



Meeting Agenda

Board of Zoning Appeals

Thursday, November 7, 2024

6:00 PM

Board Room

Notice is hereby given that a meeting of the Board of Zoning Appeals will be held on the date, time, and location listed above. Additional information can be found at www.franklintn.gov/planning. 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.

Applicants are encouraged to attend the meeting, even if they agree with staff recommendation. The Board of Zoning Appeals may defer or disapprove an application/request unless someone is present to represent it.

Comments on agenda items may be made in person at city hall or by emailing planningintake@franklintn.gov until the day prior to the meeting. Emailed comments will be provided to the Commission and included in the minutes, but not read aloud in their entirety during the meeting.

CALL TO ORDER

CITIZEN COMMENTS (Open for citizens to be heard on any issue or concern, including those related to items on the agenda. Please submit a Speaker Card at the beginning of the meeting if you would like to address the Commission. If you would like to speak on an agenda item, the Chair will hold your comment until the public comment period associated with the item. As provided by law, the Commission shall make no decisions or consideration of action of citizen comments for items not on the agenda, except to refer the matter to the Planning Director/Staff for administrative consideration, or to a schedule the matter for consideration at a later date. Those addressing the Commission are requested to come to the microphone and identify themselves by name and address for the official record. The Chair may restrict the period for public comment, including the length of the public comment period, the number of individuals who can speak and the length of time each individual may speak. When time allows, the standard individual public comment time is two minutes.)

APPROVAL OF MINUTES

1. Consideration Of Approval Of The October 3, 2024, BZA Minutes

ANNOUNCEMENTS

APPLICATIONS

2. Appeal of Administration Decision Regarding An Interpretation Of The Floodway Fringe Overlay District (FFO) Boundaries For The Property Located At The Poteat Place South Subdivision (Map 052 Parcel 02701)(F.Z.O. 4.3).

Sponsors:

Amy Diaz-Barriga, Ariella Stanford

3. A Variance Request To Allow A Fence In The Front Yard Area With A Maximum Height Of 4 Feet For The Property Located At 601 West End Circle (F.Z.O. 13.1.2.C.)

Sponsors:

Amy Diaz-Barriga, Ariella Stanford

4. A Variance Request To Allow For A Taller Than Allowable Retaining Wall Within A Front Yard, A Variance Request To Allow More Than The Maximum Number Of Retaining Walls On A Site, And A Variance Request To Reduce The Minimum Garage Setback For A Front Facing Garage From 20-Feet To 0-Feet Behind The Front Facade And Front Door Of The Principal Building for the property located at 3270 and 3244 Boyd Mill Avenue (F.Z.O. 13.2.4., and 6.3.).

Sponsors:

Amy Diaz-Barriga, Ariella Stanford

5. A Variance Request To Provide Less Than The Minimum Required Parking Spaces For The Property Located At 112 Seaboard Lane (F.Z.O. 10.1.6.).

Sponsors:

Amy Diaz-Barriga, Ariella Stanford

OTHER BUSINESS

ADJOURN

Anyone needing accommodations due to disabilities please contact the ADA Coordinator at 615-791-3277 at least 24 hours prior to the meeting.



Meeting Minutes

Board of Zoning Appeals

Thursday, October 3, 2024

6:00 PM

Board Room

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CALL TO ORDER

Chair Langley called the meeting to order at 6:00 PM.

Board Members Present: Jonathan Langley, Dorinda Smith, and William Scales

Board Members Absent: Lee Reeves and Jeff Fleishour

Staff Present: Bill Squires, Ariella Stanford, William Holcomb, and Amy Diaz-Barriga

CITIZEN COMMENTS (Open for citizens to be heard on any issue or concern, including those related to items on the agenda. Please submit a Speaker Card at the beginning of the meeting if you would like to address the Commission. If you would like to speak on an agenda item, the Chair will hold your comment until the public comment period associated with the item. As provided by law, the Commission shall make no decisions or consideration of action of citizen comments for items not on the agenda, except to refer the matter to the Planning Director/Staff for administrative consideration, or to a schedule the matter for consideration at a later date. Those addressing the Commission are requested to come to the microphone and identify themselves by name and address for the official record. The Chair may restrict the period for public comment, including the length of the public comment period, the number of individuals who can speak and the length of time each individual may speak. When time allows, the standard individual public comment time is two minutes.)

Chair Langley asked for citizen comments. There were none.

APPROVAL OF MINUTES

1. Consideration Of Approval Of The September 5, 2024 BZA Minutes.

Sponsors:

Board Member Smith motioned to approve the minutes from the September 5, 2024, BZA meeting, seconded by Board member Scales. The motion carried 3-0.

ANNOUNCEMENTS

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

APPLICATIONS

2. **A Variance Request To Allow The Driveway To Be Located A Minimum Of 0 Feet From Any Abutting Lot Line, For Parcels 078G-G-03301 And 078G-G-03302, And A Variance Request To Allow A Retaining Wall To Be Located A Minimum Of 0 Feet From A Lot Line, For Parcels 078G-G-03301 And 078G-G-03302, And A Variance Request To Allow A Side Yard Retaining Wall To Have A Maximum Height Of 7 Feet, For Parcels 078G-G-03301 And 078G-G-03302, For The Property Located At 416 Roberts Street (F.Z.O. 10.1.17.A, 13.2.2., and 13.2.4.)**

Sponsors: Amy Diaz-Barriga, Ariella Stanford

Staff Presentation: Ariella Stanford. The subject property is located at 416 Roberts Street. The property is zoned R-4 Residential and is within the Central Franklin Overlay, and Flood Fringe Overlay. The applicant is proposing a single-family residential home with a side-loading garage on these parcels. The applicant owns both parcels 03301 and 03302 of tax map 078G. These parcels are within the Petway Place Subdivision, which was originally platted in 1958. Over the years, ownership of property has changed by deed without updating the platted lots to reflect the change in ownership. For this reason, the two parcels owned by the applicant do not match the original plat of the subdivision. Regardless of the current ownership of land by deed, the Zoning Ordinance is written to regulate development based on lot lines, and therefore, staff must reference the recorded plat when reviewing development for compliance. In order to build a driveway and retaining wall where they would cross the originally platted lot lines, the lots would need to be re-platted to consolidate the parcels into one lot to comply with setback requirements. Since the neighboring parcels have also changed by deed only, re-platting 416 Roberts Street would trigger several neighboring properties to be re-platted as well. The applicant attempted to accomplish this but one of the neighboring properties that would need to be involved did not wish to re-plat, so they are unable to file a plat revision application. Given the situation, the applicant attempted to design a house that would comply with the Zoning Ordinance requirements for the lot as originally platted; however, the applicant stated that the topography of the lot is preventing development in compliance with the Zoning Ordinance requirements. So, the applicant is proposing a driveway that crosses the existing lot line between parcels 03301 and 03302 to conform with the existing slope on the site. To support the existing slope on the site for the proposed driveway, the applicant is also proposing a retaining wall with a maximum height of 7 feet that crosses the existing lot line.

For these reasons, the applicant is requesting the following 3 Variance Requests:

1. To Allow The Driveway To Be Located A Minimum Of 0 Feet From Any Abutting Lot Line
2. To Allow A Retaining Wall To Be Located A Minimum Of 0 Feet From A Lot Line
3. To Allow A Side Yard Retaining Wall To Have A Maximum Height Of 7 Feet

Staff Analysis The BZA may authorize a variance only when the request has met all three criteria in accordance with F.Z.O §20.10.6 and State law. The staff has completed an analysis of the request in light of these criteria:

Request 1: To Allow The Driveway To Be Located A Minimum Of 0 Feet From Any Abutting Lot Line

1. Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the Zoning Ordinance or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such a piece of property is not able to accommodate development as required under this Ordinance. The original lot line existing between the two parcels owned by the applicant and the inability to re-plat the lots, along with the existing topography of the site, are creating an exceptional situation for the owner of the property. The 14-20% slopes exist in the buildable area just north of the minimum building setback line (MBSL), and extend over the existing lot line through the two parcels. This condition makes it most practical to have a side-loading garage at the basement level of the house. The proposed driveway configuration conforms with the existing slope but would have to cross over the existing lot line through the two parcels. The unique existing history of the lot, the inability to re-plat in this situation, and the location of existing slopes is preventing the applicant from developing the property to conform with the setback requirements. Staff finds this criteria is met.
2. The strict application of any provision enacted under the Zoning Ordinance would result in peculiar and exceptional practical difficulties for or exceptional or undue hardship for the owner of the property. The strict application of the

Zoning Ordinance would result in practical difficulties and undue hardship for the owner of this property. The Zoning Ordinance regulation is preventing the driveway configuration from conforming with the existing slope conditions of the two parcels. In addition, the inability to replant the lot is preventing the owner of both parcels from being able to utilize parcel 03302 as a buildable area. Staff finds this criteria is met.

3. Such relief may be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the Zoning Ordinance. Staff finds that the proposed driveway would not be a detriment to the public good and would not impair the intent of the Zoning Ordinance. Both parcels appear to be one residential lot from the street (especially considering the existing slope across both parcels and the existing dirt driveway), so utilizing both parcels would allow the lot to be developed in a way that contextually fits the existing slopes on the property and it would not appear obvious that the driveway crosses a property line from street view. In addition, the proposed driveway complies with the side setbacks between parcel 03302 and the neighboring property at 418 Roberts Street, so the location of the proposed driveway would not be closer to the neighboring property than the Zoning Ordinance currently allows. This meets the intent of the Zoning Ordinance to ensure that there is distance between driveways and neighboring properties. Staff finds this criteria is met.

Ms. Stanford stated that she would not reread the three criteria required for granting a variance request but would read staff analysis for each of the criteria.

Request 2: To Allow A Retaining Wall To Be Located A Minimum Of 0 Feet From A Lot Line

1. Staff Analysis – Criteria #1: The original lot line existing between the two parcels owned by the applicant and the inability to re- plat the lots, along with the existing topography of the site, are creating an exceptional situation for the owner of the property. The 14-20% slopes exist in the buildable area just north of the minimum building setback line (MBSL) and extend over the existing lot line through the two parcels. As explained in the previous criteria, this condition makes it most practical to have a side-loading garage at the basement level of the house, with a driveway extending over the property line between the two parcels. To support the slope abutting the proposed driveway, a retaining wall is needed along the driveway which would also cross the lot line. The unique existing history of the lot and the inability to re-plat in this situation is preventing the applicant from developing the property to conform with the setback requirement. Staff finds this criteria is met.
2. Staff Analysis – Criteria #2: The strict application of the Zoning Ordinance would result in practical difficulties and undue hardship for the owner of this property. The Zoning Ordinance regulation is preventing not only the driveway configuration, but also the necessary retaining wall from conforming with the existing slope conditions of the two parcels. The Zoning Ordinance regulation would prevent the existing slopes from being safely supported with a retaining wall along the proposed driveway. Staff finds this criteria is met.
3. Staff Analysis – Criteria #3: Staff finds that the proposed retaining wall would not be a detriment to the public good and would not impair the intent of the Zoning Ordinance. Both parcels appear to be one residential lot from the street (especially considering the existing slope across both parcels and the existing dirt driveway), so utilizing both parcels would allow the lot to be developed in a way that contextually fits the existing slopes on the property and it would not appear obvious that the retaining wall crosses a property line from street view. In addition, the slope falls towards the back of the property, so the retaining wall would only be minimally visible from the street. The proposed retaining wall also complies with the side setbacks between parcel 03302 and the neighboring property at 418 Roberts Street, so the location of the proposed retaining wall would not be closer to the neighboring property than the Zoning Ordinance currently allows. Should the wall fail, it would fall on property owned by the same property owner in which the wall is installed. This meets the intent of the Zoning Ordinance to ensure that there is distance between retaining walls and neighboring properties. Staff finds this criteria is met.

Request 3: To Allow A Side Yard Retaining Wall To Have A Maximum Height Of 7 Feet

1. Staff Analysis – Criteria #1: The existing topography of the site is creating an exceptional situation for the owner of the property. The 14-20% slopes exist in the buildable area just north of the minimum building setback line (MBSL) and extend over the existing lot line through the two parcels. As explained in the previous criteria, this condition makes it most practical to have a side-loading garage at the basement level of the house, with a driveway and retaining wall extending over the property line between the two parcels. To properly support the existing slope abutting the proposed driveway, the proposed side-yard retaining wall must have a maximum height of 7 feet. Staff finds this criteria is met.

2. Staff Analysis – Criteria #2: The strict application of the Zoning Ordinance would result in practical difficulties and undue hardship for the owner of this property. The Zoning Ordinance allows a maximum height of 6 feet for side-yard retaining walls, but a 6-foot retaining wall would not sufficiently support the slopes abutting the proposed driveway. Staff finds this criteria is met.
3. Staff Analysis – Criteria #3: Staff finds that the proposed retaining wall would not be a detriment to the public good and would not impair the intent of the Zoning Ordinance. Because the slope falls towards the back of the property, the retaining wall would only be minimally visible from the street so it will not have a negative impact on the neighborhood from street view. This also meets the intent of the Zoning Ordinance to ensure that obtrusively tall retaining walls are not visible from the street. Staff finds this criteria is met.

Recommendation: Staff recommends the Board of Zoning Appeals move to approve the Variance Request To Allow The Driveway To Be Located A Minimum Of 0 Feet From Any Abutting Lot Line, For Parcels 078G-G-03301 And 078G-G-03302, And The Variance Request To Allow A Retaining Wall To Be Located A Minimum Of 0 Feet From A Lot Line, For Parcels 078G-G-03301 And 078G-G-03302, And The Variance Request To Allow A Side Yard Retaining Wall To Have A Maximum Height Of 7 Feet, For Parcels 078G-G-03301 And 078G-G-03302, For The Property Located At 416 Roberts Street, because the criteria for granting a variance have been met.

Applicant: Austin Grogan, 2565 Westerham Way, Thompson Station. Mr. Grogan thanked Ms. Stanford and staff for their assistance and stated that a variance request would not have been necessary if the situation was not so unique. Also, Mr. Grogan noted that there would not be any encroachment into the setback of his neighbors, only into his own lot.

Citizen Comments: None

Board Member Scales motioned to close the public comment, seconded by Board Member Smith.

The motion carried 3-0.

Board Member Smith asked staff to confirm that the variances are requested for the retaining wall height and the location between the shared lots which are both owned by the applicant.

Ms. Stanford and Ms. Diaz-Barriga both confirm that this is correct.

Chair Langley thanked the applicant for the photos provided in the application as they help the board understand the situation more clearly.

Motion

Board Member Scales motioned to approve A Variance Request To Allow The Driveway To Be Located A Minimum Of 0 Feet From Any Abutting Lot Line, For Parcels 078G-G-03301 And 078G-G-03302, And A Variance Request To Allow A Retaining Wall To Be Located A Minimum Of 0 Feet From A Lot Line, For Parcels 078G-G-03301 And 078G-G-03302, And A Variance Request To Allow A Side Yard Retaining Wall To Have A Maximum Height Of 7 Feet, For Parcels 078G-G-03301 And 078G-G-03302, For The Property Located At 416 Roberts Street (F.Z.O. 10.1.17.A, 13.2.2., and 13.2.4.) because the criteria for meeting a variance request have been met, seconded by Board Member Smith.

The motion carried 3-0.

OTHER BUSINESS

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

ADJOURN

Board Member Smith motioned to adjourn the October 3, 2024, BZA meeting, seconded by Board Member Scales. The motion carried 3-0.

There being no further business, the meeting adjourned at 6:18 PM.

Chair

Date



File #: 21-0894

DATE: October 22, 2024
TO: Board of Zoning Appeals
FROM: Amy Diaz-Barriga, Asst Director of Planning Development
Ariella Stanford, Planner

SUBJECT:

Appeal of Administration Decision Regarding An Interpretation Of The Floodway Fringe Overlay District (FFO) Boundaries For The Property Located At The Poteat Place South Subdivision (Map 052 Parcel 02701)(F.Z.O. 4.3).

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8619
Applicant: Poteat Place Ventures, LLC
Owner: Jennifer Speich

BACKGROUND/STAFF COMMENTS:

Vicinity Zoning/Land Use

Site: Residential R-2 District / Vacant
North: Residential R-2 District / Vacant
South: Agriculture District / Estate Residential
East: Residential R-2 District / Residential Single Family
West: Agriculture District, Civic and Institutional District / Agriculture, Institutional

Applicable Zoning Ordinance Provisions

20.18 Appeal of Administrative Decision

In this case, the purpose of the Appeal of Administrative Decision is to provide a process for interpretations of the zoning map when there are disputed questions of lot lines or district boundary lines as they arise in the administration of the zoning regulations. For map interpretations, the BZA shall use the best available data to make a final interpretation of the zoning map boundary.

4.3.1 FFO—Floodway Fringe Overlay District, Purpose

The FFO district is intended to:

- A. Preserve the holding capacity of the floodway fringe;
- B. Limit uses and encroachments that would impede or obstruct the holding capacity of the floodway fringe; and
- C. Prevent an increase in flood height that may result in the loss of life or property damage.

4.3.3 FFO—Floodway Fringe Overlay District, District Boundaries

The FFO boundaries shall coincide with the boundaries of the 100-year floodplain, excluding floodways, as adopted in Section 17.6, Floodplain Protection.

Background

The applicant is requesting an Appeal of Administrative Decision to interpret the City's FFO boundaries for Poteat Place South Subdivision (Map 052 Parcel 02701). The request is based on the Letter of Map Revision Based on Fill (LOMR-F) document issued by FEMA on October 10, 2024. The Zoning Ordinance states that the FFO boundaries shall coincide with the boundaries of the 100-year floodplain, excluding floodways, as adopted in Section 17.6, Floodplain Protection (F.Z.O. 4.3.2). This request is for the BZA to interpret the FFO boundary based on the FEMA-approved floodplain boundary change as identified in the LOMR-F.

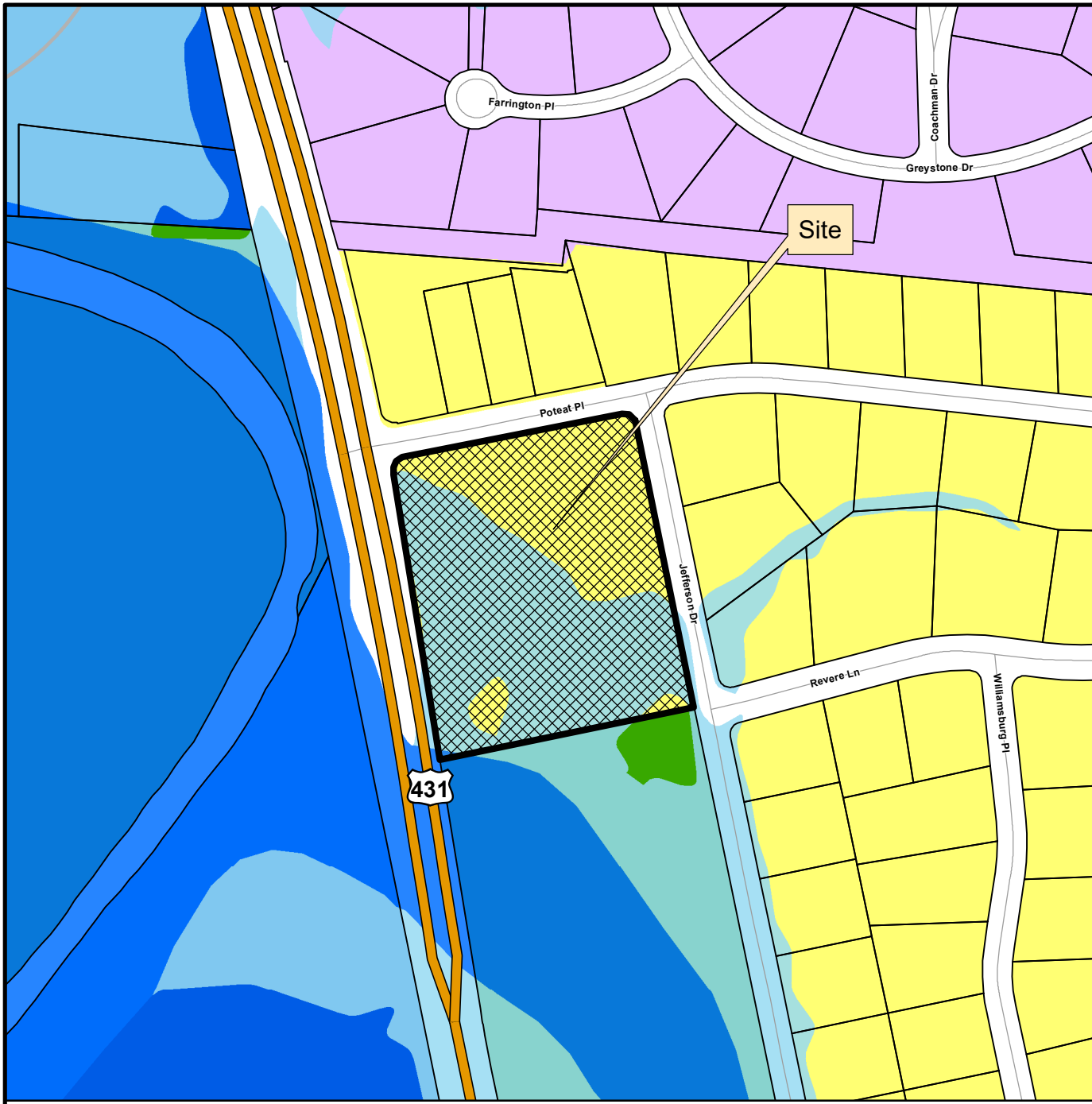
FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

RECOMMENDED MOTION: Staff recommends the Board of Zoning Appeals move to approve the applicant's request to interpret the FFO boundary on the City of Franklin Zoning Map, based on a Letter of Map Revision Based on Fill issued by FEMA on October 10, 2024 (FEMA Case No. 24-04-07259A).

HILLSBORO ROAD (POTEAT PLACE SOUTH)
TAX MAP 052, GROUP A, PARCEL 02701
BOARD OF ZONING APPEALS
NOVEMBER 7, 2024



Legend

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

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained herein.
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October 14, 2024

Ariella Stanford, City of Franklin
109 3rd Avenue South
Franklin, Tennessee 37064

RE: Poteat Place South – Revised FFO Boundary Submittal to BZA

The corresponding submittal for Poteat Place South requests revision of the Floodway Fringe Overlay (FFO) to reflect the FEMA Approved Letter of Map Revision Based on Fill Determination (LOMR-F). The preliminary platted lots for Poteat Place South have been filled to meet a minimum elevation of 623.8 feet. Thus, removing the four lots from the current mapped flood zone.

The Submittal Includes:

- Submittal Cover Letter
- FEMA Approved LOMR-F and FEMA Cover Letter
- Payment of BZA Application Fee
- Copy of Poteat Place South Final Plat Draft

Please feel free to contact us if you have any questions, comments, or need additional information at this time.

Sincerely,

A handwritten signature in blue ink, appearing to read "Owen Hosay", with a stylized flourish at the end.

Owen Hosay

Poteat Place Ventures, LLC
615-934-8264



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL

DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE	A portion of the 8th Civil District, as described in the Special Warranty Deed recorded as Document No. 21070840, in Book 8828, Pages 647 through 654, in the Office of the Register of Deeds, Williamson County, Tennessee The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 470206	
AFFECTED MAP PANEL	NUMBER: 47187C0184G	
	DATE: 12/22/2016	
FLOODING SOURCE: HARPEATH RIVER US-431 EAST SPLIT		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 35.955141, -86.882222 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	Hillsboro Road	Portion of Property	X (shaded)	--	--	623.8 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION	STUDY UNDERWAY
PORTIONS REMAIN IN THE FLOODWAY	SUPERSEDES PREVIOUS DETERMINATION
FILL RECOMMENDATION	STATE LOCAL CONSIDERATIONS

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.



Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

COMMENCING FROM THE SOUTHEASTERN CORNER OF THE SUBJECT PROERTY, SAID CORNER BEING IN THE WEST RIGHT-OF-WAY OF JEFFERSON DRIVE, WITH THE WEST RIGHT-OF-WAY OF JEFFERSON DRIVE, NORTH 11 DEGREES 45 MINUTES 16 SECONDS WEST A DISTANCE OF 226.64 FEET TO THE POINT OF BEGINNING; THENCE, FROM THE POINT OF BEGINNING, GOING INTO THE LAND OF SAID POTEAT PLACE VENTURES, LLC FOR 5 CALLS, SOUTH 78 DEGREES 44 MINUTES 43 SECONDS WEST A DISTANCE OF 178.82 FEET TO A POINT; THENCE, NORTH 26 DEGREES 39 MINUTES 38 SECONDS WEST A DISTANCE OF 82.38 FEET TO A POINT; THENCE, NORTH 11 DEGREES 45 MINUTES 16 SECONDS WEST A DISTANCE OF 74.98 FEET TO A POINT; THENCE, SOUTH 78 DEGREES 44 MINUTES 43 SECONDS WEST A DISTANCE OF 53.09 FEET TO A POINT; THENCE, NORTH 11 DEGREES 15 MINUTES 17 SECONDS WEST A DISTANCE OF 125.00 FEET TO A POINT, SAID POINT BEING IN THE SOUTH RIGHT-OF-WAY OF POTEAT PLACE AND IN THE NORTH LINE OF SAID POTEAT PLACE VENTURES, LLC; THENCE, WITH THE SOUTH RIGHT-OF-WAY OF SAID POTEAT PLACE, NORTH 78 DEGREES 44 MINUTES 43 SECONDS WEST A DISTANCE OF 232.18 FEET TO A POINT, SAID POINT BEING A RADIUS RETURN IN THE SOUTHWEST EDGE OF THE RIGHT-OF-WAY OF THE INTERSECTIONS OF SAID POTEAT PLACE AND JEFFERSON DRIVE; THENCE, WITH SAID RADIUS RETURN, WITH A CURVE TO THE RIGHT, WITH A DELTA OF 89 DEGREES 30 MINUTES 01 SECONDS, A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 31.24 FEET, WHOSE LONG CHORD BEARING IS SOUTH 56 DEGREES 30 MINUTES 16 SECONDS EAST A DISTANCE OF 28.16 FEET TO A POINT, SAID POINT BEING IN THE WEST RIGHT-OF-WAY OF SAID JEFFERSON DRIVE; THENCE, WITH THE WEST RIGHT-OF-WAY OF SAID JEFFERSON DRIVE, SOUTH 11 DEGREES 45 MINUTES, 16 SECONDS A DISTANCE OF 259.58 FEET TO THE POINT OF BEGINNING

PORTIONS OF THE PROPERTY REMAIN IN THE FLOODWAY (This Additional Consideration applies to the preceding 1 Property.)

A portion of this property is located within the Special Flood Hazard Area and the National Flood Insurance Program (NFIP) regulatory floodway for the flooding source indicated on the Determination/Comment Document while the subject of this determination is not. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in an NFIP regulatory floodway that may cause an increase in the base flood elevation, and any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Modifications to the NFIP regulatory floodway must be accepted by both the Federal Emergency Management Agency (FEMA) and the community involved. Appropriate community actions are defined in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office can be obtained by calling the FEMA Mapping and Insurance eXchange toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/about/regoff.htm>.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL) ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

FILL RECOMMENDATION (This Additional Consideration applies to the preceding 1 Property.)

The minimum NFIP criteria for removal of the subject area based on fill have been met for this request and the community in which the property is located has certified that the area and any subsequent structure(s) built on the filled area are reasonably safe from flooding. FEMA's Technical Bulletin 10-01 provides guidance for the construction of buildings on land elevated above the base flood elevation through the placement of fill. A copy of Technical Bulletin 10-01 can be obtained by calling the FEMA Mapping and Insurance eXchange toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <https://www.fema.gov/emergency-managers/risk-management/building-science/national-flood-insurance-technical-bulletins>. Although the minimum NFIP standards no longer apply to this area, some communities may have floodplain management regulations that are more restrictive and may continue to enforce some or all of their requirements in areas outside the Special Flood Hazard Area.

STUDY UNDERWAY (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

This determination is based on the flood data presently available. However, the Federal Emergency Management Agency is currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. When the new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

SUPERSEDES OUR PREVIOUS DETERMINATION (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

This Determination Document supersedes our previous determination dated 8/15/2024, for the subject property.

STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

October 10, 2024

THE HONORABLE KEN MOORE
MAYOR, CITY OF FRANKLIN
109 3RD AVENUE SOUTH
SUITE 103
FRANKLIN, TN 37064

CASE NO.: 24-04-7259A
COMMUNITY: CITY OF FRANKLIN, WILLIAMSON
COUNTY, TENNESSEE
COMMUNITY NO.: 470206

DEAR MR. MOORE:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Revision based on Fill (LOMR-F) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMR-Fs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Sincerely,

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

LIST OF ENCLOSURES:

LOMR-F DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region
Mr. David Alley



Federal Emergency Management Agency

Washington, D.C. 20472

ADDITIONAL INFORMATION REGARDING LETTERS OF MAP REVISION BASED ON FILL

When making determinations on requests for Letters of Map Revision based on the placement of fill (LOMR-Fs), the Department of Homeland Security's Federal Emergency Management Agency (FEMA) bases its determination on the flood hazard information available at the time of the determination. Requesters should be aware that flood conditions may change or new information may be generated that would supersede FEMA's determination. In such cases, the community will be informed by letter.

Requesters also should be aware that removal of a property (parcel of land or structure) from the Special Flood Hazard Area (SFHA) means FEMA has determined the property is not subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This does not mean the property is not subject to other flood hazards. The property could be inundated by a flood with a magnitude greater than the base flood or by localized flooding not shown on the effective National Flood Insurance Program (NFIP) map.

The effect of a LOMR-F is it removes the Federal requirement for the lender to require flood insurance coverage for the property described. The LOMR-F *is not* a waiver of the condition that the property owner maintain flood insurance coverage for the property. *Only* the lender can waive the flood insurance purchase requirement because the lender imposed the requirement. *The property owner must request and receive a written waiver from the lender before canceling the policy.* The lender may determine, on its own as a business decision, that it wishes to continue the flood insurance requirement to protect its financial risk on the loan.

The LOMR-F provides FEMA's comment on the mandatory flood insurance requirements of the NFIP as they apply to a particular property. A LOMR-F is not a building permit, nor should it be construed as such. Any development, new construction, or substantial improvement of a property impacted by a LOMR-F must comply with all applicable State and local criteria and other Federal criteria.

Even though structures are not located in an SFHA, as mentioned above, they could be flooded by a flooding event with a greater magnitude than the base flood. In fact, more than 25 percent of all claims paid by the NFIP are for policies for structures located outside the SFHA in Zones B, C, X (shaded), or X (unshaded). More than one-fourth of all policies purchased under the NFIP protect structures located in these zones. The risk to structures located outside SFHAs is just not as great as the risk to structures located in SFHAs. Finally, approximately 90 percent of all federally declared disasters are caused by flooding, and homeowners insurance does not provide financial protection from this flooding. Therefore, FEMA encourages the widest possible coverage under the NFIP.

The revisions made effective by a LOMR-F are made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and are in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448) 42 U.S.C. 4001-4128, and 44 CFR Part 65.

In accordance with regulations adopted by the community when it made application to join the NFIP, letters issued to revise an NFIP map must be attached to the community's official record copy of the map. That map is available for public inspection at the community's official map repository. Therefore, FEMA sends copies of all such letters to the affected community's official map repository.

To ensure continued eligibility to participate in the NFIP, the community must enforce its floodplain management regulations using, at a minimum, the flood elevations and zone designations shown on the NFIP map, including the revisions made effective by LOMR-Fs. LOMR-Fs are based on minimum criteria established by the NFIP. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If the State, county, or community has adopted more restrictive and comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

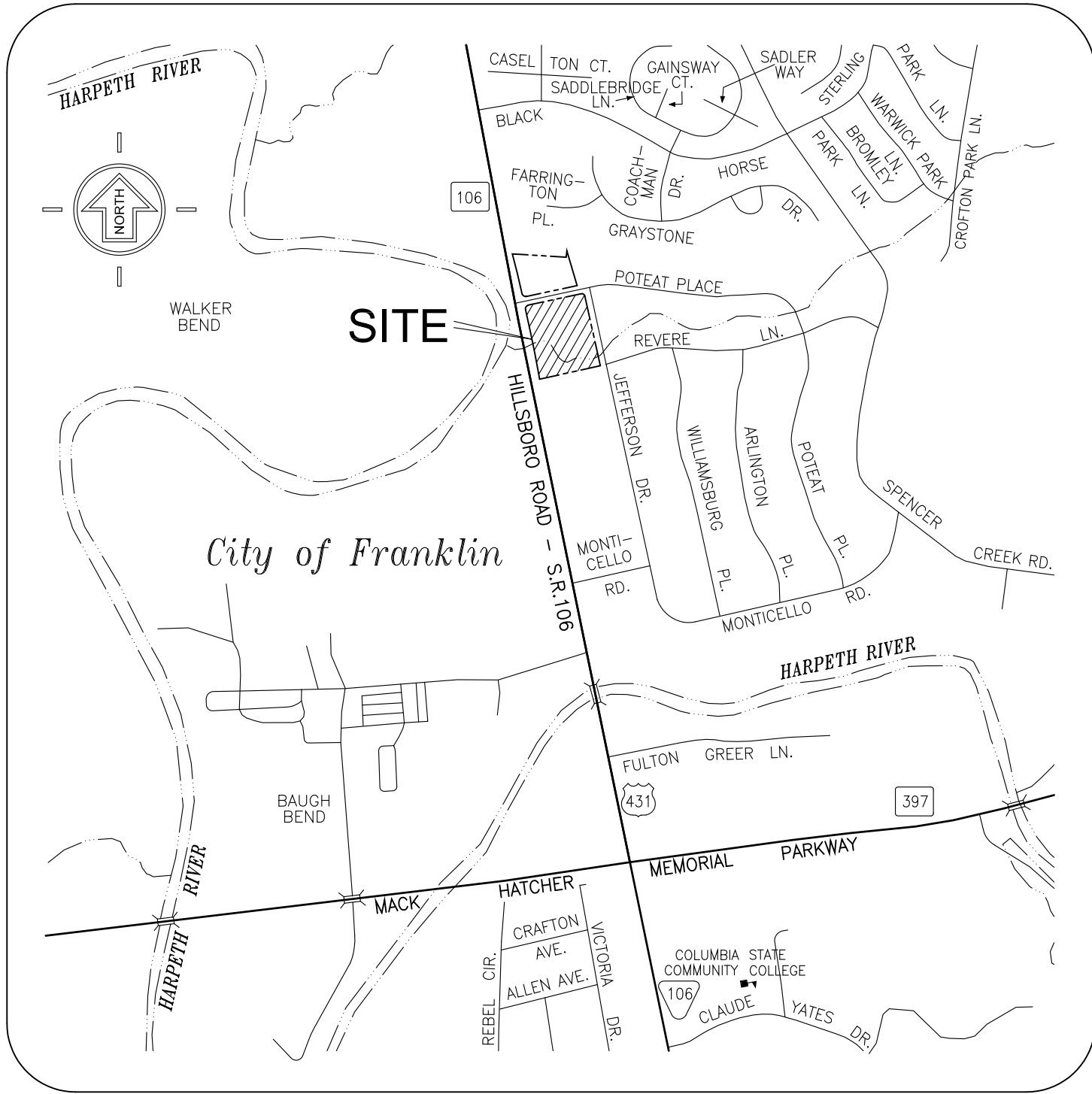
FEMA does not print and distribute LOMR-Fs to primary map users, such as local insurance agents and mortgage lenders; therefore, the community serves as the repository for LOMR-Fs. FEMA encourages communities to disseminate LOMR-Fs so that interested persons, such as property owners, insurance agents, and mortgage lenders, may benefit from the information. FEMA also encourages communities to prepare articles for publication in the local newspaper that describe the changes made and the assistance community officials will provide in serving as a clearinghouse for LOMR-Fs and interpreting NFIP maps.

When a restudy is undertaken, or when a sufficient number of revisions occur on particular map panels, FEMA initiates the printing and distribution process for the panels and incorporates the changes made effective by LOMR-Fs. FEMA notifies community officials in writing when affected map panels are being physically revised and distributed. If the results of particular LOMR-Fs cannot be reflected on the new map panels because of scale limitations, FEMA notifies the community in writing and revalidates the LOMR-Fs in that letter. LOMR-Fs revalidated in this way usually will become effective 1 day after the effective date of the revised map.

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 4 SINGLE FAMILY LOTS AND CREATE 1 OPEN SPACE AREA.
2. EXISTING ZONING R2 (RESIDENTIAL)
3. MINIMUM REQUIRED SETBACK LINES:
(SEE LOT DIAGRAM)
4. SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS A PART OF PARCEL 27.01 – GROUP "A" ON WILLIAMSON COUNTY TAX MAP NO. 52–0.
5. STREET ADDRESSES ARE SHOWN THUS [XXX]
6. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.
7. OWNER/SUBDIVIDER: POTEAT PLACE VENTURES, LLC
ADDRESS: 2925 BERRY HILL DRIVE
NASHVILLE, TN 37204
CONTACT: OWEN HOSAY
TELEPHONE: (615) 934–8264
EMAIL: OWEN@FREEHILLVENTURES.NET
8. SURVEYOR: JTA LAND SURVEYING, INC.
2284 N MT. JULIET ROAD – SUITE 900
MT. JULIET, TENNESSEE 37122
CONTACT: GREG TERRY
TELEPHONE: (615) 490–6920
EMAIL: GREGT.JTA@COMCAST.NET
9.
 - IRON ROD (FOUND)
 - IRON ROD (SET) (IRON PINS TO BE SET AT ALL PROPERTY CORNERS)
11. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
12. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS 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 AS INDICATED. TENNESSEE ONE CALL 1–800–351–1111.
13. BY GRAPHIC PLOTTING, A PORTION OF THIS PROPERTY IS WITHIN AN AREA OF FLOOD INUNDATION, ZONES "AE" & "X" AS SHOWN HEREON, EVIDENCED ON F.E.M.A. COMMUNITY PANEL MAP NUMBER 47187C0184G, MAP REVISED: DECEMBER 22, 2016.
14. 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.
15. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEM.
16. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING LOT LINE SWALES, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA.
17. ANY UNUSED SANITARY SEWER SERVICE SHALL BE CUT AND CAPPED AT THE MAIN.
18. NO MINERAL RIGHTS FOUND BY THIS SURVEYOR. ANY MINERAL RIGHTS FOUND TO BE RETAINED BY OWNER.
19. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
20. ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS.
21. DRIVE ACCESS FOR LOT 5 SHALL NOT BE LOCATED WITHIN THE EXISTING SANITARY SEWER FORCE MAIN EASEMENT.
22. GREEN INFRASTRUCTURE EASEMENTS (GIE) ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, MONITORING, AND OTHER ACTIVITIES NECESSARY FOR THE FURTHERANCE OF WATER QUALITY FEATURES DESIGNATED AS GREEN INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND TO PROVIDE PUBLIC ACCESS TO SUCH FEATURES. ANY AND ALL ACTIVITIES, EXCEPT AS SPECIFICALLY PERMITTED BY NOTATION ON THE CURRENT PLAT OF RECORD AND/OR WITHIN THE RECORDED LONG TERM MAINTENANCE AGREEMENT, SHALL BE STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER OR HIS DESIGNEE.
23. TREES SHALL BE PRUNED TO A MINIMUM OF EIGHT FEET ABOVE GRADE AND NO FENCES OR OTHER OBSTRUCTIONS SHALL BE TALLER THAN THREE FEET ABOVE GRADE WITHIN SIGHT TRIANGLES FOR STREET INTERSECTIONS AND ROADWAY SIGNAGE PER THE LATEST VERSION OF AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.
24. NO LOTS SHALL HAVE DIRECT ACCESS TO HILLSBORO ROAD.
25. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
26. HORIZONTAL CONTROL IS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM. ZONE 5301, FIPZONE 4100, NAD 83 DATUM.
27. VERTICAL CONTROL BASED ON (NAVD88) DATUM.

