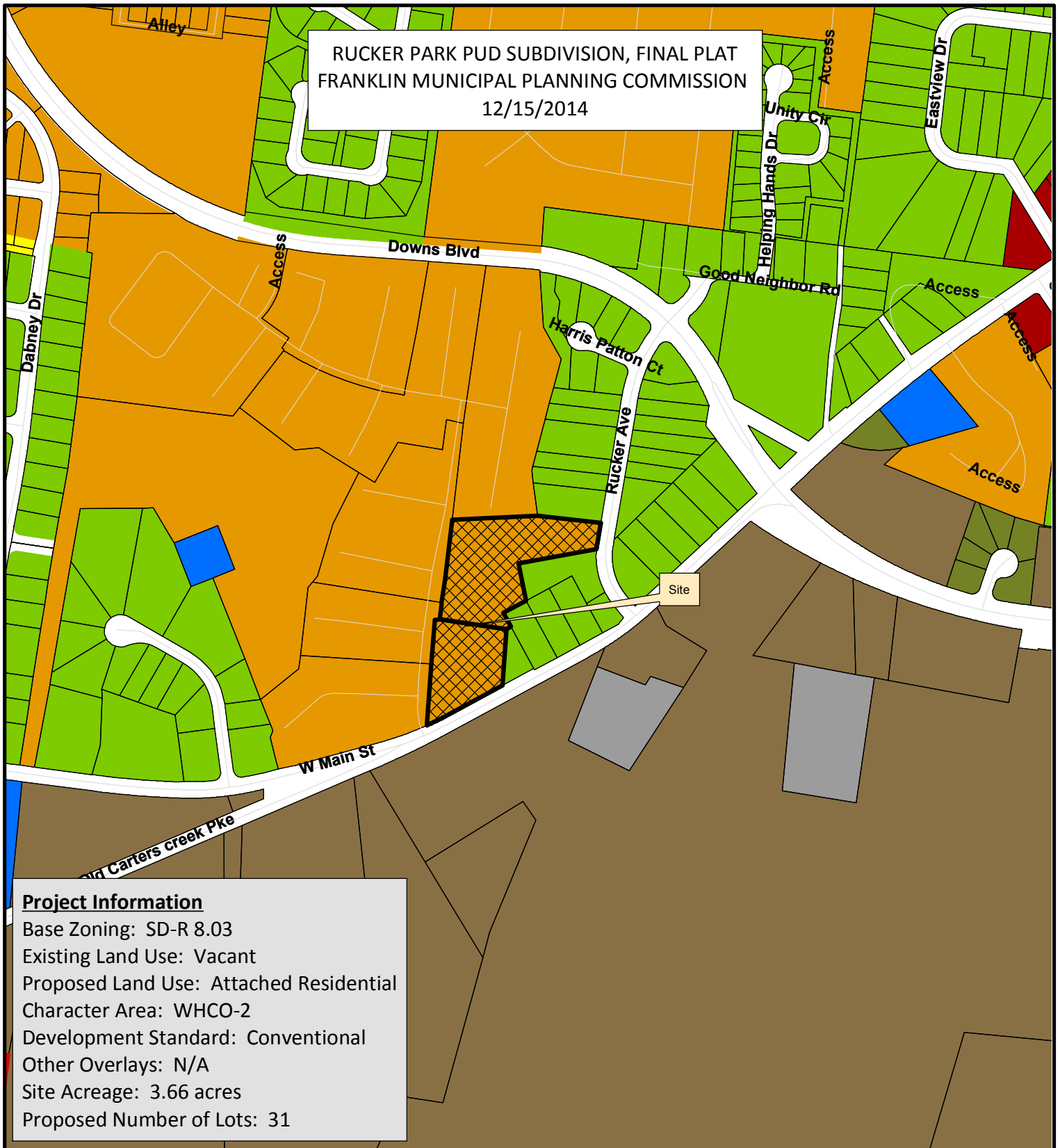
SHEET 4 OF 4

10th CIVIL DISTRICT
TAX MAP 052, PART OF PARCEL 84.04
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #5742
DATE: 12-15-2014
REVISED: 1-5-2015



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ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL

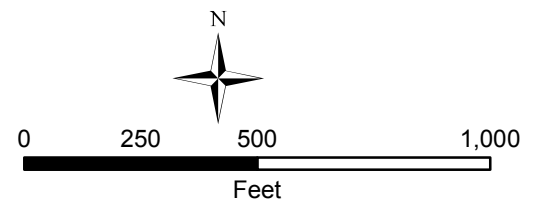
RUCKER PARK PUD SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/15/2014



Project Information

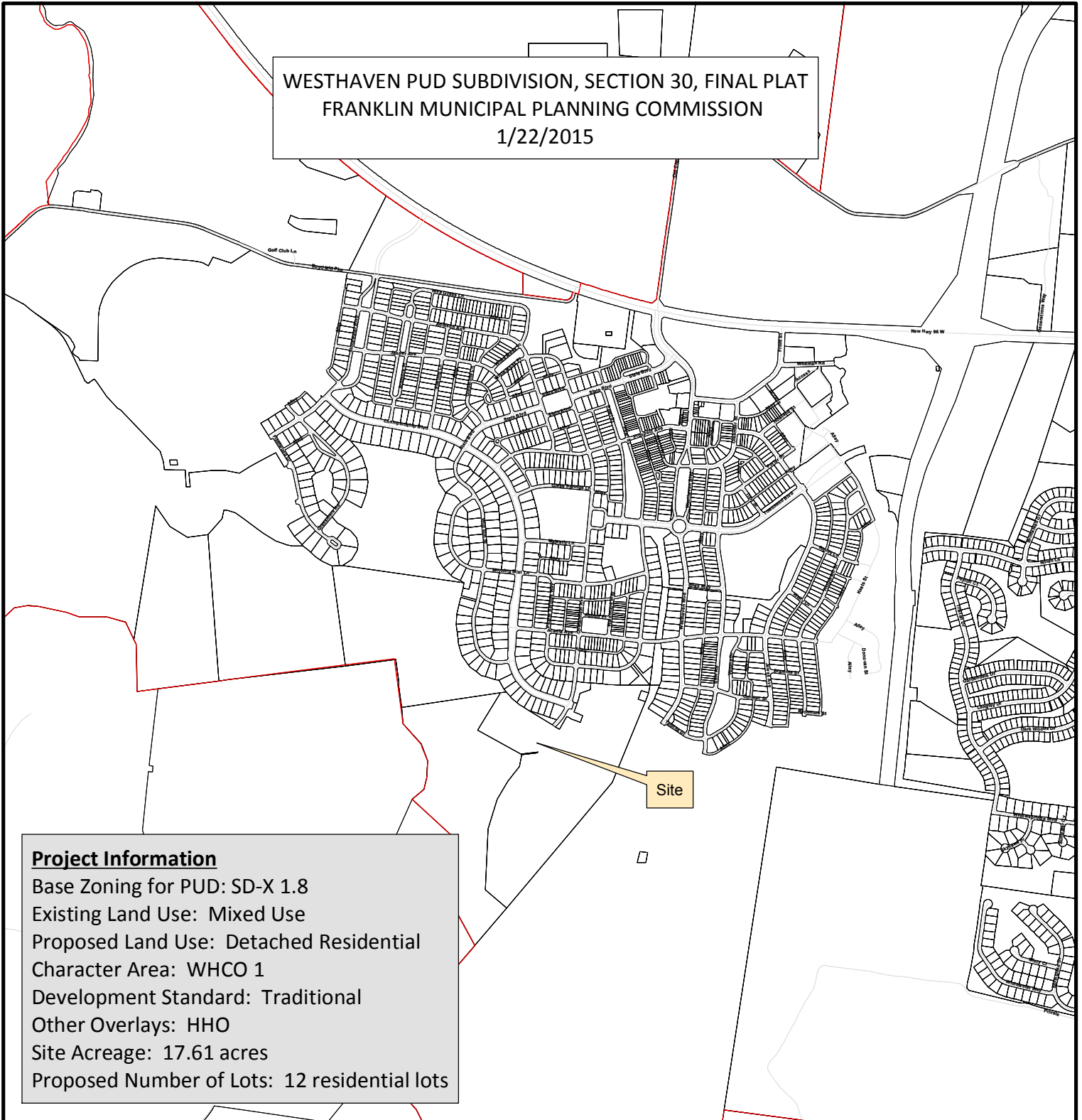
Base Zoning: SD-R 8.03
Existing Land Use: Vacant
Proposed Land Use: Attached Residential
Character Area: WHCO-2
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 3.66 acres
Proposed Number of Lots: 31

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



This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2014. All rights reserved.

WESTHAVEN PUD SUBDIVISION, SECTION 30, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
1/22/2015



Legend

Zoning

AG Agricultural District	CC Central Commercial District
ER Estate Residential	NC Neighborhood Commercial District
R-1 Residential District	GC General Commercial District
R-2 Residential District	MN Neighborhood Mixed-Use District
R-3 Residential District	ML Local Mixed-Use District
Historic Core Residential District	MX Regional Mixed-Use District
RX Residential Variety	LI Light Industrial District
OR Office Residential District	HI Heavy Industrial District
GO General Office District	CI Civic and Institutional District



0 250 500 1,000



Feet

This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained hereon.
 All data and materials (c) copyright 2014. All rights reserved.

CONDITIONS OF APPROVAL:

Engineering - Final Plat Checklist

General Comments

1. 0. General Information

- Any unposted sureties associated with this development from site plan(s) COF#29951 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.
 - No action required from applicant.
 - This comment shall remain open until the plat is recorded.
- Any unposted sureties associated with this development from site plan(s) COF#29951 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

Planning

General Comments

2. Hillside Overlay

- This is a new comment. Applicant shall show the line for the Hillside Overlay. This line should be consistent with what is shown on the site plan. Although Westhaven PUD was approved before the HHO went into effect, it should be stated in the site data that the HHO is present in this section and the line should be shown.

3. Number of Lots

- Applicant shall correct the total number of lots stated on the plat from 17 to 15, on the bottom right corner.

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) 244-9400
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) 894-1185

Plat Notes:

- The purpose of this plat is to create 15 lots (Lots 1260-1268, 1641-1643, 5048, 5049, and 5050) including Open Space lots.
- Site is located in Williamson County, TN, and is a portion of Parcel 1.13 and Parcel 1 on Property Map 77.
- Zoning: Mixed-Use Local District (ML 1.8/Traditional/WHCO-1)
- All lots in Section 30 fall in the T3 Transect Zone as defined in the Westhaven Concept Plan (Revision 2) and Pattern Book, revised 05/08/07.
- According to the Westhaven Pattern Book, the following building types would be permitted in the T3 transect zones - sideyard house, cottage house, or villa.

Section 30 includes the following building types and sizes: sideyard houses, cottage houses, and villas.

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

- Minimum setback requirements:
Front yard - 10'
Side yard - 5' (min. 10' between buildings)
Rear yard/Alley setback - 5' (minimum 18' wide x 22' deep parking apron is required from the front of the apron to the face of the alley curb), except on street corner lots of 50 sq. ft. or greater.

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

- Bearings are based on TN Grid System (NAD 83)
- Subject property is not within a Flood Hazard Area as per F.E.M.A. Flood Insurance Rate Map No. 47187C0150F, Revision Date September 29, 2006, Community No. 470206, Panel No. 195.
- The developer acknowledges that all lots have adequate building envelopes and no variances will be required.
- All streets and alleys are designated as Public Right-of-Way; the City of Franklin is not responsible for the replacement or repair of any private structures within public easements should the structures be disturbed in the process of the City exercising its easement rights.
- Streets, drainage easements, structures and culverts shall be maintained by the City of Franklin. Detention ponds within public drainage easements are to be maintained by the owner.
- Stormwater quality shall be addressed with each site plan.
- Open space areas, roadway medians, brick pedestrian crosswalks, bike paths, sidewalks outside of right-of-ways, trails and detention facilities shall be maintained by the Westhaven Home Owners Association and shall be Public Utility, Drainage and Access Easements.
- Building Elements: Porches, stoops, chimneys, bay windows, and balconies may encroach into the front yard setbacks. Chimneys may encroach up to 1'-0" from the property line within the sideyard setbacks. Where chimneys encroach into the sideyard setback, the minimum separation between dwellings shall be reduced by the distance of the encroachment only at the width of the fireplace. The remainder of the sideyard setback shall be the stated minimum. Chimneys that encroach closer than 5'-0" to a property line must meet the fire rating requirements of the City of Franklin Building Codes.
- Within new developments and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, (including cable television, electrical, natural gas, sewer, telephone and water lines) shall be placed underground.
- All street light locations and quantities are approximate. Final positioning and quantity shall be at the direction of MTEMC. 17. Mineral rights are to be held by Westhaven Partners, LLC.
- Property numbers are indicated as such: Lot numbers are encircled and address numbers are enclosed by rectangular shape.
- At all temporary turnarounds, a sign shall be placed stating, "Street to be extended by authority of the City of Franklin."
- Street address numbers are assigned to the following street names: Lots 1260-1268 and Lots 1641-1643 Rochester Close.

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

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

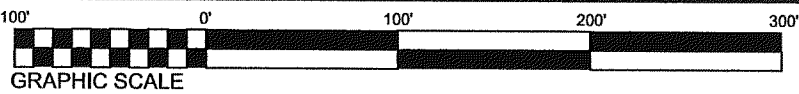
Williamson County Emergency Management Agency Date

City of Franklin Date

CERTIFICATE OF OWNERSHIP

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

Owner Date



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

Certificate of Survey

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 4th day of November, 2014.

JOEY C. WILSON, II, PE, RLS Tennessee RLS Not 2089
Wilson & Associates, P.C.

Engineering/Surveying/Environmental
108 Beasley Drive, Franklin, TN 37064
Office: 615.794.2275 FAX 615.794.2176
jwilson@wilsonpc.com

PARCEL AREA TABLE

Parcel #	Area (SF)	Area (Ac.)
1260	15795.71	0.36
1261	12420.18	0.29
1262	12678.54	0.29
1263	13262.03	0.30
1264	21590.29	0.50
1265	23215.78	0.53
1266	22538.04	0.52
1267	21789.83	0.50
1268	16435.24	0.38
1641	15818.74	0.36
1642	11838.24	0.27
1643	13501.68	0.31
O.S. 5048 FORMAL	2433.85	0.06
O.S. 5049 INFORMAL	507018.33	11.64
O.S. 5050 INFORMAL	20518.34	0.47

DETACHED RESIDENTIAL
LOT TREE CHART

Lot #	Lot Size (SF)	ACI
1260	15795.71 sf	12
1261	12420.18 sf	12
1262	12678.54 sf	12
1263	13262.03 sf	12
1264	21590.29 sf	12
1265	23215.78 sf	12
1266	22538.04 sf	12
1267	21789.83 sf	12
1268	16435.24 sf	12
1641	15818.74 sf	12
1642	11838.24 sf	12
1643	13501.68 sf	12

LINE TABLE		
Line #	Length	Direction
L1	37.70'	S49°25'26"W
L2	30.25'	S24°02'54"W
L3	15.59'	S3°58'55"W
L4	36.26'	S74°09'49"W
L5	36.97'	S50°40'55"W
L6	18.23'	S42°51'57"W
L7	33.38'	S42°31'45"W
L8	14.07'	S61°31'12"W
L9	37.17'	S67°04'53"W
L10	25.22'	S47°35'52"W
L11	15.20'	S39°40'31"W
L12	10.09'	S85°49'04"W
L13	53.55'	S82°51'38"W

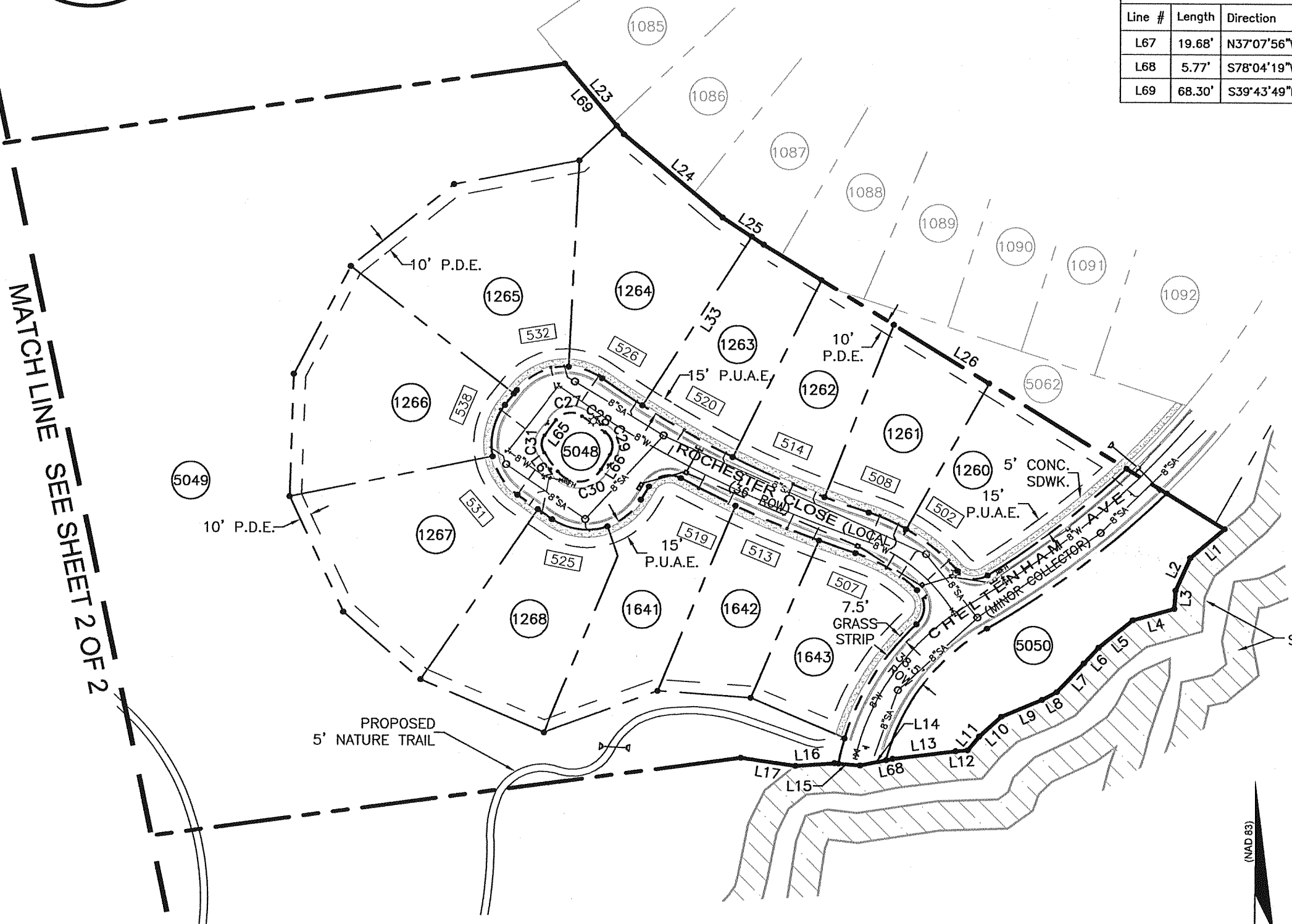
LINE TABLE		
Line #	Length	Direction
L14	28.10'	S78°04'19"W
L15	21.61'	N85°11'23"W
L16	32.94'	S85°44'38"W
L17	46.54'	N81°47'33"W
L18	957.45'	S82°09'03"W
L19	185.67'	N22°38'04"W
L20	282.28'	N42°10'30"W
L21	179.39'	N8°00'37"W
L22	1095.79'	N81°34'17"E
L23	77.97'	S39°43'49"E
L24	109.15'	S49°49'12"E
L25	41.68'	S56°35'56"E
L26	456.43'	S58°28'14"E

LINE TABLE		
Line #	Length	Direction
L27	136.23'	S58°28'14"E
L28	141.60'	N29°24'47"E
L29	157.18'	N21°41'13"E
L30	94.37'	S58°28'14"E
L31	71.70'	S58°28'14"E
L32	167.45'	N26°24'59"E
L33	170.28'	N32°37'13"E
L35	12.15'	S56°35'56"E
L36	57.09'	S58°28'14"E
L37	175.00'	N2°46'38"E
L38	43.28'	N46°00'04"E
L39	109.15'	S49°49'12"E
L40	109.15'	S49°49'12"E

LINE TABLE		
Line #	Length	Direction
L41	29.53'	S56°35'56"E
L42	3.62'	S37°50'45"W
L43	175.00'	N52°09'15"W
L44	111.77'	N51°08'19"E
L45	108.25'	N79°02'40"E
L46	12.40'	S37°50'45"W
L47	175.00'	S78°30'03"W
L48	103.65'	N1°38'21"E
L49	103.35'	N27°41'10"E
L50	175.00'	S34°15'44"W
L51	86.76'	N49°03'41"W
L52	107.71'	N25°09'42"W
L53	26.47'	S19°19'41"E

LINE TABLE		
Line #	Length	Direction
L54	162.46'	S22°22'52"W
L55	113.83'	N66°51'54"W
L56	13.14'	N31°02'29"E
L57	170.03'	S22°22'52"W
L58	102.38'	S69°29'04"W
L59	145.28'	S22°57'26"W
L60	78.68'	N85°55'08"W
L61	86.29'	N66°44'14"W
L62	3.29'	N85°11'23"W
L63	21.61'	N85°11'23"W
L64	57.35'	S58°28'14"E
L65	16.47'	N37°50'45"E
L66	14.51'	S31°02'29"W

LINE TABLE		
Line #	Length	Direction
L67	19.68'	N37°07'56"W
L68	5.77'	S78°04'19"W
L69	68.30'	S39°43'49"E



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

SITE DATA

TOTAL AREA =	17.61 Ac. (766,930.02 sf)
TOTAL ROW =	0.86 Ac. (37,512.00 sf)
TOTAL OPEN SPACE =	12.17 Ac. (529,970.52 sf)

REGISTER'S OFFICE
WILLIAMSON COUNTY, TENNESSEE

CERTIFICATE OF APPROVAL OF
WATER SYSTEMS

I hereby certify that:

(1) the water system designated in Westhaven PUD Subdivision, Section 30 has been installed in accordance with City Specifications, or

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

HB&TS Utility District Date

MIDDLE TENNESSEE ELECTRIC
MEMBERSHIP CORPORATION

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

Date Middle Tennessee Electric Membership Corporation

CERTIFICATE OF APPROVAL OF
SEWER SYSTEMS

I hereby certify that:

(1) the sewer system designated in Westhaven PUD Subdivision, Section 30 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 Date