SITE CONTAINING: 4.85 ACRES ±



VICINITY MAP

(NOT TO SCALE)

GENERAL NOTES continued:

28. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT–OF–WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
29. NO PART OF STRUCTURES ALLOWED WITHIN MTEM EASEMENT AREA.
30. THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

STREET CLASSIFICATION		
ROAD	CLASSIFICATION	ROW WIDTH (FT)
HILLSBORO ROAD	MAJOR ARTERIAL	VARIES
POTEAT PLACE	LOCAL STREET	60'
JEFFERSON DRIVE	LOCAL STREET	60'

CITY OF FRANKLIN STREET DEDICATION DETAIL		
ROAD	LENGTH (L.F.) / (MI)	AREA (S.F.)
N/A	N/A	N/A

(ALL ROADS ARE EXISTING)

SURVEYOR'S STATEMENT:

I hereby state that the existing information shown hereon is based on a field-run survey and that this is a Category I Survey. This survey was performed in accordance with the Standards of Practice for Land Surveyors in the State of Tennessee. The linear precision ratio of the unadjusted error of closure, exceeds 1:10,000 as shown hereon.

By: *James A. Terry* DATE: Sept-6-2023
TN R.L.S. # 2287 LAST REVISED: October 11, 2024

SPECIAL NOTE:

THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE RECORDING OF THE TRACT LABELED: PROP OF CREATIVE HOLDERS, INC. – FOR FUTURE DEVELOPMENT, AS OF RECORD IN PLAT BOOK 3, PAGE 12, REGISTERS' OFFICE, WILLIAMSON COUNTY, TENNESSEE.

CERTIFICATE OF APPROVAL BY MTEM

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

Date _____ Middle Tennessee Electric Membership Corporation

LAND AREA SUMARY

LOT	SQURE FEET	ACREAGE
4	15,069	0.34
5	16,417	0.38
6	15,001	0.34
7	15,039	0.35
OS2	149,796	3.44
Total	211,322	4.85

PARKLAND INFORMATION

4 Units x \$ 4,304 = \$ 17,216
Due at final plat.

REVISIONS:

- ① By:TMF–9/8/2023 Revised per clients and others review/comments.
- ② By:TMF–10/11/2023 Revised per City of Franklin & others review/comments.



3384 N MT. JULIET ROAD – SUITE 900
MT. JULIET, TENNESSEE 37122
PHONE: (615) 490–6920

Drawn By: TMFuller

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 8828, Page 647, R.O.W.C., Tennessee, and adopt the plan of subdivision of property 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. Tennessee.

Date: _____ Owner(s): _____
Poteat Place Ventures, LLC

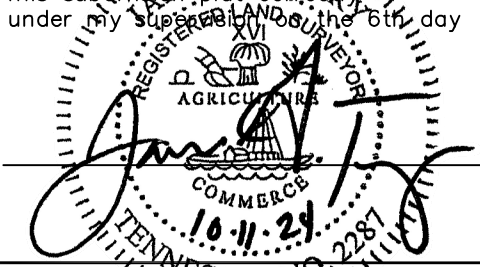
CERTIFICATE OF ACCURACY

I(We) hereby certify that the subdivision plat shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the _____ day of September, 2023.

Date: September 6, 2023

Last Revised: Oct. 11, 2024

JAMES G. TERRY, RLS TN 2287



CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, SIDEWALKS, AND GREEN INFRASTRUCTURE

I hereby certify that:

- A. The streets, drained, sidewalks, and green infrastructure designated in Poteat Place South Subdivision have been installed in accordance with City specifications, or
- B. A performance agreement and surety in the amount of \$ _____ for drainage, \$ _____ for sidewalks, and \$ _____ for green infrastructure has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

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

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:

- A. The water and sewer systems designated in Poteat Place South Subdivision have been installed in accordance with City specifications, or
- B. 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.

Date: _____
Director of Water Management Dept.
City of Franklin, Tennessee.

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tenn., with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 2023, and this plat has been approved for recording in the Register's Office of Williamson County.

Date: _____
Secretary, Planning Commission

COF PROJECT # 8289

FINAL PLAT

POTEAT PLACE
SOUTH SUBDIVISION

HILLSBORO ROAD, S.R. 106, US HWY. 431
EIGHTH (8TH) CIVIL DISTRICT, WILLIAMSON COUNTY,
CITY OF FRANKLIN, TENNESSEE

RECORD

RECORDED _____, 2023

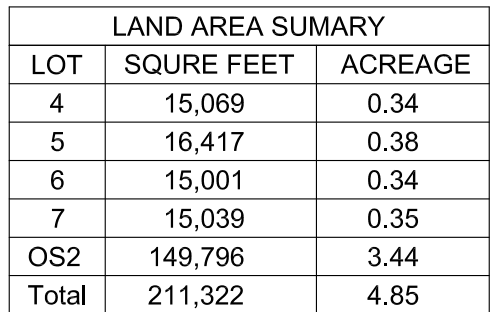
IN BOOK _____, PAGE _____
OF THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE

JTA LAND SURVEYING, INC.

(See Revisions)
DATE: SEPT-6-2023
JOB NO. 2023-377

3384 N MT. JULIET ROAD - SUITE 900
MT. JULIET, TENNESSEE 37122
PHONE: (615) 490-6920

SHEET 1 OF 2



CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHD BEARING	CHORD
C1	90°23'22"	23.46'	23.62'	37.01'	N33°40'48"E	33.29'
C2	89°30'01"	20.00'	19.83'	31.24'	S56°30'16"E	28.16'
C3	2°32'16"	6619.08'	146.62'	293.18'	N10°14'50"W	293.16'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N11°15'17"W	1.64'
L2	N08°58'42"W	30.94'
L3	S78°44'43"W	53.09'

REVISIONS:

① By:TMF-9/8/2023 Revised per clients and others review/comments.

② By:TMF-10/11/2023 Revised per City of Franklin & others review/comments.



Prepared By:
JTA
AND SURVEYING, INC.

3384 N MT. JULIET ROAD - SUITE 900
MT. JULIET, TENNESSEE 37122
PHONE: (615) 490-6920

Drawn By: TMFuller



File #: 21-0895

DATE: October 22, 2024
TO: Board of Zoning Appeals
FROM: Amy Diaz-Barriga, Asst Director of Planning Development
Ariella Stanford, Planner

SUBJECT:

A Variance Request To Allow A Fence In The Front Yard Area With A Maximum Height Of 4 Feet For The Property Located At 601 West End Circle (F.Z.O. 13.1.2.C.)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8620
Applicant: Jennifer Bush
Owner: Jennifer Bush and Brandon Bush

BACKGROUND/STAFF COMMENTS:

Vicinity Zoning/Land Use

Site: Residential R-4 District / Residential Single Family
North: Planned PD District, Civic and Institutional District / Residential Multifamily, Recreation
South: Residential R-4 District / Residential Single Family
East: Residential R-4 District / Residential Single Family
West: Residential R-4 District, Planned PD District / Residential Single Family, Residential Multifamily

Applicable Zoning Ordinance Provisions

20.10 Variance

- A. The purpose of a variance is to:
1. Provide limited relief from the requirements of this Ordinance in cases where strict application of a particular requirement would create an unnecessary hardship prohibiting the use of land in a manner otherwise allowed under this Ordinance; and
 2. Address extraordinary, exceptional, or unique situations that were not caused by the applicant's act or omission.
- B. Variances are not intended merely to remove inconveniences or financial burdens that the requirements of this Ordinance may impose on property owners in general.

13.1.2.C. Fences, Walls, and Screening - Maximum Height

Fence and wall height shall comply with the following table:

Location	Maximum Height
Front Yard	3 feet, but may be 4.5 feet for board horse fencing
Front Yard Facing a Side Street, at Least 20 Feet Behind the Front Facade (for Corner Lots Only)	Where a driveway access is located on the side street, the fence or wall shall either be set back a min. 15 feet from the side street lot line or not exceed a height of 3 feet

Background

The subject property is located at 601 West End Circle and is zoned Residential R-4 District. The property is a corner lot and there is an existing single-family home with a driveway extending to the northern corner of the property, and an existing fence extending from the front facade of the house to the driveway. Upon submitting a building permit for a swimming pool in June 2024, it was discovered that the existing fence in the front yard is not in compliance with the Zoning Ordinance regulations. Seeing as the property is a corner lot and the driveway extends to a side street, the fence is required to be either setback 15 feet from the street, or a maximum of 3 feet in height. The fence reaches a maximum of 4 feet in height. For this reason, the applicant is requesting a Variance to allow the fence to remain at 4 feet in height.

Staff Analysis

The BZA may authorize a variance only when the request has met all three criteria in accordance with F.Z.O §20.10.6 and State law. The staff has completed an analysis of the request in light of these criteria:

1. Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the Zoning Ordinance or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such a piece of property is not able to accommodate development as required under this Ordinance.

The shape of this lot and the fact that it is a corner lot make this situation unique. In addition to the unique shape of the lot, the lot slopes down towards the northern side of the lot. While there are multiple unique conditions with this lot, Staff does not find that these conditions prevent the fence from being a maximum of 3 feet in height. Staff finds that this criteria is not met.

2. The strict application of any provision enacted under the Zoning Ordinance would result in peculiar and exceptional practical difficulties for or exceptional or undue hardship for the owner of the property.

The fence height is 3 feet where the fence is closest to the front door of the house, and then it gradually reaches 4 feet in height as the property slopes downward, with the top of the fence varying between the columns. Seeing as the height of the fence varies and is not consistent between the columns as it was built, the fence could just as easily have been built with more variation in height between the columns as the yard slopes downward, in order to maintain a maximum height of 3 feet. Staff finds this criteria is not met.

3. Such relief may be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the Zoning Ordinance.

Staff finds that the fence height is not a detriment to the public good and meets the intent of the

Zoning Ordinance. Part of the intent of this Zoning Ordinance in this case is to ensure that fences in front yard areas and facing streets are consistent in height. Given the slopes on the lot, the strange shape of the lot, and the existing trees directly in front of the fence, the difference in height between the portion of the fence that is 3 feet and the portion that is 4 feet is barely distinguishable. Additionally, part of the intent of this regulation for corner lots is to ensure the fence doesn't block visibility around the corner from the street. Given the slopes on the lot and the minimal additional height, the fence does not have a significant impact on the visibility around the corner from the street. For these reasons, Staff also finds that the fence height would not be a detriment to the public good. Staff finds this criteria is met.

FINANCIAL IMPACT:

Unknown.

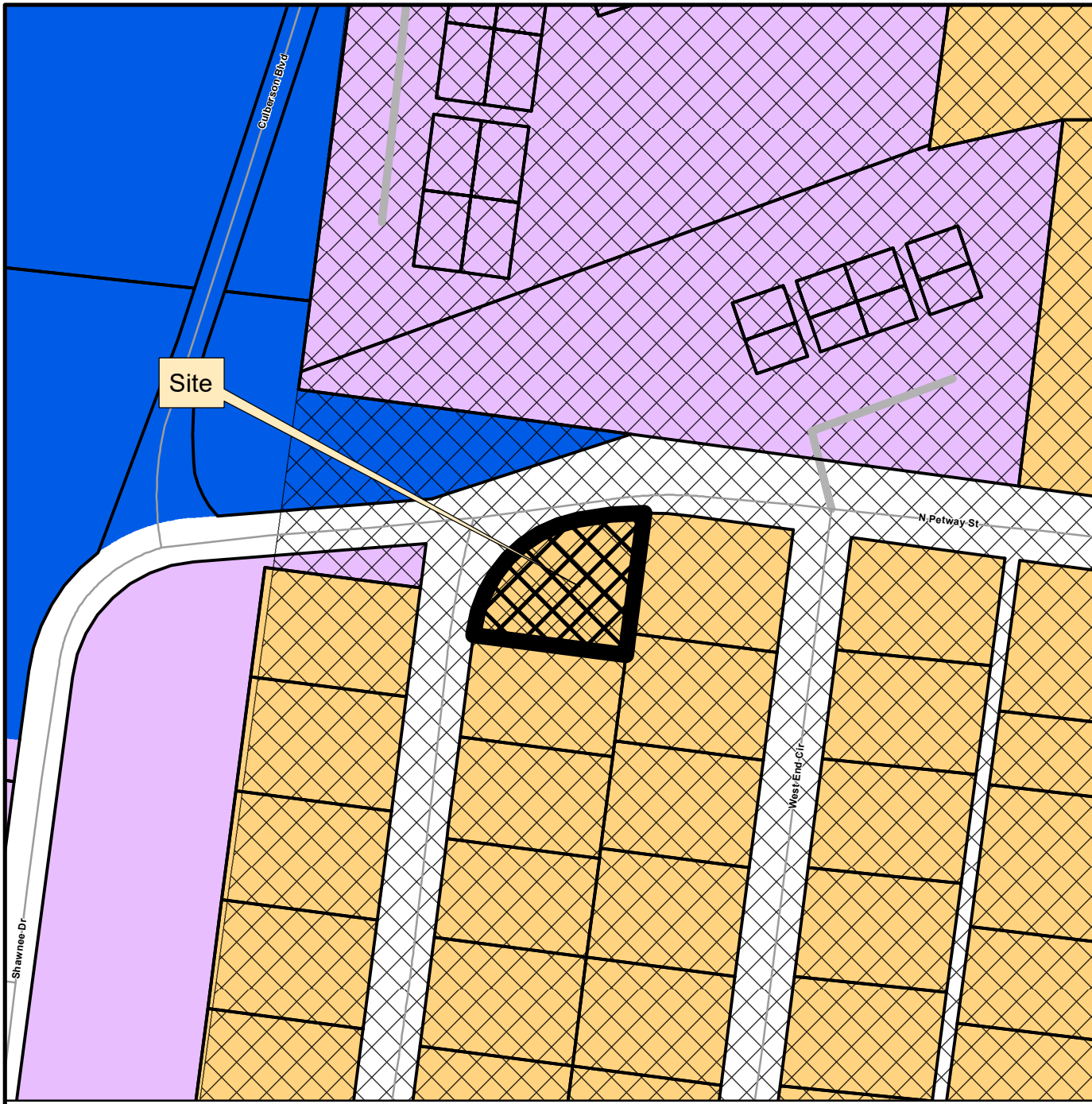
RECOMMENDATION:

RECOMMENDED MOTION: Staff recommends the Board of Zoning Appeals move to deny the Variance Request To Allow A Fence In The Front Yard Area With A Maximum Height Of 4 Feet For The Property Located At 601 West End Circle, because the criteria for granting a variance have not been met.

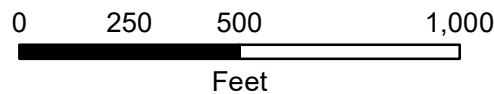
601 WEST END CIRCLE
TAX MAP 078, GROUP B, PARCEL 01701
BOARD OF ZONING APPEALS
NOVEMBER 7, 2024

Legend

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



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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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In August of 2023 I purchased my home located at 601 W. End Circle in the city of Franklin. The home was constructed by a licensed contractor with an excellent reputation. Since the home had passed all building inspections and was issued a certificate of occupancy, I felt certain that the home had been properly constructed and inspected and found to be in compliance with all applicable codes and regulations.

I am seeking a variance to Section 13.1 of the 2024 Franklin Zoning Ordinance. This section specifically addresses fences and walls and their required setbacks and height requirements for front and side yards.

During the process of seeking approval to install a small (10'x16') swimming pool, it came to light that my wrought iron fence surrounding some of the front and one side of my lot may slightly exceed the height limits specified in the Franklin City ordinances.

This lot has some unique characteristics that make it difficult to apply the ordinance definitions involving a corner lot. First off, the intersecting streets, North Petway and W. End Cir, do not intersect at the typical right angle. They intersect in a 100' radius curve that makes both the front and side yards seamlessly blend into a long sweeping curve making it hard to differentiate between the front and side lot lines. That, along with the fact that the topography of the lot is a fairly significant slope throughout the curve causes the distinction between the side and front yards to be less pronounced than it would if the streets intersected at the normal 90-degree angle usually attributed to intersections.

Strict application of the ordinance is somewhat confusing since there is no clear point of transition from the front yard to the side yard. Although the front yard fence may be slightly over the specified height, reduction of the fence height would create a hardship on the current owners due to the loss of privacy in what is actually their side yard. This would deprive the owners of the use and enjoyment of the existing stone patio and firepit located behind the existing fence. Visually moving those features from the side to the front yard would also cause a significant degradation of the homes appearance resulting from a large portion of the side yard being visually incorporated into the front yard.

Because of the long radius curved intersection, granting relief from the fence ordinance does not hinder the vision of drivers approaching the intersection from any direction. The fence is also covered by several trees and is barely visible to the public. This fence has been in place since 2019 and to my knowledge, there have been no complaints or complications arising from its current design and construction. In fact, had we not made the application for the pool, I doubt this minor variance would have ever come to light.

For these reasons, I respectfully request that you consider granting us a variance to the fence ordinance and allow us to keep the existing decorative fence in its current state.

25 12.5 0 25 50

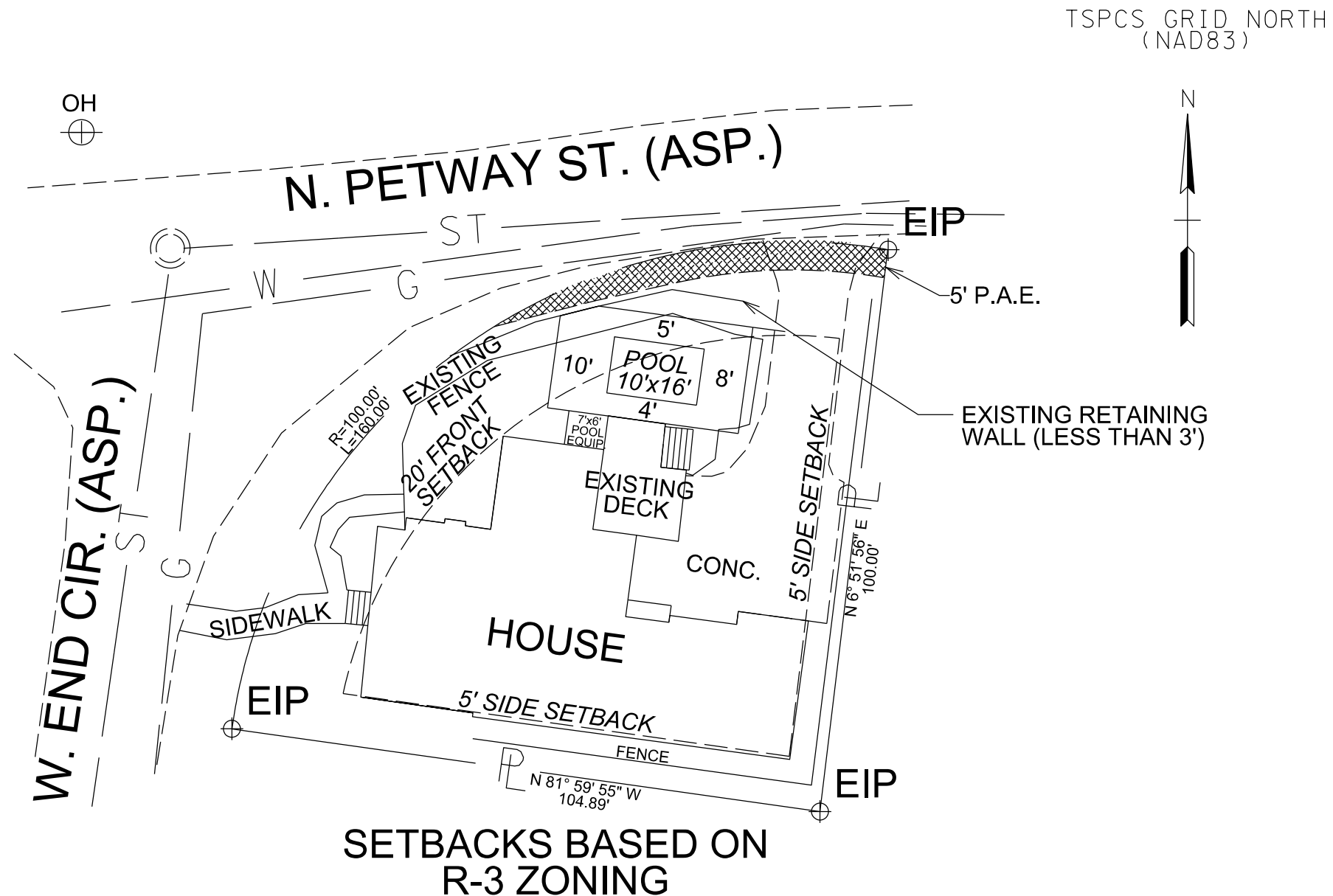
SCALE IN FEET 1"=25'

1. NO TITLE REPORT WAS FURNISHED TO THE SURVEYOR; THEREFORE, THIS SURVEY WILL BE SUBJECT TO ANY FINDING AN COMPLETE TITLE MAY DISCOVER
2. THIS SURVEY WAS COMPLETED USING THE LATEST RECORDED DEEDS AND FIELD EVIDENCE.
3. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH CHAPTER 0820-3-.07 OF THE STANDARDS OF PRACTICE OF THE TN BOARD OF EXAMINERS FOR LAND SURVEYORS.
4. PROPERTY LINES BASED OFF OF A SURVEY BY CLINT ELLIOT, RLS
5. UTILITIES PREVIOUSLY SURVEYED.
6. PROPERTY EVIDENCE VERIFIES PREVIOUS SURVEY.

CERTIFICATE OF SURVEY ACCURACY

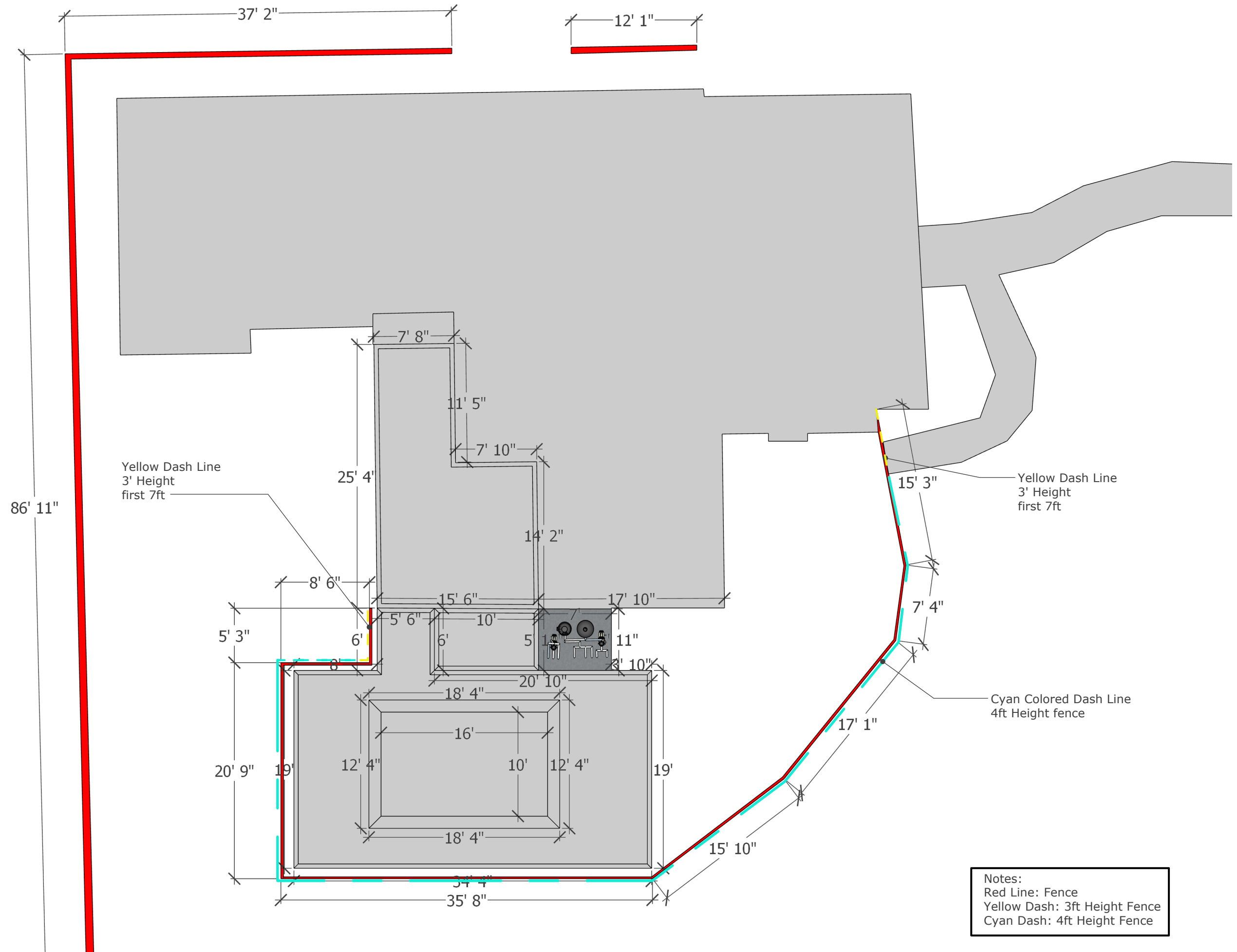
SIGNATURE:

Page 26 of 95



1. THERE SHALL BE NO STORING OF MATERIALS IN THE STREET OR PUBLIC RIGHT-OF-WAY.
2. EXCAVATION FOR THE POOL PARALLEL TO FOOTINGS AND WALLS SHALL NOT EXTEND INTO THE BEARING PLANE OF A FOOTING OR WALL. THE UPPER BOUNDARY OF THE BEARING PLANE IS A LINE THAT EXTENDS DOWNWARD, AT AN ANGLE OF 40 DEGREES FROM HORIZONTAL, FROM THE OUTSIDE BOTTOM EDGE OF THE FOOTING OR WALL.
3. IF EXISTING FOOTINGS BECOME COMPROMISED DUE TO EXCAVATION OF THE POOL, A STAMPED, SIGNED, AND DATED LETTER FROM A TN LICENSED STRUCTURAL ENGINEER WILL BE REQUIRED FOR THE UNDERMINED FOOTINGS.
4. THE SURVEYED AREA OF LOT 46 IS 8250 SQUARE FEET. 40% PERMEABLE AREA WOULD EQUAL TO 0.40 x 8250 = 3300 SQ. FT. THE REMAINING PERMEABLE AREA HAS BEEN CALCULATED TO BE 3355 SQ. FT.













Side of home showing fence covered by trees.



File #: 21-0896

DATE: October 22, 2024
TO: Board of Zoning Appeals
FROM: Amy Diaz-Barriga, Asst Director of Planning Development
Ariella Stanford, Planner

SUBJECT:

A Variance Request To Allow For A Taller Than Allowable Retaining Wall Within A Front Yard, A Variance Request To Allow More Than The Maximum Number Of Retaining Walls On A Site, And A Variance Request To Reduce The Minimum Garage Setback For A Front Facing Garage From 20-Foot To 0-Foot Behind The Front Facade And Front Door Of The Principal Building for the property located at 3270 and 3244 Boyd Mill Avenue (F.Z.O. 13.2.4., and 6.3.).

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8621
Applicant: Joseph Donnelly
Owner: Richard Clark and Tania Clark

BACKGROUND/STAFF COMMENTS:

Vicinity Zoning/Land Use

Site: Residential R-1 District / Vacant
North: Planned PD District / Residential Multifamily
South: Residential R-1 District / Residential Single Family
East: Residential R-1 District / Estate Residential
West: Planned PD District / Estate Residential

Applicable Zoning Ordinance Provisions

20.10 Variance

A. The purpose of a variance is to:

1. Provide limited relief from the requirements of this Ordinance in cases where strict application of a particular requirement would create an unnecessary hardship prohibiting the use of land in a manner otherwise allowed under this Ordinance; and
2. Address extraordinary, exceptional, or unique situations that were not caused by the applicant's act or omission.

B. Variances are not intended merely to remove inconveniences or financial burdens that the requirements of this Ordinance may impose on property owners in general.

13.2.4. - Retaining Walls for Residential Uses

Retaining walls for residential uses, other than multifamily, shall comply with the following:

Residential Uses:

Front Yard Retaining Wall Height	Maximum 2 feet
Number of Retaining Walls	Maximum 3 per lot

6.3 - Building Types; House

Front-Facing Garages

Front-Facing Garage Setback	Minimum 20 feet behind front facade and front door and 22 feet from sidewalk.
-----------------------------	---

Background

The subject property is located at 3270 and 3244 Boyd Mill Avenue. The property is zoned Residential R-1 District and is within the Hillside/Hillcrest Overlay and the 500-foot Buffer of the Hillside Overlay. The majority of the lot is within the 500-foot buffer of Hillside Overlay and is covered in 14-20% or greater slopes, and the majority of the site is heavily wooded.

This property was platted prior to the establishment of the Hillside/Hillcrest Overlay District and the 500-foot Buffer of the Hillside Overlay. This property now lies within the HHO district and the 500-foot Buffer of the Hillside Overlay. As shown in the 'Slopes Greater Than 20% Exhibit', the majority of the lot is covered in slopes with grades over 20%. This topography also creates difficulties for site design and development.

The owners of this property own 3270, 3244, 3250, and 3248 Boyd Mill Avenue, and intend to build a single-family residential home on 3270 and 3244 Boyd Mill Avenue. Due to conditions of the site, they intend to replat 3270 and 3244 Boyd Mill Avenue to consolidate the lots and utilize the existing driveway that connects from Boyd Mill Avenue to 3244 Boyd Mill Avenue. In order to achieve the proposed design, the applicant is requesting the following Variance Requests:

1. A Variance Request To Allow For A Taller Than Allowable Retaining Wall Within A Front Yard
2. A Variance Request To Allow More Than The Maximum Number Of Retaining Walls On A Site
3. A Variance Request To Reduce The Minimum Garage Setback For A Front Facing Garage From 20-Feet To 0-Feet Behind The Front Facade And Front Door Of The Principal Building

After public notice was sent out for these requests, Staff realized that this property would need one more Variance Request. They need a Variance Request to allow development on slopes greater than 20%, according to Franklin Zoning Ordinance section 17.1.2.. The applicant will need to send proper public notice for this additional request before it can be considered by the Board of Zoning Appeals, so that request cannot be considered until next month. The applicant has requested to proceed with the current application, knowing they'll need to apply for the fourth variance request next month.

Staff Analysis

The BZA may authorize a variance only when the request has met all three criteria in accordance with F.Z.O §20.10.6 and State law. The staff has completed an analysis of the request in light of these criteria:

Request 1: To Allow For A Taller Than Allowable Retaining Wall Within A Front Yard

1. Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property

at the time of the enactment of the Zoning Ordinance or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such a piece of property is not able to accommodate development as required under this Ordinance.

There are exceptional topographic conditions on this site which require the use of retaining walls to support development. The majority of the lot is within the 500-foot Buffer of the Hillside Overlay and is covered in 14-20% or greater slopes, which is unique from most residential sites. In addition, the property is heavily wooded which is restricting the location of the house and driveway because the owner's intention is to minimize tree removal to preserve the natural landscape of the property. For these reasons, the development needs to be supported by retaining walls up to 5.5 feet tall in the front yard area. The Franklin Zoning Ordinance allows for retaining walls located in the front yard of a residence to be a maximum of 2 feet in height. Due to the exceptional slopes and the heavily wooded area on this property, Staff finds this criteria for Request 1 is met.

2. The strict application of any provision enacted under the Zoning Ordinance would result in peculiar and exceptional practical difficulties for or exceptional or undue hardship for the owner of the property.

Strict application of the Zoning Ordinance would create practical difficulties in the development of this site due to exceptional topographic conditions that exist. Due to the exceptional slope conditions across the site and the location of the heavily wooded area, retaining walls higher than 2-feet in the front yard are necessary to support the house and driveway. Therefore, Staff finds this criteria for Request 1 is met.

3. Such relief may be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the Zoning Ordinance.

Allowing for taller retaining walls in the front yard of this site would not be a detriment to the public good, nor would it impair the purpose and intent of the Zoning Ordinance. The Zoning Ordinance limits the number and height of retaining walls on a residential site to prevent a site from being dominated by retaining walls, which may result in aesthetic concerns for neighboring property owners and the community. Due to the location of the proposed house and driveway in relation to the street, and the large amount of trees blocking visibility of the property and the proposed house, the retaining walls will likely not be visible from the street. This meets the intent of the Zoning Ordinance and should not be a detriment to the public good. Staff finds this criteria for Request 1 is met.

Request 2: To Allow More Than The Maximum Number Of Retaining Walls On A Site

1. Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the Zoning Ordinance or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such a piece of property is not able to accommodate development as required under this Ordinance.

The majority of the lot is within the 500-foot Buffer of the Hillside Overlay and is covered in 14-20% or greater slopes, which is unique from most residential sites. In addition, the property is heavily wooded which is restricting the location of the house and driveway because the owner's intention is to minimize tree removal to preserve the natural landscape of the property. These exceptional topographic conditions require the use of retaining walls to provide support for development. The Franklin Zoning Ordinance allows a maximum of three retaining walls for a residential lot. The applicant is requesting a total of seven retaining walls. The applicant has determined that this is the minimum number of retaining walls required to develop a single-family home on this lot. Due to the exceptional slope conditions across the site and the trees restricting the location of the house, Staff finds this criteria for Request 2 is met.

2. The strict application of any provision enacted under the Zoning Ordinance would result in peculiar and exceptional practical difficulties for or exceptional or undue hardship for the owner of the property.

Strict application of the Zoning Ordinance would create practical difficulties in the development of this site due to exceptional topographic conditions that exist. Due to the exceptional slope conditions across the site, more than three retaining walls are needed to support development of this site. Staff finds this criteria for Request 2 is met.

3. Such relief may be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the Zoning Ordinance.

Allowing seven retaining walls on this site would not be a detriment to the public good, nor would it impair the purpose and intent of the Zoning Ordinance. The Zoning Ordinance limits the number and height of retaining walls on a residential site to prevent a site from being dominated by retaining walls, which may result in aesthetic concerns for neighboring property owners and the community. Due to the location of the proposed house and driveway in relation to the street, and the large amount of trees blocking visibility of the property and the proposed house, the retaining walls will likely not be visible from the street. This meets the intent of the Zoning Ordinance and should not be a detriment to the public good. Staff finds this criteria for Request 2 is met.

Request 3: To Reduce The Minimum Garage Setback For A Front Facing Garage From 20-Feet To 0-Feet Behind The Front Facade And Front Door Of The Principal Building

1. Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the Zoning Ordinance or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such a piece of property is not able to accommodate development as required under this Ordinance.

The majority of the lot is within the 500-foot Buffer of the Hillside Overlay and is covered in 14-20% or greater slopes, which is unique from most residential sites. In addition, the property is heavily wooded which is restricting the location of the house and driveway because the owner's intention is to minimize tree removal to preserve the natural landscape of the property. Due to the extreme slopes and restricted location of the house, if the garage were to be located at least 20 feet behind the front façade of the house, even more retaining walls would be necessary and there is already more than the permissible amount of retaining walls proposed on the site. This situation makes it difficult to comply with the Zoning Ordinance regulations in this case. Staff finds this criteria for Request 3 is met.

2. The strict application of any provision enacted under the Zoning Ordinance would result in peculiar and exceptional practical difficulties for or exceptional or undue hardship for the owner of the property.

Strict application of the Zoning Ordinance would create practical difficulties in the development of this site due to exceptional topographic conditions that exist. Due to the extreme slopes and restricted location of the house, if the garage were to be located at least 20 feet behind the front façade of the house, even more retaining walls would be necessary and there is already more than the permissible amount of retaining walls proposed on the site. Staff finds this criteria for Request 3 is met.

3. Such relief may be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the Zoning Ordinance.

Staff finds that this request would not be a detriment to the public good, nor would it impair the purpose and intent of the Zoning Ordinance. The intent of the Zoning Ordinance in this case is that garages would not dominate or take away from the front façade and entrance of the house from street view. Due to the location of the proposed house and driveway in relation to the street, and the large amount of trees blocking visibility of the property and the proposed house, the front façade of the house and the garage will likely not be visible from the street. This meets the intent of the Zoning Ordinance and should not be a detriment to the public good. Staff finds this criteria for Request 3 is met.

FINANCIAL IMPACT:

Unknown.