CERTIFICATE OF APPROVAL OF RECORDING

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

Secretary
Franklin Municipal Planning Commission Date

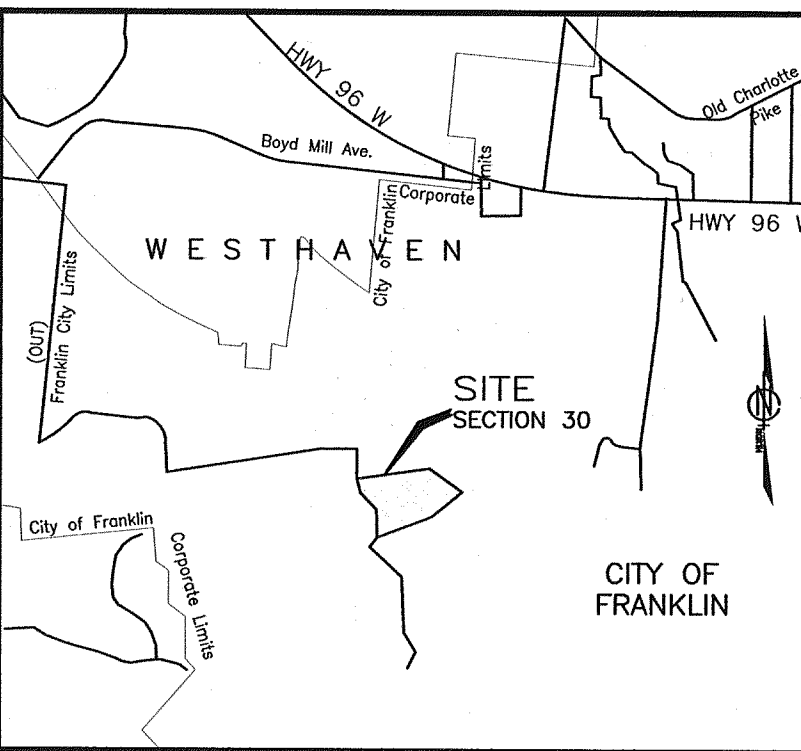
CERTIFICATE OF APPROVAL OF STREETS AND
DRAINAGE AND SIDEWALKS

I hereby certify that:

(1) the streets, drainage, and sidewalks designated in Westhaven PUD Subdivision, Section 30 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



VICINITY MAP
NOT TO SCALE

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	148.23'	705.75'	12°02'03"	S52°02'32"W	147.96'
C2	28.08'	20.00'	80°26'35"	N81°40'52"W	25.83'
C3	56.15'	168.00'	19°09'01"	N51°00'42"W	55.89'
C4	34.58'	168.00'	11°47'38"	N66°29'02"W	34.52'
C5	39.49'	808.00'	2°48'00"	N70°58'40"W	39.48'
C6	84.53'	808.00'	5°59'38"	N66°34'51"W	84.49'
C7	87.49'	808.00'	6°12'14"	N60°28'54"W	87.45'
C8	40.84'	808.00'	2°53'46"	N55°55'55"W	40.84'
C9	30.28'	53.00'	32°44'20"	N70°51'12"W	29.87'
C10	50.81'	53.00'	54°55'53"	S65°18'41"W	48.89'
C11	45.65'	53.00'	49°20'42"	S13°10'24"W	44.25'
C12	39.72'	53.00'	42°56'31"	S32°58'13"E	38.80'
C13	21.04'	930.00'	1°17'47"	S55°05'22"E	21.04'
C14	15.13'	930.00'	0°55'56"	S56°12'14"E	15.13'
C15	48.73'	53.00'	52°40'57"	S82°59'12"E	47.03'
C16	36.66'	53.00'	39°37'51"	N50°51'24"E	35.93'

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C17	30.53'	20.00'	87°28'12"	N74°46'35"E	27.65'
C18	51.75'	844.00'	3°30'47"	S63°14'09"E	51.74'
C19	76.18'	844.00'	5°10'18"	S67°34'42"E	76.16'
C20	32.61'	844.00'	2°12'50"	S71°16'16"E	32.61'
C21	61.15'	132.00'	26°32'41"	S59°06'21"E	60.61'
C22	32.33'	20.00'	92°37'12"	S0°28'35"W	28.92'
C23	115.70'	219.25'	30°14'10"	S31°40'06"W	114.36'
C24	21.89'	219.25'	5°43'14"	S13°41'24"W	21.88'
C25	144.28'	180.75'	45°44'03"	S37°02'44"W	140.48'
C26	190.33'	744.25'	14°39'09"	S52°35'11"W	189.81'
C27	24.39'	16.00'	87°20'03"	N81°30'46"E	22.09'
C28	23.57'	844.00'	1°36'01"	S55°37'13"E	23.57'
C29	21.37'	14.00'	87°27'42"	S12°41'22"E	19.36'
C30	42.94'	22.00'	111°49'35"	S86°57'16"W	36.44'
C31	15.70'	12.00'	74°58'41"	N0°21'25"E	14.61'

SOUTHERN LAND
COMPANY
WESTHAVEN
P.U.D. SUBDIVISION
SECTION 30

FINAL SUBDIVISION PLAT

FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES 17.61 TOTAL # OF LOTS 17
ACRES NEW RD/ST 0.86 (ROW) L.F. OF NEW RD/ST 1.042
ACRES OPEN SPACE 12.17 CIVIL DISTRICT 5th
DRAWN BY JAG CLOSURE ERROR <1:10,000
SCALE = 1"=100' DATE = 11-10-2014

COF PROJECT # 5755

SHEET 1 OF 2

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 Springdale, G.P. c/o Ron Pace 95 White Bridge Road, #504 Chattanooga, TN 37405 (615) 352-9600
PHMC 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	

Plat Notes:

- The purpose of this plat is to create 15 lots (Lots 1260-1268, 1641-1643, 5048, 5049, and 5050) including Open Space lots.
- Site is located in Williamson County, TN, and is a portion of Parcel 1.13 and Parcel 1 on Property Map 77.
- Zoning: Mixed-Use Local District (ML 1.8/Traditional/WHCO-1)
- All lots in Section 30 fall in the T3 Transect Zone as defined in the Westhaven Concept Plan (Revision 2) and Pattern Book, revised 05/08/07.
- According to the Westhaven Pattern Book, the following building types would be permitted in the T3 transect zones - sideyard house, cottage house, or villa.

Section 30 includes the following building types and sizes: sideyard houses, cottage houses, and villas.

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

Minimum setback requirements:

- Front yard - 10'
Side yard - 5' (min. 10' between buildings)
Rear yard/Alley setback - 5' (minimum 18' wide x 22' deep parking apron is required from the front of the apron to the face of the alley curb), except on street corner lots of 50 sq. ft. or greater.

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.

- Bearings are based on TN Grid System (NAD 83)
- Subject property is not within a Flood Hazard Area as per F.E.M.A. Flood Insurance Rate Map No. 47187CO190F, Revision Date September 29, 2006, Community No. 470206, Panel No. 195.
- The developer acknowledges that all lots have adequate building envelopes and no variances will be required.
- All streets and alleys are designated as Public Right-of-Way; the City of Franklin is not responsible for the replacement or repair of any private structures within public easements should the structures be disturbed in the process of the City exercising its easement rights.
- Streets, drainage easements, structures and culverts shall be maintained by the City of Franklin. Detention ponds within public drainage easements are to be maintained by the owner.
- Stormwater quality shall be addressed with each site plan.
- Open space areas, roadway medians, brick pedestrian crosswalks, bike paths, sidewalks outside of right-of-ways, trails and detention facilities shall be maintained by the Westhaven Home Owners Association and shall be Public Utility, Drainage and Access Easements.
- Building Elements: Porches, stoops, chimneys, bay windows, and balconies may encroach into the front yard setbacks. Chimneys may encroach up to 1'-0" from the property line within the sideyard setbacks. Where chimneys encroach into the sideyard setback, the minimum separation between dwellings shall be reduced by the distance of the encroachment only at the width of the fireplace. The remainder of the sideyard setback shall be the stated minimum. Chimneys that encroach closer than 5'-0" to a property line must meet the fire rating requirements of the City of Franklin Building Codes.
- Within new developments and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, (including cable television, electrical, natural gas, sewer, telephone and water lines) shall be placed underground.
- All street light locations and quantities are approximate. Final positioning and quantity shall be at the direction of MTEMC. 17. Mineral rights are to be held by Westhaven Partners, LLC.
- Property numbers are indicated as such: Lot numbers are encircled and address numbers are enclosed by rectangular shape.
- At all temporary turnarounds, a sign shall be placed stating, "Street to be extended by authority of the City of Franklin."
- Street address numbers are assigned to the following street names: Lots 1260-1268 and Lots 1641-1643 Rochester Close.

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

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

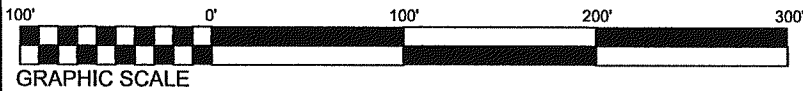
Williamson County Emergency Management Agency Date

City of Franklin Date

CERTIFICATE OF OWNERSHIP

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

Owner Date



Legend

Existing Iron Rod
Iron Rod Set
Existing Concrete Monument
Concrete Monument Set
Storm Catchbasin
Sewer Manhole
Street Address

Legend (cont.)

Water Valve
Fire Hydrant
Street Light
Sidewalk Pattern
Public Utility & Drainage Esmt.
Public Drainage Esmt.
Public Utility & Access Esmt.

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 4 day of November, 2014.

Joyce C. Wilson, II, PE, RLS Tennessee RLS No. 2089
Wilson & Associates, P.C.

Engineering/Surveying/Environmental
108 Beasley Drive, Franklin, TN 37064
Office: 615.794.2275 FAX 615.794.2176
jwilson@wilsonpc.com

PARCEL AREA TABLE

Parcel #	Area (SF)	Area (Ac.)
1260	15795.71	0.36
1261	12420.18	0.29
1262	12678.54	0.29
1263	13262.03	0.30
1264	21590.29	0.50
1265	23215.78	0.53
1266	22538.04	0.52
1267	21789.83	0.50
1268	16435.24	0.38
1641	15818.74	0.36
1642	11838.24	0.27
1643	13501.68	0.31
O.S. 5048 FORMAL	2433.85	0.06
O.S. 5049 INFORMAL	507018.33	11.64
O.S. 5050 INFORMAL	20518.34	0.47

DETACHED RESIDENTIAL
LOT TREE CHART

Lot #	Lot Size (SF)	ACI
1260	15795.71 sf	12
1261	12420.18 sf	12
1262	12678.54 sf	12
1263	13262.03 sf	12
1264	21590.29 sf	12
1265	23215.78 sf	12
1266	22538.04 sf	12
1267	21789.83 sf	12
1268	16435.24 sf	12
1641	15818.74 sf	12
1642	11838.24 sf	12
1643	13501.68 sf	12

CERTIFICATE OF APPROVAL OF
WATER SYSTEMS

I hereby certify that:

- (1) the water system designated in Westhaven PUD Subdivision, Section 30 has been installed in accordance with City Specifications, or
- (2) a performance agreement and surety in the amount of \$_____ for the water system has been posted with HB&TS Utility District to assure completion of such system.

HB&TS Utility District Date

MIDDLE TENNESSEE ELECTRIC
MEMBERSHIP CORPORATION

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

Date Middle Tennessee Electric Membership Corporation

CERTIFICATE OF APPROVAL OF STREETS AND
DRAINAGE AND SIDEWALKS

I hereby certify that:

- (1) the streets, drainage, and sidewalks designated in Westhaven PUD Subdivision, Section 30 have been installed in accordance with City specifications, or
- (2) a performance agreement and surety in the amount of \$_____ for streets, \$_____ for drainage, and \$_____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department Date
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF
SEWER SYSTEMS

I hereby certify that:

- (1) the sewer system designated in Westhaven PUD Subdivision, Section 30 has been installed in accordance with City specifications, or
- (2) a performance agreement and surety in the amount of \$_____ for the sewer system has been posted with the City of Franklin, Tennessee to assure completion of such system.

Director Water Management Department Date
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF RECORDING

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

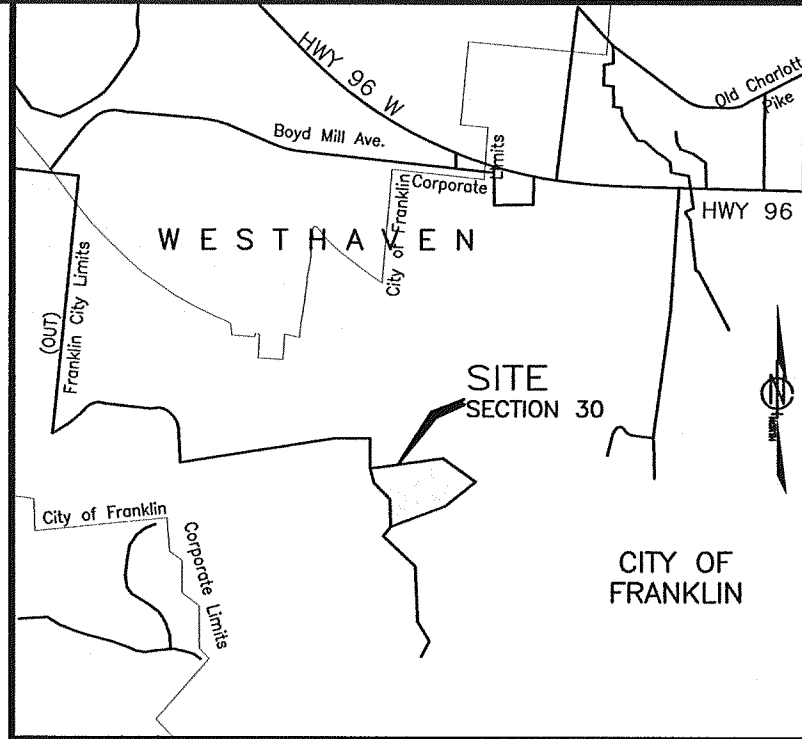
Secretary Date
Franklin Municipal Planning Commission

SITE DATA

TOTAL AREA = 17.61 Ac. (766,930.02 sf)
TOTAL ROW = 0.86 Ac. (37,512.00 sf)
TOTAL OPEN SPACE = 12.17 Ac. (529,970.52 sf)

NOTE:

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



VICINITY MAP
NOT TO SCALE

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	148.23'	705.75'	12°02'03"	S52°02'32"W	147.96'
C2	28.08'	20.00'	80°26'35"	N81°40'52"W	25.83'
C3	56.15'	168.00'	19°09'01"	N51°00'42"W	55.89'
C4	34.58'	168.00'	11°47'38"	N66°29'02"W	34.52'
C5	39.49'	808.00'	2°48'00"	N70°58'40"W	39.48'
C6	84.53'	808.00'	5°59'38"	N66°34'51"W	84.49'
C7	87.49'	808.00'	6°12'14"	N60°28'54"W	87.45'
C8	40.84'	808.00'	2°53'46"	N55°55'55"W	40.84'
C9	30.28'	53.00'	32°44'20"	N70°51'12"W	29.87'
C10	50.81'	53.00'	54°55'53"	S65°18'41"W	48.89'
C11	45.65'	53.00'	49°20'42"	S13°10'24"W	44.25'
C12	39.72'	53.00'	42°56'31"	S32°58'13"E	38.80'
C13	21.04'	930.00'	1°17'47"	S55°05'22"E	21.04'
C14	15.13'	930.00'	0°55'56"	S56°12'14"E	15.13'
C15	48.73'	53.00'	52°40'57"	S82°59'12"E	47.03'
C16	36.66'	53.00'	39°37'51"	N50°51'24"E	35.93'

CURVE TABLE

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C17	30.53'	20.00'	87°28'12"	N74°46'35"E	27.65'
C18	51.75'	844.00'	3°30'47"	S63°14'09"E	51.74'
C19	76.18'	844.00'	5°10'18"	S67°34'42"E	76.16'
C20	32.61'	844.00'	2°12'50"	S71°16'16"E	32.61'
C21	61.15'	132.00'	26°32'41"	S59°06'21"E	60.61'
C22	32.33'	20.00'	92°37'12"	S0°28'35"W	28.92'
C23	115.70'	219.25'	30°14'10"	S31°40'06"W	114.36'
C24	21.89'	219.25'	5°43'14"	S13°41'24"W	21.88'
C25	144.28'	180.75'	45°44'03"	S37°02'44"W	140.48'
C26	190.33'	744.25'	14°39'09"	S52°35'11"W	189.81'
C27	24.39'	16.00'	87°20'03"	N81°30'46"E	22.09'
C28	23.57'	844.00'	1°36'01"	S55°37'13"E	23.57'
C29	21.37'	14.00'	87°27'42"	S12°41'22"E	19.36'
C30	42.94'	22.00'	111°49'35"	S86°57'16"W	36.44'
C31	15.70'	12.00'	74°58'41"	N0°21'25"E	14.61'

SOUTHERN LAND
COMPANY
WESTHAVEN
P.U.D. SUBDIVISION
SECTION 30

FINAL SUBDIVISION PLAT

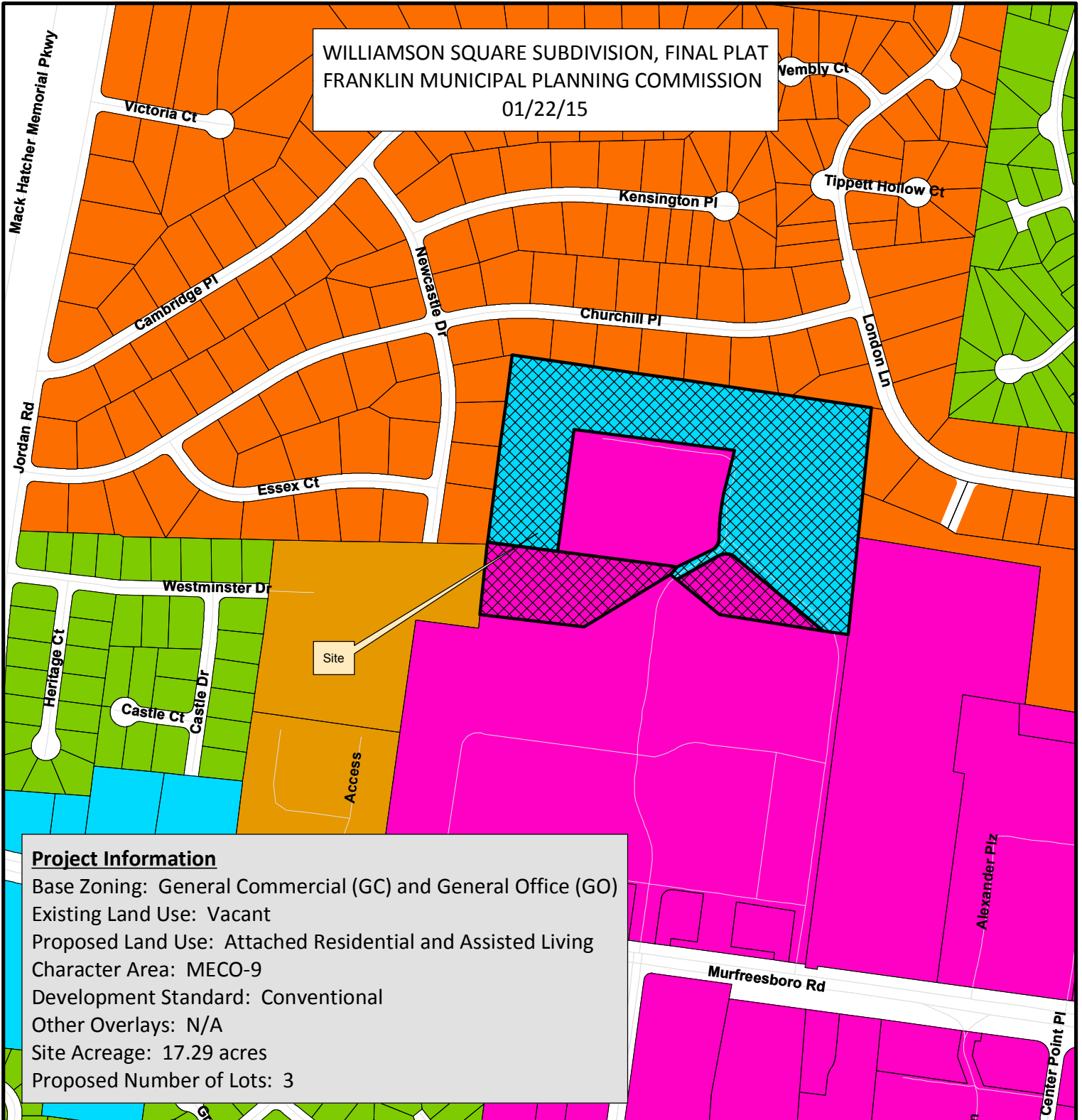
FRANKLIN - WILLIAMSON COUNTY - TENNESSEE

TOTAL ACRES 17.61 TOTAL # OF LOTS 17
ACRES NEW RD/ST 0.86 (ROW) L.F. OF NEW RD/ST 1,042
ACRES OPEN SPACE 12.17 CIVIL DISTRICT 5th
DRAWN BY JAG CLOSURE ERROR < 1:10,000
SCALE = 1"=100' DATE = 11-10-2014

COF PROJECT # 5755

SHEET 2 OF 2

WILLIAMSON SQUARE SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
01/22/15



Project Information

Base Zoning: General Commercial (GC) and General Office (GO)
Existing Land Use: Vacant
Proposed Land Use: Attached Residential and Assisted Living
Character Area: MECO-9
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 17.29 acres
Proposed Number of Lots: 3

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



0 250 500 1,000
Feet

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2014. All rights reserved.

COF# 4661

CONDITIONS OF APPROVAL:

Engineering - Site Plan Checklist

[Williamson Square Final Plat 090814.pdf](#)

1. B. General Information

- Comment to remain open through final approval to serve as a reminder to staff. No sureties required for this plat.

Planning

General Comments

2. Cover sheet

- The plat name needs to be revised to "Williamson Square, Final Plat, Revision 3".