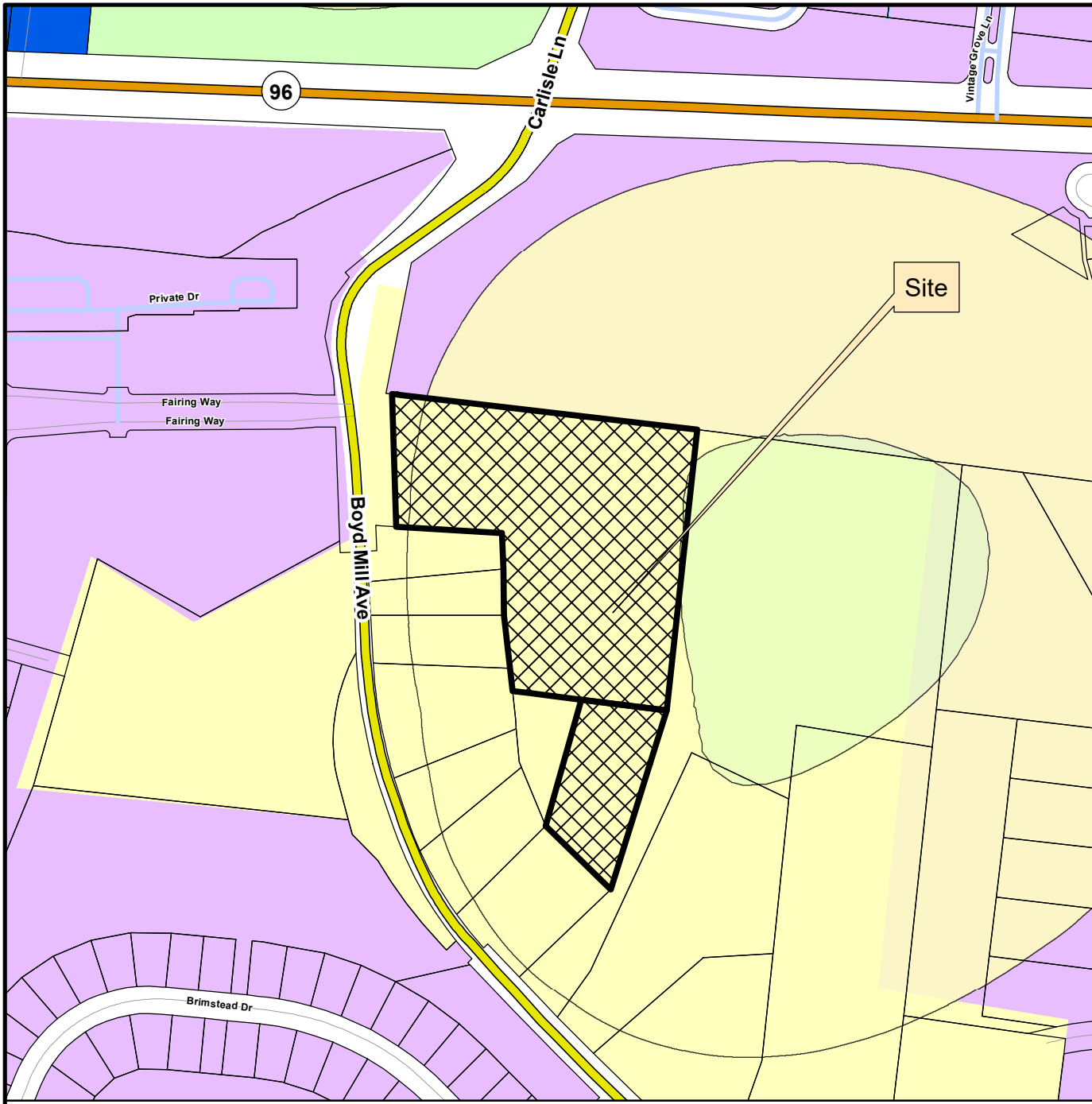
RECOMMENDATION:

RECOMMENDED MOTION: Staff recommends the Board of Zoning Appeals move to approve the Variance Request To Allow For A Taller Than Allowable Retaining Wall Within A Front Yard, and the Variance Request To Allow More Than The Maximum Number Of Retaining Walls On A Site, and the Variance Request To Reduce The Minimum Garage Setback For A Front Facing Garage From 20-Foot To 0-Foot Behind The Front Facade And Front Door Of The Principal Building for the property located at 3270 and 3244 Boyd Mill Avenue, because the criteria for granting a variance have been met.

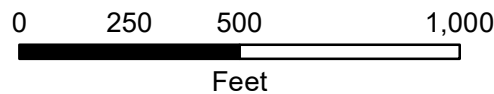
3270 AND 3244 BOYD MILL AVENUE
 TAX MAP 064, PARCEL 02900
 TAX MAP 077, PARCEL 00500
 BOARD OF ZONING APPEALS
 NOVEMBER 7, 2024

Legend

-  3270and3244BoydMillAvenue
-  Hillside/Hillcrest Overlay
-  500 Ft Buffer of Hillside
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
-  CI Civic Institutional District
-  NC Neighborhood Commercial
-  CC Central Commercial District
-  DD Downtown District
-  1ST Avenue District
-  5TH Avenue District
-  RC6 Regional Commerce 6 District
-  RC12 Regional Commerce 12 District
-  GO General Office District
-  LI Light Industrial District
-  HI Heavy Industrial District



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3270 Boyd Mill Avenue Variance Requests

Due to the unique characteristics of our lot, we seek the following variances:

1. Variance for Retaining Walls: Permission to construct retaining walls exceeding the 2-foot height limit in the front of the house.

- The west side of the house is the front of the house and the retaining walls no more than 5.5' tall to capture grade from the hillside throughout the front of the house, meeting the requirement of no higher than 6' for any retaining wall.

2. Variance for Number of Retaining Walls: Permission to install more than three retaining walls on the property.

- Due to the exceptional topography on the site, the current design has a total of seven retaining walls around the house. The city requires a maximum of 6' height for a retaining wall and there are portions of the site where the walls are tiered to meet City height requirements.

3. Variance for Garage Door Setback: Permission for the garage doors to be located less than 20 feet behind the front door of the house.

- The city has designated the west side of our property as the front, making it impossible to place the garage 20 feet behind the front entry without requesting further variances for retaining walls.

Justification for Variances:

Our lot presents significant challenges due to its irregular shape and steep slopes. We have carefully planned the location of the house and driveway to minimize grading and tree removal, thereby preserving the natural landscape. The proposed locations are the least impactful options available, given the site's constraints.

Additionally, ongoing road construction on Boyd Mill Avenue has created substantial access challenges from the north end. To facilitate access, we had to acquire additional properties, which, while improved, did not fully comply with the City of Franklin Zoning Ordinance. We have taken steps to enhance their appearance in light of the roadwork.

We understand that resolving one zoning issue may lead to others; however, we believe our design represents the least impactful approach while adhering to city guidelines as much as possible.

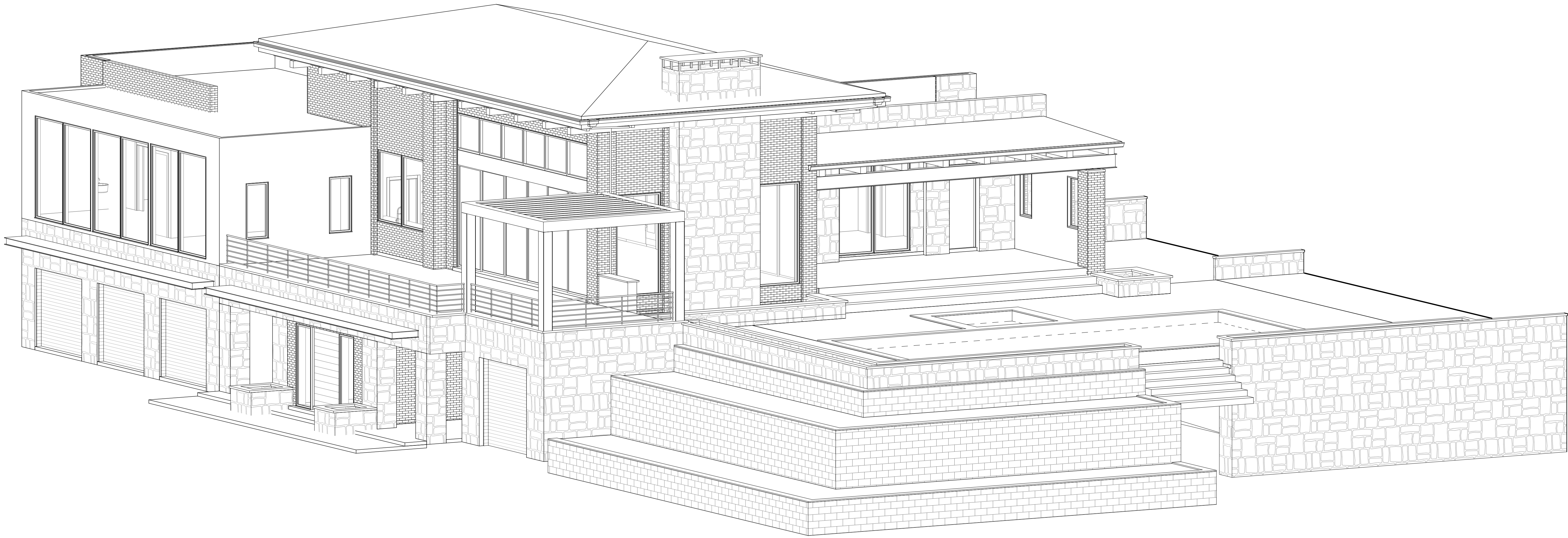
Conclusion:

We are committed to developing this property in a manner that respects both community standards and the natural environment. We respectfully request your consideration of our circumstances and hope to receive the variances necessary to facilitate this development.

NTS

CONTRACTOR SHALL EXERCISE CAUTION AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) & PROPERTY. OBSERVE THE PROVISIONS OF APPLICABLE LAWS, BUILDING & CONSTRUCTION CODES & O.S.H.A. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SAFETY AND CONSTRUCTION PROCEDURES, TECHNIQUES, OR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR THE REQUIRED CODES.

	BRICK	3-COAT STUCCO SMOOTH FINISH	LIMESTONE HEADER / LIMESTONE	STONE VENEER	METAL	ALUMINUM TRIM	TIMBER BEAM	CONCRETE FINISH
EAST ELEVATION	1,164.27 SF	11.28 SF	1.33 SF	103.72 SF	36.92 SF	32.06 SF	17.41 SF	32.06 SF
WEST ELEVATION	946.50 SF	341.93 SF	2.85 SF	555.93 SF	82.94 SF	69.46 SF	4.84 SF	69.46 SF
NORTH ELEVATION	880.31 SF	205.18 SF	0.13 SF	386.77 SF	31.59 SF	8.38 SF	21.41 SF	8.38 SF
SOUTH ELEVATION	332.68 SF	308.11 SF	8.25 SF	646.99 SF	81.63 SF	5.32 SF	5.32 SF	5.82 SF
TOTAL	3,323.76 SF	866.49 SF	12.56 SF	1,693.40 SF	233.08 SF	115.22 SF	48.98 SF	115.72 SF
GRAND TOTAL	6,540 SF							



1 PERSPECTIVE VIEW 01

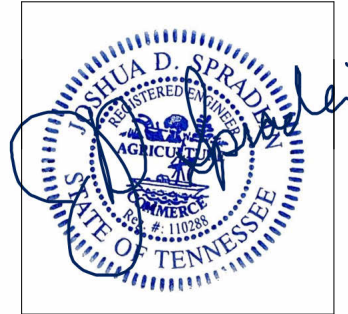


2 PERSPECTIVE VIEW 02



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ENGINEERING & CONSULTING, LLC

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Joshua D. Spradlin, P.E.
Alliance Engineering & Consulting, LLC
480 Duke Drive
Franklin, TN 37067

DATE: 10-11-24

PROJECT:
CLARK RESIDENCES

LOCATION:
**3270 BOYD MILL AVENUE,
FRANKLIN,
TENNESSEE 37064**

OWNER:
RICHARD & TANIA CLARK

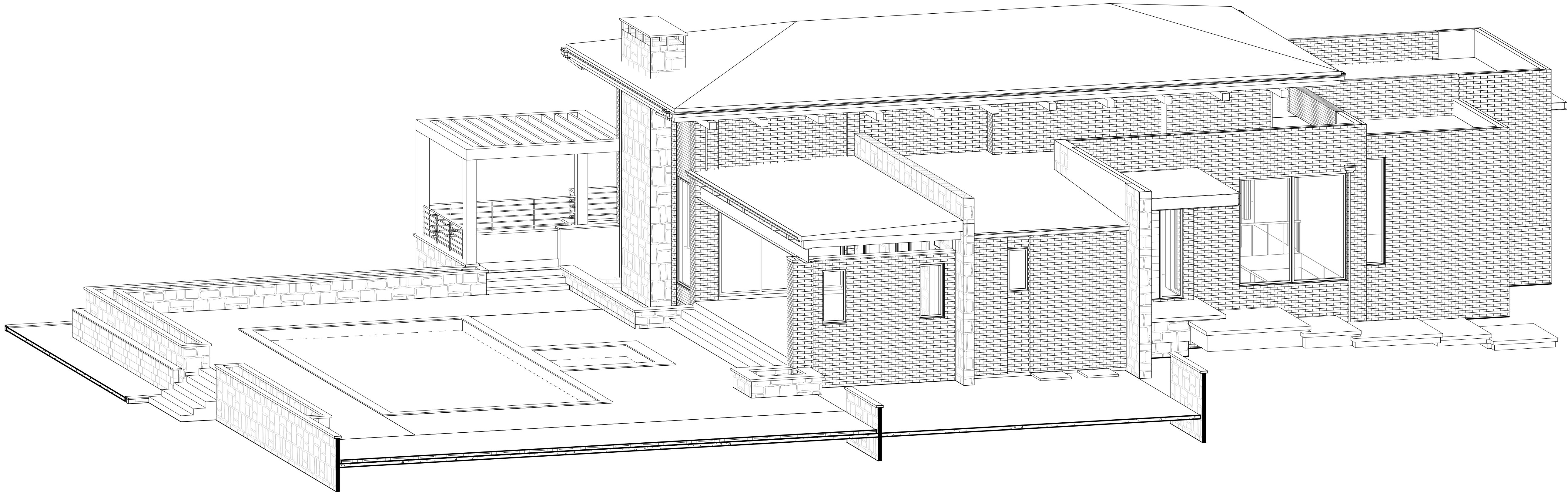
SHEET
CONTENT:
PERSPECTIVE VIEWS

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1	MDF	6-6-24	MDF	6-6-24
2	PFR	08-27-24	MDF	08-27-24
3	PFR	09-17-24	MDF	09-17-24
4	PFR	10-09-24	MDF	10-09-24

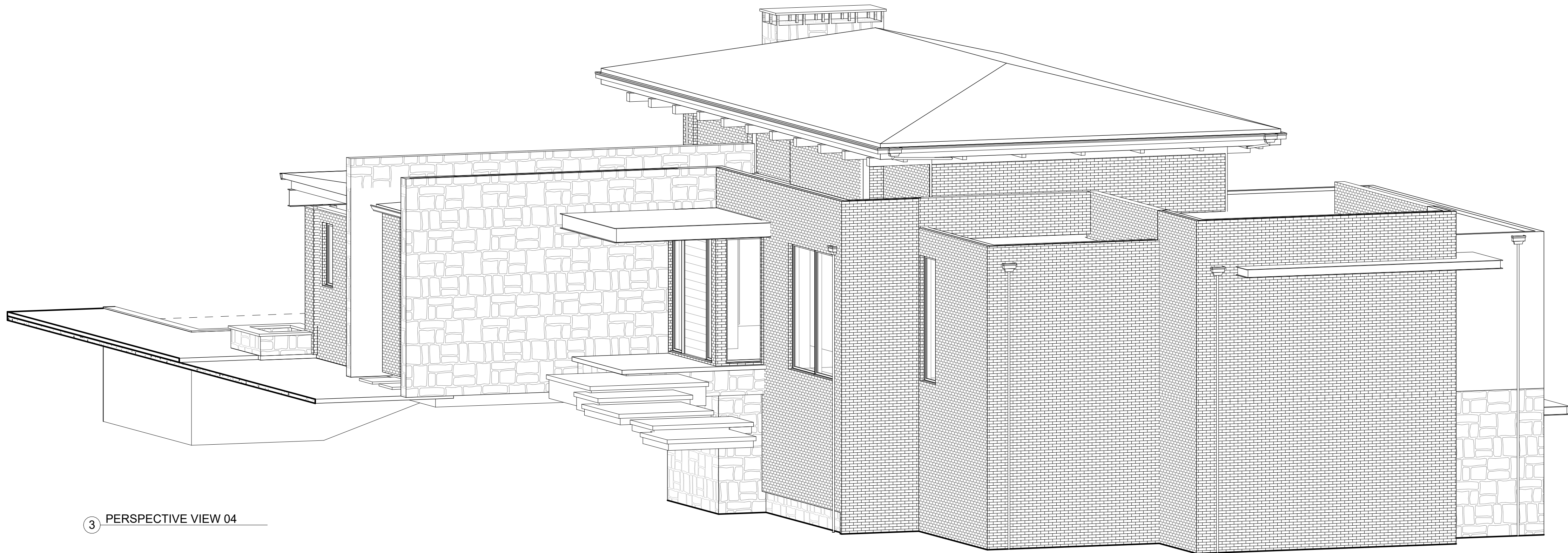
REMARKS:
These building plans are available to purchasers for the sole purpose of providing a general understanding of the specifications for the type of model selected. Field conditions, availability of materials, and many other factors will impact the final product. These plans are not FINAL: the developer reserves the right to modify these plans, including without limitation changes to the specifications and materials, without notice or obligation.

SHEET
CONTENT:
A0.1

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1 PERSPECTIVE VIEW 03

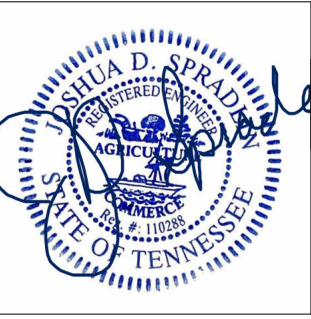


3 PERSPECTIVE VIEW 04



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Joshua D. Spradlin, P.E.
Alliance Engineering & Consulting, LLC
480 Duke Drive
Franklin, TN 37067

DATE: 10-11-24

PROJECT:
CLARK RESIDENCES

LOCATION:
**3270 BOYD MILL AVENUE,
FRANKLIN,
TENNESSEE 37064**

OWNER:
RICHARD & TANIA CLARK

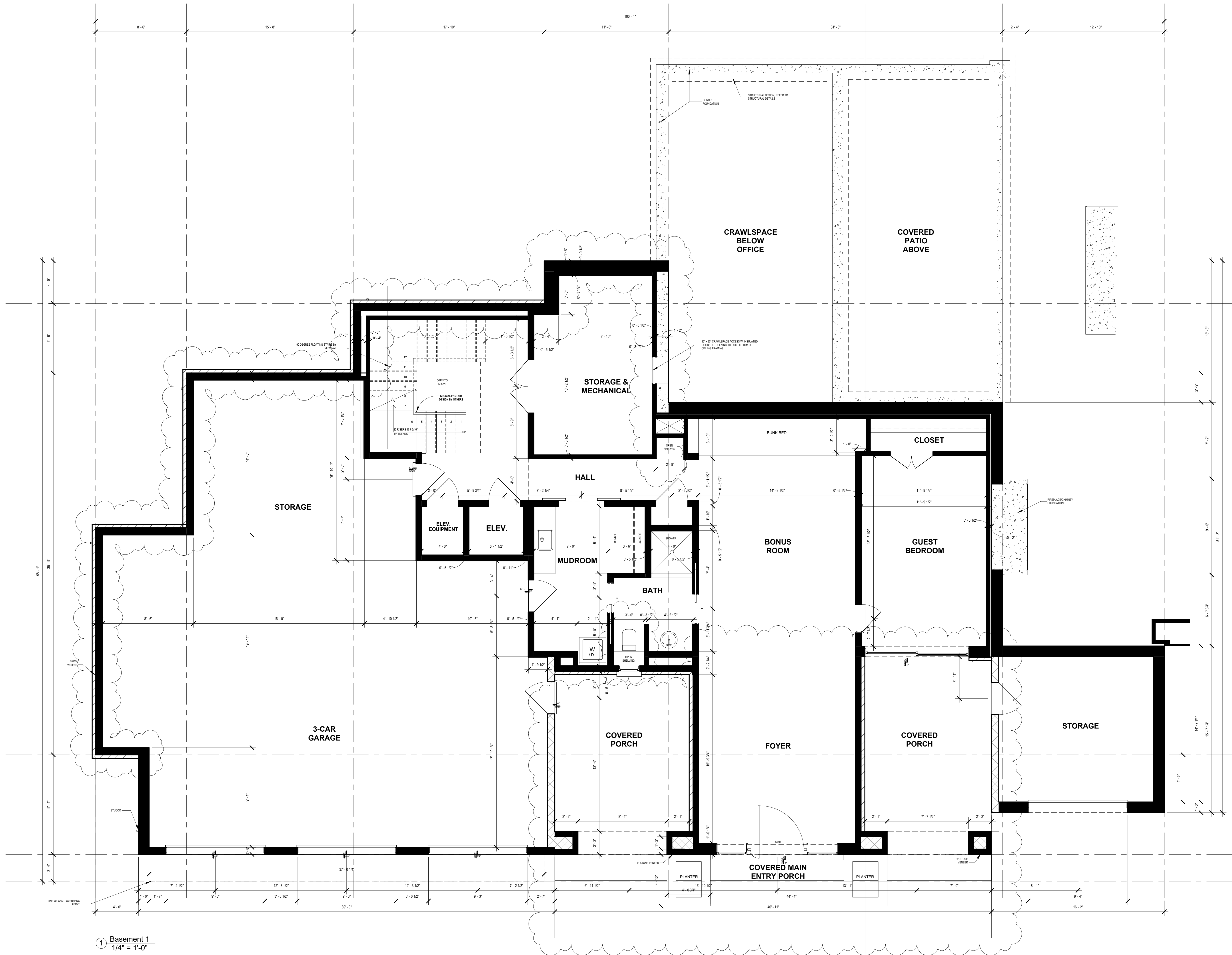
SHEET
CONTENT:
PERSPECTIVE VIEWS

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2	PFR	08-27-24	MDF	08-27-24
3	PFR	09-17-24	MDF	09-17-24
4	PFR	10-09-24	MDF	10-09-24

REMARKS:
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SHEET
CONTENT:
A0.2

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T
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Joshua D. Spradlin, P.E.
Alliance Engineering & Consulting, LLC
480 Duke Drive
Franklin, TN 37067

DATE: 10-11-24

PROJECT:
CLARK RESIDENCES

LOCATION:
3270 BOYD MILL AVENUE,
FRANKLIN,
TENNESSEE 37064

OWNER:
RICHARD & TANIA CLARK

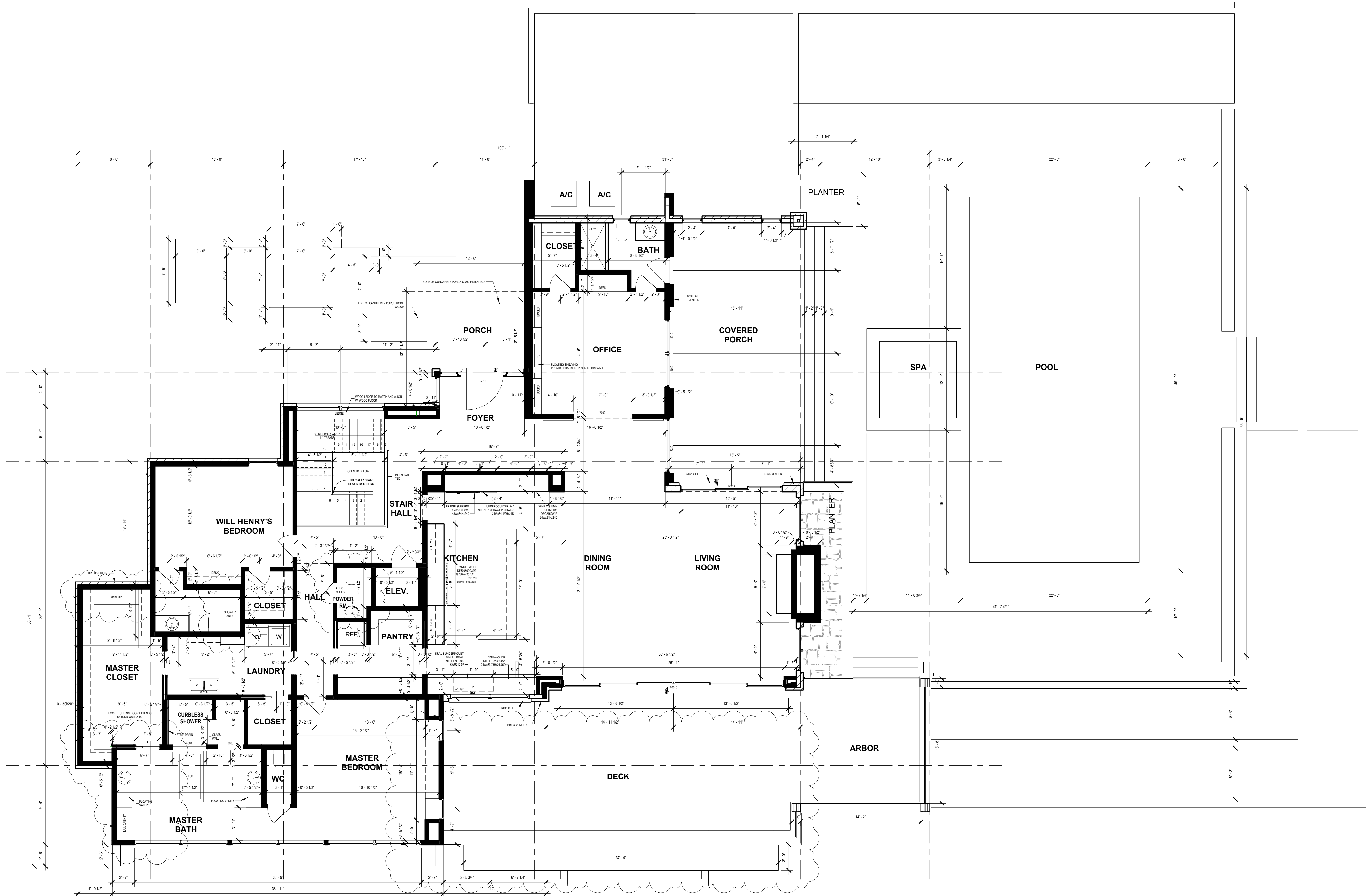
SHEET
CONTENT:
FLOOR PLANS
BASEMENT 1

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1	6-6-24	MDF	6-6-24	MDF	1
2	08-27-24	MDF	08-27-24	PFR	2
3	09-17-24	MDF	09-17-24	PFR	3
4	10-09-24	MDF	10-09-24	PFR	4

REMARKS:
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SHEET
CONTENT:
A1.1

1/4"=1'-0"

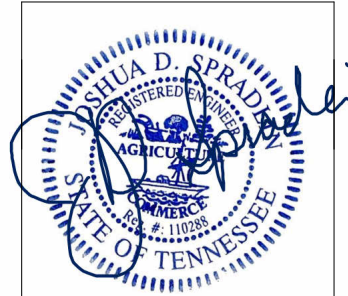


1 First Floor
3/16" = 1'-0"



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Joshua D. Spradlin, P.E.
Alliance Engineering & Consulting, LLC
480 Duke Drive
Franklin, TN 37067

DATE: 10-11-24

PROJECT:
CLARK RESIDENCES

LOCATION:
3270 BOYD MILL AVENUE,
FRANKLIN,
TENNESSEE 37064

OWNER:
RICHARD & TANIA CLARK

SHEET
CONTENT:
FLOOR PLANS
FIRST FLOOR PLAN

REV. NO.	CAD BY:	DATE	REVIEWED BY:	DATE
0	PFR	02-29-24	JDS / MDF	02-29-24
1	MDF	6-6-24	MDF	6-6-24
2	PFR	08-27-24	MDF	08-27-24
3	PFR	09-17-24	MDF	09-17-24
4	PFR	10-09-24	MDF	10-09-24

REMARKS:
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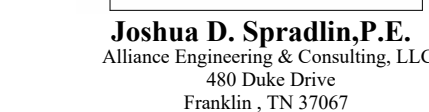
SHEET
CONTENT:

A1.2

3/16"=1'-0"



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DATE: 10-11-24

PROJECT:

CLARK RESIDENCES

LOCATION:

3270 BOYD MILL AVENUE,
FRANKLIN,
TENNESSEE 37064

OWNER

RICHARD & TANIA CLARK

**SHEET
CONTENT:**

KITCHEN

**KITCHEN BLOW-UP PLAN;
KITCHEN ELEVATION 01**

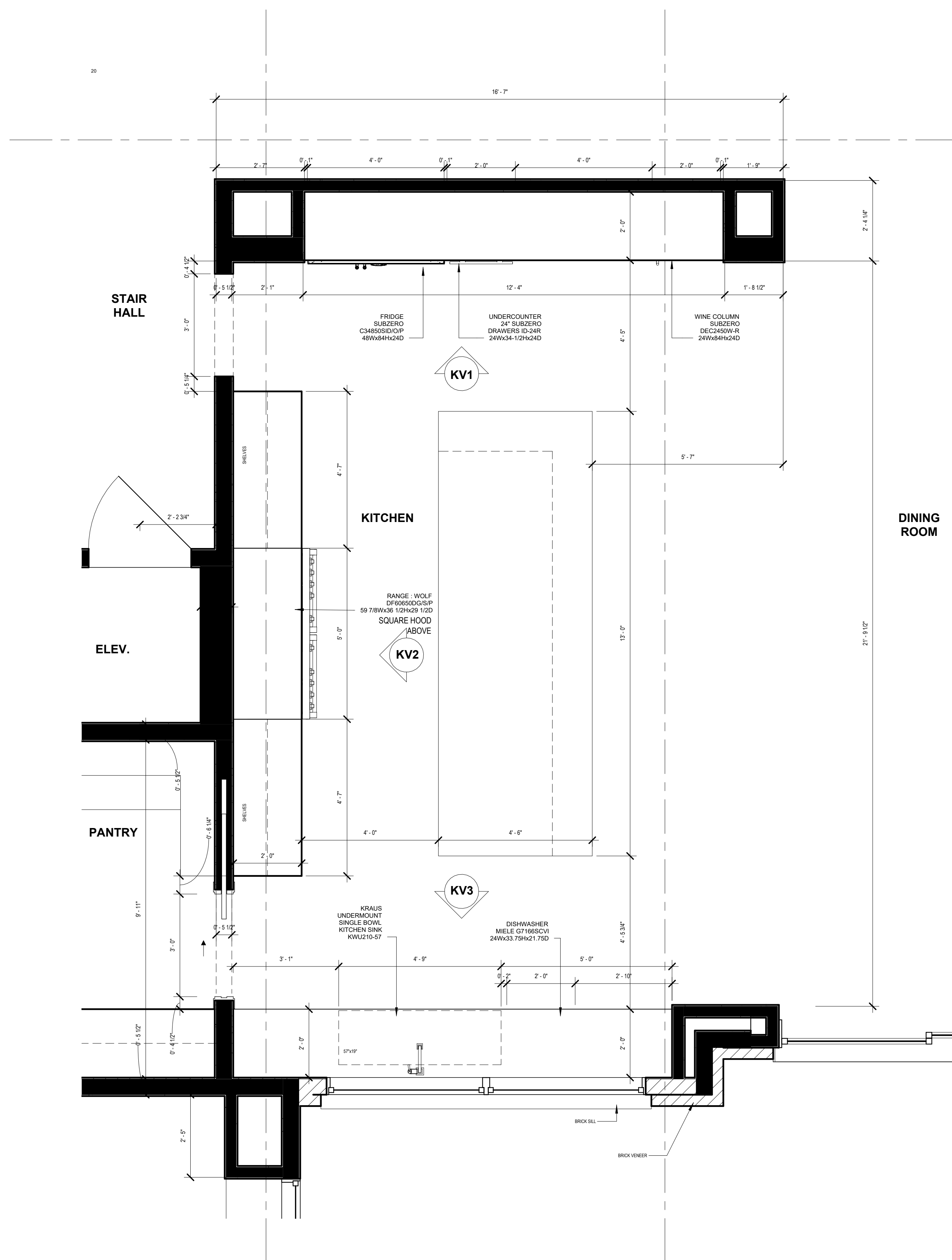
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3	PFR	09-17-24	MDF	09-17-24
4	PFR	10-09-24	MDF	10-09-24

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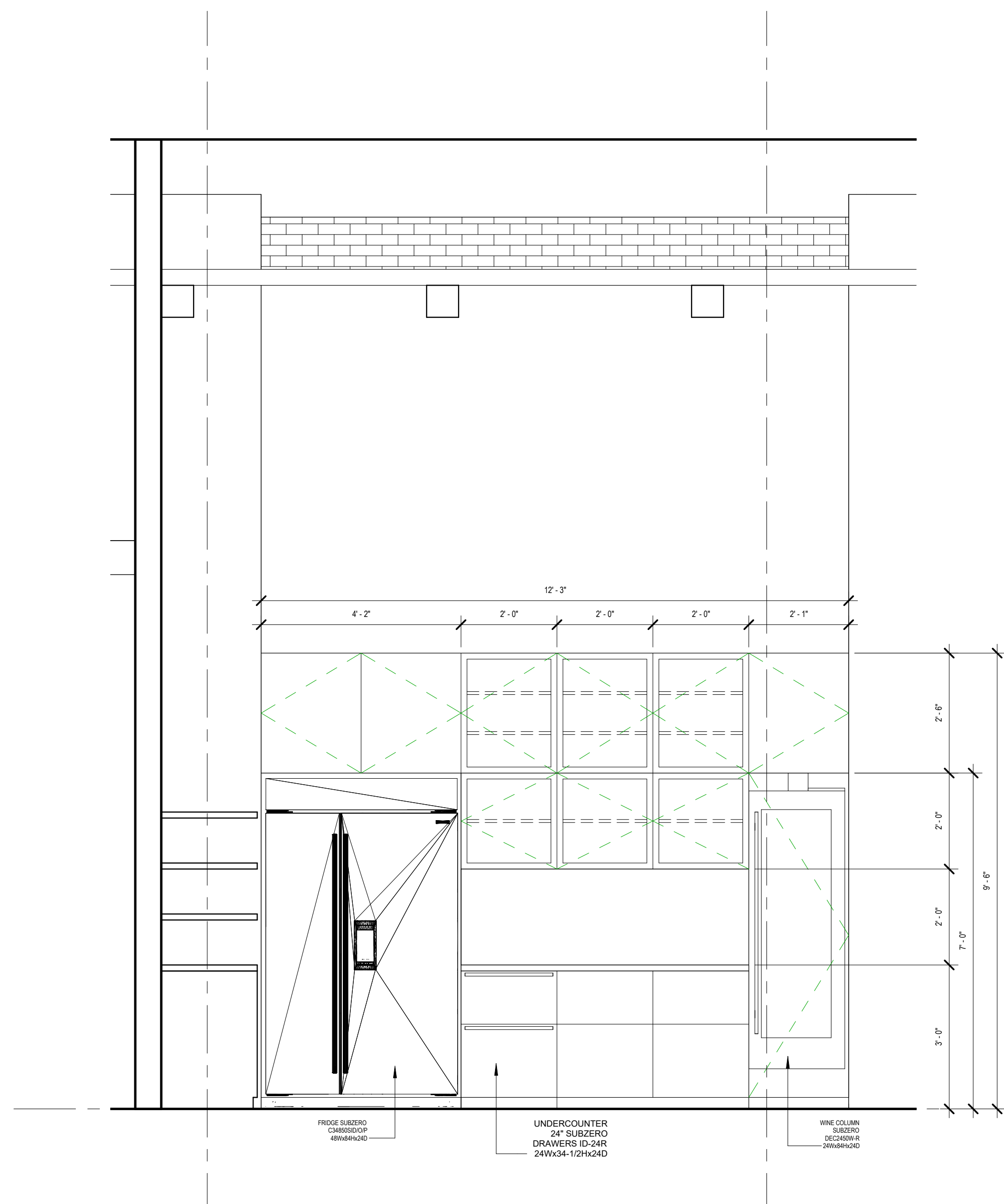
**SHEET
CONTENT:**

A1.2A

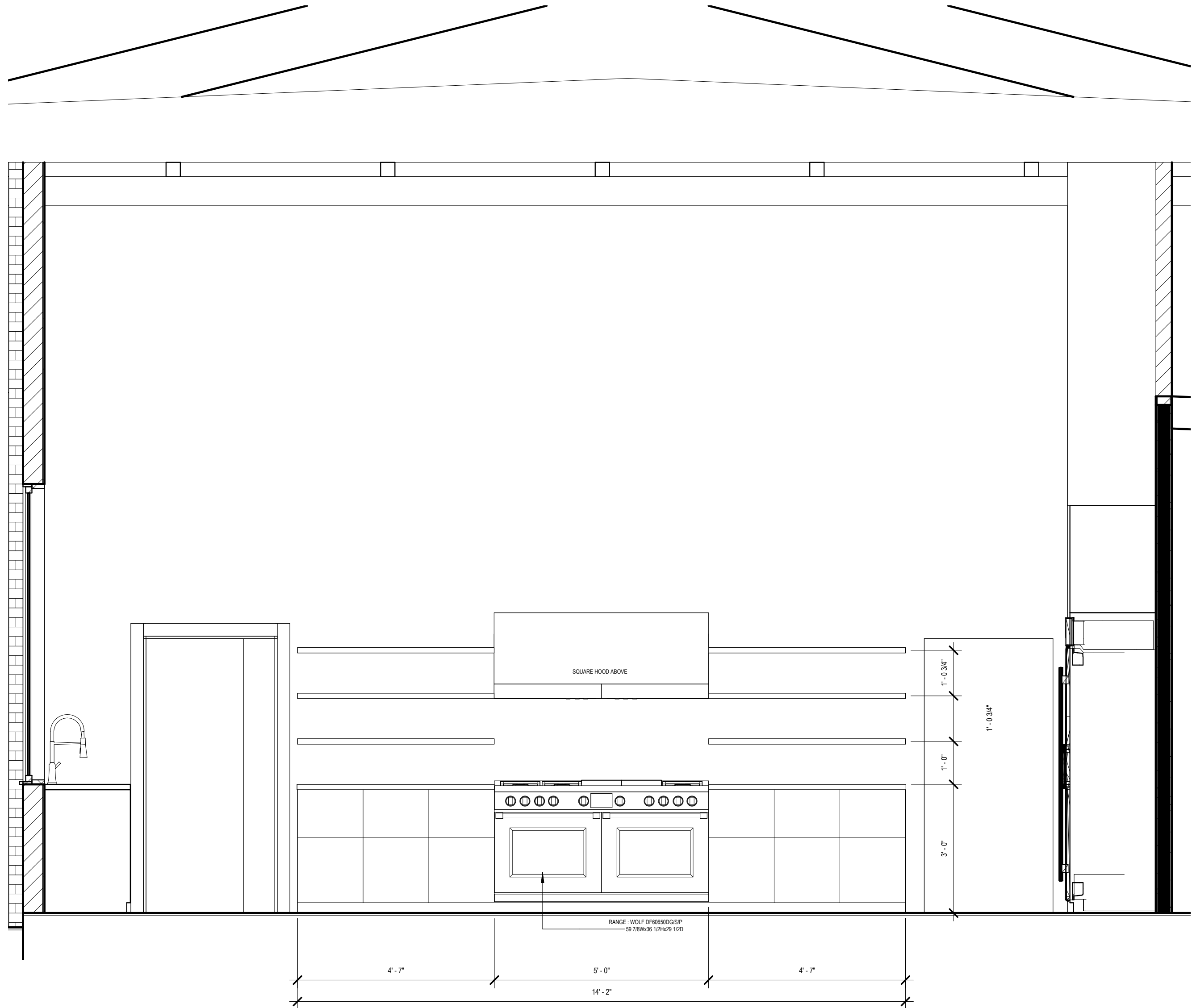
1/2"=1'-0"



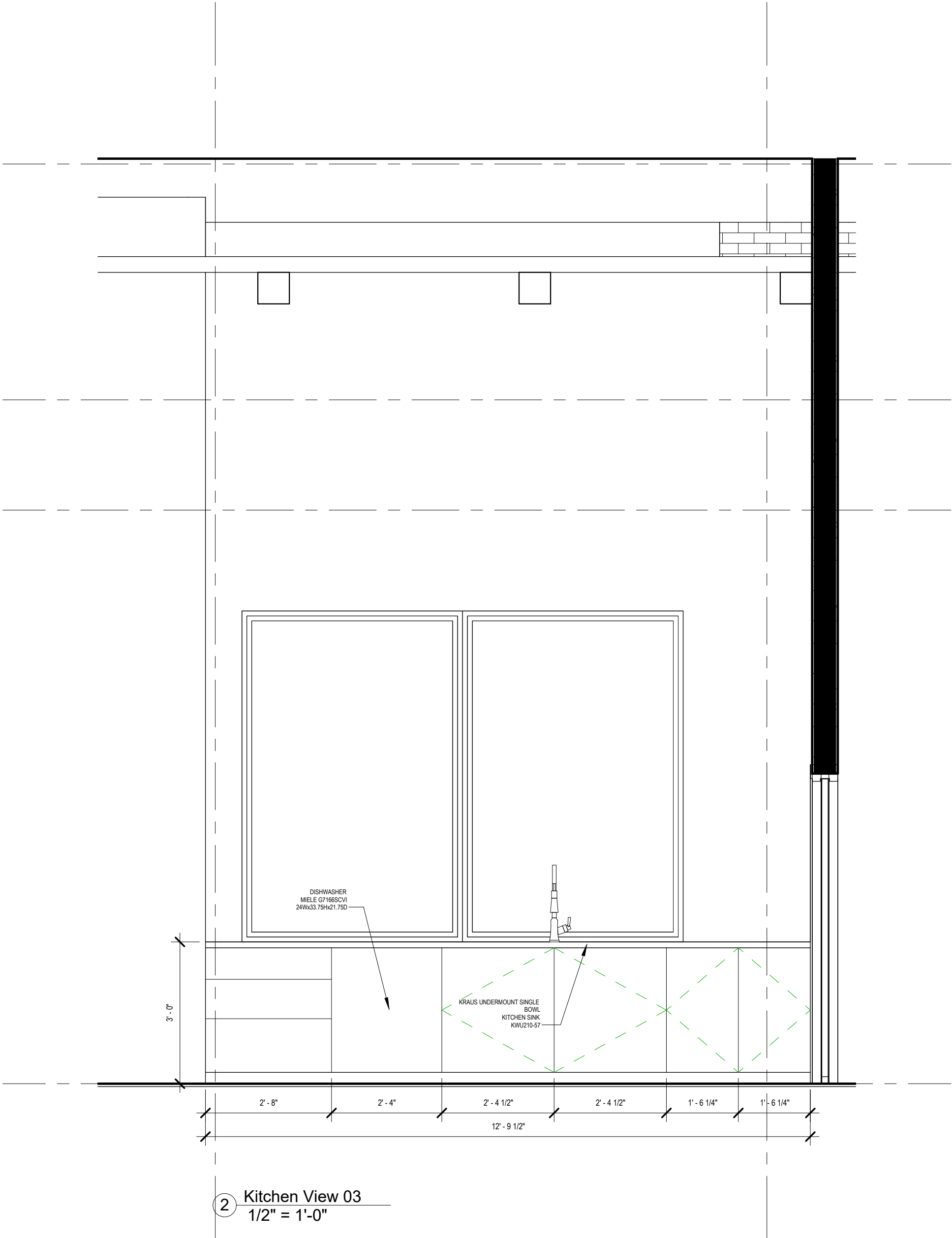
1 Kitchen Blow-Up Plan
1/2" = 1'-0"



2 Kitchen View 01
1/2" = 1'-0"



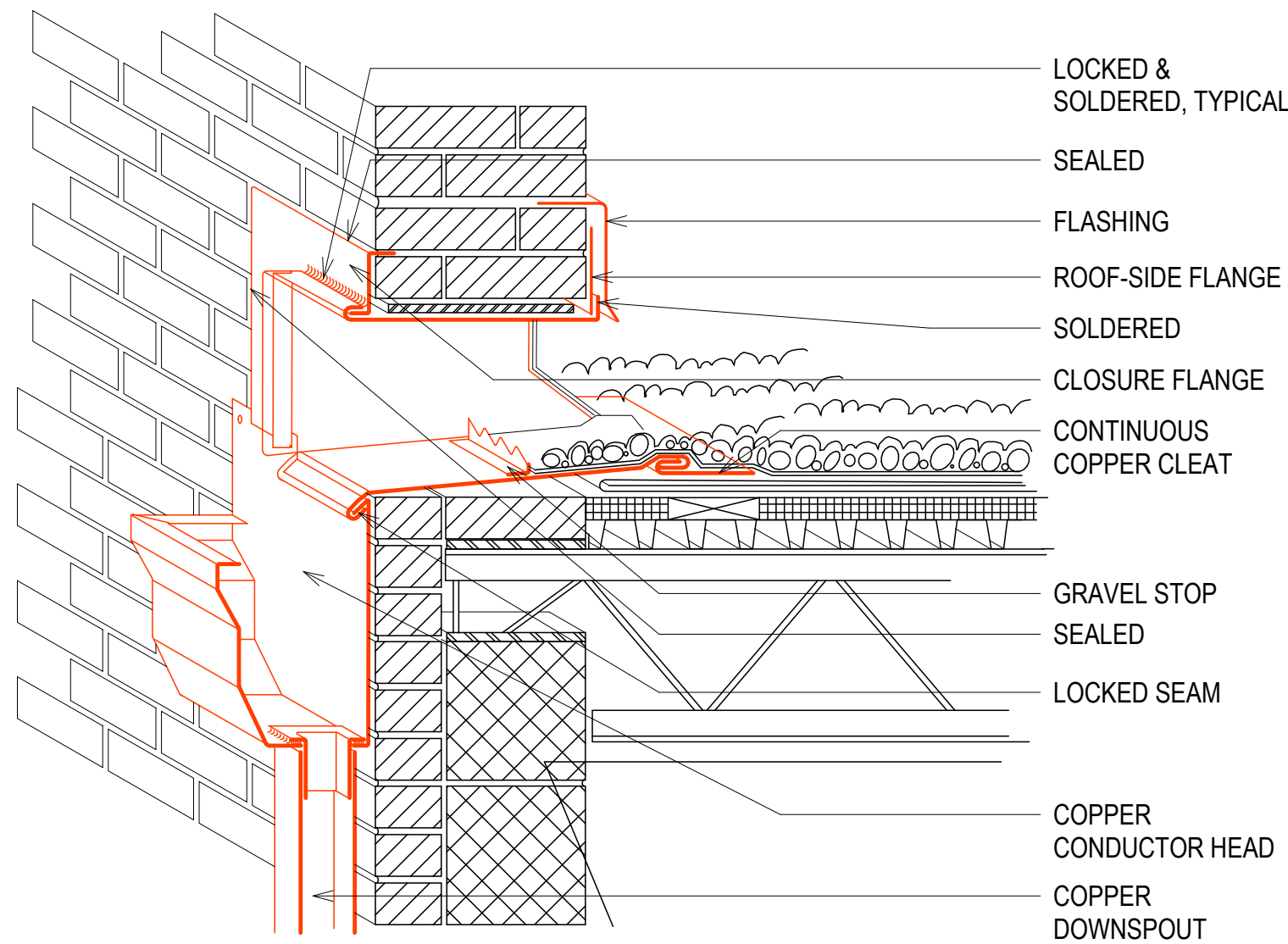
① Kitchen View 02
1/2" = 1'-0"



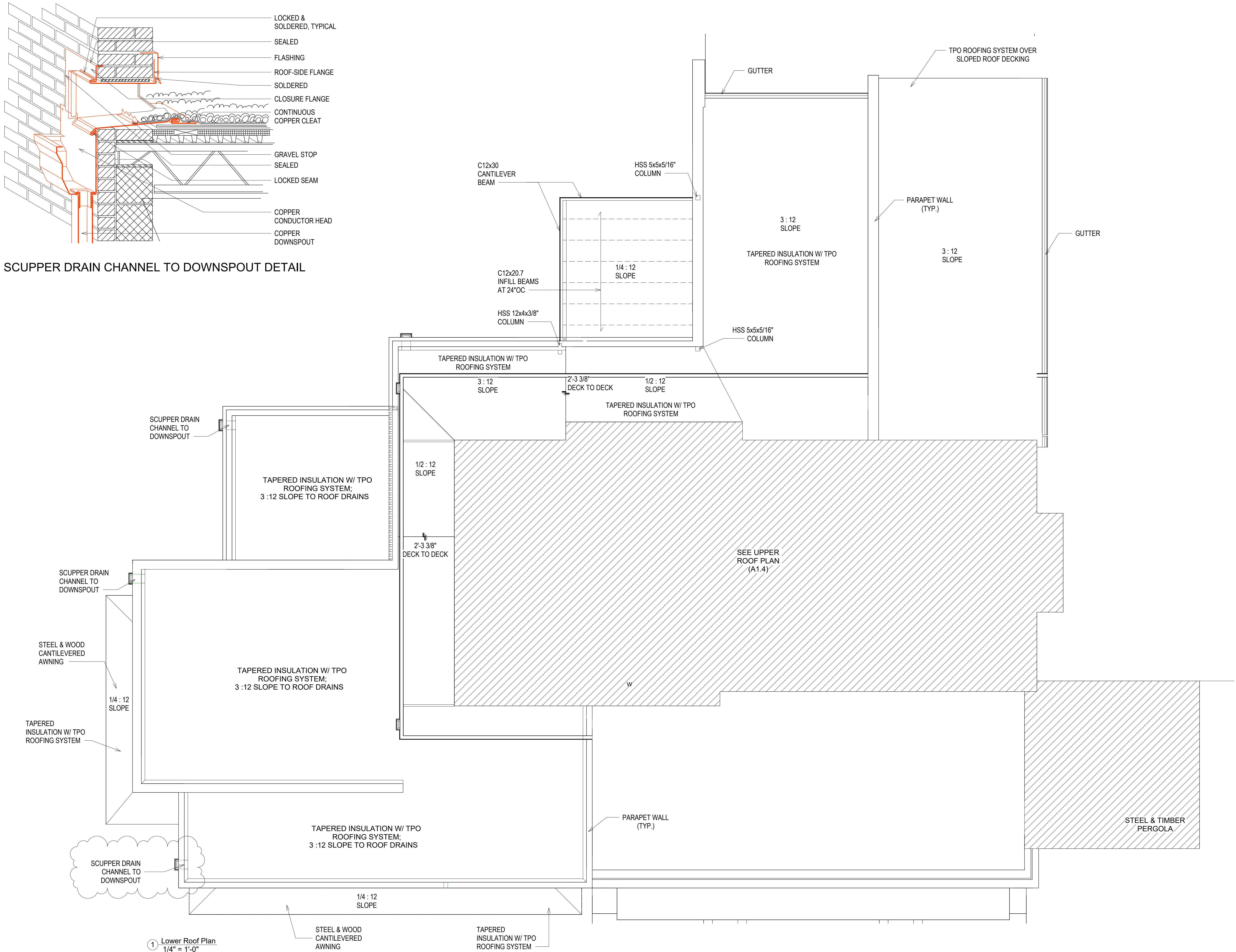
② Kitchen View 03
1/2" = 1'-0"

REV. NO.	DATE	BY	DATE	BY	DATE	BY
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1	06-06-24	MDF	06-06-24	MDF	06-06-24	MDF
2	08-27-24	MDF	08-27-24	MDF	08-27-24	MDF
3	09-17-24	MDF	09-17-24	MDF	09-17-24	MDF
4	10-09-24	MDF	10-09-24	MDF	10-09-24	MDF

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SCUPPER DRAIN CHANNEL TO DOWNSPOUT DETAIL



1 Lower Roof Plan
1/4" = 1'-0"



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PROJECT:
CLARK RESIDENCES

LOCATION:
3270 BOYD MILL AVENUE,
FRANKLIN,
TENNESSEE 37064

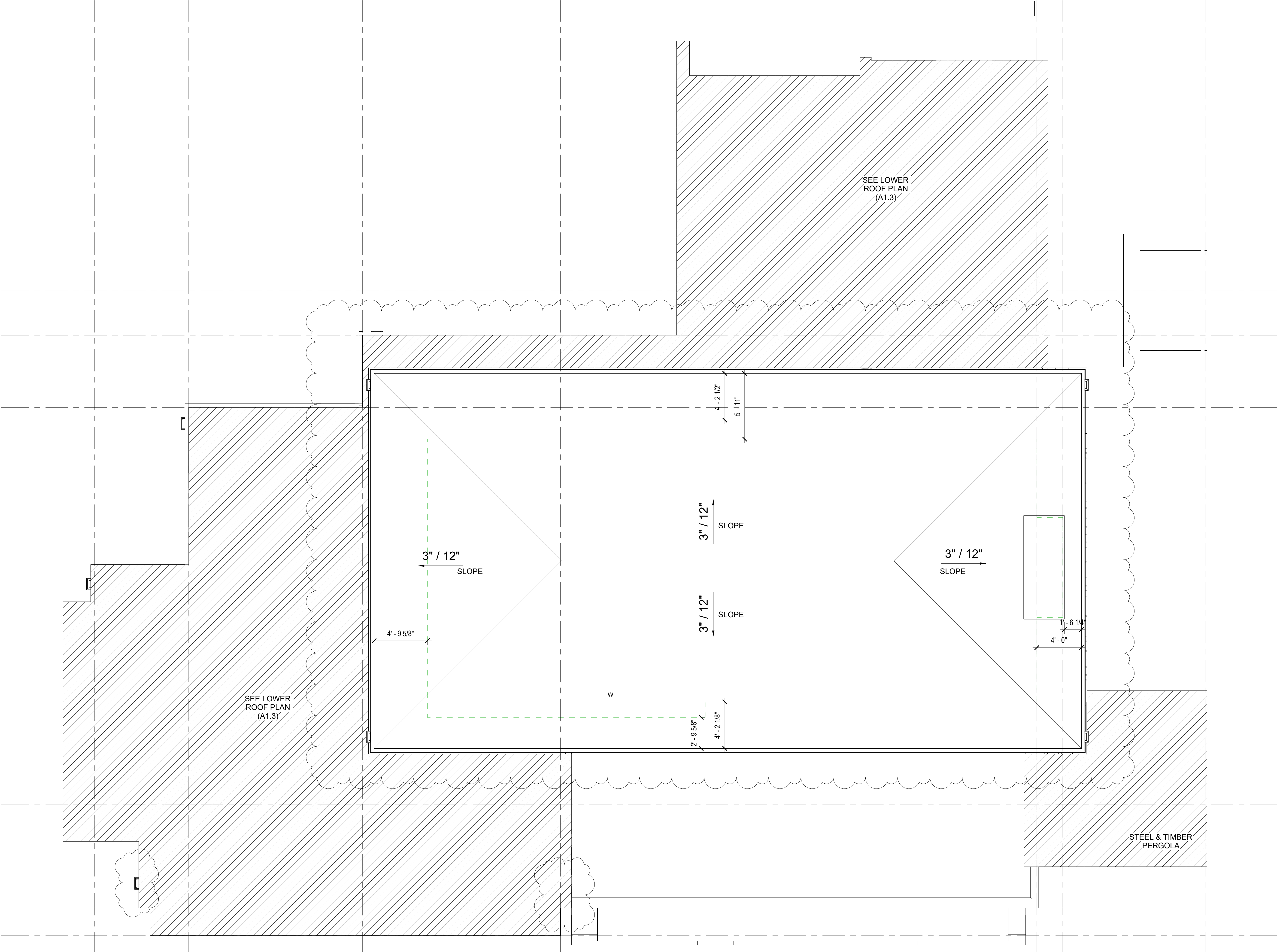
OWNER:
RICHARD & TANIA CLARK

SHEET
CONTENT:
FLOOR PLANS
LOWER ROOF PLAN

REV. NO.	DATE	CAD BY:	REVIEWED BY:	DATE
0	02-29-24	PFR	JDS / MDF	02-29-24
1	6-6-24	MDF	MDF	6-6-24
2	08-27-24	PFR	MDF	08-27-24
3	09-17-24	PFR	MDF	09-17-24
4	10-09-24	PFR	MDF	10-09-24

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SHEET
CONTENT:
A1.3
1/4"=1'-0"

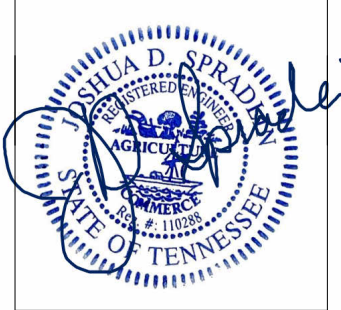


1 Upper Roof Plan
1/4" = 1'-0"



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480 Duke Drive
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DATE: 10-11-24

PROJECT:
CLARK RESIDENCES

LOCATION:
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FRANKLIN,
TENNESSEE 37064

OWNER:
RICHARD & TANIA CLARK

SHEET
CONTENT:
FLOOR PLANS
UPPER ROOF PLAN

REV. NO.	CAD BY:	DATE	REVIEWED BY:	DATE
0	PFR	02-29-24	JDS / MDF	02-29-24
1	MDF	6-6-24	MDF	6-6-24
2	PFR	08-27-24	MDF	08-27-24
3	PFR	09-17-24	MDF	09-17-24
4	PFR	10-09-24	MDF	10-09-24

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SHEET
CONTENT:

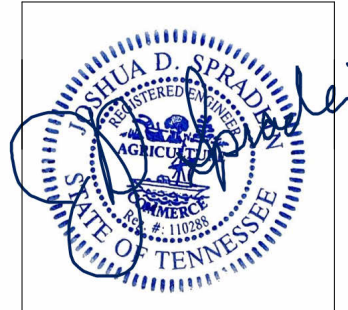
A1.4

1/4"=1'-0"



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Franklin, TN 37067

DATE: 10-11-24

PROJECT:
CLARK RESIDENCES

LOCATION:
3270 BOYD MILL AVENUE,
FRANKLIN,
TENNESSEE 37064

OWNER:
RICHARD & TANIA CLARK

SHEET
CONTENT:

ELEVATIONS

NORTH ELEVATION
SOUTH ELEVATION

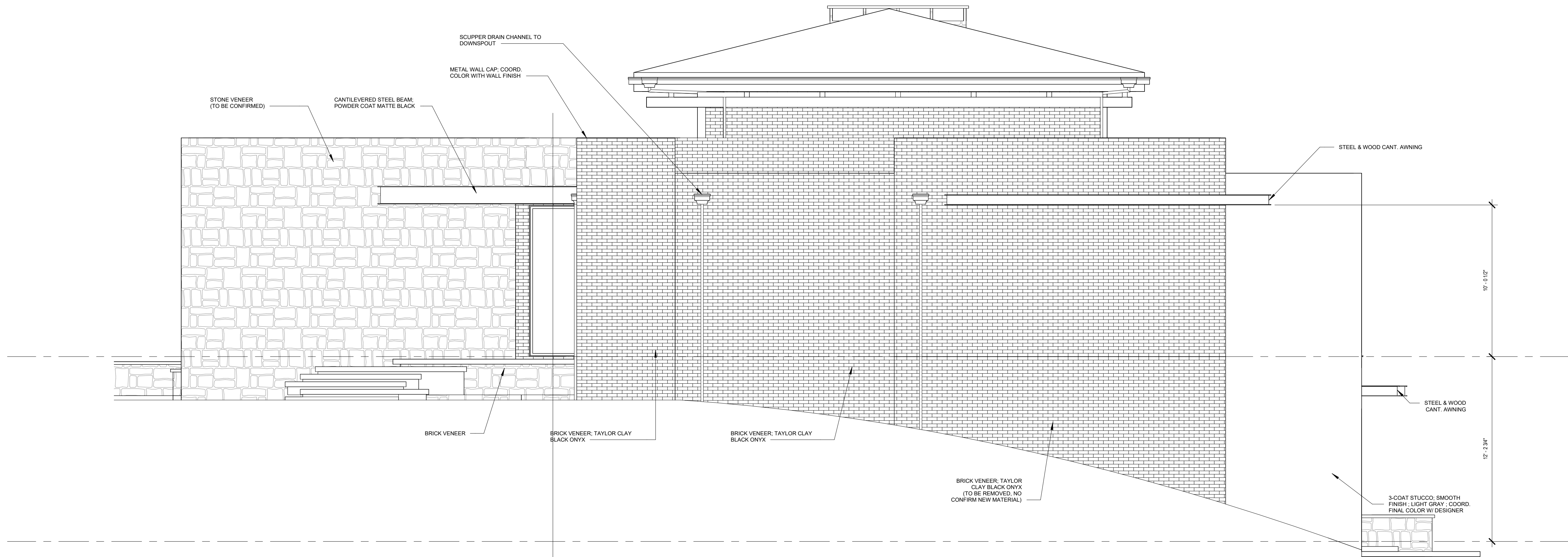
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4	PFR	10-09-24	MDF	10-09-24

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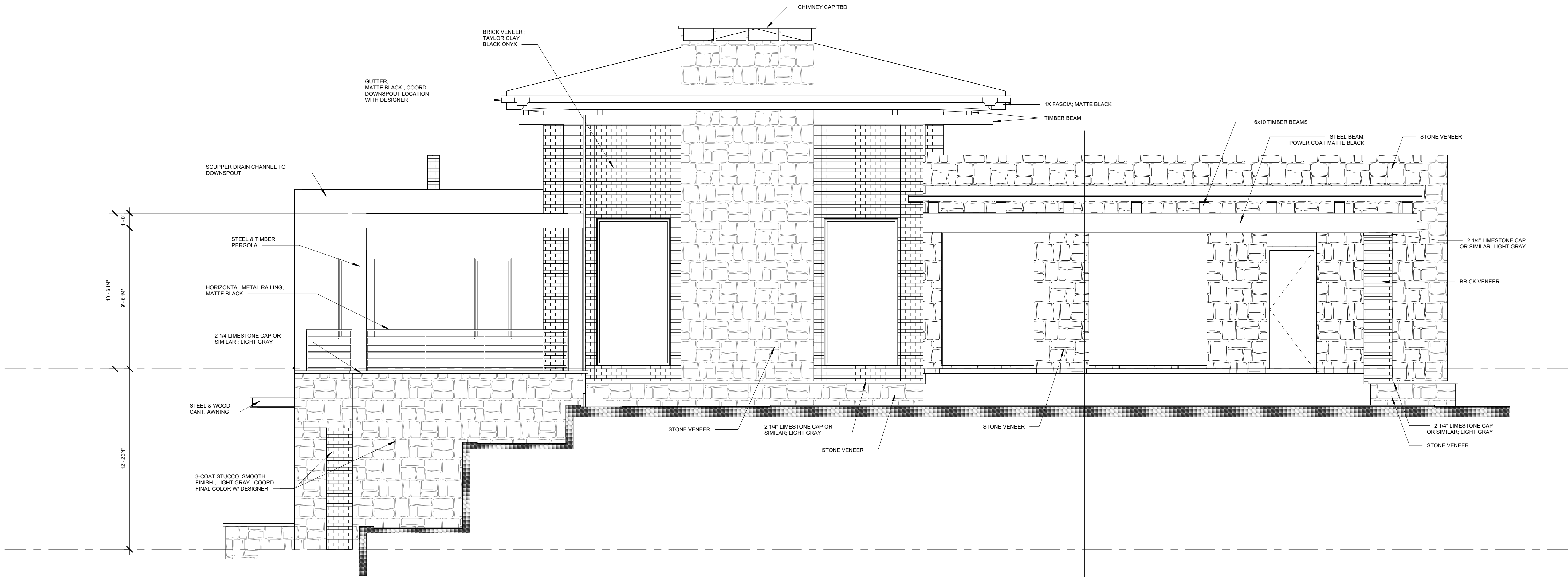
SHEET
CONTENT:

A2.1

1/4"=1'-0"



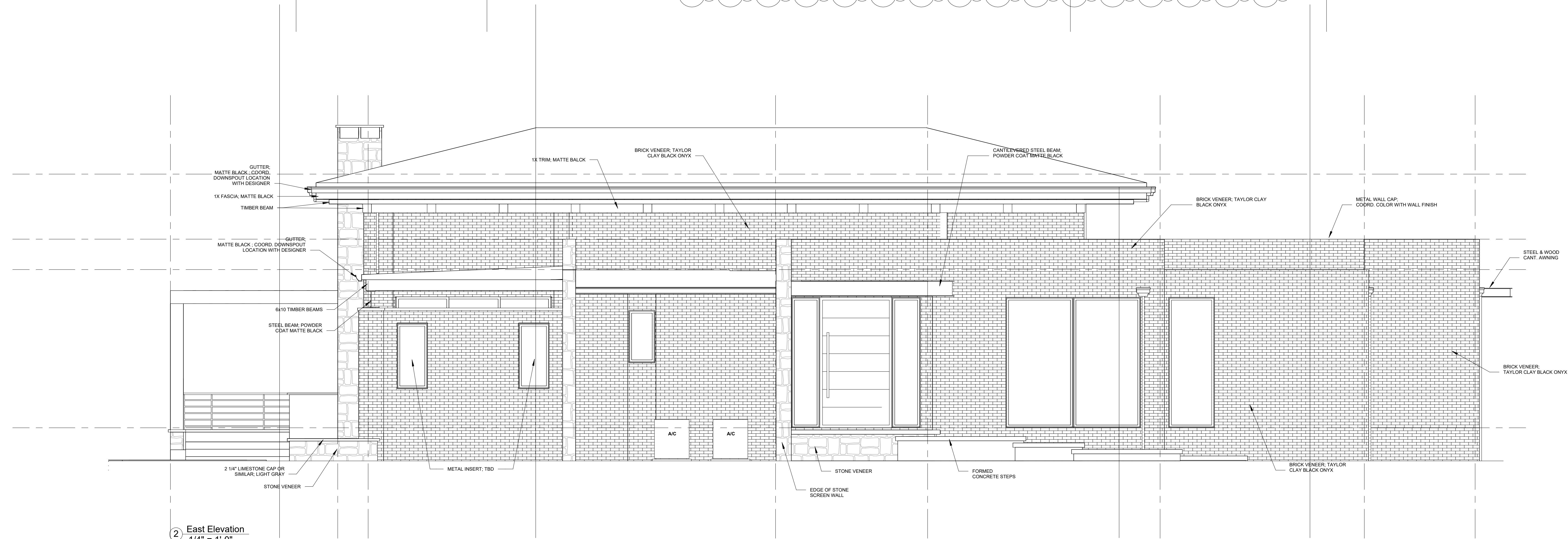
② North Elevation
1/4" = 1'-0"



① South Elevation
1/4" = 1'-0"



① West Elevation
1/4" = 1'-0"

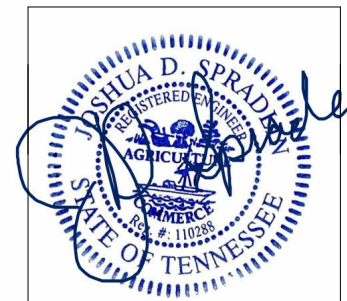


② East Elevation
1/4" = 1'-0"



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Franklin, TN 37067

DATE: 10-11-24

PROJECT:
CLARK RESIDENCES

LOCATION:
**3270 BOYD MILL AVENUE,
FRANKLIN,
TENNESSEE 37064**

OWNER:
RICHARD & TANIA CLARK

SHEET
CONTENT:

ELEVATIONS

WEST ELEVATION
EAST ELEVATION

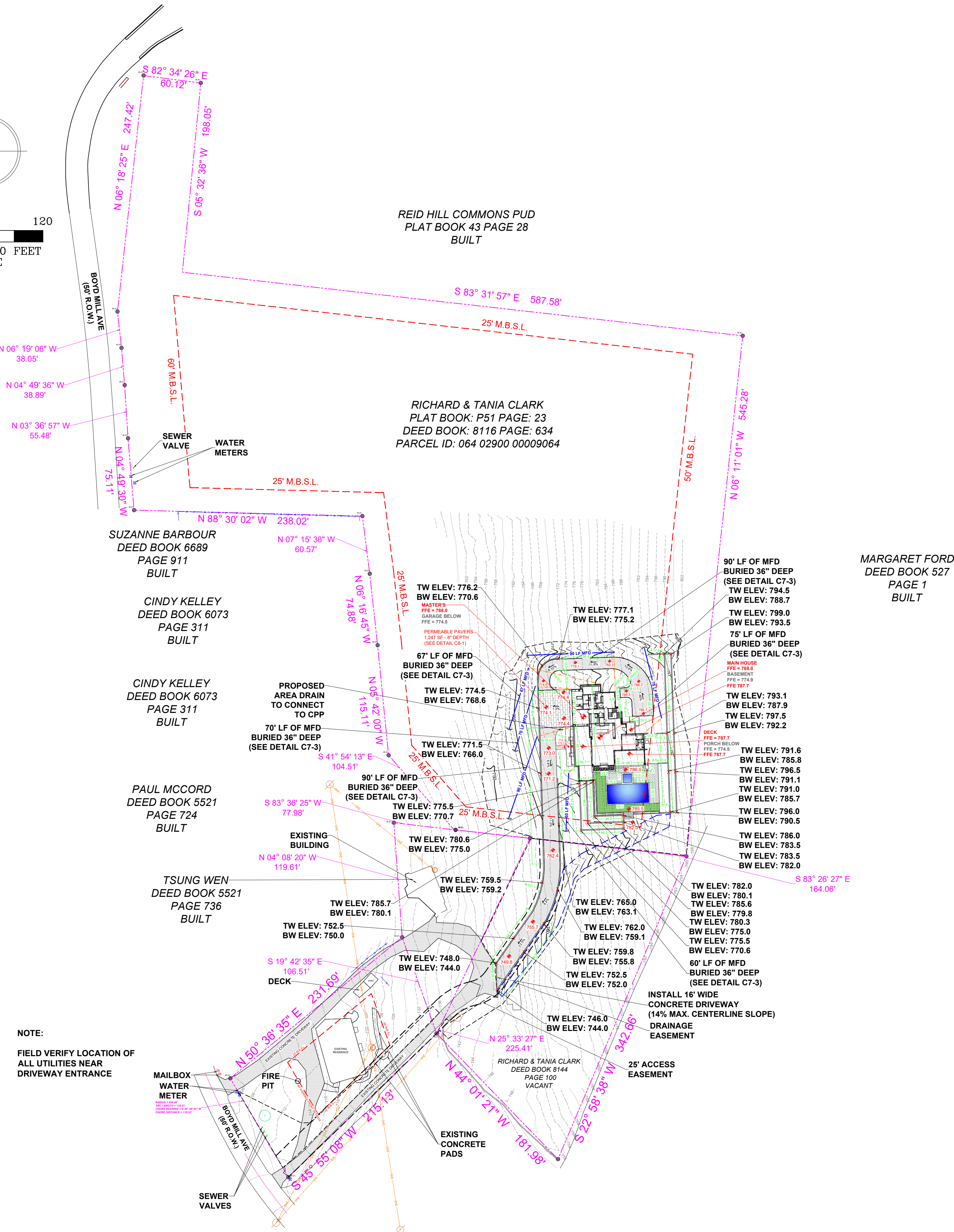
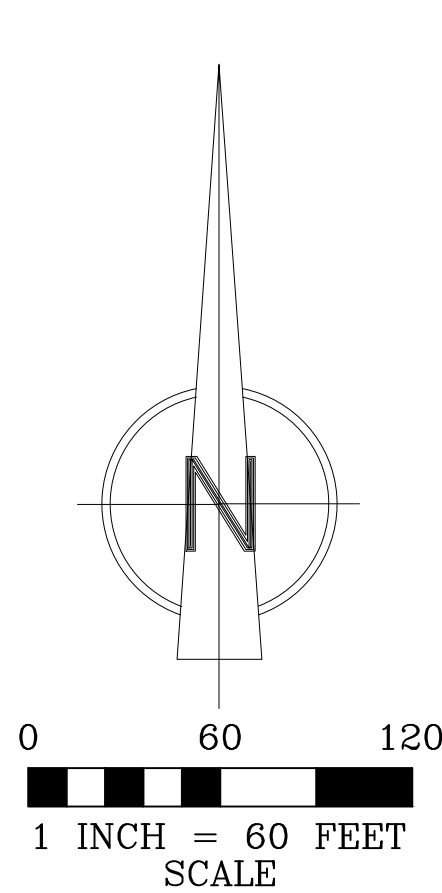
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SHEET
CONTENT:

A2.2

1/4"=1'-0"



NOTE:
FIELD VERIFY LOCATION OF
ALL UTILITIES NEAR
DRIVEWAY ENTRANCE

MAXIMUM LOT COVERAGE:

TOTAL SITE AREA:	265,924 S.F. (6.1 AC)
PROPOSED:	
DRIVEWAYS/WALKS (INCLUDES DRIVE-APRONS BEYOND PL):	7,401 S.F.
PATIOS/UNCOVERED PORCHES/DECKS:	2,349 S.F.
POOL/SPA/POOL DECKS:	1,123 S.F.
RET. WALLS/MISC HARDSCAPE/EQUIP. PADS/OTHER IA:	1,400 S.F.
ROOFED AREA OF ALL BUILDINGS:	4,498 S.F.
TOTAL PROPOSED IMPERVIOUS AREA:	16,771 S.F.
TOTAL EXISTING IMPERVIOUS AREA:	0 S.F.
NET ADDITIONAL I.A.:	16,771 S.F.
TOTAL EXISTING I.A. / TOTAL LOT SF:	0 SF / 265,924 SF = 0%
TOTAL PROPOSED I.A./TOTAL LOT SF:	16,771 SF / 265,924 SF = 6.31%

IMPERVIOUS AREA SPLIT TO BMP OPTIONS

IA OFFSET M.F.D. =	13,732 S.F.
IA OFFSET PERMEABLE PAVERS =	3,039 S.F.

TOTAL IMPERVIOUS AREA 16,771 S.F.

ROOFTOP AREA (SQUARE FEET)	DEPTH OF GRAVEL FROM TOP OF PIPE (INCHES)			
	18	24	30	36
	REQUIRED LINEAR FEET OF MFD			
4000	245	190	155	130
5000	305	235	195	165
6000	365	283	235	197
7000	425	331	275	229
8000	485	378	315	262
9000	545	426	355	294
10000	605	473	395	327
13732				450.16

MODIFIED FRENCH DRAIN SIZE:

DEPTH OF AMENDED SOIL	= 36"
CONTRIBUTING IA	= 13,732 SF
TOTAL MFD LN.FT. REQUIRED	= 450.16 LF
TOTAL MFD LN.FT. PROPOSED	= 452 LF

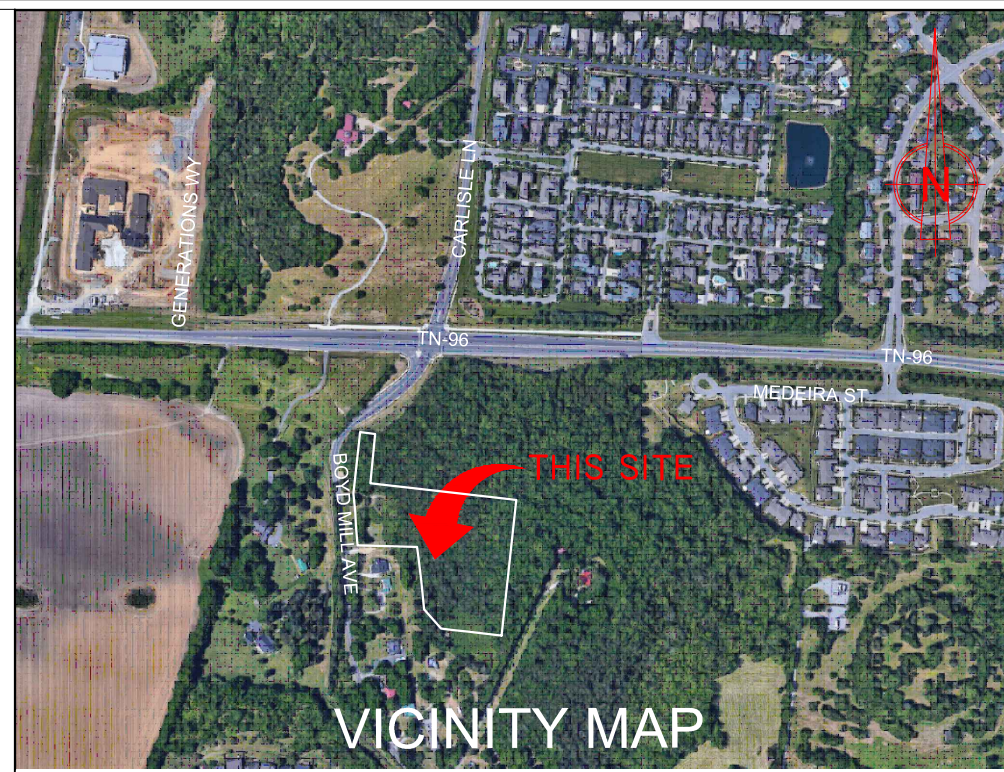
CONTRIBUTING DRAINAGE AREA (SQUARE FEET)	DEPTH OF LOWER STONE STORAGE LAYER (INCHES)				
	3	4	5	6	8
	AREA OF PAVERS (SQUARE FEET)				
3000	1630	1360	1170	1020	820
3039					830.53
4000	2180	1810	1560	1360	1090
5000	2720	2270	1940	1700	1360
6000	3055	2546	2183	1909	1529
7000	3515	2929	2512	2197	1759
8000	3974	3313	2841	2484	1989
9000	4434	3696	3169	2772	2219

PERMEABLE PAVERS SYSTEM :

DEPTH OF STONE MEDIA	= 8"
CONTRIBUTING DRAINAGE AREA	= 3,039 SF
CALCULATED PERMEABLE PAVER AREA	= 830.53 SF

REQUIRED PAVER AREA = 1.5 X CALCULATED PAVER AREA

REQUIRED PERMEABLE PAVER AREA	= 830.53 X 1.5
	= 1,245.80 SF
PERMEABLE AREA PROPOSED	= 1,247 SF



GENERAL NOTES:

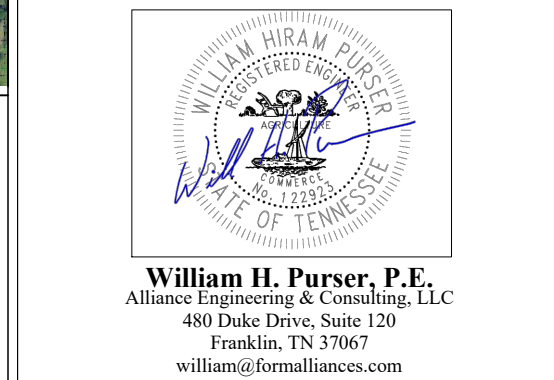
- THIS PROPERTY IS LOCATED AT 3270 BOYD MILL AVENUE, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE.
- BASIS OF BEARINGS IS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM ON THE 1983 NORTH AMERICAN DATUM (NAD 83).
- THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS OF A CATEGORY I URBAN AND SUBDIVISION PROPERTY SURVEY, AS PER THE STANDARDS OF PRACTICE, AS REVISED AND ADOPTED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS. (EFFECTIVE JANUARY 4, 1992)
- IN TENNESSEE, IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S), NO LESS THAN THREE(3) AND NO MORE THAN TEN(10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE. TO AVOID ANY POSSIBLE HAZARD OR CONFLICT CONTACT TENNESSEE ONE CALL AT 1-800-351-1111.
- NO PORTION OF THE DESCRIBED TRACT LIES WITHIN FLOODWAY AND IS SHOWN IN THE AREA ZONE X AS SAID PROPERTY SHOWS ON FEMA MAP, PANEL NUMBER 47187C0195F ON FLOOD INSURANCE RATE MAP IN THE CITY OF FRANKLIN, TN, EFFECTIVE DATE SEPTEMBER 29, 2006.
- ALL CONSTRUCTION TO CONFORM WITH THE CITY OF FRANKLIN BUILDING AND ZONING RULES AND REGULATIONS.
- THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
- SEE ADDITIONAL NOTES IF APPLICABLE ON SHEET C13.