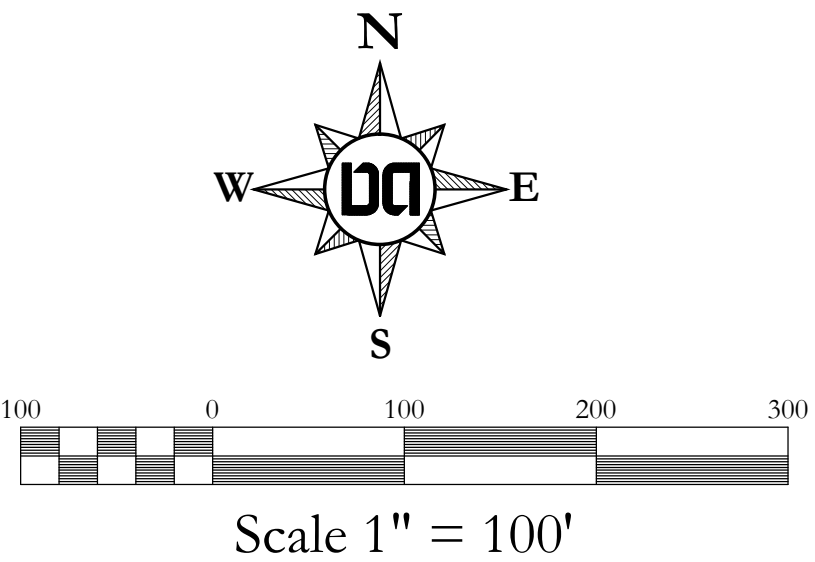
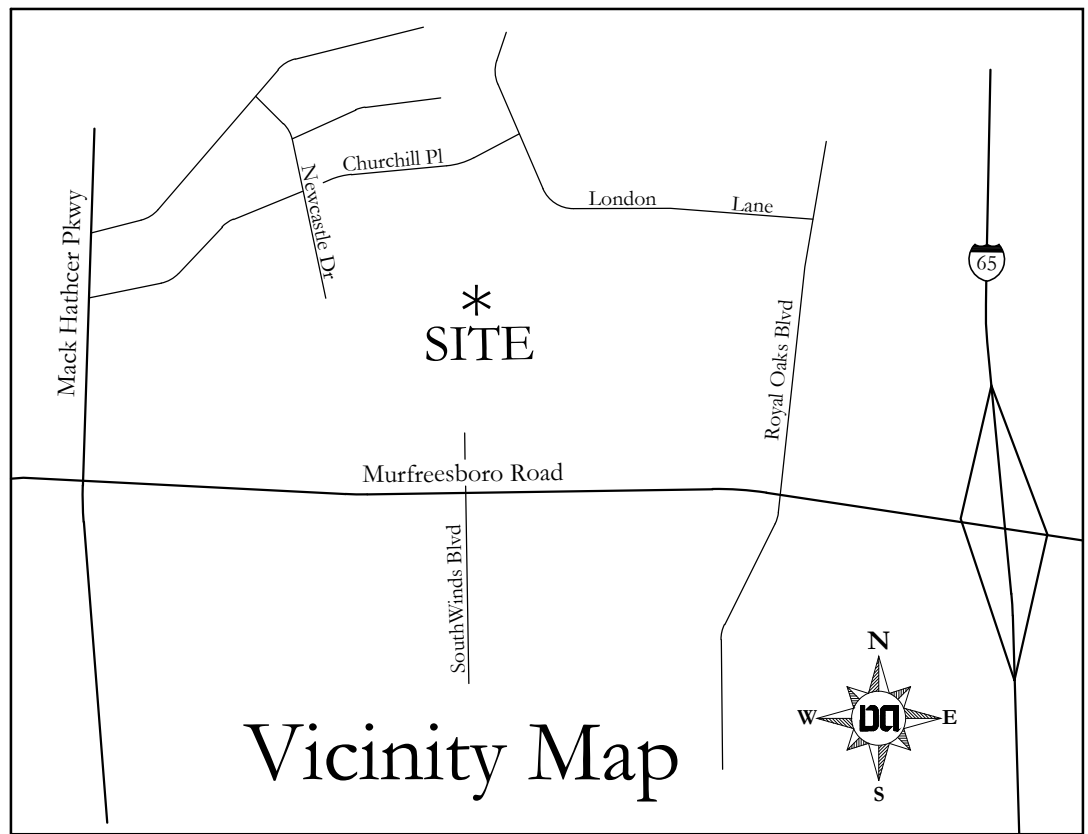
NUMBER	DELTA	RADIUS	TANGENT	ARC	CHORD BEARING	CHORD LENGTH
C1	26°48'21"	195.02	46.47	91.24	S 00°43'41" W	90.41
C2	73°23'42"	50.00	37.27	64.05	S 24°01'20" W	59.76
C3	32°45'56"	8.17	2.40	4.67	S 44°20'21" W	4.61
C4	18°16'03"	299.83	48.21	95.59	S 49°55'02" W	95.19
C5	69°46'47"	25.00	17.43	30.45	S 84°23'08" E	28.60

NUMBER	DIRECTION	DISTANCE
L1	S 82°45'24" E	236.34'
L2	N 59°02'35" E	81.00'
L3	S 49°29'34" E	130.69'
L4	S 48°30'32" E	56.84'
L5	S 51°16'49" E	202.21'

MINIMUM BUILDING SETBACKS:
GENERAL OFFICE
○YARD FRONTING STREET: 50 FEET
○SIDE YARD: 25 FEET
○REAR YARD: 40 FEET
GENERAL COMMERCIAL
○YARD FRONTING STREET: 30 FEET
○SIDE YARD: 15 FEET
○REAR YARD: 25 FEET

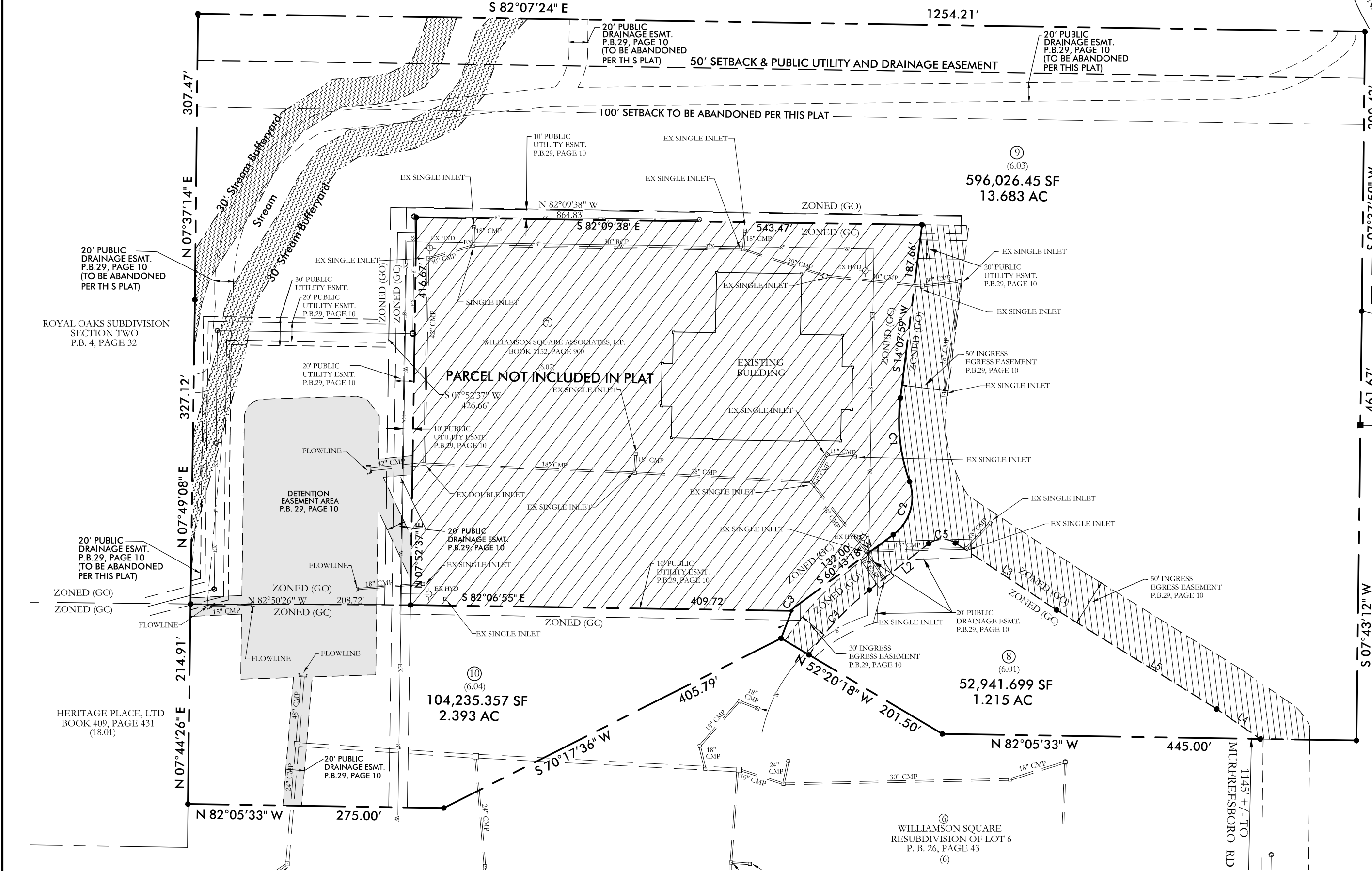
ROYAL OAKS SUBDIVISION
SECTION ONE
P.B. 3, PAGE 49

TOTAL AREA = 17.291 ACRES
= 753,204.516 S.F.



FINAL PLAT
LOTS 8, 9 & 10
WILLIAMSON SQUARE
9th CIVIL DISTRICT
FRANKLIN, WILLIAMSON CO., TN
DATE: SEPTEMBER 23, 2014
SCALE: 1" = 100'
JOB NO. 12017
DALE & ASSOCIATES, INC.
516 HEATHER PLACE
NASHVILLE, TN 37204
Phone: (615) 297-5166
Fax: (615) 269-7905

DEVELOPMENT STANDARDS: CONVENTIONAL
CHARACTER AREA: McEWEN 9
CITY OF FRANKLIN PROJECT NO. 4661
TOTAL LOTS: 3



GENERAL NOTES

- THE PURPOSE OF THIS RECORDING IS TO MODIFY A PREVIOUSLY PLATTED SETBACK AND REMOVING DRAINAGE EASEMENT
- THIS SURVEY MEETS THE REQUIREMENTS OF AN "URBAN LAND SURVEY" AS PER CHAPTER 08220-3 OF STANDARDS OF PRACTICE AS ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS FOR THE STATE OF TENNESSEE, DATED SEPTEMBER 29, 1980.
- THIS SURVEY CONFORMS TO THE GUIDELINES SET FORTH IN THE STANDARDS OF PRACTICE CHAPTER 0820-3.05 FOR A CATEGORY 1 SURVEY HAVING A RATIO OF PRECISION EXCEEDING 1:10,000 AS SHOWN HEREON.
- PARCEL NUMBER SHOWN THUS (OO) PERTAIN TO PROPERTY TAX MAP 79G.
- ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER.
- THE PROPERTY SHOWN HEREON CONTAINS 753,204.516 SQUARE FEET OR 17.291 ACRES OF LAND MORE OR LESS.
- THE PROPERTY SHOWN HEREON IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE LATEST FLOOD INSURANCE PROGRAM MAP PANEL NO. 47187C0212F DATED SEPTEMBER 29, 2006.
- PROPERTY CORNERS SHOWN THUS ● ARE MARKED BY IRON RODS. PROPERTY CORNERS SHOWN THUS ■ ARE MARKED BY CONCRETE MONUMENTS.
- THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED GO & GC/SUBURBAN.
- NUMBERS SHOWN THUS [XXXX] ARE PROPERTY ADDRESSES OFF WILLIAMSON SQUARE PLACE