LEGEND:

PROPERTY LINE	SEWER LINE CLEANOUT
ELEV	EX. MAJOR CONTOUR (EVERY 10')
ELEV	EX. MINOR CONTOUR (EVERY 2')
ELEV	PR. MAJOR CONTOUR (EVERY 10')
ELEV	PR. MINOR CONTOUR (EVERY 2')
SETBACK LINE (MSL)	GRINDER PUMP
DRAINAGE EASEMENT	BOOSTER PUMP
ACCESS EASEMENT	BALL VALVE
TREE PROTECTION FENCE	CHECK VALVE
SILT FENCE LINE	MAILBOX
OVERHEAD ELECTRIC LINE	IRON ROD (IR)
WATER LINE	X' DECIDUOUS TREE
SEWER LINE	X' EVERGREEN TREE
GUY WIRE	POWER POLE
TREE LINE	ELECTRIC METER
FENCE LINE	CONCRETE (HATCH)
MODIFIED FRENCH DRAIN	GRAVEL (HATCH)
CORRUGATED PLASTIC PIPE	PAVEMENT (HATCH)
ELECTRIC LINE	POOL (HATCH)
GAS LINE	SOD (HATCH)
FIRE PIT	WALL (HATCH)
ROCK CHECK DAM	



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DATE: 10/3/24

PROJECT:

3270 BOYD MILL AVENUE
CIVIL SITE PLANS

LOCATION:

3270 BOYD MILL AVENUE,
FRANKLIN, TENNESSEE

OWNER:

SHEET CONTENT:

CRITICAL LOT PLAN

DATE	03/04/23	03/05/23	03/06/23		
REVIEWED BY	WHP	WHP	LEL	LEL	LEL
DATE	02/12/23	03/05/23	03/06/23	03/07/23	07/09/24
CAD BY	EKC	EKC	EKC	EKC	EKC
REV. NO.	0	1	2	3	4

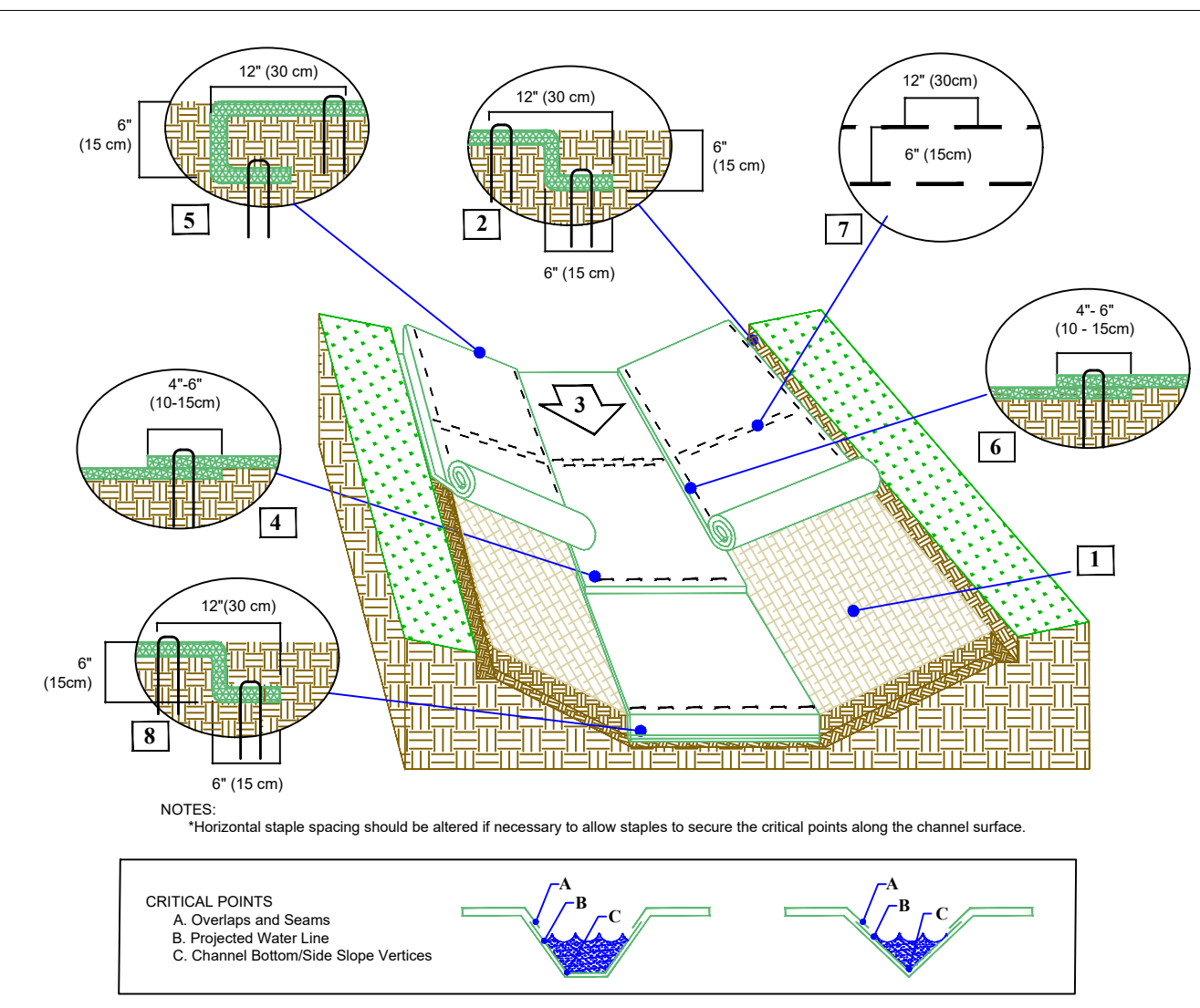
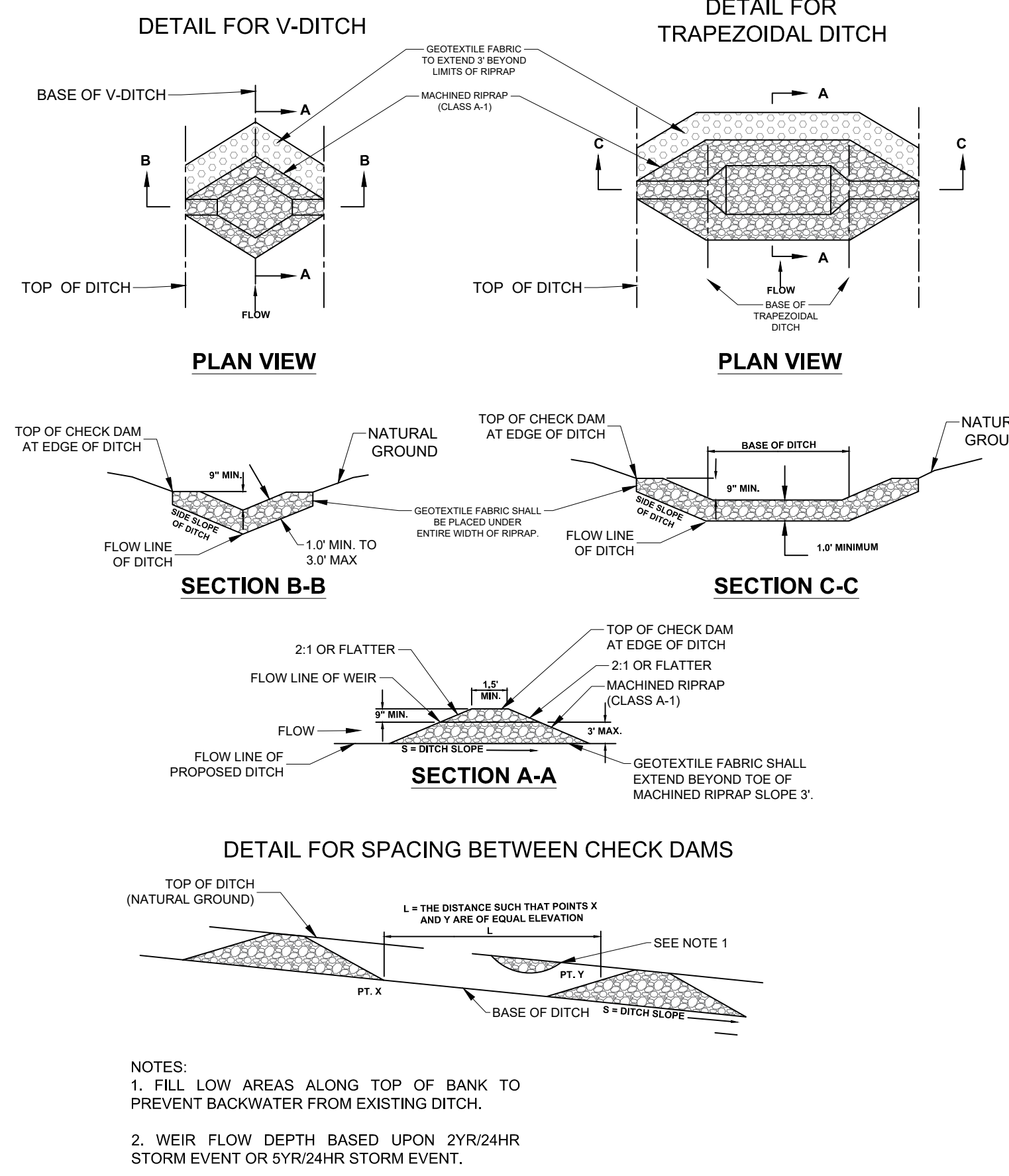
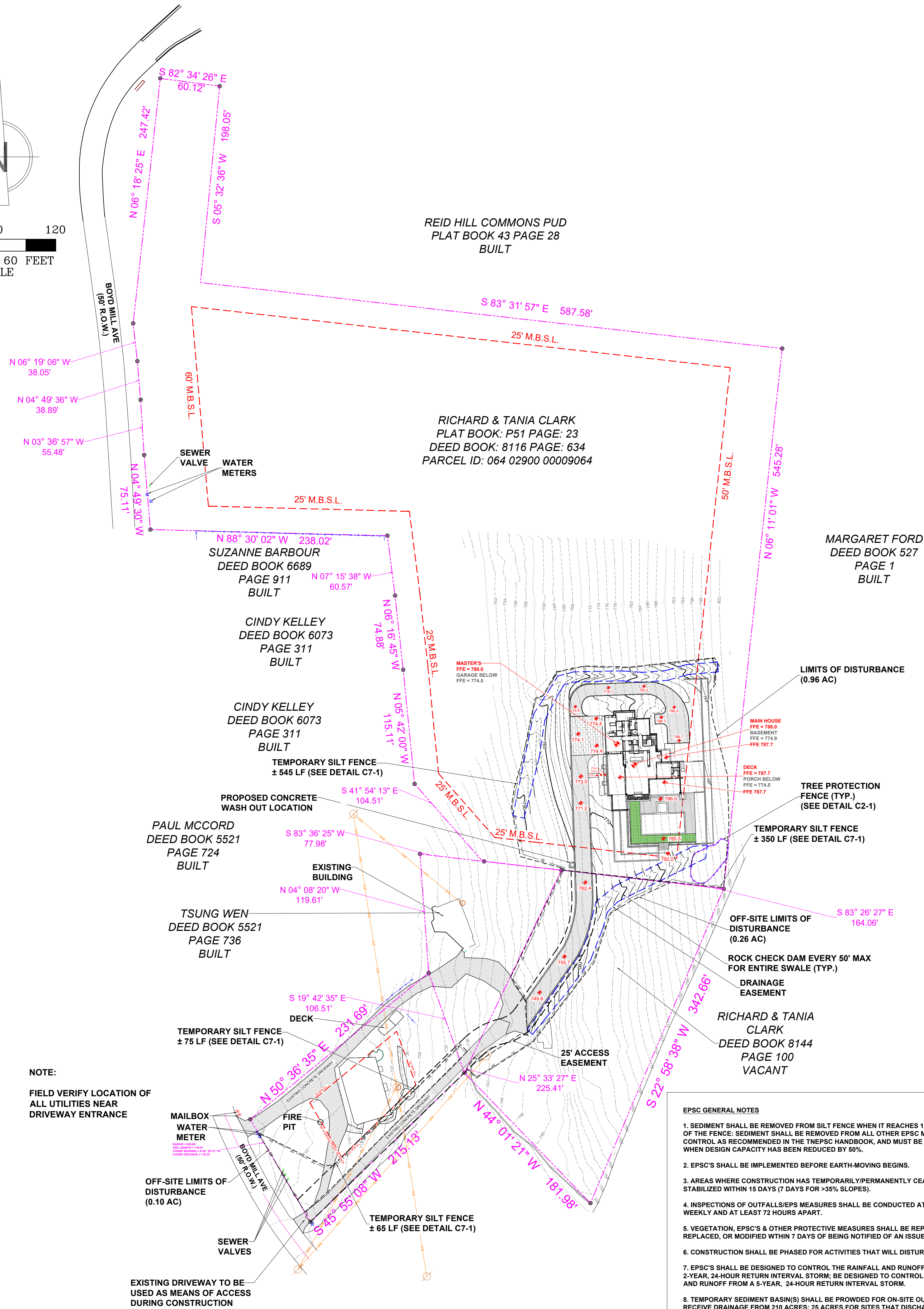
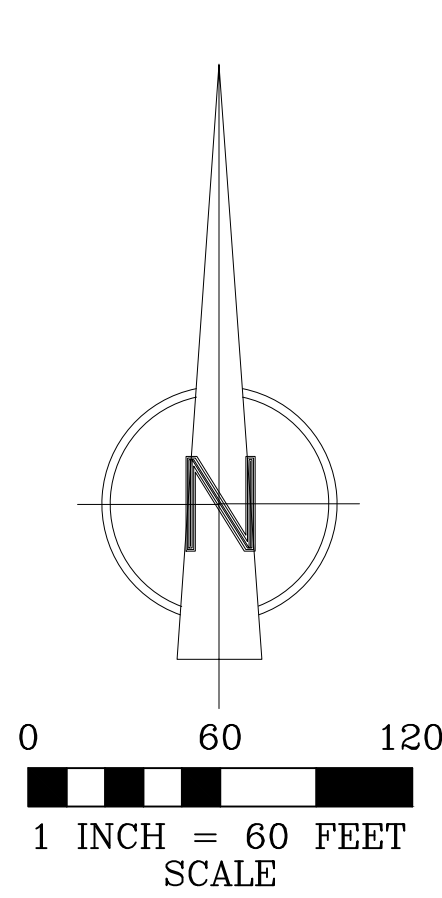
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SHEET CONTENT:

C1

1"=60'

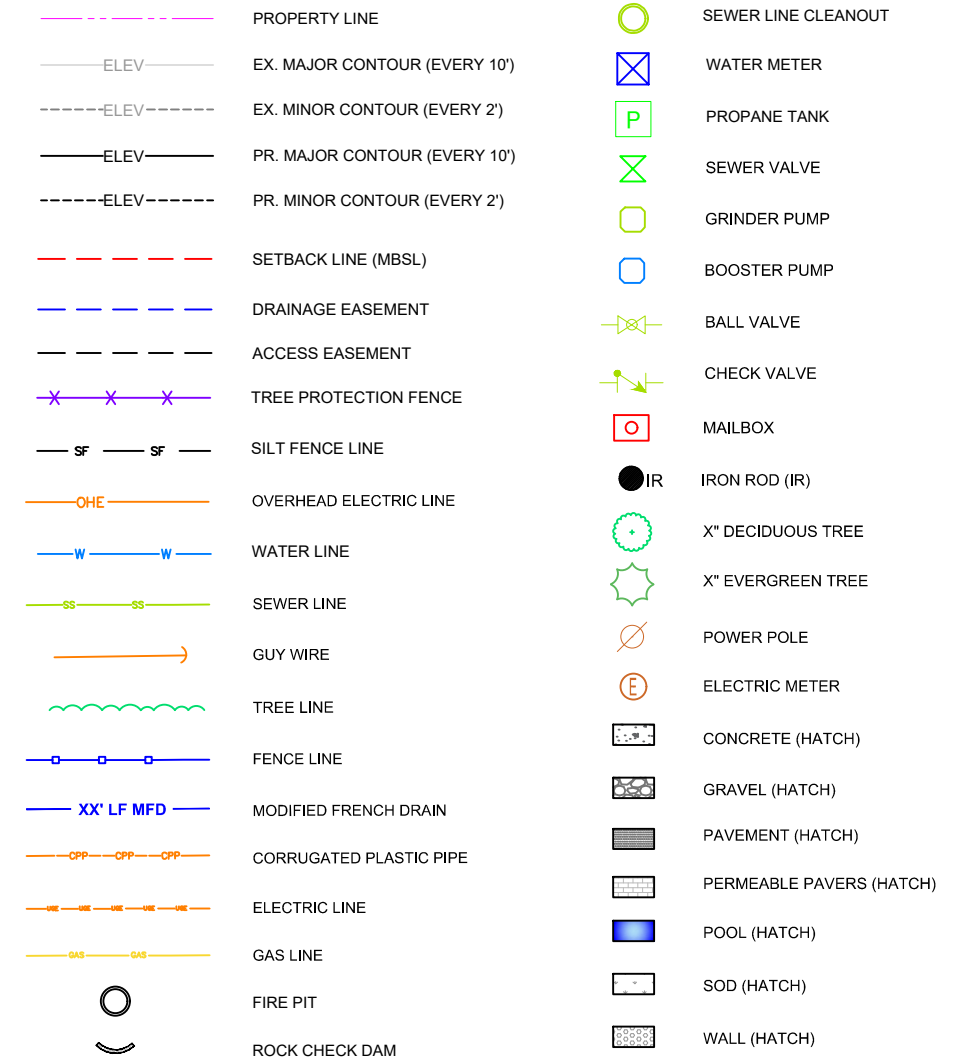


1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPs), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. GROUND SURFACE MUST BE FREE OF DEBRIS, ROCKS, CLAY CLODS AND RAKED SMOOTH SUFFICIENT TO ALLOW INTIMATE CONTACT OF THE RECP WITH THE SOIL OVER THE ENTIRETY OF THE INSTALLATION.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE RECPs IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) OF RECPs EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. USE SHOREMAX MAT AT THE CHANNEL/CULVERT OUTLET AS SUPPLEMENTAL SCOUR PROTECTION AS NEEDED. ANCHOR THE RECPs WITH A ROW OF STAPLES/STAKES/PINS APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL AND FOLD THE REMAINING 12" (30 CM) PORTION OF RECPs BACK OVER THE SEED AND COMPACTED SOIL. SECURE RECPs OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES/PINS SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECPs.
3. ROLL CENTER RECPs IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. RECPs WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECPs MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES/PINS IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE.
4. PLACE CONSECUTIVE RECPs END-OVER-END (SHINGLE STYLE) WITH A 4" - 6" (10 - 15 CM) OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE RECPs.
5. FULL LENGTH EDGE OF RECPs AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES/PINS SPACED AT S₁ APART IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT RECPs MUST BE OVERLAPPED APPROXIMATELY 4" - 6" (10 - 15 CM) AND SECURED WITH STAPLES/STAKES/PINS AT S₁.
7. IN HIGH FLOW CHANNEL APPLICATIONS A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT (9 - 12M) INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 6" (15 CM) APART AND 12" (30 CM) ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE RECPs MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES/PINS SPACED AT S₂ APART IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
9. FASTENERS SHOULD PROVIDE A MINIMUM OF TWENTY POUNDS OF PULLOUT RESISTANCE. SIX-INCH (10 CM) X ONE-INCH (2.5 CM) ELEVEN GAUGE STAPLES ARE TYPICALLY ADEQUATE. IN LOOSE SOILS, LONGER STAPLES MAY BE NECESSARY. TWIST PINS CAN PROVIDE THE GREATEST PULLOUT RESISTANCE. IN HARD OR ROCKY SOILS, STRAIGHT PINS MAY BY USED WHERE STAPLES OR TWIST PINS ARE REFUSED, PROVIDED THE MINIMUM PULLOUT REQUIREMENTS ARE MET. BIO-DEGRADABLE FASTENERS SHALL NOT BE USED WITH VMAX (TRM) OR TMAX (HPTRM) MATERIALS.

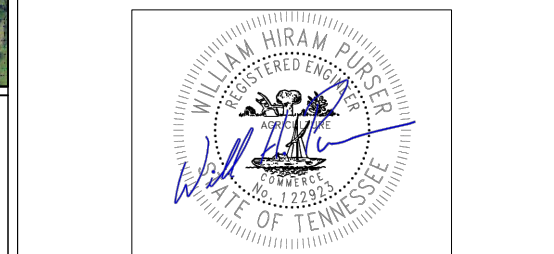


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LEGEND:



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William H. Purser, P.E.
Alliance Engineering & Consulting, LLC
480 Duke Drive, Suite 120
Franklin, TN 37067
william@formalliances.com

DATE: 10/3/24

PROJECT:

3270 BOYD MILL AVENUE
CIVIL SITE PLANS

LOCATION:

3270 BOYD MILL AVENUE,
FRANKLIN, TENNESSEE

OWNER:

SHEET CONTENT:

STORMWATER POLLUTION
PREVENTION PLAN
STAGE 2
PLAN

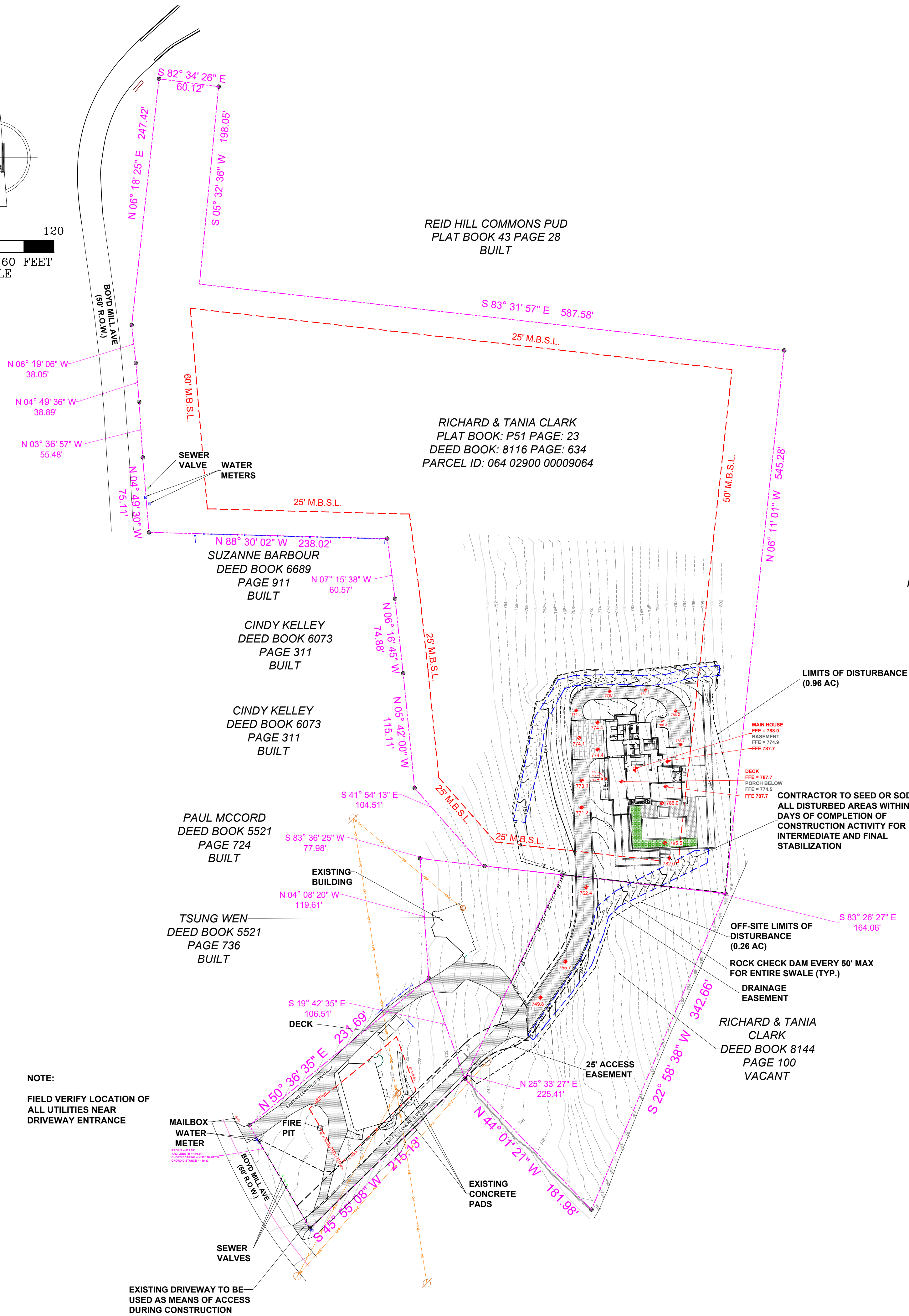
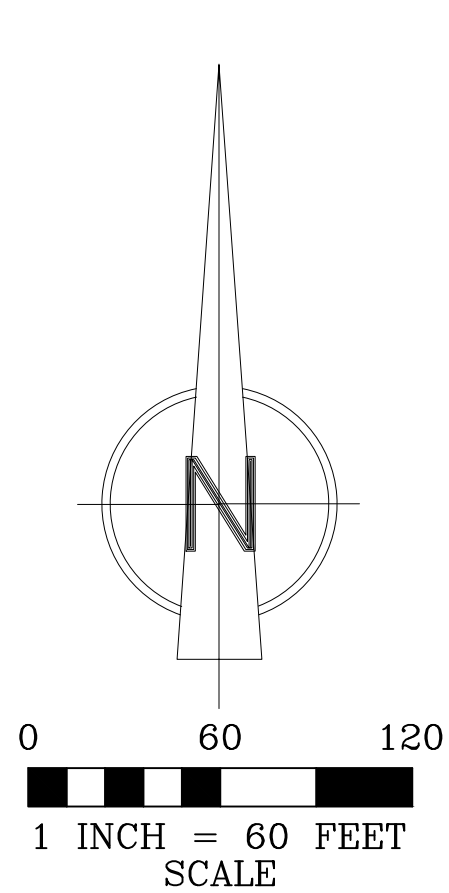
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REVIEWED BY	WHP	WHP	LEL	LEL	LEL
DATE	02/12/23	03/05/23	03/06/23	03/07/23	07/09/24
CAD BY	EKC	EKC	EKC	EKC	EKC
REV. NO.	0	1	2	3	4

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SHEET CONTENT:

C3
1"=60'



NOTE:
FIELD VERIFY LOCATION OF ALL UTILITIES NEAR DRIVEWAY ENTRANCE

MARGARET FORD
DEED BOOK 527
PAGE 1
BUILT

THE HOMEOWNER AND THE CITY OF FRANKLIN
MUST HAVE AN AGREEMENT PRIOR TO THE
INSTALLATION OF THE E-ONE GRINDER PUMP

EPSC GENERAL NOTES

- SEDIMENT SHALL BE REMOVED FROM SILT FENCE WHEN IT REACHES 1/3 THE HEIGHT OF THE FENCE: SEDIMENT SHALL BE REMOVED FROM ALL OTHER EPSC MEASURES AND CONTROL AS RECOMMENDED IN THE TNPPSC HANDBOOK, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
- EPSC'S SHALL BE IMPLEMENTED BEFORE EARTH-MOVING BEGINS.
- AREAS WHERE CONSTRUCTION HAS TEMPORARILY/PERMANENTLY CEASED SHALL BE STABILIZED WITHIN 15 DAYS (7 DAYS FOR >35% SLOPES).
- INSPECTIONS OF OUTFALLS/EPSC MEASURES SHALL BE CONDUCTED AT LEAST TWICE WEEKLY AND AT LEAST 72 HOURS APART.
- VEGETATION, EPSC'S & OTHER PROTECTIVE MEASURES SHALL BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS OF BEING NOTIFIED OF AN ISSUE.
- CONSTRUCTION SHALL BE PHASED FOR ACTIVITIES THAT WILL DISTURB >50 ACRES.
- EPSC'S SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 2-YEAR, 24-HOUR RETURN INTERVAL STORM; BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24-HOUR RETURN INTERVAL STORM.
- TEMPORARY SEDIMENT BASIN(S) SHALL BE PROVIDED FOR ON-SITE OUTFALLS THAT RECEIVE DRAINAGE FROM 210 ACRES; 25 ACRES FOR SITES THAT DISCHARGE TO IMPAIRED OR EXCEPTIONAL IN WATERS.
- GREEN INFRASTRUCTURE BMP'S SHALL BE PROTECTED DURING SITE WORK, WITH SILT FENCE, TO PREVENT SEDIMENTATION AND COMPACTION.



GENERAL NOTES:

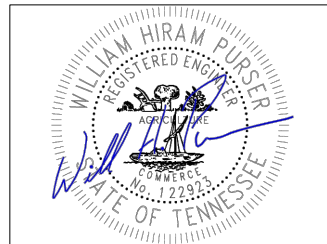
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LEGEND:

PROPERTY LINE	SEWER LINE CLEANOUT
EX. MAJOR CONTOUR (EVERY 10')	WATER METER
EX. MINOR CONTOUR (EVERY 2')	PROPANE TANK
PR. MAJOR CONTOUR (EVERY 10')	SEWER VALVE
PR. MINOR CONTOUR (EVERY 2')	GRINDER PUMP
SETBACK LINE (MBSL)	BOOSTER PUMP
DRAINAGE EASEMENT	BALL VALVE
ACCESS EASEMENT	CHECK VALVE
TREE PROTECTION FENCE	MAILBOX
SILT FENCE LINE	IRON ROD (IR)
OVERHEAD ELECTRIC LINE	X' DECIDUOUS TREE
WATER LINE	X' EVERGREEN TREE
GUY WIRE	POWER POLE
TREE LINE	ELECTRIC METER
FENCE LINE	CONCRETE (HATCH)
MODIFIED FRENCH DRAIN	GRAVEL (HATCH)
CORRUGATED PLASTIC PIPE	PAVEMENT (HATCH)
ELECTRIC LINE	POOL (HATCH)
GAS LINE	SOD (HATCH)
FIRE PIT	WALL (HATCH)
ROCK CHECK DAM	



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CIVIL SITE PLANS

LOCATION:

3270 BOYD MILL AVENUE,
FRANKLIN, TENNESSEE

OWNER:

SHEET CONTENT:

STORMWATER POLLUTION
PREVENTION PLAN
STAGE 3
PLAN

DATE	REVIEWED BY	DATE	CAD BY	REV. NO.
03/04/23	WHP	02/12/23	EKC	0
03/05/23	WHP	03/05/23	EKC	1
03/06/23	LEL	03/06/23	EKC	2
	LEL	03/07/23	EKC	3
	LEL	07/09/24	EKC	4

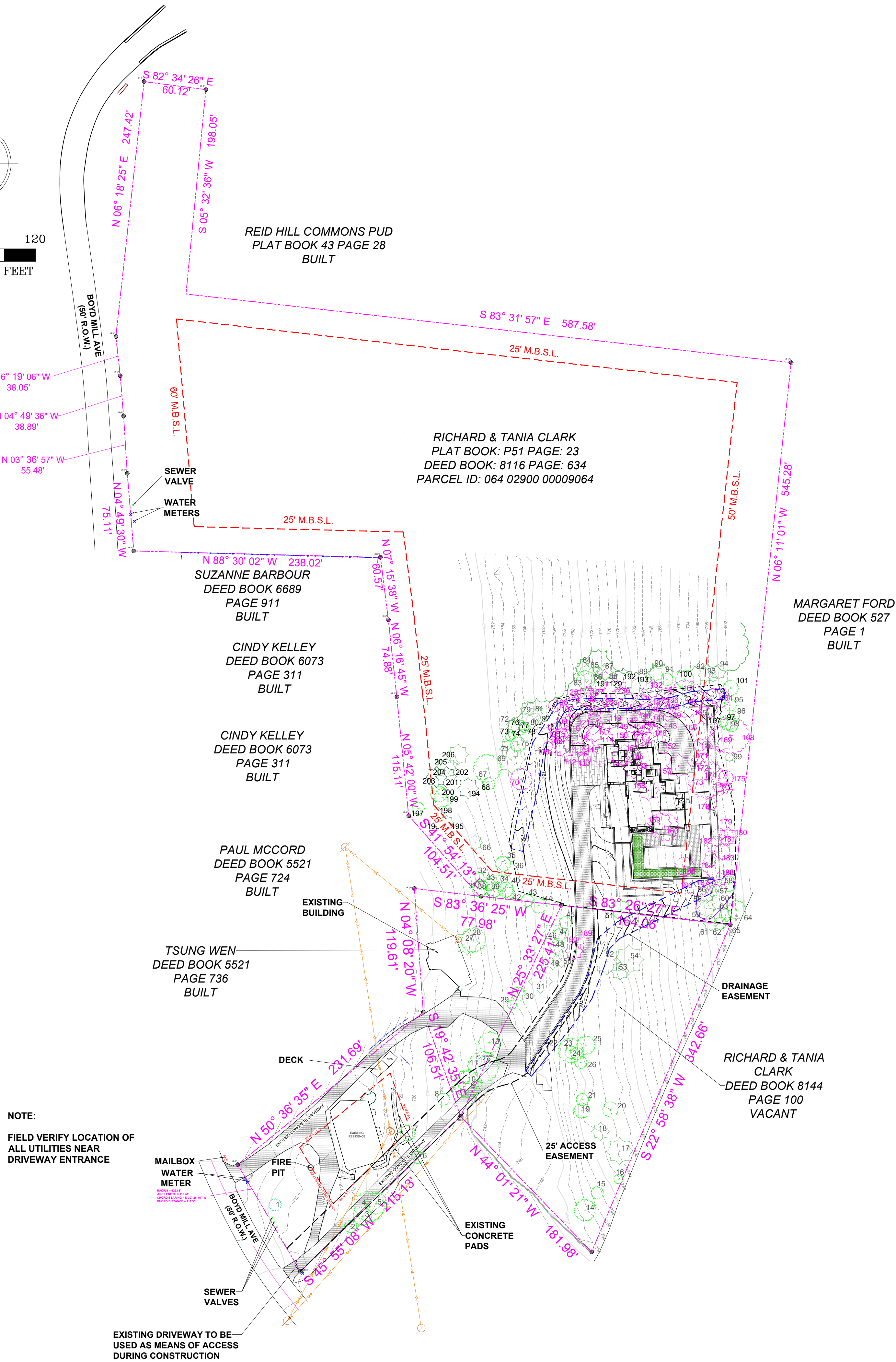
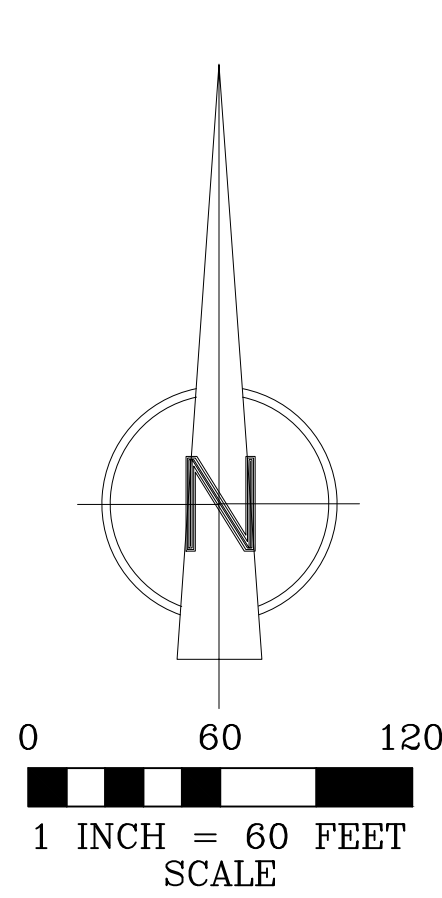
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SHEET CONTENT:

C4

1"=60'