- PROPERTY OWNER
J. D. EATHERLY
1720 WEST END AVE STE #600
NASHVILLE, TN 37203
PHONE: 615.300.1149
EMAIL: serena@vastland.com
- THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES LOT 8, 9 and 10 ON THE PLAT OF WILLIAMSON SQUARE REVISION TWO (RESUBDIVISION OF LOT 8 OF RECORD IN PLAT BOOK 29, PAGE 10, R.O.W.C., TN.
- 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.
- THIS SURVEY MEETS THE REQUIREMENTS OF AN "URBAN LAND SURVEY" AS PER T.C.A. CHAPTER 820-03 OF STANDARDS OF PRACTICE AS ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS FOR THE STATE OF TENNESSEE, DATED MARCH 17, 2011
- LOTS SHALL CONFORM TO THE REQUIREMENTS OF THE FRANKLIN ZONING ORDINANCE.
- BEARINGS SHOWN ON THE SURVEY ARE REGISTERED TO TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, HPSZONE 4100 (NAD 83).
- MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR HOA.
- MINERAL RIGHTS WERE NOT FOUND ON THESE PARCELS
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY CITY ENGINEER

CERTIFICATE OF OWNERSHIP	
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book 5808, Page 122, R.O.W.C., Tennessee, and adopt the plan of subdivision of the property as shown 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 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., TN, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows:	
J.D. Eatherly	Date
MTEMC	
Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.	
Middle Tennessee Electric Membership Corporation	Date

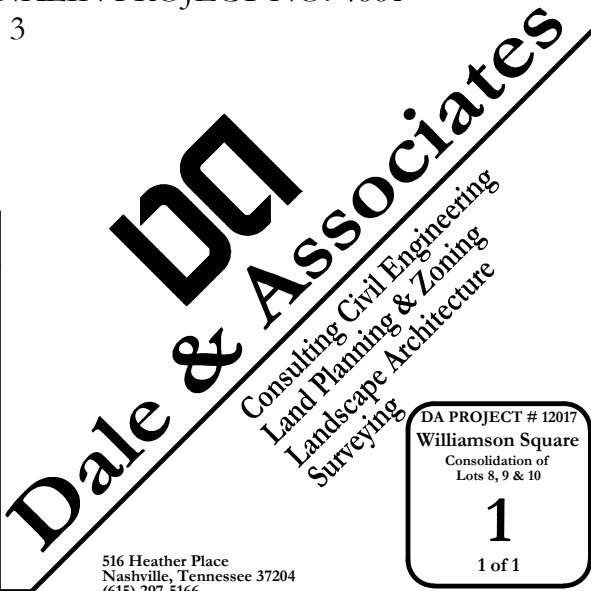
CERTIFICATE OF ACCURACY
I (we) hereby certify that the subdivision as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the <u>30</u> day of <u>12/29/14</u> 20 <u>14</u>
Date <u>Ernest Medlin</u>
Registered Land Surveyor

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

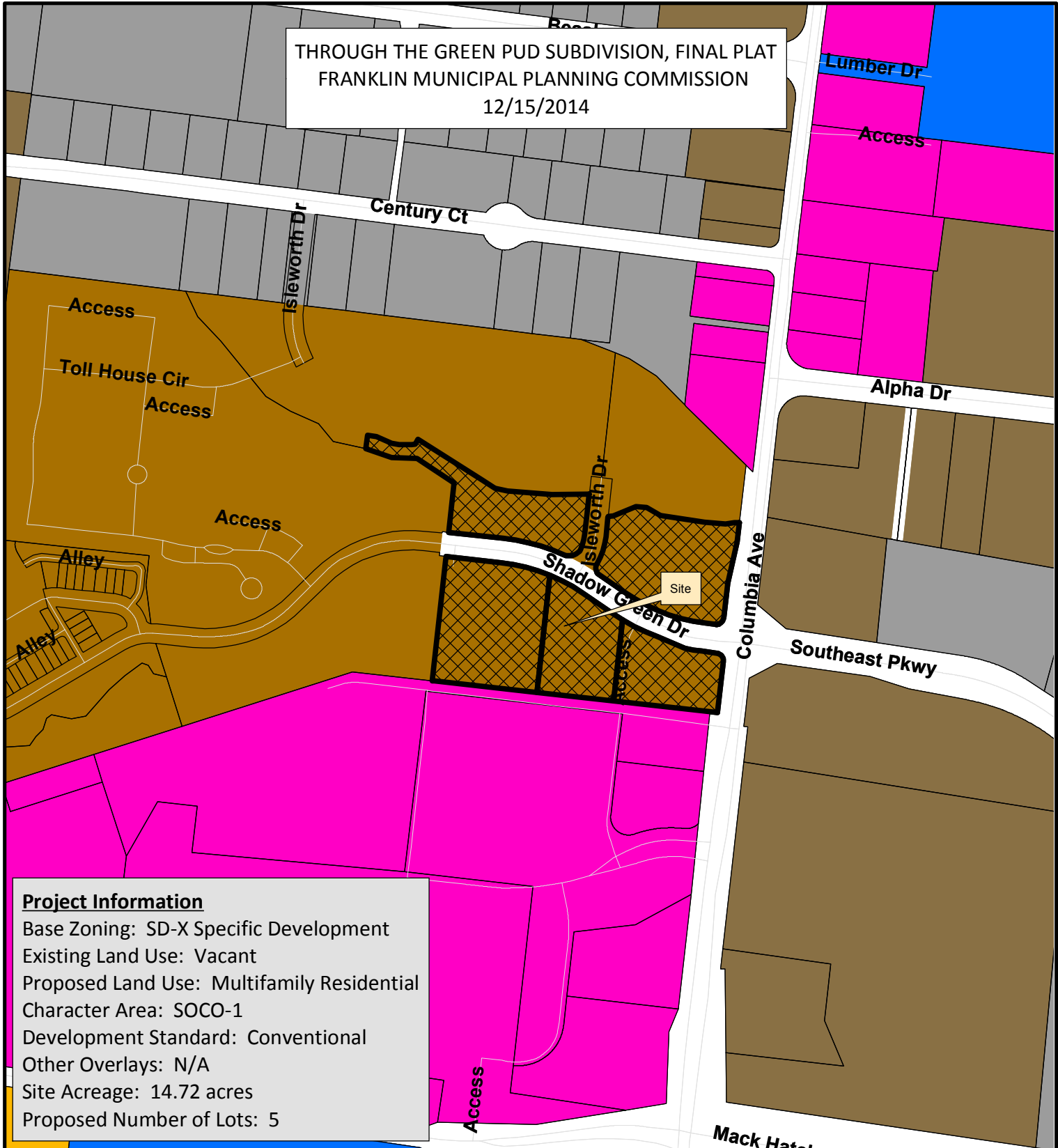
CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE
I hereby certify that: (1) the streets, drainage, and sidewalks designated in Tywater Crossing PUD Subdivision, Section 2 have been installed in accordance with City specifications, or (2) a performance agreement and surety in the amount of \$_____ for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

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

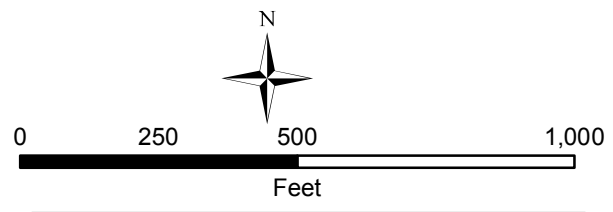


THROUGH THE GREEN PUD SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/15/2014



Project Information
 Base Zoning: SD-X Specific Development
 Existing Land Use: Vacant
 Proposed Land Use: Multifamily Residential
 Character Area: SOCO-1
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 14.72 acres
 Proposed Number of Lots: 5

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



This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2014. All rights reserved.

CONDITIONS OF APPROVAL:**Engineering - Final Plat Checklist****General Comments****1. 0. General Information**

- Any unposted sureties associated with this development from site plan 4722 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

2. 0. General Information

- The previous comment "Applicant shall ensure that any modifications to the site plan, which is being reviewed concurrently with this final plat, are reflected on the final plat. The final plat shall match the site plan" has not been fully addressed.

There are large areas of existing concrete pavement in the northeastern portion of the site that are to be removed with this project in order to install the wet pond and bioretention. This pavement that is to be removed should not be shown on the final plat. Any other changes to the site resulting from modifications to the site plan shall also be reflected on the final plat.

3. C. Final Plat

- Applicant shall clearly depict and label all proposed pedestrian walkways, paths, entrances, ramps, crossings, and handicapped parking areas. Applicant shall add a sidewalk connection/ramp landing from the east side of Swanson Branch Way to the south side of Isleworth Drive. This is a new issue based on the current plan submittal.

4. C. Final Plat

- Applicant shall show the location of the "Ingress/Egress Easement" at the southwest corner of the site aligned with the vehicular connection location depicted on the Site Plan. The access drive and adjacent sidewalk shall be depicted on the Final Plat to match the Site Plan layout. This vehicular connection is required to be constructed per the Development Plan.

Parks**General Comments****5. Parkland information**

- Parks Department has scheduled a meeting with the Law Department on the timing of the warranty deed.

Planning**General Comments****6. Development plan**

- Applicant shall complete COF Post PC Process for the development plan.

7. Mineral rights

- Mineral rights statement (note #10) does not adequately define ownership of mineral rights on this property. Applicant shall revise this note to clarify who owns mineral rights.

[20131140_2014-11-10_Final Plat.pdf](#)

8. Setbacks

- Applicant shall review all listed setbacks on plat and corresponding site plan to ensure consistency between these documents.

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 5 LOTS, 4 BUILDABLE LOTS AND 1 OPEN SPACE LOT, DEDICATE RIGHT OF WAY AND CREATE ACCESS, PUBLIC UTILITY AND DRAINAGE EASEMENTS.

2. EXISTING BASE ZONING: SD-X (LOCAL MIXED-USE)
CHARACTER AREA OVERLAY: SOCO-1 (SOUTHALL)
DEVELOPMENT AREA STANDARD: CONVENTIONAL

3. MINIMUM SETBACK REQUIREMENTS
FRONT YARD SETBACK ON ANY STREET: 20' (PER BASE
ZONE DISTANCE AROUND PERIMETER OF SITE)
FRONT YARD ON INTERNAL STREET: 5' (FRONTING
ON INTERNAL STREETS WITHIN THE P.U.D.)
SIDE YARD SETBACK: 10'
REAR YARD SETBACK: 30'

4. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLANE AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47187C0195F, DATED SEPTEMBER 29, 2006.

5. THIS PROPERTY CAN BE FOUND ON WILLIAMSON COUNTY TAX MAP 90 AND IS KNOWN AS PARCELS 26.11, 26.12, 26.15, 26.16, AND 26.17 AND ON TAX MAP 90G, GROUP A, AND IS KNOWN AS PARCELS 13.15.

6. OWNER/ SUBDIVIDER: WOLFE FIELDS DEVELOPMENT, LLC
ADDRESS: 808 ANNMARIE CIRCLE
BOWLING GREEN, KY 42103
PHONE NO.: 270-782-7394
EMAIL: gwfields@insightbb.com

7. SURVEYOR: LITTLEJOHN ENGINEERING ASSOCIATES, INC.
ADDRESS: 1935 21ST AVE. SOUTH
NASHVILLE, TENNESSEE 37212
PHONE NO.: OFFICE 615-385-4144 FAX: 615-385-4020
P.O.C.: ROBERT M. SEARSON
EMAIL: rsearson@leainc.com

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

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

10. NO DOCUMENTATION HAS BEEN FOUND PERTAINING TO MINERAL RIGHTS TO THE PROPERTY.

11. STREAM BUFFER IS TO BE AN UNDISTURBED AREA. NO GRADING, CLEARING, CUTTING, BUILDING OR ANY OTHER DISTURBANCES ARE ALLOWED IN STREAM BUFFER.

12. A PLANTING PLAN FOR ISLEWORTH DRIVE SHALL BE PROVIDED AND INSTALLED WHEN THE COMMERCIAL SECTION IS DEVELOPED. THIS WILL INCLUDE SIDEWALKS AND TREES.

13. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES LOTS 1, 3, 6, 7 & 9 OF THROUGH THE GREEN SUBDIVISION, REVISION 3, AS RECORDED IN PLAT BOOK P52, PAGE 63, ROWC, PORTIONS OF EASEMENTS SHOWN ON PBK. 55, PG. 78, AND LOT 50B OF CENTURY INDUSTRIAL PARK, SECTION 3, REVISION 1, RESUBDIVISION OF LOT 50, AS RECORDED IN PLAT BOOK 14, PAGE 61, ROWC.

14. PROJECT GEODETIC REFERENCE NETWORK BASED ON: TENNESSEE STATE PLANE COORDINATE SYSTEM 1983, ZONE 5301, FIPSZONE 4100; PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM DAVD 88

15. PROPERTY OWNER(S) OR HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES.

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

17. DRAINAGE THROUGH PRIVATE PROPERTY TO BE PRIVATELY MAINTAINED.

LINE TABLE		
LINE	LENGTH	BEARING
L1	63.69'	N67°18'22"E
L2	28.31'	S86°33'55"E
L3	41.40'	S58°16'31"E
L4	12.81'	N89°19'24"E
L5	23.46'	N82°54'58"E
L6	12.40'	N89°33'18"E
L7	31.84'	N88°29'09"E
L8	9.76'	N86°11'50"E
L9	14.70'	N30°03'47"E
L10	43.65'	S65°09'22"E
L11	19.77'	S80°03'52"E
L12	23.26'	S84°06'00"E
L13	34.40'	N07°38'13"E
L14	7.89'	S82°51'33"E
L15	7.11'	S82°51'33"E
L16	16.43'	N83°37'28"W
L17	16.43'	S83°37'28"E
L18	63.00'	N06°22'32"E
L19	33.14'	S76°18'46"E
L20	9.34'	S30°10'05"W
L21	6.50'	S68°38'06"E
L22	79.87'	N65°40'15"W
L23	70.72'	N71°11'20"W
L24	55.00'	N83°42'05"W
L25	50.00'	S61°48'34"W

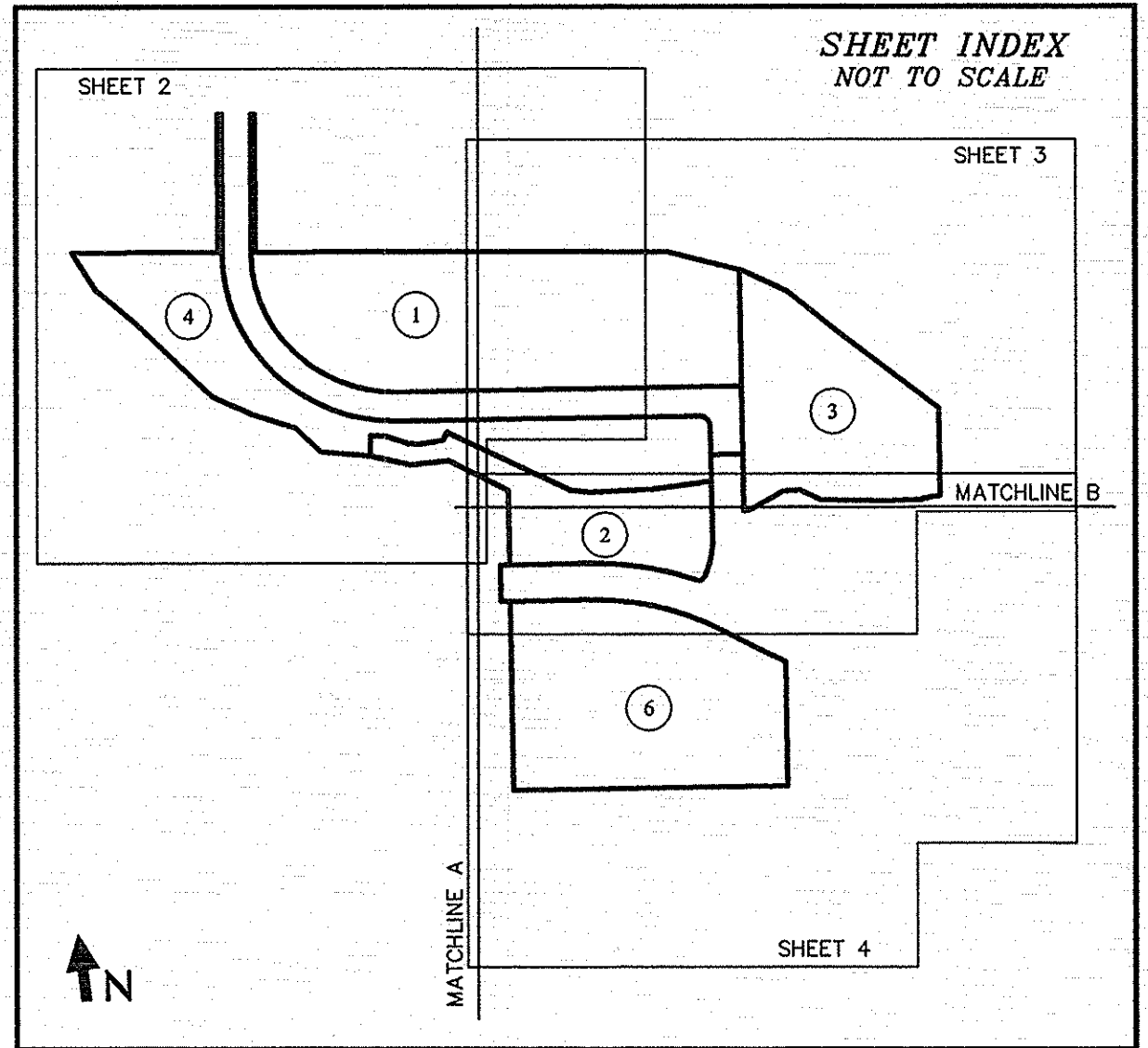
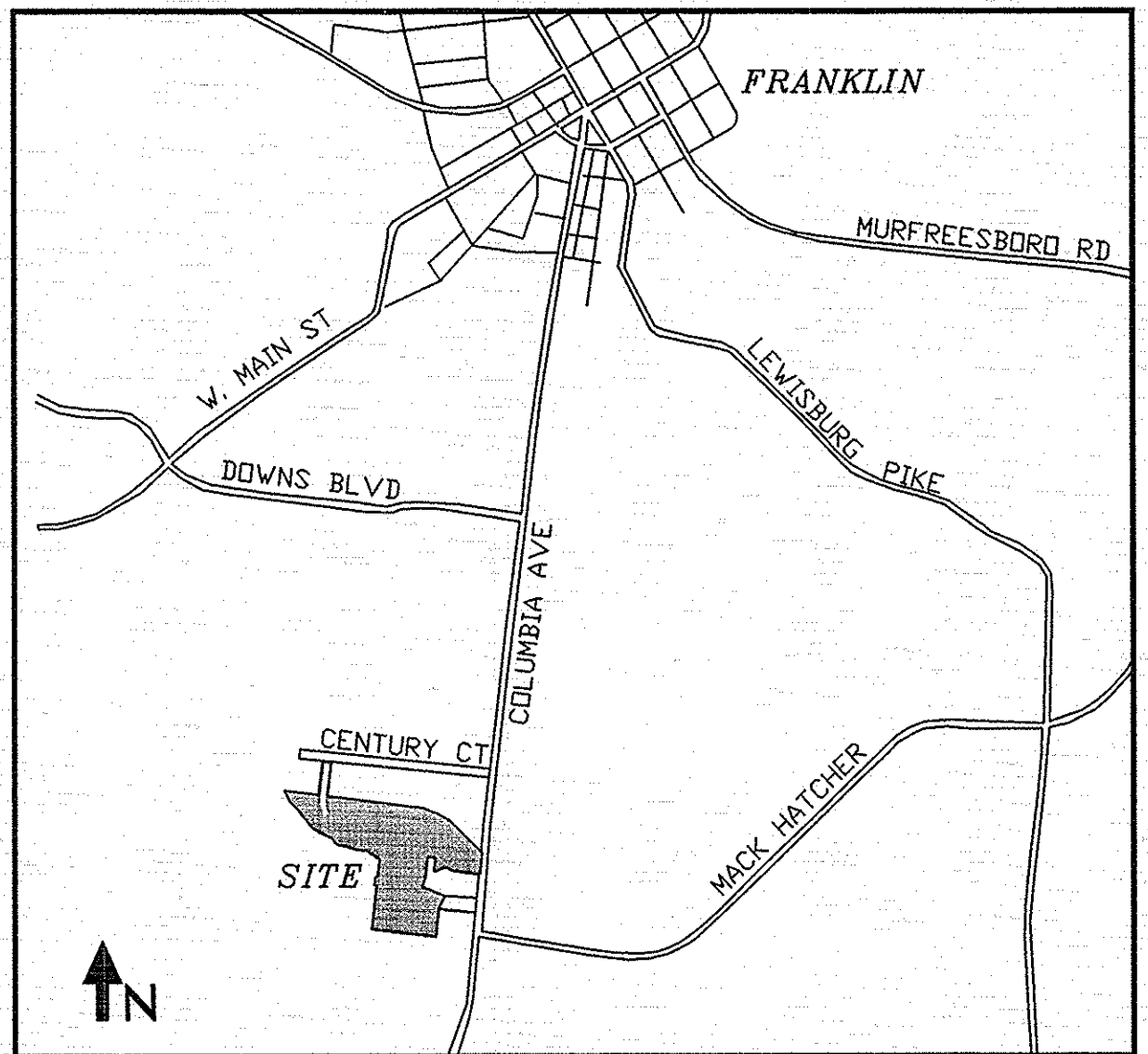
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	17.24'	11.50'	85°53'29"	10.70'	15.67'
C2	51.43'	122.50'	24°03'20"	26.10'	51.05'
C3	182.54'	531.50'	19°40'39"	92.18'	181.64'
C4	230.19'	468.50'	28°09'03"	117.47'	227.88'
C5	34.34'	531.50'	3°42'05"	17.17'	34.33'
C6	30.63'	19.50'	90°00'00"	19.50'	27.58'
C7	293.18'	302.61'	55°30'39"	159.25'	281.85'
C8	244.74'	252.61'	55°30'39"	132.93'	235.28'
C9	169.43'	275.00'	35°18'05"	87.50'	166.77'
C10	138.63'	225.00'	35°18'05"	71.59'	136.45'

AREA SUMMARY		
LOT	SQFT	ACRES
1	186,422	4.27
2 (O.S.)	59,667	1.36
3	96,121	2.20
4	111,112	2.55
6	140,805	3.23
ISLEWORTH DR ROW	46,865	1.08
TOTAL LOT AREA	594,127	13.64
TOTAL ROW DEDICATION	46,865	1.08
TOTAL AREA	640,992	14.72

LEGEND

PARCEL NO.	()
LOT NUMBER	(00)
STREET ADDRESS	000
IRON ROD (OLD)	IR(O)
IRON ROD (SET)	IR(N)
P K NAIL (OLD)	PK(O)
CONC MON (OLD)	MON(O)
PROPERTY LINE	---
FENCE	-X-X-
SANITARY SEWER LINE	8"SA
STORM SEWER LINE	15"RCP
WATER LINE	8"W
GAS LINE	2"G
UNDERGROUND ELECTRIC	UGE
ELECTRIC MANHOLE	E
TELEPHONE RISER	TR
TELEPHONE PEDESTAL	TP
UTILITY POLE	PO

LIGHT POLE	☆
SANITARY SEWER MANHOLE	⊙
STORM DRAINAGE MANHOLE	⊕
CURB INLET	⊞
CLEANOUT	○ CO
FIRE HYDRANT	⊙
WATER METER	W
WATER VALVE	WV
GAS VALVE	GV
SIGN	⊞
BOLLARD	⊙
CONCRETE	⊞
BACK FLOW BOX	⊞ BFB
STUBOUT	⊞ SO
PROPOSED STREET LIGHT	⊙
PROPOSED FIRE HYDRANT	⊙
PROPOSED WATER VALVE	⊙
PROPOSED STORM STRUCTURE	⊙
PROPOSED MANHOLE	⊙



CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that: (1) the water systems designated in "Through the Green PUD Subdivision, Revision 4" have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$ _____ for the water system has been posted with City of Franklin, Tennessee, to assure completion of such systems.