TREE TABLE			
NO.	TREE SIZE	TREE TYPE	STATUS
1	24"	HACKBERRY	TO REMAIN
2	8"	DECIDUOUS	TO REMAIN
3	12"	DECIDUOUS	TO REMAIN
4	20"	DECIDUOUS	TO REMAIN
5	14"	DECIDUOUS	TO REMAIN
6	8"	DECIDUOUS	TO REMAIN
7	10"	DECIDUOUS	TO REMAIN
8	8"	DECIDUOUS	TO REMAIN
9	14"	DECIDUOUS	TO REMAIN
10	18"	DECIDUOUS	TO REMAIN
11	20"	DECIDUOUS	TO REMAIN
12	24"	HACKBERRY	TO REMAIN
13	14"	DECIDUOUS	TO REMAIN
14	14"	DECIDUOUS	TO REMAIN
15	8"	DECIDUOUS	TO REMAIN
16	6"	DECIDUOUS	TO REMAIN
17	18"	DECIDUOUS	TO REMAIN
18	12"	DECIDUOUS	TO REMAIN
19	10"	DECIDUOUS	TO REMAIN
20	10"	DECIDUOUS	TO REMAIN

TREE TABLE			
NO.	TREE SIZE	TREE TYPE	STATUS
41	10"	DECIDUOUS	TO REMAIN
42	8"	DECIDUOUS	TO REMAIN
43	8"	DECIDUOUS	TO REMAIN
44	10"	DECIDUOUS	TO REMAIN
45	8"	DECIDUOUS	TO REMAIN
46	12"	EVERGREEN	TO REMAIN
47	8"	DECIDUOUS	TO REMAIN
48	10"	EVERGREEN	TO REMAIN
49	12"	EVERGREEN	TO REMAIN
50	12"	EVERGREEN	TO REMAIN
51	12"	DECIDUOUS	TO REMAIN
52	18"	EVERGREEN	TO REMAIN
53	12"	EVERGREEN	TO REMAIN
54	20"	EVERGREEN	TO REMAIN
55	10"	EVERGREEN	TO REMAIN
56	10"	EVERGREEN	TO REMAIN
57	8"	EVERGREEN	TO REMAIN
58	10"	DECIDUOUS	TO REMAIN
59	12"	EVERGREEN	TO REMAIN
60	10"	EVERGREEN	TO REMAIN

TREE TABLE			
NO.	TREE SIZE	TREE TYPE	STATUS
81	10"	EVERGREEN	TO REMAIN
82	12"	EVERGREEN	TO REMAIN
83	12"	DECIDUOUS	TO REMAIN
84	12"	EVERGREEN	TO REMAIN
85	10"	EVERGREEN	TO REMAIN
86	6"	DECIDUOUS	TO REMAIN
87	10"	EVERGREEN	TO REMAIN
88	12"	EVERGREEN	TO REMAIN
89	6"	EVERGREEN	TO REMAIN
90	10"	EVERGREEN	TO REMAIN
91	8"	DECIDUOUS	TO REMAIN
92	10"	EVERGREEN	TO REMAIN
93	6"	EVERGREEN	TO REMAIN
94	10"	EVERGREEN	TO REMAIN
95	8"	DECIDUOUS	TO REMAIN
96	6"	DECIDUOUS	TO REMAIN
97	10"	DECIDUOUS	TO REMAIN
98	8"	DECIDUOUS	TO REMAIN
99	6"	EVERGREEN	TO REMAIN
100	12"	DECIDUOUS	TO REMAIN

TREE TABLE			
NO.	TREE SIZE	TREE TYPE	STATUS
121	15"	EVERGREEN	TO BE REMOVED
122	6"	EVERGREEN	TO BE REMOVED
123	8"	EVERGREEN	TO BE REMOVED
124	10"	EVERGREEN	TO BE REMOVED
125	6"	EVERGREEN	TO BE REMOVED
126	12"	EVERGREEN	TO BE REMOVED
127	10"	EVERGREEN	TO BE REMOVED
128	15"	DECIDUOUS	TO BE REMOVED
129	24"	EVERGREEN	TO REMAIN
130	18"	EVERGREEN	TO BE REMOVED
131	6"	DECIDUOUS	TO BE REMOVED
132	12"	EVERGREEN	TO BE REMOVED
133	10"	EVERGREEN	TO BE REMOVED
134	10"	EVERGREEN	TO BE REMOVED
135	8"	EVERGREEN	TO BE REMOVED
136	8"	EVERGREEN	TO BE REMOVED
137	8"	EVERGREEN	TO BE REMOVED
138	8"	EVERGREEN	TO BE REMOVED
139	8"	DECIDUOUS	TO BE REMOVED
140	8"	DECIDUOUS	TO BE REMOVED

TREE TABLE			
NO.	TREE SIZE	TREE TYPE	STATUS
161	24"	DECIDUOUS	TO BE REMOVED
162	12"	EVERGREEN	TO BE REMOVED
163	10"	DECIDUOUS	TO BE REMOVED
164	12"	DECIDUOUS	TO BE REMOVED
165	12"	DECIDUOUS	TO BE REMOVED
166	16"	EVERGREEN	TO BE REMOVED
167	6"	DECIDUOUS	TO REMAIN
168	24"	DECIDUOUS	TO BE REMOVED
169	10"	DECIDUOUS	TO BE REMOVED
170	8"	DECIDUOUS	TO BE REMOVED
171	8"	EVERGREEN	TO BE REMOVED
172	12"	EVERGREEN	TO BE REMOVED
173	24"	DECIDUOUS	TO BE REMOVED
174	12"	EVERGREEN	TO BE REMOVED
175	10"	DECIDUOUS	TO BE REMOVED
176	6"	DECIDUOUS	TO BE REMOVED
177	7"	DECIDUOUS	TO BE REMOVED
178	8"	DECIDUOUS	TO BE REMOVED
179	8"	DECIDUOUS	TO BE REMOVED
180	12"	EVERGREEN	TO BE REMOVED

TREE TABLE			
NO.	TREE SIZE	TREE TYPE	STATUS
201	14"	EVERGREEN	TO REMAIN
202	18"	EVERGREEN	TO REMAIN
203	10"	EVERGREEN	TO REMAIN
204	8"	EVERGREEN	TO REMAIN
205	10"	EVERGREEN	TO REMAIN
206	14"	EVERGREEN	TO REMAIN

TREE TABLE			
NO.	TREE SIZE	TREE TYPE	STATUS
21	8"	DECIDUOUS	TO REMAIN
22	16"	DECIDUOUS	TO REMAIN
23	8"	DECIDUOUS	TO REMAIN
24	8"	DECIDUOUS	TO REMAIN
25	12"	DECIDUOUS	TO REMAIN
26	8"	DECIDUOUS	TO REMAIN
27	16"	EVERGREEN	TO REMAIN
28	16"	DECIDUOUS	TO REMAIN
29	6"	DECIDUOUS	TO REMAIN
30	9"	DECIDUOUS	TO REMAIN
31	16"	EVERGREEN	TO REMAIN
32	6"	DECIDUOUS	TO REMAIN
33	10"	EVERGREEN	TO REMAIN
34	10"	DECIDUOUS	TO REMAIN
35	10"	DECIDUOUS	TO REMAIN
36	12"	EVERGREEN	TO REMAIN
37	10"	DECIDUOUS	TO REMAIN
38	6"	DECIDUOUS	TO REMAIN
39	8"	DECIDUOUS	TO REMAIN
40	10"	DECIDUOUS	TO REMAIN

TREE TABLE			
NO.	TREE SIZE	TREE TYPE	STATUS
61	10"	EVERGREEN	TO REMAIN
62	8"	DECIDUOUS	TO REMAIN
63	8"	DECIDUOUS	TO REMAIN
64	12"	DECIDUOUS	TO REMAIN
65	6"	DECIDUOUS	TO REMAIN
66	10"	EVERGREEN	TO REMAIN
67	18"	DECIDUOUS	TO REMAIN
68	8"	DECIDUOUS	TO REMAIN
69	18"	EVERGREEN	TO REMAIN
70	14"	DECIDUOUS	TO BE REMOVED
71	14"	EVERGREEN	TO REMAIN
72	10"	EVERGREEN	TO REMAIN
73	6"	DECIDUOUS	TO REMAIN
74	8"	DECIDUOUS	TO REMAIN
75	10"	DECIDUOUS	TO REMAIN
76	10"	DECIDUOUS	TO REMAIN
77	6"	EVERGREEN	TO REMAIN
78	6"	DECIDUOUS	TO REMAIN
79	10"	EVERGREEN	TO REMAIN
80	15"	EVERGREEN	TO REMAIN

TREE TABLE			
NO.	TREE SIZE	TREE TYPE	STATUS
101	10"	DECIDUOUS	TO REMAIN
102	8"	DECIDUOUS	TO BE REMOVED
103	6"	DECIDUOUS	TO BE REMOVED
104	12"	EVERGREEN	TO BE REMOVED
105	8"	EVERGREEN	TO BE REMOVED
106	10"	EVERGREEN	TO BE REMOVED
107	8"	DECIDUOUS	TO BE REMOVED
108	6"	EVERGREEN	TO BE REMOVED
109	8"	EVERGREEN	TO BE REMOVED
110	8"	EVERGREEN	TO BE REMOVED
111	14"	EVERGREEN	TO BE REMOVED
112	12"	EVERGREEN	TO BE REMOVED
113	8"	DECIDUOUS	TO BE REMOVED
114	24"	EVERGREEN	TO BE REMOVED
115	8"	EVERGREEN	TO BE REMOVED
116	8"	EVERGREEN	TO BE REMOVED
117	12"	EVERGREEN	TO BE REMOVED
118	8"	EVERGREEN	TO BE REMOVED
119	14"	EVERGREEN	TO BE REMOVED
120	8"	EVERGREEN	TO BE REMOVED

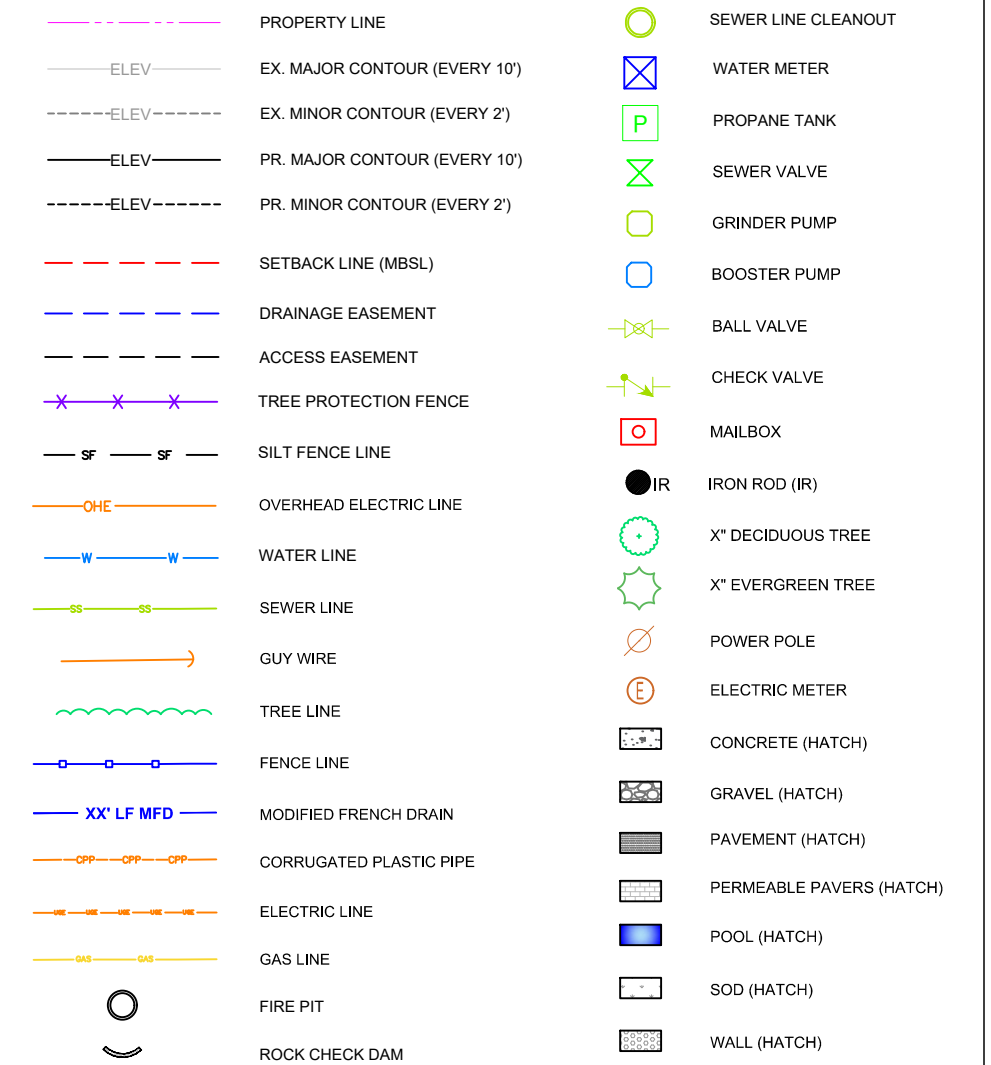
TREE TABLE			
NO.	TREE SIZE	TREE TYPE	STATUS
141	10"	EVERGREEN	TO BE REMOVED
142	10"	EVERGREEN	TO BE REMOVED
143	8"	EVERGREEN	TO BE REMOVED
144	10"	EVERGREEN	TO BE REMOVED
145	10"	EVERGREEN	TO BE REMOVED
146	6"	EVERGREEN	TO BE REMOVED
147	10"	EVERGREEN	TO BE REMOVED
148	14"	EVERGREEN	TO BE REMOVED
149	10"	EVERGREEN	TO BE REMOVED
150	8"	EVERGREEN	TO BE REMOVED
151	8"	DECIDUOUS	TO BE REMOVED
152	8"	DECIDUOUS	TO BE REMOVED
153	6"	EVERGREEN	TO BE REMOVED
154	12"	EVERGREEN	TO BE REMOVED
155	8"	EVERGREEN	TO BE REMOVED
156	14"	EVERGREEN	TO BE REMOVED
157	16"	EVERGREEN	TO BE REMOVED
158	14"	EVERGREEN	TO BE REMOVED
159	16"	EVERGREEN	TO BE REMOVED
160	18"	DECIDUOUS	TO BE REMOVED

TREE TABLE			
NO.	TREE SIZE	TREE TYPE	STATUS
181	12"	EVERGREEN	TO BE REMOVED
182	12"	EVERGREEN	TO BE REMOVED
183	10"	DECIDUOUS	TO BE REMOVED
184	8"	DECIDUOUS	TO BE REMOVED
185	12"	DECIDUOUS	TO BE REMOVED
186	18"	DECIDUOUS	TO BE REMOVED
187	10"	EVERGREEN	TO BE REMOVED
188	10"	EVERGREEN	TO BE REMOVED
189	10"	EVERGREEN	TO BE REMOVED
190	12"	EVERGREEN	TO BE REMOVED
191	10"	EVERGREEN	TO REMAIN
192	10"	EVERGREEN	TO REMAIN
193	10"	EVERGREEN	TO REMAIN
194	16"	EVERGREEN	TO REMAIN
195	12"	EVERGREEN	TO REMAIN
196	8"	EVERGREEN	TO REMAIN
197	8"	DECIDUOUS	TO REMAIN
198	10"	EVERGREEN	TO REMAIN
199	16"	DECIDUOUS	TO REMAIN
200	14"	DECIDUOUS	TO REMAIN

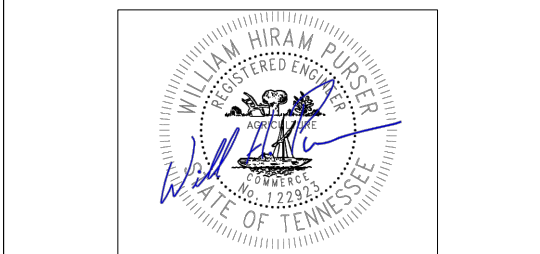


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william@alliances.com

DATE: 10/3/24

PROJECT:

3270 BOYD MILL AVENUE
CIVIL SITE PLANS

LOCATION:

3270 BOYD MILL AVENUE,
FRANKLIN, TENNESSEE

OWNER:

SHEET CONTENT:

TREE REMOVAL PLAN

DATE	03/04/23	03/05/23	03/06/23		
REVIEWED BY	WHP	WHP	LEL	LEL	LEL
DATE	02/12/23	03/05/23	03/06/23	03/07/23	07/09/24
CAD BY	EKC	EKC	EKC	EKC	EKC
REV. NO.	0	1	2	3	4

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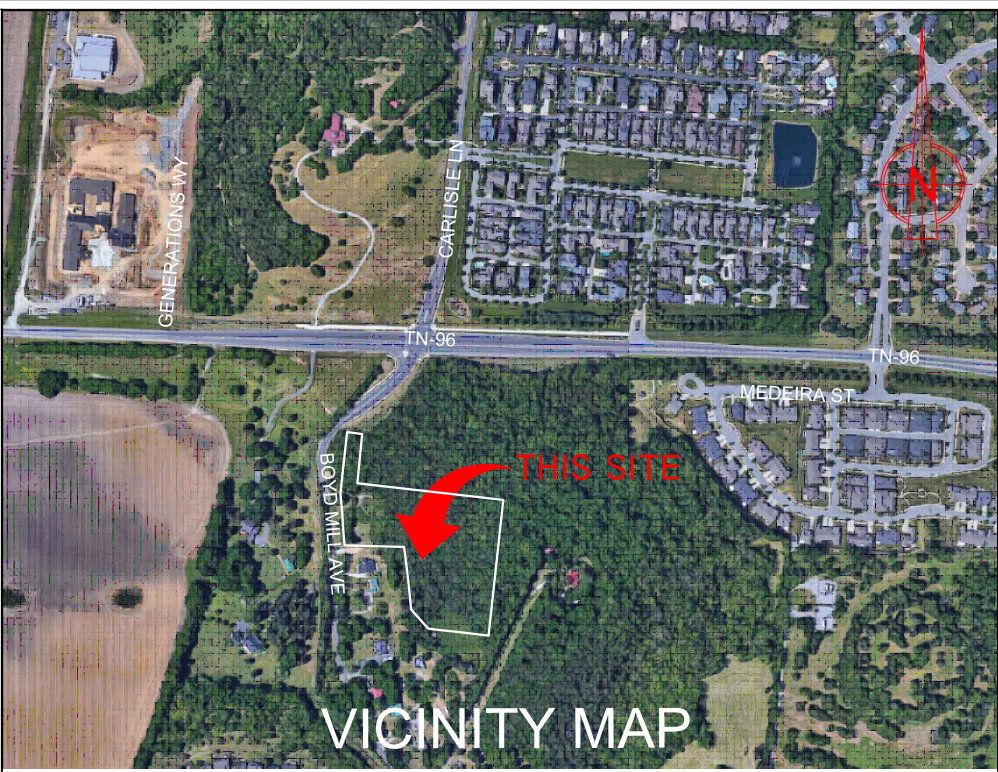
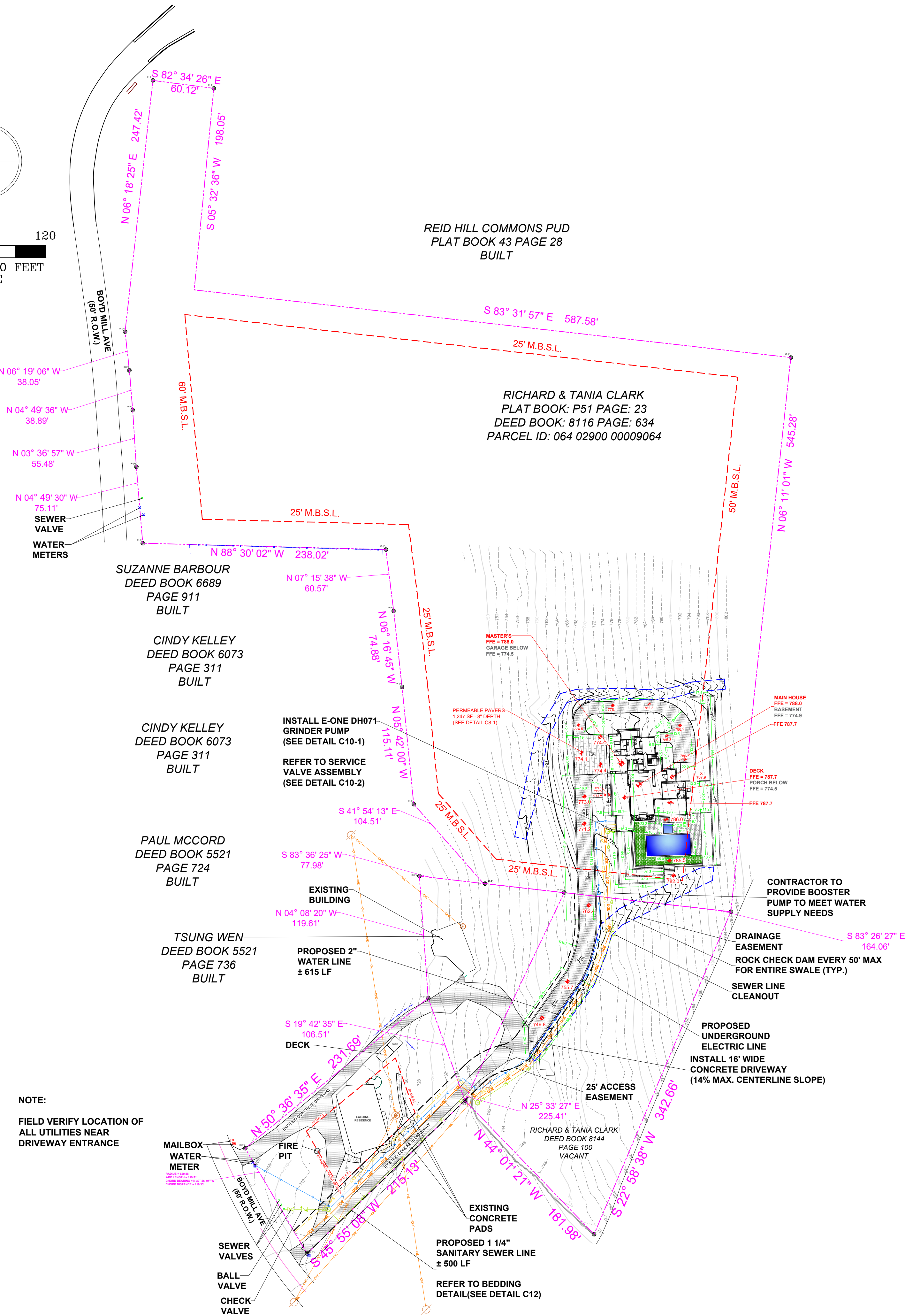
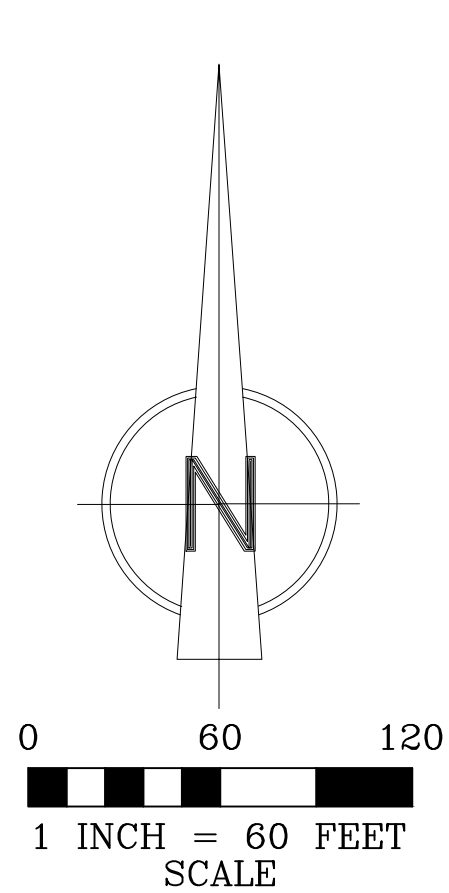
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SHEET CONTENT:

C5

1"=.60'

DRAFT



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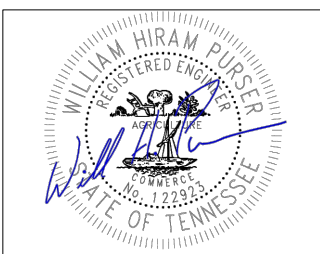
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EX. MINOR CONTOUR (EVERY 2')	PROANE TANK
PR. MAJOR CONTOUR (EVERY 10')	SEWER VALVE
PR. MINOR CONTOUR (EVERY 2')	GRINDER PUMP
SETBACK LINE (MBSL)	BOOSTER PUMP
DRAINAGE EASEMENT	BALL VALVE
ACCESS EASEMENT	CHECK VALVE
TREE PROTECTION FENCE	MAILBOX
SILT FENCE LINE	IRON ROD (IR)
OVERHEAD ELECTRIC LINE	X" DECIDUOUS TREE
WATER LINE	X" EVERGREEN TREE
SEWER LINE	POWER POLE
GUY WIRE	ELECTRIC METER
TREE LINE	CONCRETE (HATCH)
FENCE LINE	GRAVEL (HATCH)
MODIFIED FRENCH DRAIN	PAVEMENT (HATCH)
CORRUGATED PLASTIC PIPE	PERMEABLE PAVERS (HATCH)
ELECTRIC LINE	POOL (HATCH)
GAS LINE	SOD (HATCH)
FIRE PIT	WALL (HATCH)
ROCK CHECK DAM	

NOTE:
FIELD VERIFY LOCATION OF ALL UTILITIES NEAR DRIVEWAY ENTRANCE



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480 Duke Drive, Suite 120
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william@allianceeng.com

DATE: 10/3/24

PROJECT:

3270 BOYD MILL AVENUE
CIVIL SITE PLANS

LOCATION:

3270 BOYD MILL AVENUE,
FRANKLIN, TENNESSEE

OWNER:

SHEET CONTENT:

LOT UTILITY PLAN

DATE	REVIEWED BY	DATE	CAD BY	REV. NO.
03/04/23	WHP	02/12/23	EKC	0
03/05/23	WHP	03/05/23	EKC	1
03/06/23	LEL	03/06/23	EKC	2
	LEL	03/07/23	EKC	3
	LEL	07/09/24	EKC	4

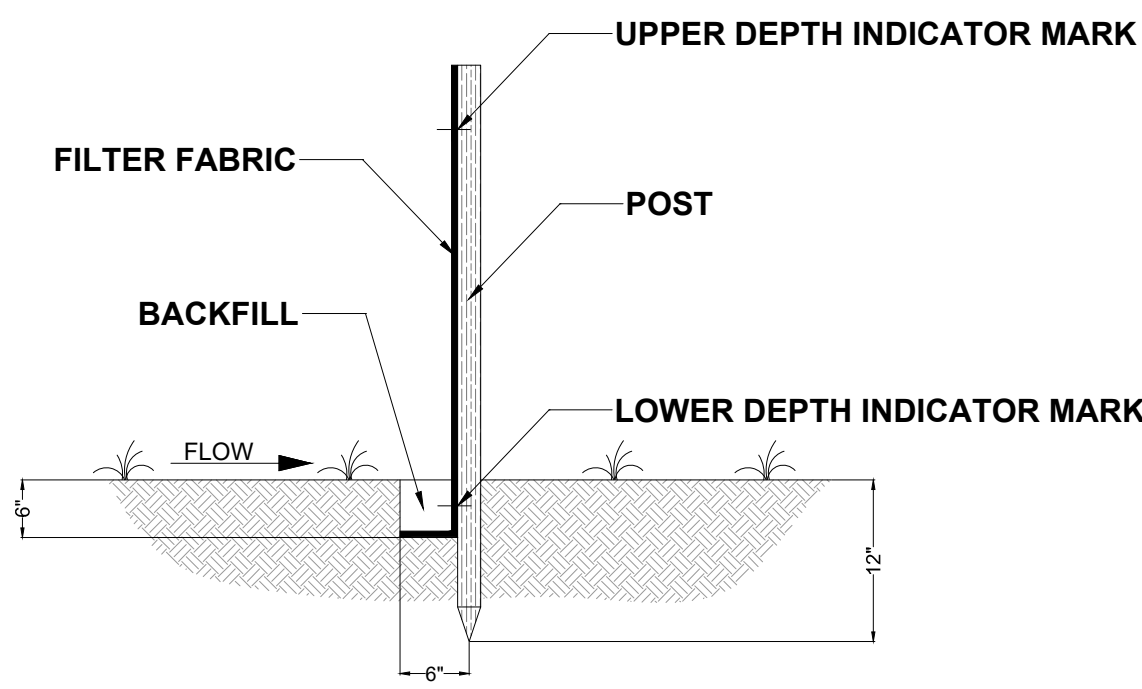
REMARKS:

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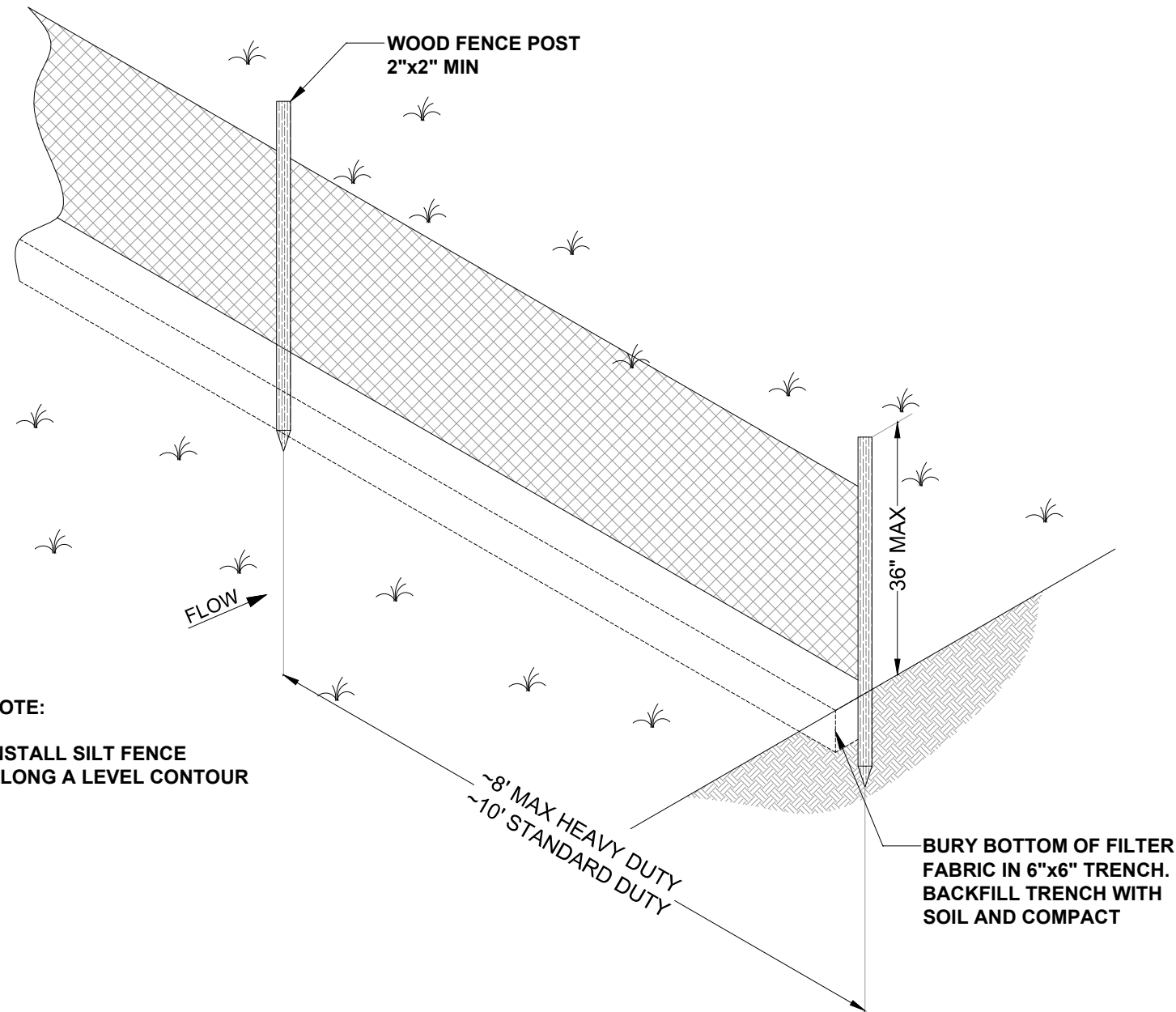
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C6

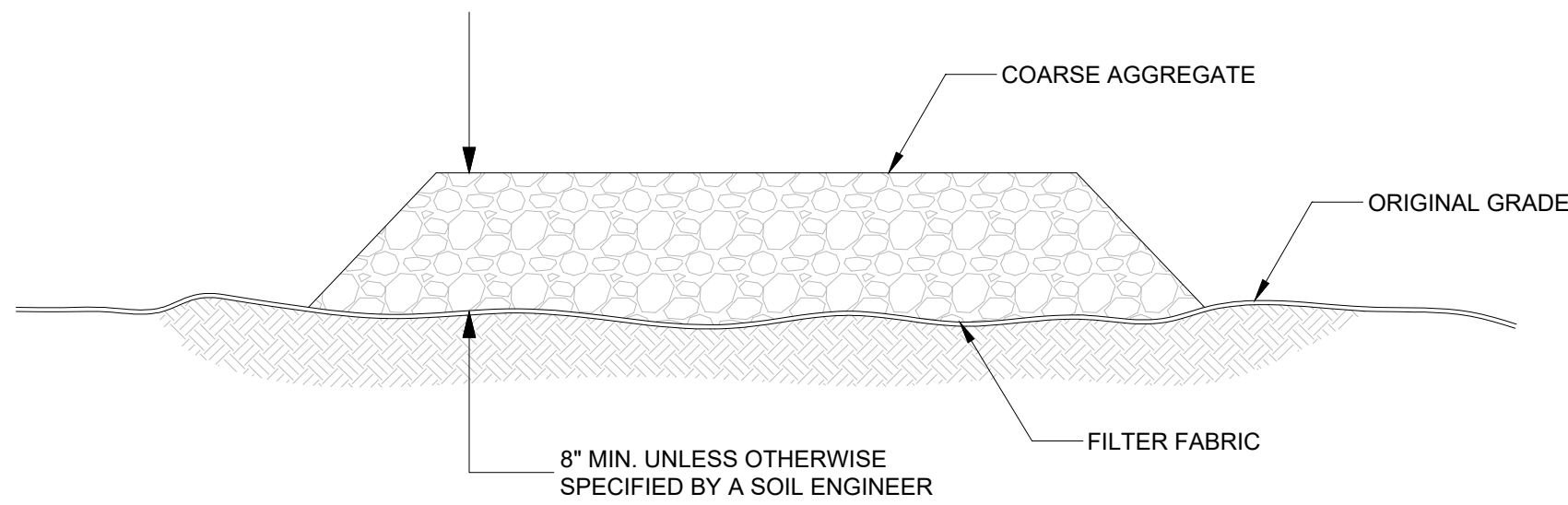
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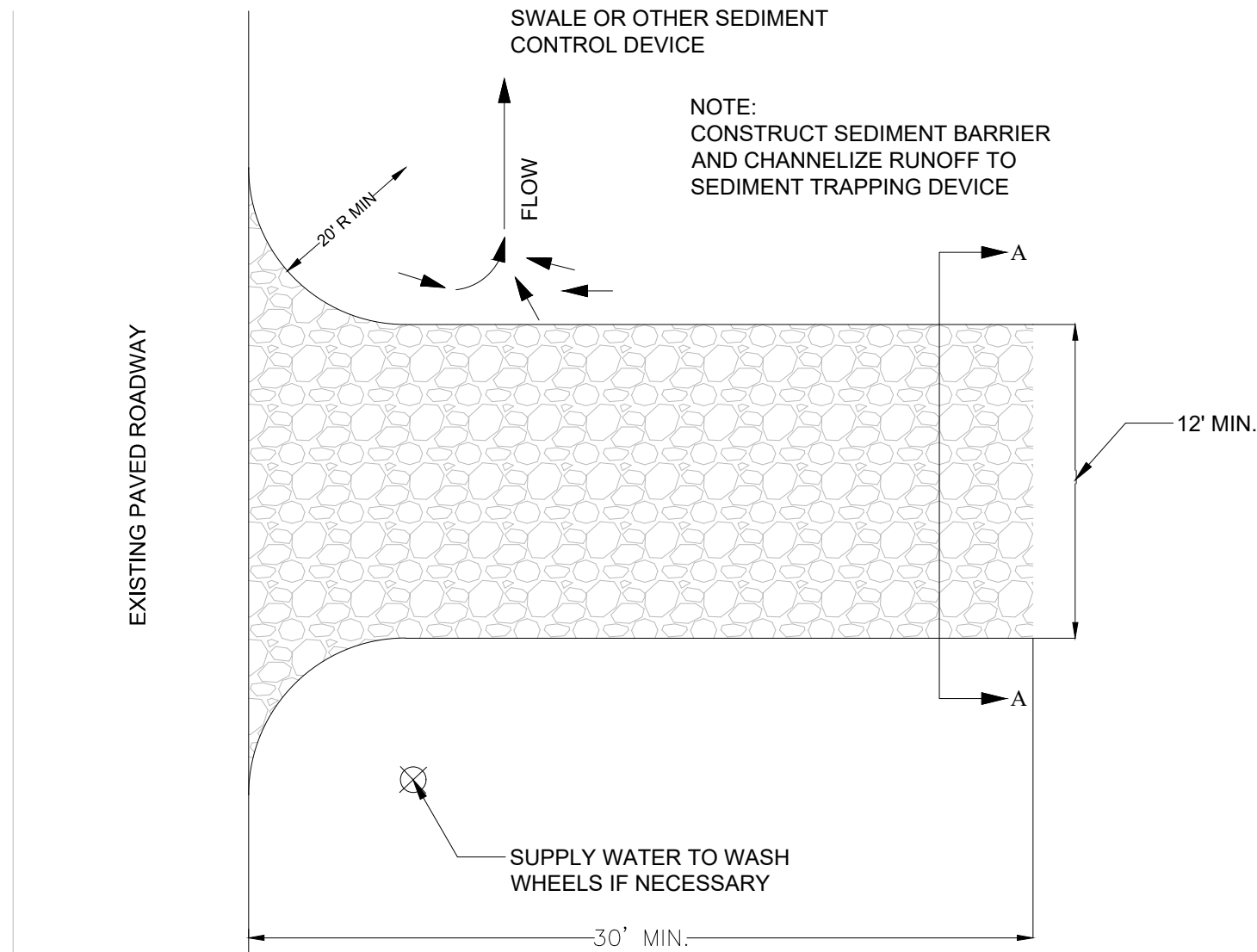
TYPICAL SILT FENCE DETAILS