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

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify that: The streets and drainage designated in "Through the Green PUD Subdivision, Revision 4" have been installed in accordance with City specifications.

Supt., Streets Franklin, TN _____ 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 or will be as indicated. This subdivision plat correctly represents a survey made under my supervision on 10-30-14.

Robert M. Searson, Tenn. License No. 1666 _____ Date 12/4/14

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that: (1) the sewer systems designated in "Through the Green PUD Subdivision, Revision 4" have been installed in accordance with City specifications, or (2) a performance bond in the amount of \$ _____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

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

CERTIFICATE OF APPROVAL FOR RECORDING

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

Secretary Franklin Municipal Planning Commission _____ Date _____

CERTIFICATE OF OWNERSHIP

I (we) hereby certify that I am (we are) the owner(s) of the properties shown hereon as of record in Book 3860, Page 822 & 824, 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. I (we) further certify that there are no liens on this property, except as to a Deed of Trust to McCall-McCullough, G.P. recorded at Book 3860, Page 826, R.O.W.C. as assigned in Book 5881, Page 978, R.O.W.C.

Wolfe Fields Development, G.P. (owner) _____ Title _____ Date _____

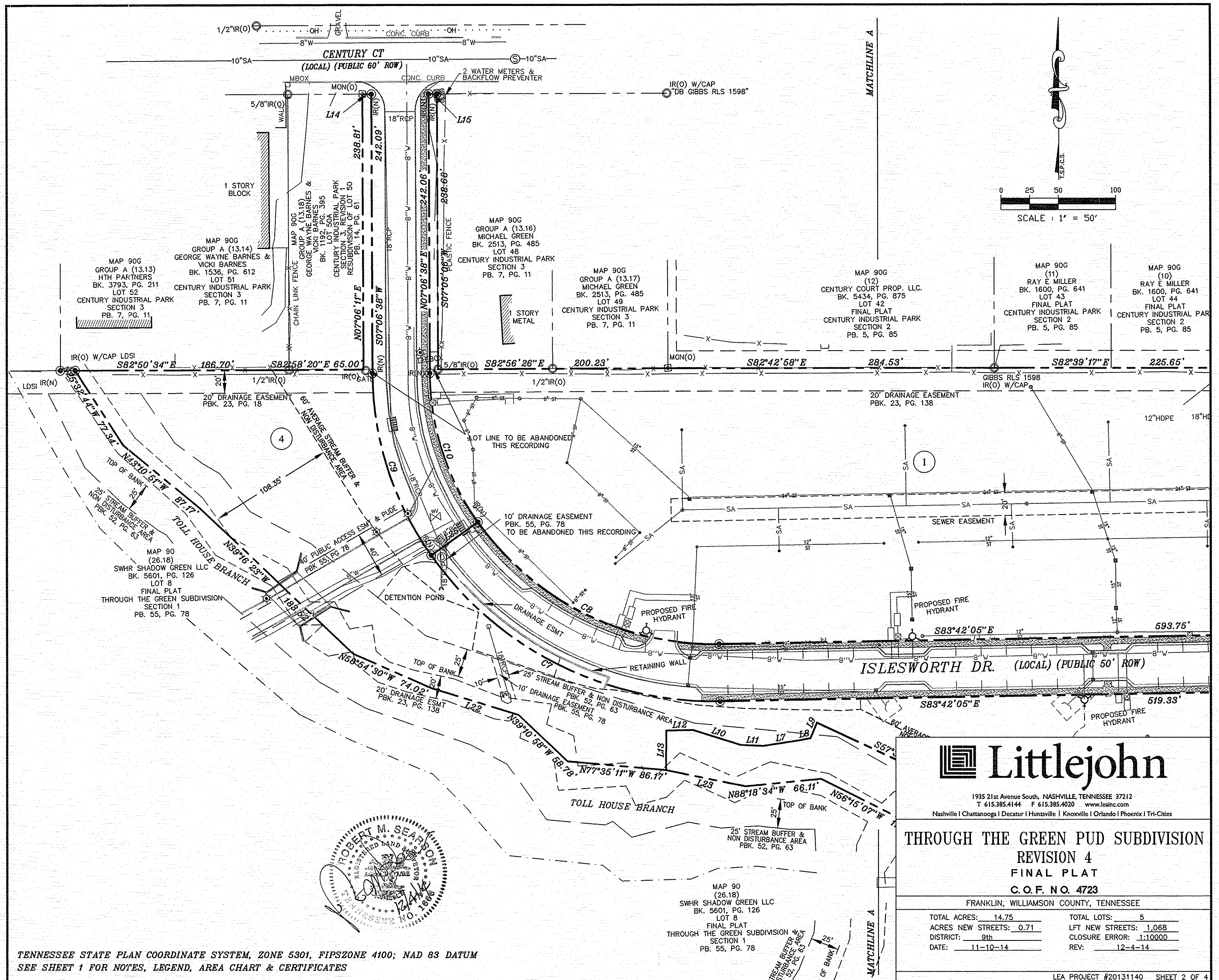
(owner) _____ Title _____ Date _____



THROUGH THE GREEN PUD SUBDIVISION
REVISION 4
FINAL PLAT
C.O.F. NO. 4723

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 14.72	TOTAL LOTS: 5
ACRES NEW STREETS: 0.71	LFT NEW STREETS: 1.068
DISTRICT: 9th	CLOSURE ERROR: 1:10000
DATE: 11-10-14	REV: 12-4-14



TENNESSEE STATE PLAN COORDINATE SYSTEM, ZONE 5301, FIPSSZONE 4100; NAD 83 DATUM
SEE SHEET 1 FOR NOTES, LEGEND, AREA CHART & CERTIFICATES



Littlejohn

1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.lealnc.com
Nashville | Chattanooga | Decatur | Huntsville | Knoxville | Orlando | Phoenix | Tri-Cities

THROUGH THE GREEN PUD SUBDIVISION

REVISION 4

FINAL PLAT

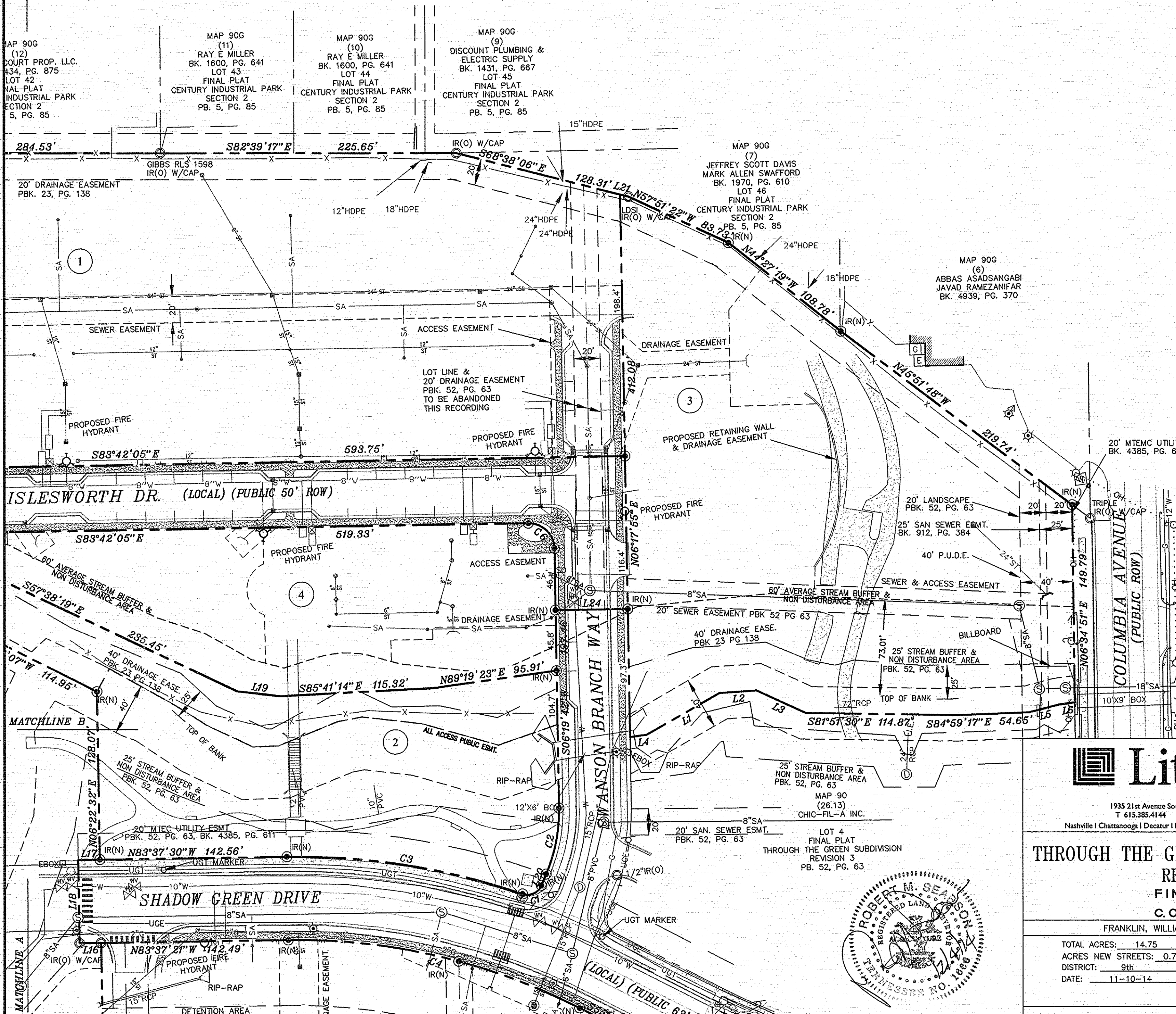
C.O.F. NO. 4723

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 14.75	TOTAL LOTS: 5
ACRES NEW STREETS: 0.71	LFT NEW STREETS: 1,068
DISTRICT: 9th	CLOSURE ERROR: 1:10000
DATE: 11-10-14	REV: 12-4-14

LEA PROJECT #20131140 SHEET 2 OF 4

MATCHLINE A



LEA PROJECT #20131140 SHEET 3 OF 4