TYPICAL SILT FENCE INSTALLATION



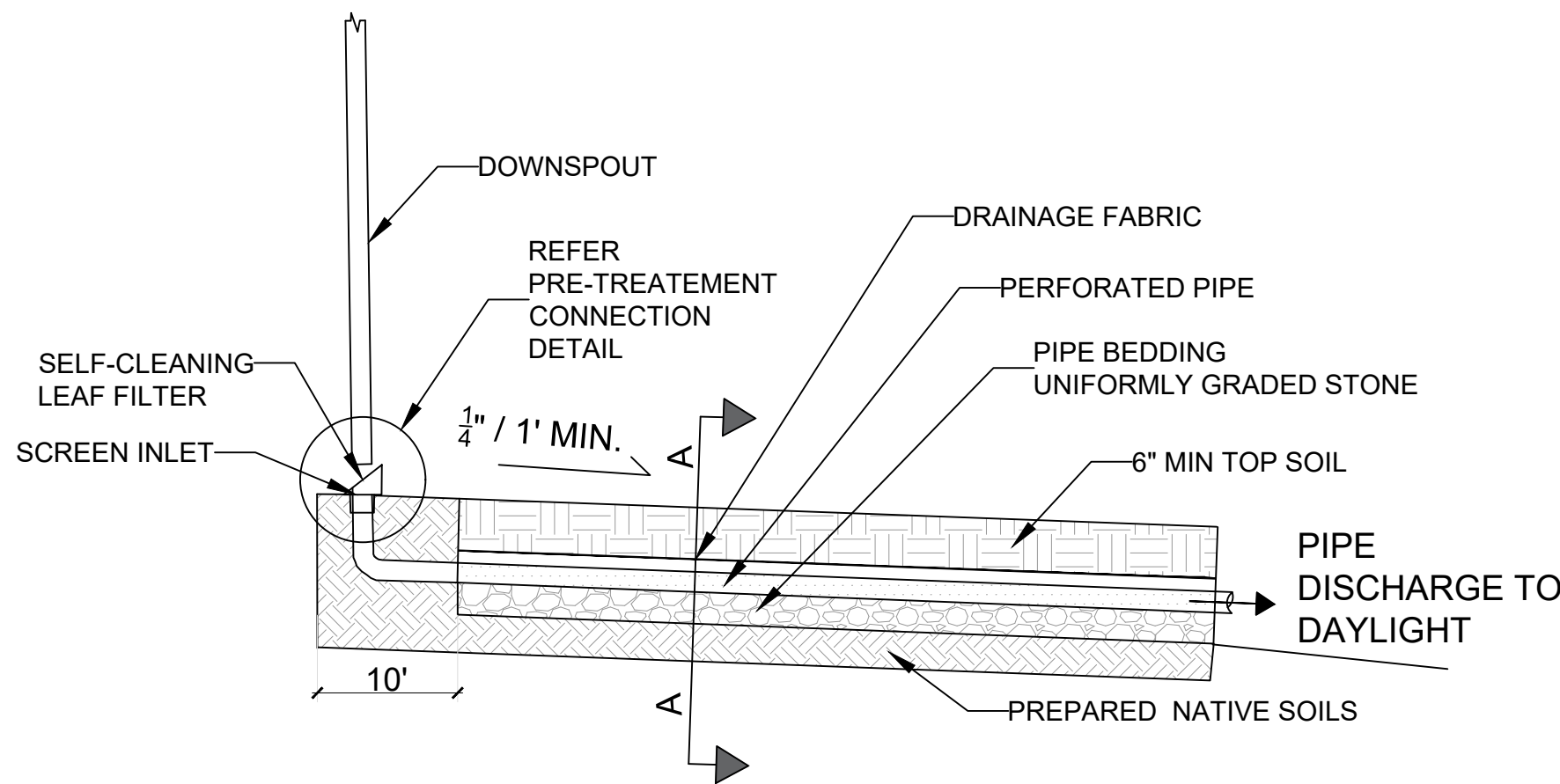
SECTION A-A



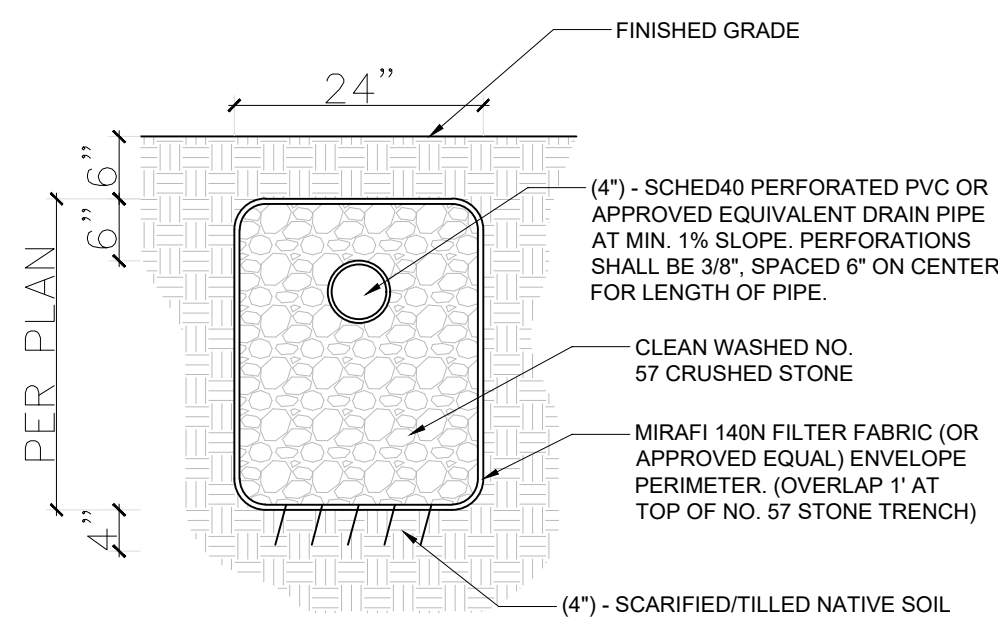
PLAN VIEW

1 TEMPORARY SILT FENCE DETAILS

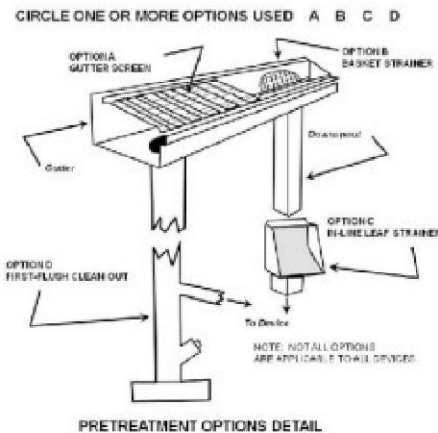
2 STABILIZED CONSTRUCTION ENTRANCE DETAIL



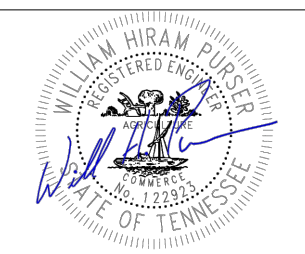
TYPICAL MFD CONNECTION DETAIL



- CONSTRUCTION STEPS:
1. Review potential MFD areas and layout. MFDs should slope between 0.5% and 6% away from the structure and should not be located: (1) beneath an impervious (paved) surface; (2) above an area with a water table or bedrock less than two feet below the trench bottom; (3) over other utility lines; or, (4) above a septic field. Insure outlet daylight is at least ten feet from property line.
 2. Measure the area draining to the MFD and determine required length from the table on the next page using assumed width and gravel depth, and plan route and excavation depth.
 3. If soil is a concern, perform infiltration test according to Section B. If the rate is less than 0.25 in/hr this method cannot be used. If the rate is more than 0.50 in/hr the length of the ditch may be decreased 10% for every 0.50 in/hr infiltration rate increase above 0.50 in/hr.
 4. Measure elevations and lay out the MFD to the required dimensions marking the route and required excavation depths. Often a level line (torpedo level) is used.
 5. Remove sod using a sod cutter if appropriate. Excavate ditch to the depth of the gravel plus six inches for topsoil/pea gravel and three additional inches to accommodate half the pipe depth. Be careful not to compact soils in the bottom. Level the bottom laterally as much as possible to maximize infiltration area. Roughen bottom to a depth of at least three inches and trim roots.
 6. Place and tamp gravel in ditch to planned depth placing the pipe three inches deep in the upper portion of the gravel. Then place and gently tamp gravel until it covers the pipe.
 7. Place drainage fabric over top of pipe and stone.
 8. Place topsoil and sod or pea gravel.
 9. Cut and route downspouts or other rainwater delivery components, leaf screen option(s) chosen (circle selected options in Pretreatment Options Detail figure). Strap and support as needed.
 10. Create a safe overflow at least 10 feet from your property edge and insure it is protected from erosion.

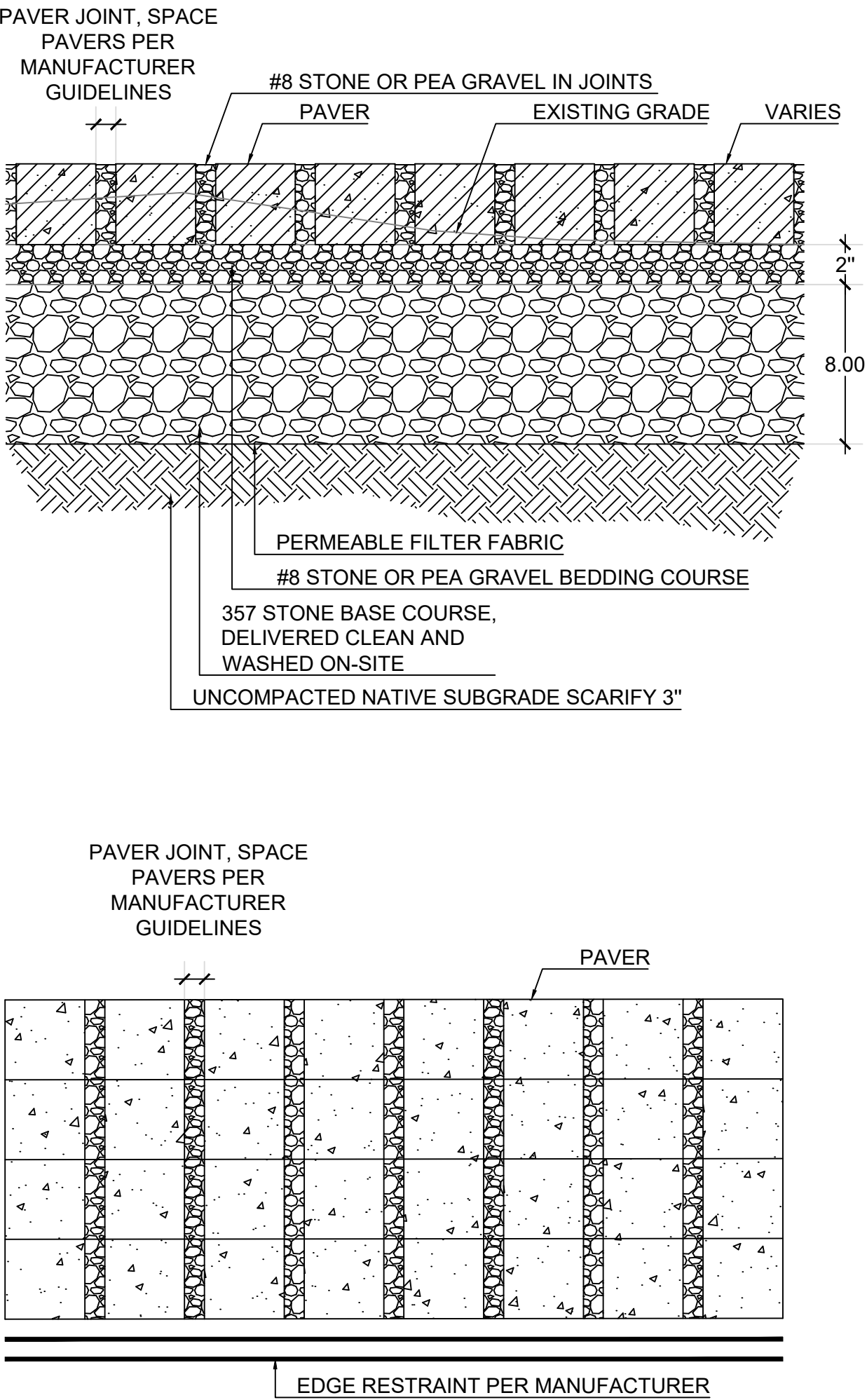


3 MODIFIED FRENCH DRAIN DETAIL



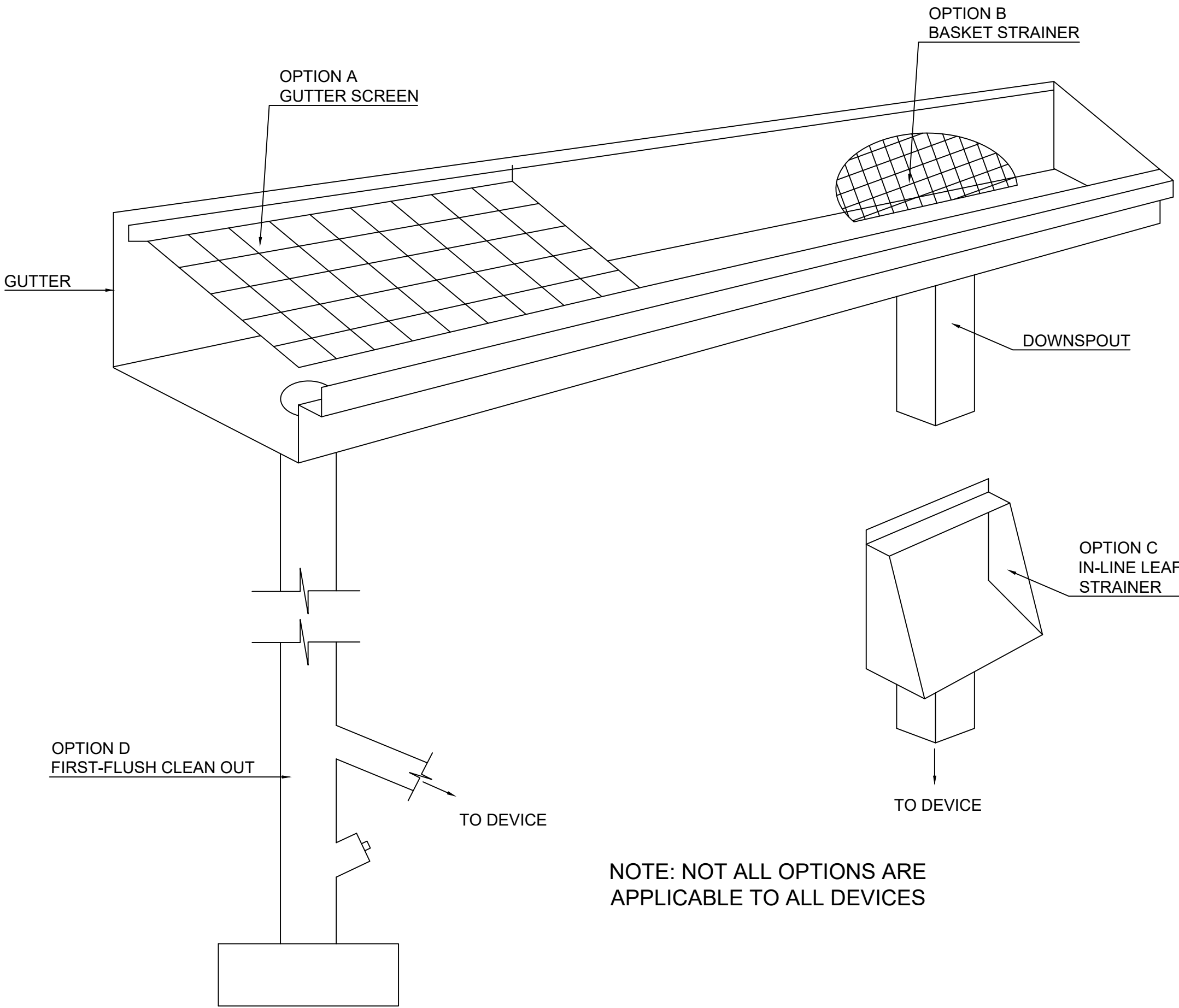
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REVIEWED BY	WHP	WHP	LEL	LEL	LEL
DATE	02/12/23	03/05/23	03/06/23	03/07/23	07/09/24
CAD BY	EKC	EKC	EKC	EKC	EKC
REV. NO.	0	1	2	3	4

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CIRCLE ONE OR MORE OPTIONS USED

A B C D



PRETREATMENT OPTIONS DETAIL

TYPICAL COMPONENTS (ATTACH MANUFACTURER'S SPECIFICATIONS)

CONSTRUCTION STEPS:

1. Review potential paver areas and layout.Pavers should slope less than 6% away from the structure and should not be located: (1) above an area with a water table or bedrock less than two feet below the trench bottom; (2) over other utility lines; or, (3) above a septic field.
2. Measure the area draining to the pavers and determine required paver area from the table on the next page based on the depth of the lower stone storage layer.
3. If soil is a concern perform infiltration test according to Section B. If the rate is less than 0.25 in/hr this method cannot be used. If the rate is more than 0.50 in/hr the pave area may be decreased to 10% for every 0.5 in/hr infiltration rate increase above 0.50 in/hr.
4. Excavate area to appropriate depth and scarify soil to 3-4".
5. Place, level and compact gravel to planned depth in no more than 6" lifts. Three inch minimum depth.
6. Place, level and compact #8 stone or pea gravel bedding layer. Two inch minimum depth.
7. Lay paving stone one at a time or using mechanical placement as applicable. Cut stone at edges to fit.
8. Install edge restraints per manufacturer's specifications.
9. Sweep more #8 stone or pea gravel into stone joints until filled and even.
10. Cut and route downspouts or other rainwater delivery components, leaf screen option(s) chosen (circle selected options in Pretreatment Options Detail figure). Strap and support as needed.

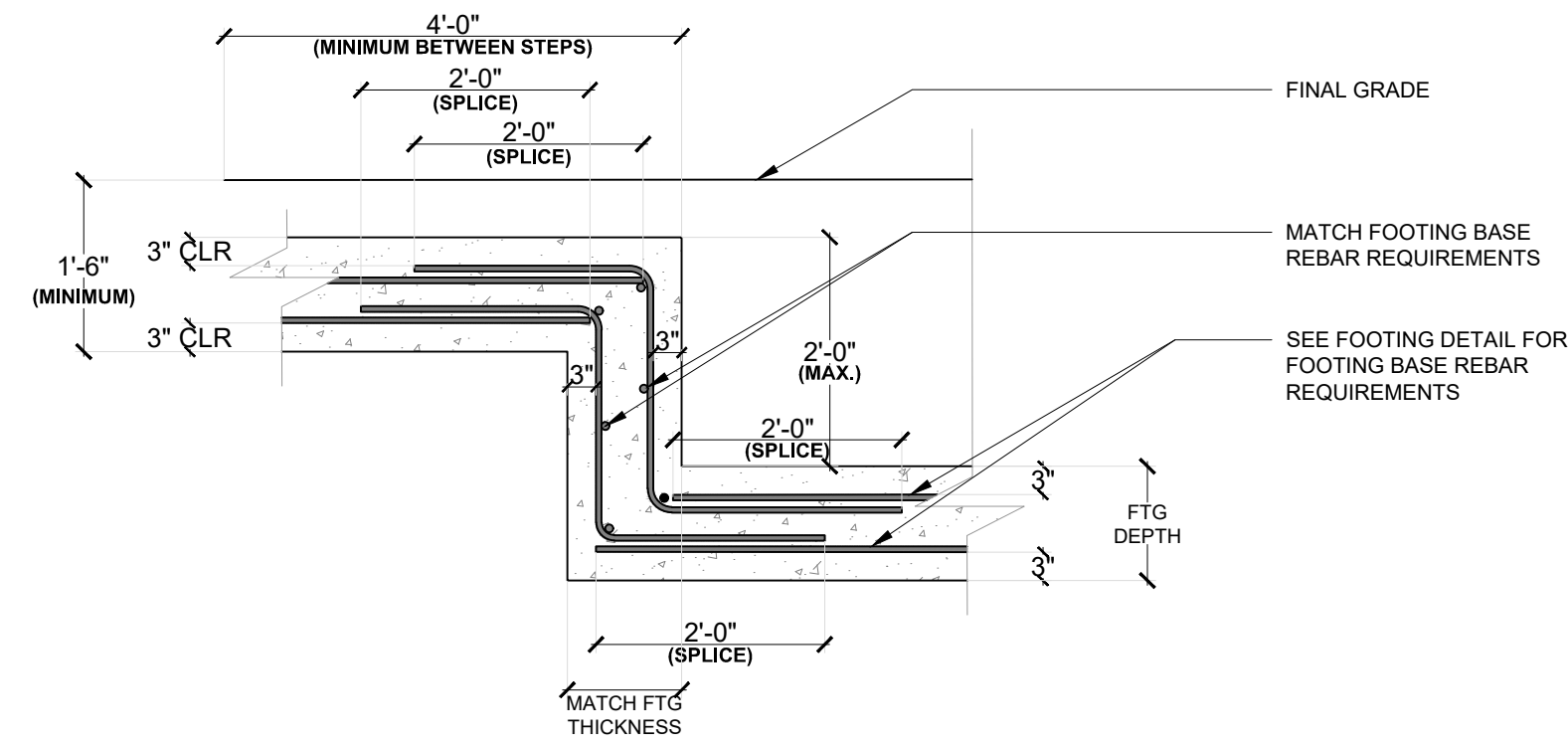
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2	EKC	03/06/23	LEL	03/06/23
3	EKC	03/07/23	LEL	
4	EKC	07/09/24	LEL	

REMARKS:

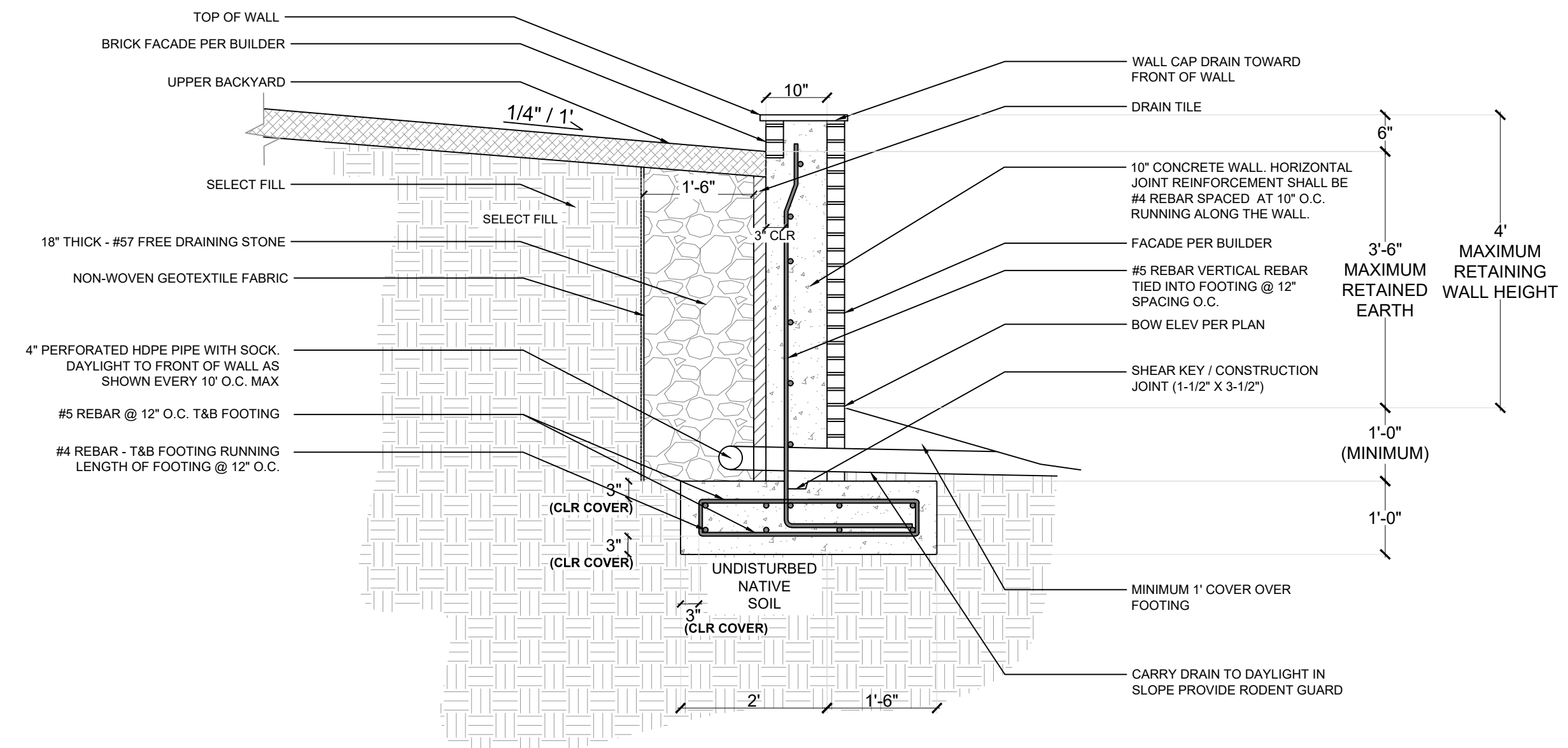
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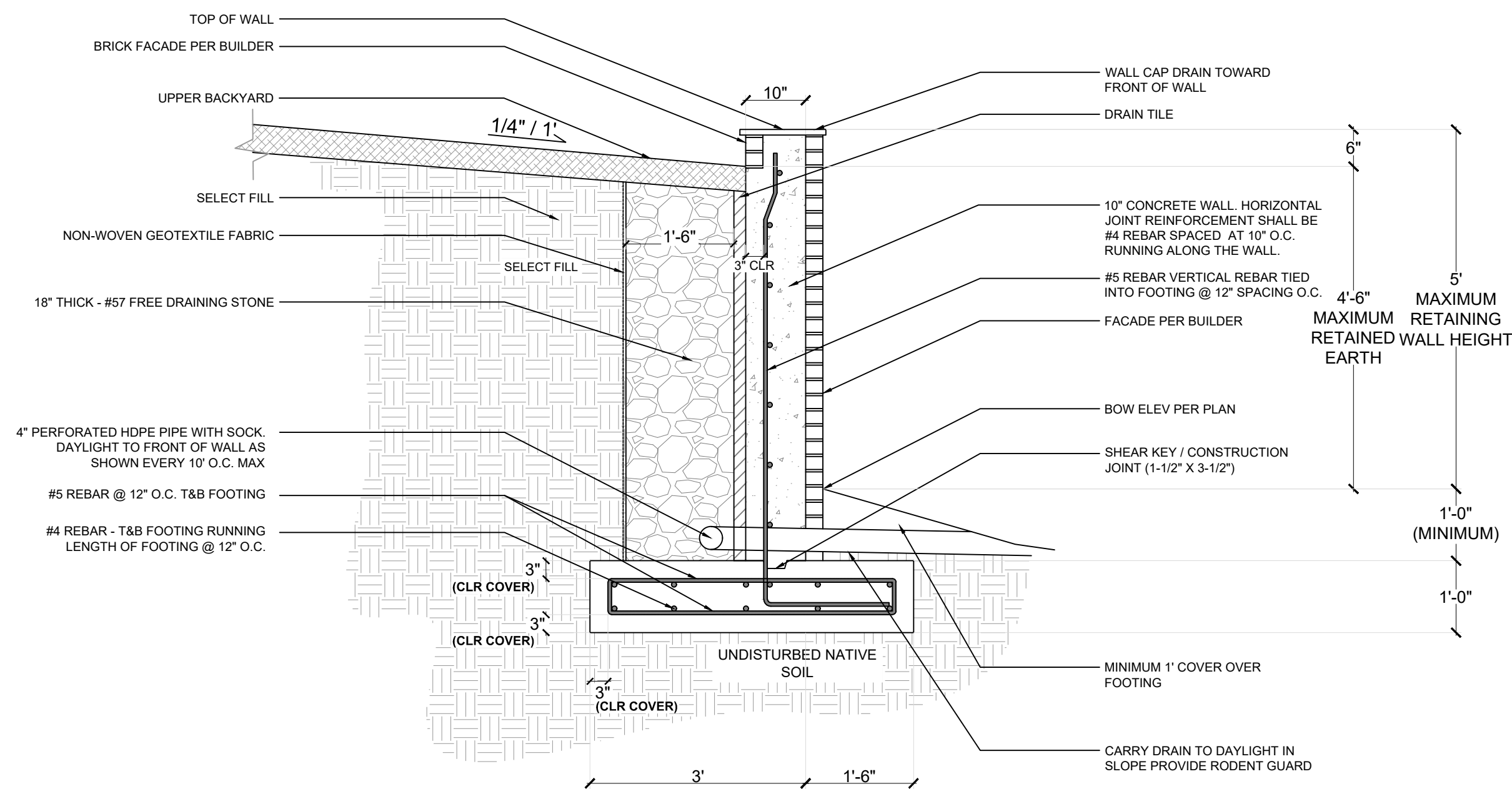
**NOTIFY DESIGN ENGINEER OF RECORD IMMEDIATELY AND BEFORE
PROCEEDING IF VERY LOOSE OR SOFT SOIL OR MUCK IS ENCOUNTERED
BELOW WALL**



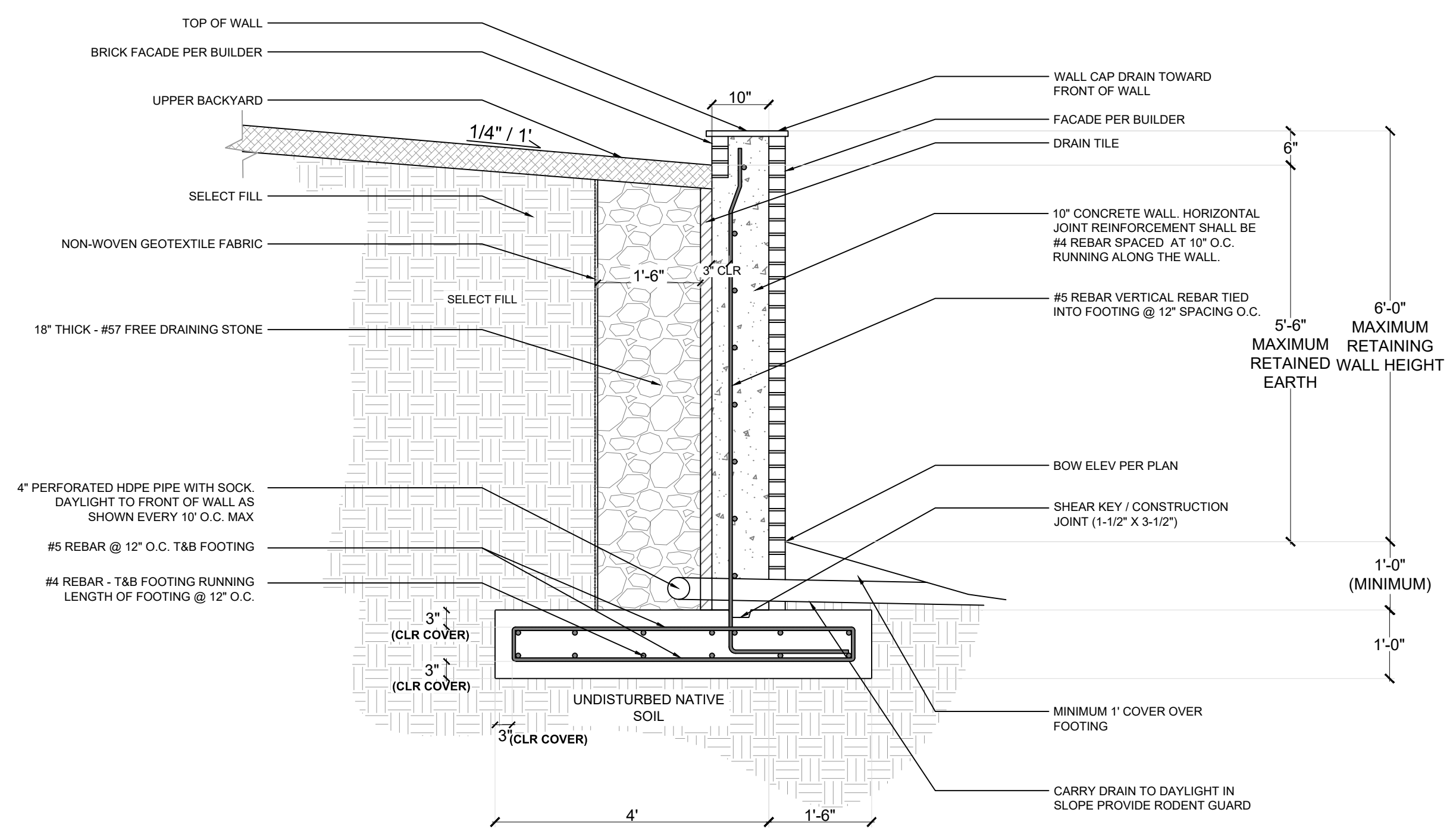
1 TYPICAL FOOTING STEP DETAIL



2 UPPER 4' RETAINING WALL DETAIL



3 UPPER 5' RETAINING WALL DETAIL



4 UPPER 6' RETAINING WALL DETAIL



REV. NO.	CAD BY	DATE	REVIEWED BY	DATE
0	EKC	02/12/23	WHP	02/12/23
1	EKC	02/12/23	WHP	03/04/23
2	EKC	03/05/23	LEL	03/05/23
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HEET CONTENT:

C9-A

NOTES:

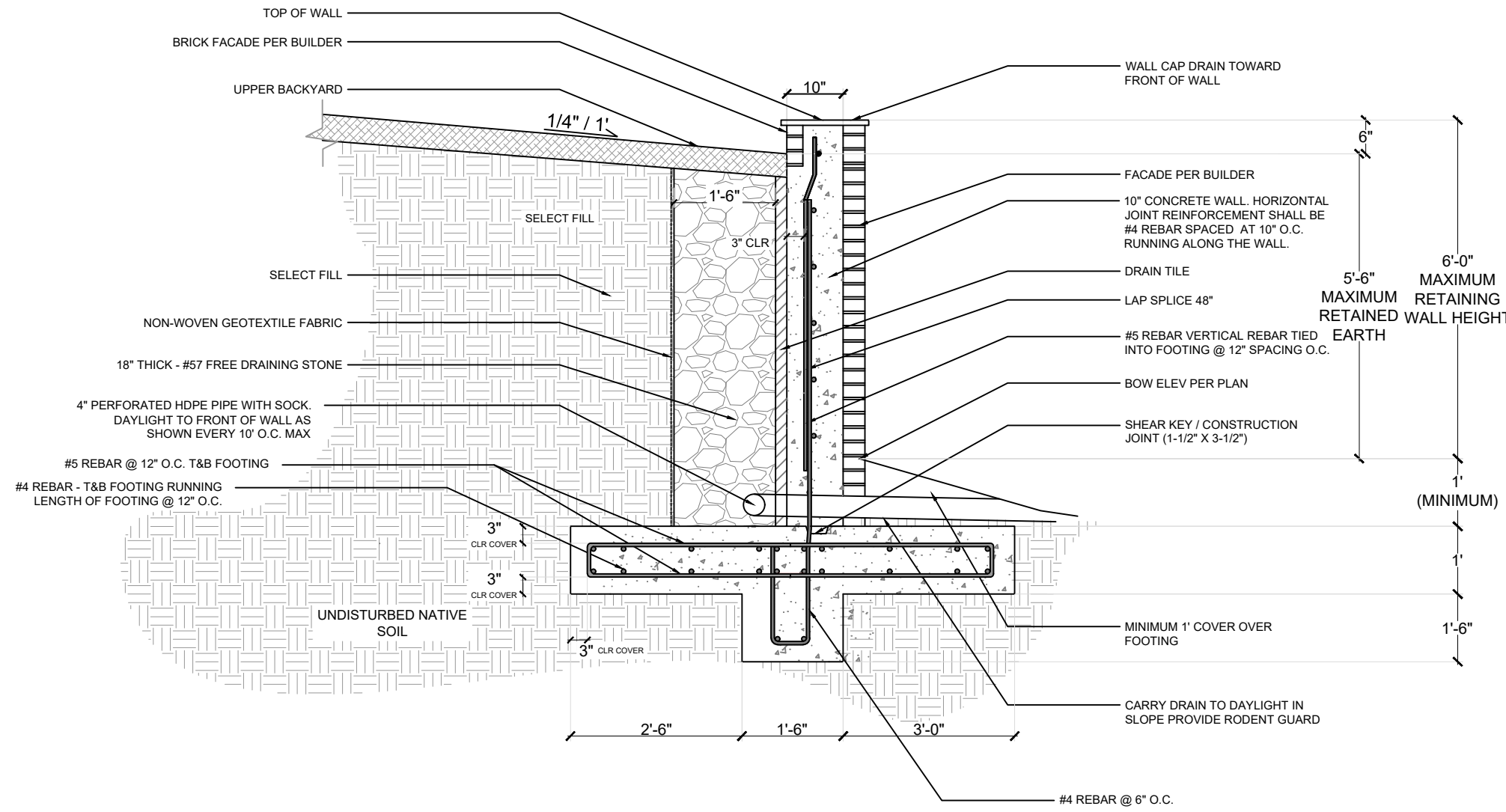
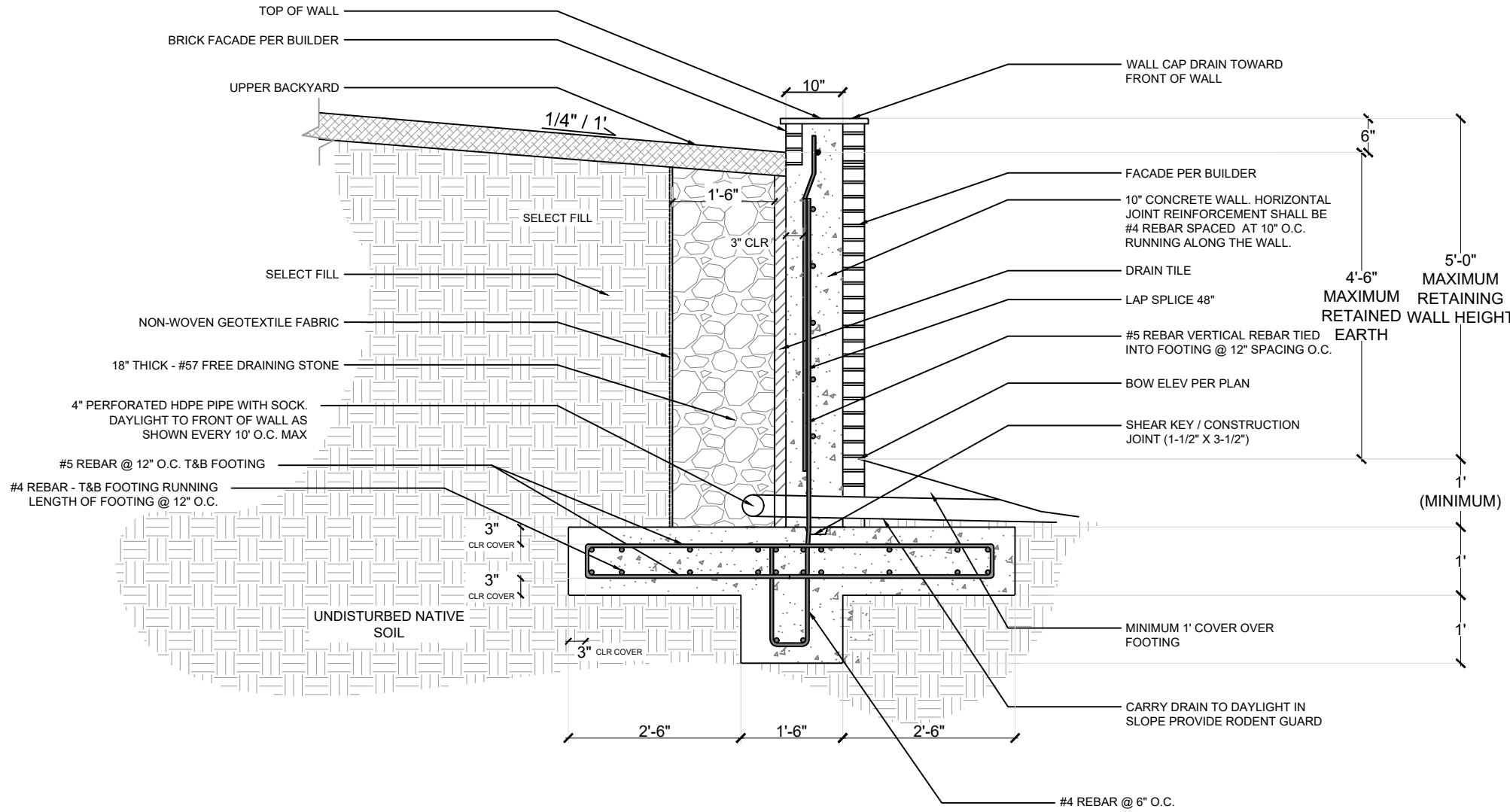
ASSUMED SOIL PARAMETERS OF SELECT FILL:

NET ALLOWABLE BEARING PRESSURE: 2,000 PSF
COEFFICIENT OF FRICTION AGAINST SLIDING: 0.35
ANGLE OF INTERNAL FRICTION: 30 DEGREES
ACTIVE EARTH PRESSURE, Ka = 0.37
PASSIVE EARTH PRESSURE, Kp = 3.0

NOTIFY DESIGN ENGINEER OF RECORD IMMEDIATELY AND BEFORE
PROCEEDING IF ASSUMED SOIL PARAMETERS ARE NOT APPLICABLE

NOTIFY DESIGN ENGINEER OF RECORD IMMEDIATELY AND BEFORE
PROCEEDING IF GROUNDWATER IS ABOVE BOTTOM OF FOOTING

NOTIFY DESIGN ENGINEER OF RECORD IMMEDIATELY AND BEFORE
PROCEEDING IF VERY LOOSE OR SOFT SOIL OR MUCK IS ENCOUNTERED
BELOW WALL



1

LOWER 5' RETAINING WALL DETAIL

2

LOWER 6' RETAINING WALL DETAIL



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Matthew D. Franklin, P.E.
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DATE: 3/8/24

PROJECT:

3270 BOYD MILL
AVENUE CIVIL SITE PLANS

LOCATION:

3270 BOYD MILL AVENUE,
FRANKLIN, TENNESSEE

OWNER:

SHEET CONTENT:

RETAINING WALL
LOWER DETAILS

REV. NO.	CAD BY	DATE	REVIEWED BY	DATE
0	EKC	02/12/23	WHP	02/12/23
1	EKC	02/12/23	WHP	03/04/23
2	EKC	03/05/23	LEL	03/05/23
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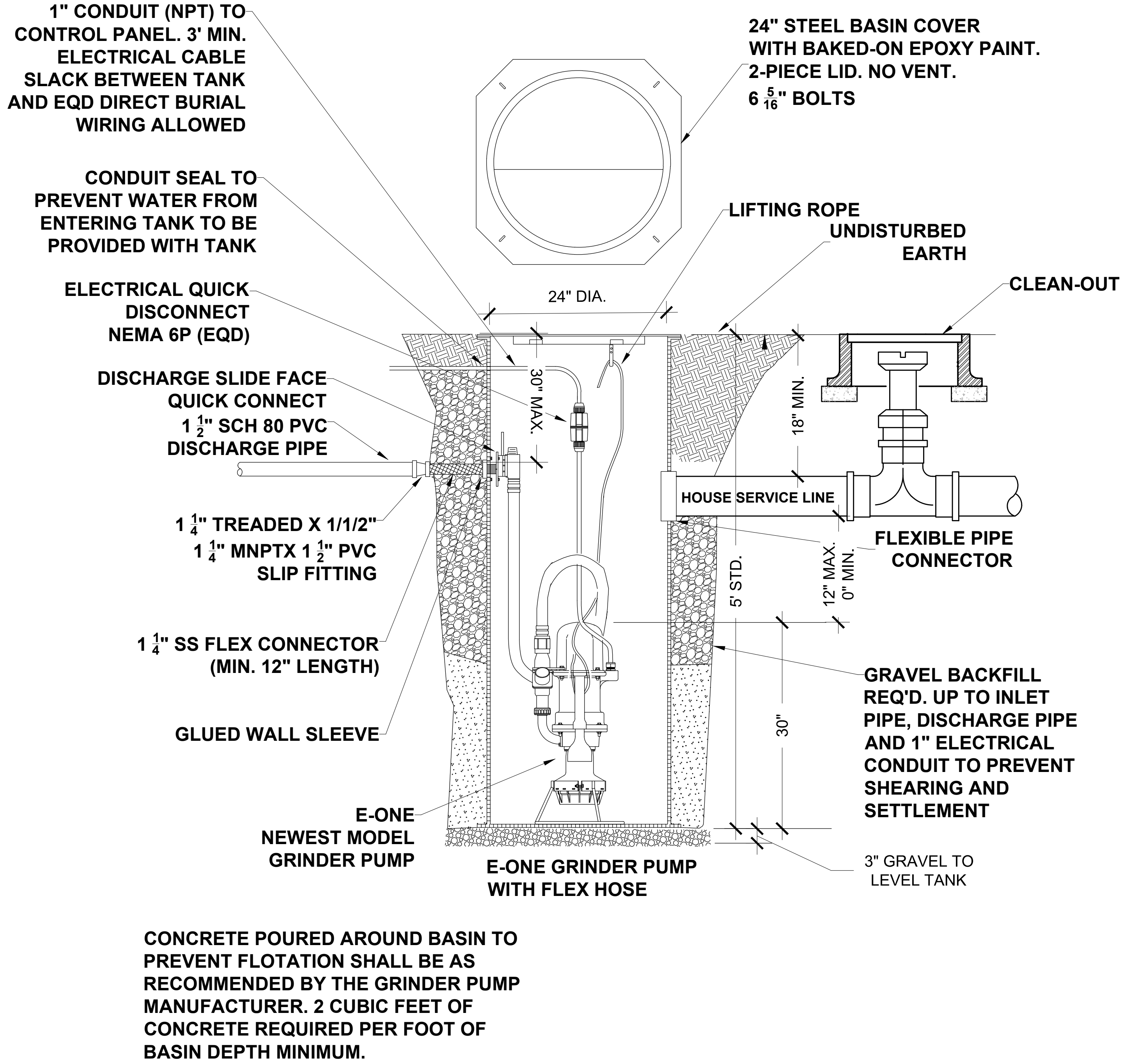
REMARKS:

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SHEET CONTENT:

C9-B

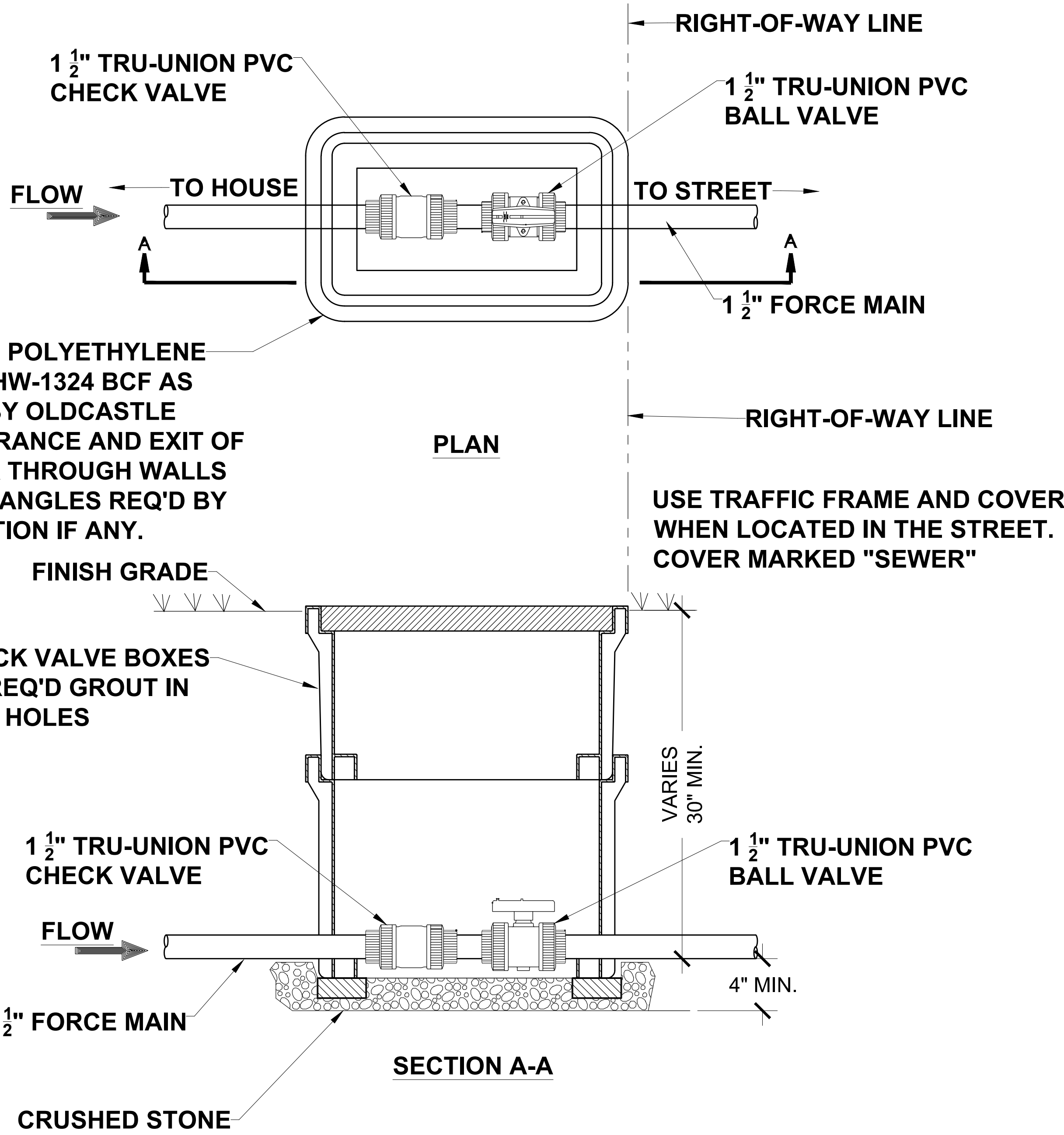
NTS



CONCRETE POURED AROUND BASIN TO PREVENT FLOTATION SHALL BE AS RECOMMENDED BY THE GRINDER PUMP MANUFACTURER. 2 CUBIC FEET OF CONCRETE REQUIRED PER FOOT OF BASIN DEPTH MINIMUM.

1

TYPICAL GRINDER PUMP DETAIL



RECTANGULAR HD POLYETHYLENE VALVE BOX TYPE HW-1324 BCF AS MANUFACTURED BY OLDCASTLE PROVIDE FOR ENTRANCE AND EXIT OF PRESSURE SEWER THROUGH WALLS OF VALVE BOX AT ANGLES REQ'D BY CHANGE IN DIRECTION IF ANY.

2

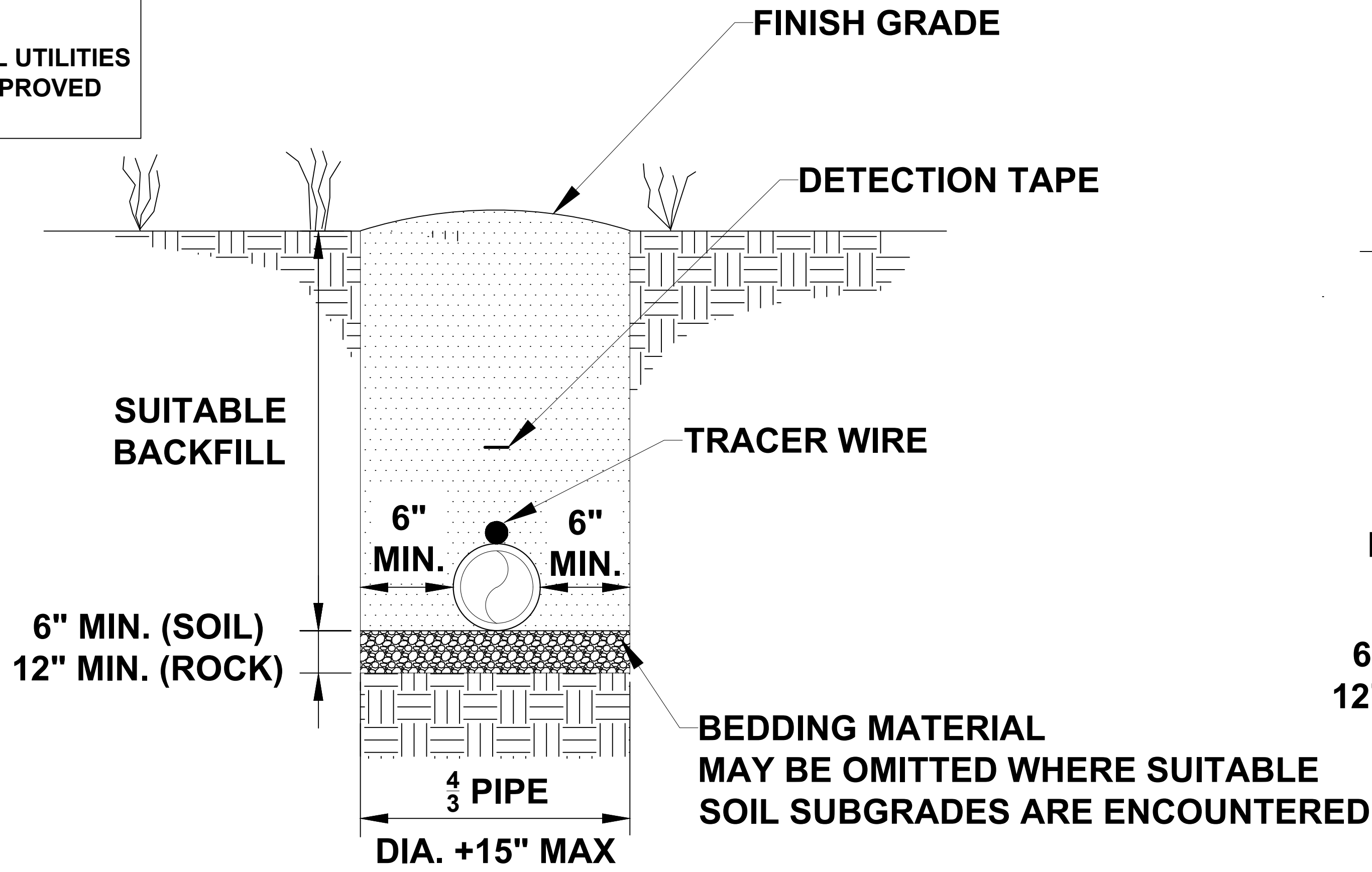
GRINDER PUMP SERVICE ASSEMBLY

DATE	REVIEWED BY	DATE	CAD BY	REV. NO.
03/04/23	WHP	02/12/23	EKC	0
03/05/23	WHP	03/05/23	EKC	1
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	LEL	07/09/24	EKC	4

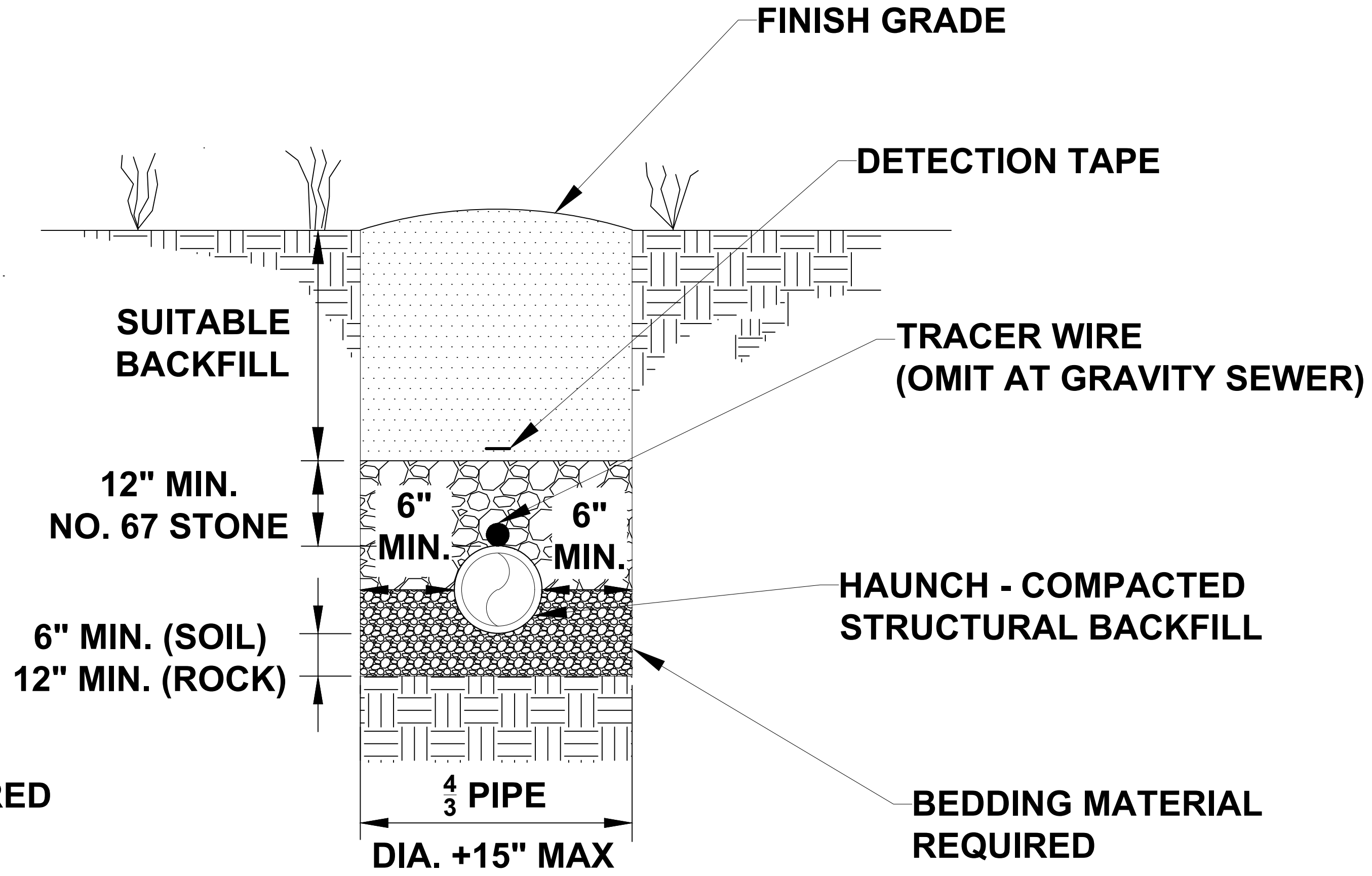
REMARKS:
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DRAFT

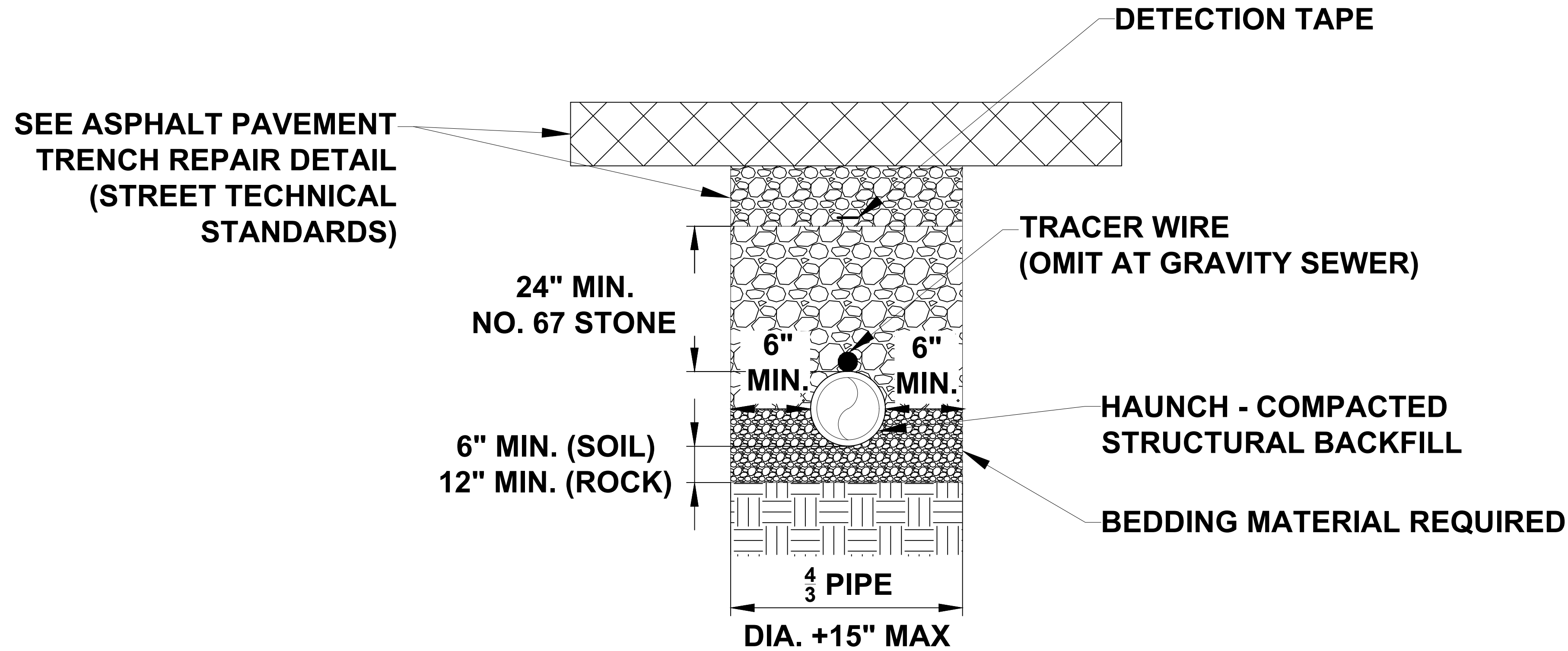
NOTE:
36" MIN. COVER FOR ALL UTILITIES
UNLESS OTHERWISE APPROVED



DIP PRESSURE PIPE



OTHER PIPE



ALL PIPE UNDER PAVEMENT

NOTES:

1. ALL SUITABLE BACKFILL MATERIAL AND SUBGRADES SHALL BE APPROVED BY THE WATER MANAGEMENT DEPT.
2. ALL ROCK LOOSENEED SHALL BE REMOVED; VOIDS CREATED BY SUCH REMOVAL SHALL BE FILLED WITH CRUSHED STONE.
3. REMOVE STONE FOR PIPE BELLS TO PROVIDE FULL CONTACT OF BEDDING.
4. BACKFILL SHALL BE TAMPED IN 6" LIFTS.
5. ACHIEVE 95% COMPACTION ON ALL BACKFILL.
6. NO ROCKS 6" IN DIAMETER OR GREATER ALLOWED IN SUITABLE BACKFILL.
7. PROVIDE STONE BACKFILL FOR PIPING WITHIN DRIVEWAYS, ROADWAYS AND PARKING AREAS UNLESS OTHERWISE APPROVED. SEE ASPHALT PAVEMENT TRENCH REPAIR DETAIL WHEN IN PAVEED AREAS.
8. TRENCH DEWATERING SHALL BE DONE IN ACCORDANCE WITH TDOT STD DRAWING EC-STR-1 AND EC-STR-2.
9. TRACER WIRE SHALL BE COPPER CLAD, 12 GA. MIN., WITH COLOR-CODED 30 MIL. HDPE INSULATED JACKET. PROVIDE WATERPROOF GREASE-FILLED CONNECTIONS AT JUNCTIONS. TRACER WIRE SYSTEM SHALL BE TESTED FOR FUNCTIONALITY PRIOR TO ACCEPTANCE. TRACER WIRE SHALL NOT BE USED FOR GRAVITY SEWER LINES.
10. PROVIDE CHECK DAMS AT 50' - 0" O.C. MINIMUM, UNLESS OTHERWISE DIRECTED BY WMD.



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DATE: 10/3/24

PROJECT:
3270 BOYD MILL AVENUE
CIVIL SITE PLANS

LOCATION:
3270 BOYD MILL AVENUE,
FRANKLIN, TENNESSEE

OWNER:

SHEET CONTENT:
UTILITY BEDDING
AND BACKFILL DETAIL

REV. NO.	DATE	BY	DATE	BY	DATE	BY
0	03/04/23	EKC	02/12/23	EKC	03/07/23	EKC
1	03/05/23	EKC	03/05/23	WHP	03/06/23	WHP
2	03/06/23	EKC	03/06/23	LEL	03/06/23	LEL
3	03/07/23	EKC	03/07/23	LEL	03/07/23	LEL
4	07/09/24	EKC				

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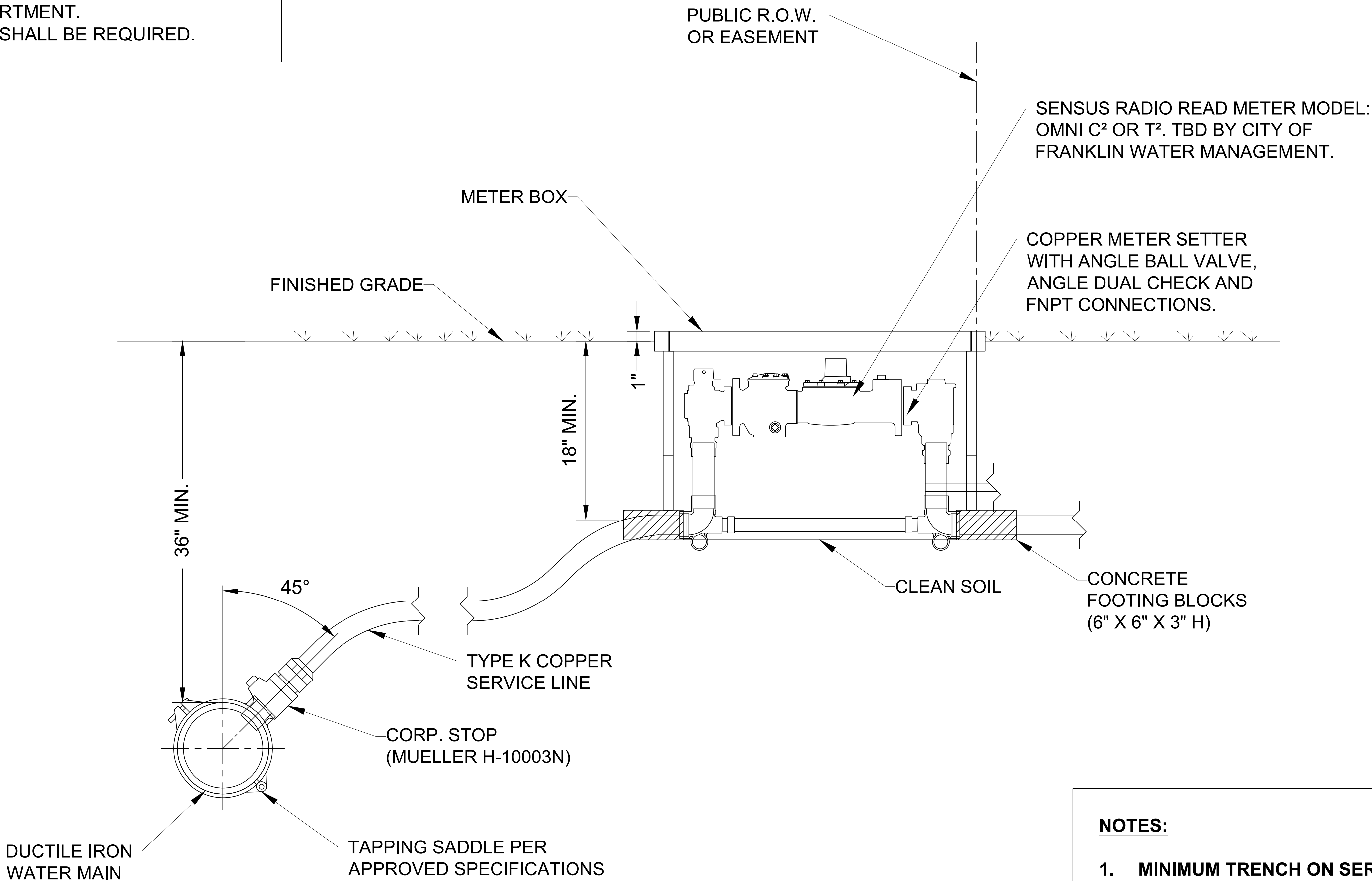
SHEET CONTENT:
C11

NTS

DRAFT

NOTES:

HDPE METER BOX IS NOT TRAFFIC RATED. BOXES IN DRIVEWAYS, PARKING LOTS, AND OFF-ROADWAY APPLICATIONS SUBJECT TO OCCASIONAL TRAFFIC SHALL BE QUAZITE BOX (PG1730BB18) AND COVER (PG1730HH0050). BOXES IN DIRECT ROADWAY APPLICATIONS SHALL BE AASHTO H-20 LOAD RATED WITH 30% IMPACT AND APPROVED BY THE WATER MANAGEMENT DEPARTMENT. PROFESSIONAL ENGINEER SEAL SHALL BE REQUIRED.



METER SIZE	SIGMA HDPE RAVEN METER BOX	McDONALD COPPER METER SETTER
1.5"	RMB173018-SW-W 17"X30"X18"	720 - 609 - WDFF - 660 (NOTE 1)
2"	RMB173018-SW-W 17"X30"X18"	720 - 710 - KDFF - 770 (NOTE 1)

- NOTES:
- MINIMUM TRENCH ON SERVICE SHALL BE 2 FEET.
 - INSTALL THE METER BOX AS NEAR THE PROPERTY LINE AS POSSIBLE WITHIN THE PUBLIC RIGHT-OF-WAY OR PUBLIC EASEMENT. METER BOX SHALL BE SET PLUMB APPROXIMATELY 1" ABOVE PROPOSED GRADE AND SUCH THAT SURFACE DRAINAGE WILL NOT ENTER IT.
 - METER BOX AND SETTER TO BE FURNISHED AND INSTALLED BY CONTRACTOR.
 - METER TO BE FURNISHED AND INSTALLED BY THE CITY OF FRANKLIN.
 - MINIMUM SERVICE LINE COVER SHALL BE 36" BELOW FINISHED GRADE UNDER ROADWAYS, 30" IN UNPAVED AREAS, AND 18" AT SERVICE BOX.
 - BALL VALVE BYPASS SHALL ONLY BE USED AT APPROVED FACILITIES.

DATE	03/04/23	03/05/23	03/06/23		
REVIEWED BY	WHP	WHP	LEL	LEL	LEL
DATE	02/12/23	03/05/23	03/06/23	03/07/23	07/09/24
CAD BY	EKC	EKC	EKC	EKC	EKC
REV. NO.	0	1	2	3	4

REMARKS:

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1. The contractor shall comply with all pertinent provisions of the manual of accident prevention and construction issued by AGC of America Inc. and the safety and health regulations of construction issued by the U.S. Department of Labor.
2. The contractor shall call "Tennessee One Call" (811) 72 hours prior to proceeding with any excavation.
3. If any springs or underground streams are exposed during construction, permanent French drains may be required. The drains shall be specified and located during construction as required by the conditions which are encountered, and shall be approved by the engineer.
4. Stockpiled topsoil or fill material shall be treated so no sediment run-off will contaminate surrounding areas or enter nearby streams.
5. Clean silt barriers when they are approximately 50% filled with sediment or as directed by the owner's representative. Silt barriers shall be replaced as effectiveness is significantly reduced, or as directed by the owner's representative.
6. All new pipes under existing paved areas shall be backfilled to the top of subgrade with #57 crushed stone.
7. Sediment removed from sediment control structures is to be placed at a site approved by the local governing authorities. It shall be treated in a manner so that the area around the disposal site will not be contaminated or damaged by the sediment in the run-off. Cost for this treatment is to be included in the bid price for the earthwork. The contractor shall obtain the disposal site as part of his work.
8. Reinforced concrete storm drainage pipe shall be Class III. Corrugated metal pipe shall be 14 gauge unless otherwise noted.
9. Minimum grade on asphalt or concrete paving shall be 1.0%
10. Construct silt barriers before beginning any grading operations.
11. This grading & drainage plan is not a determination or guarantee of the suitability of the subsurface conditions for the work indicated. Determination of the subsurface conditions for the work indicated is solely the responsibility of the contractor.
12. Do not disturb vegetation or remove trees except when necessary for grading purposes.
13. Top of grate elevations and location of coordinates for drainage structures shall be installed as shown on the plan unless otherwise noted. The grates shall slope longitudinally with the pavement grades. Coordinates provided are for the center of the grate (at the face of curb where applicable).
14. Any site used for disposal and/or stockpile of any material shall be properly permitted for such activity. It is the responsibility of the contractor to see that all required permits are secured for each property utilized. A copy of the approved permit must be provided to the inspector prior to commencement of work on any property. Failure to do so may result in the contractor removing any illegally placed material at his own expense.
15. Respread topsoil (6 inch minimum thickness), seed, and straw all disturbed areas as soon as possible after final grading is completed, unless otherwise indicated. Contractor shall take whatever means necessary to establish permanent soil stabilization.
16. Proposed contour lines and spot elevation are the result of engineered grading design and reflect a planned intent with regard to drainage and movement of materials. Should the contractor have any question of the intent any problem with the continuity of grades, the engineer shall be contacted immediately.
17. All cut and fill slopes shall be 3 horizontal to 1 vertical or flatter unless indicated by plans.
18. Positive drainage shall be established in the first order of work and shall be maintained at all times during and after construction. Soil softened by perched water in foundation and pavement areas must be undercut with suitable fill materials.
19. Remove sediment from all drainage structures before acceptance by local governing agency, or as directed by the owner's representative.
20. Contractor shall conform to all applicable codes and obtain approval as necessary before beginning construction.

31. In no case shall slope height, slope inclination, or excavation depth, including trench construction, exceed those specified in local, state and federal regulations. Specifically the current OSHA Health and Safety Standards for Excavations (29CRD Part 1926) shall be followed.
32. All fill slopes and cut slopes on this project shall be reviewed by the owner's geotechnical engineer during construction to confirm that the slopes are (will be) stable. It is the contractor's responsibility to have this confirmation in writing from the geotechnical engineer.
33. All fill on this project shall be installed and compacted in accordance with the owner's geotechnical engineer's recommendation. The owner's geotechnical engineer shall review all filling operations to confirm the earthwork is properly installed and compacted. It is the contractor's responsibility to have this confirmation in writing from the geotechnical engineer.
34. Relocation of existing plant materials shall be coordinated with the owner and relocated to a designated area on site.
35. All horizontal and vertical information of proposed culverts shown hereon which accept/discharge flows to/from existing channels are approximate utilizing topographic drawings. The final horizontal and vertical alignments shall be field located by the contractor prior to the ordering of materials or commencement of construction and shall notify the engineer of any discrepancies to what was designed.



PROJECT:

LOCATION:

OWNER:

SHEET CONTENT:

GENERAL NOTES

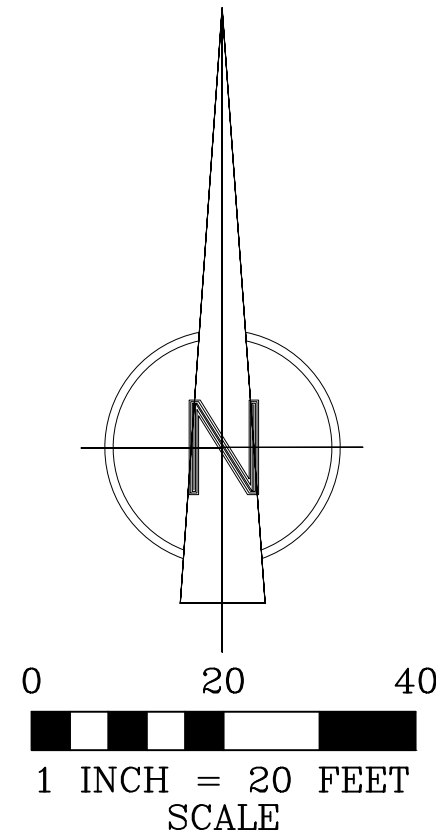
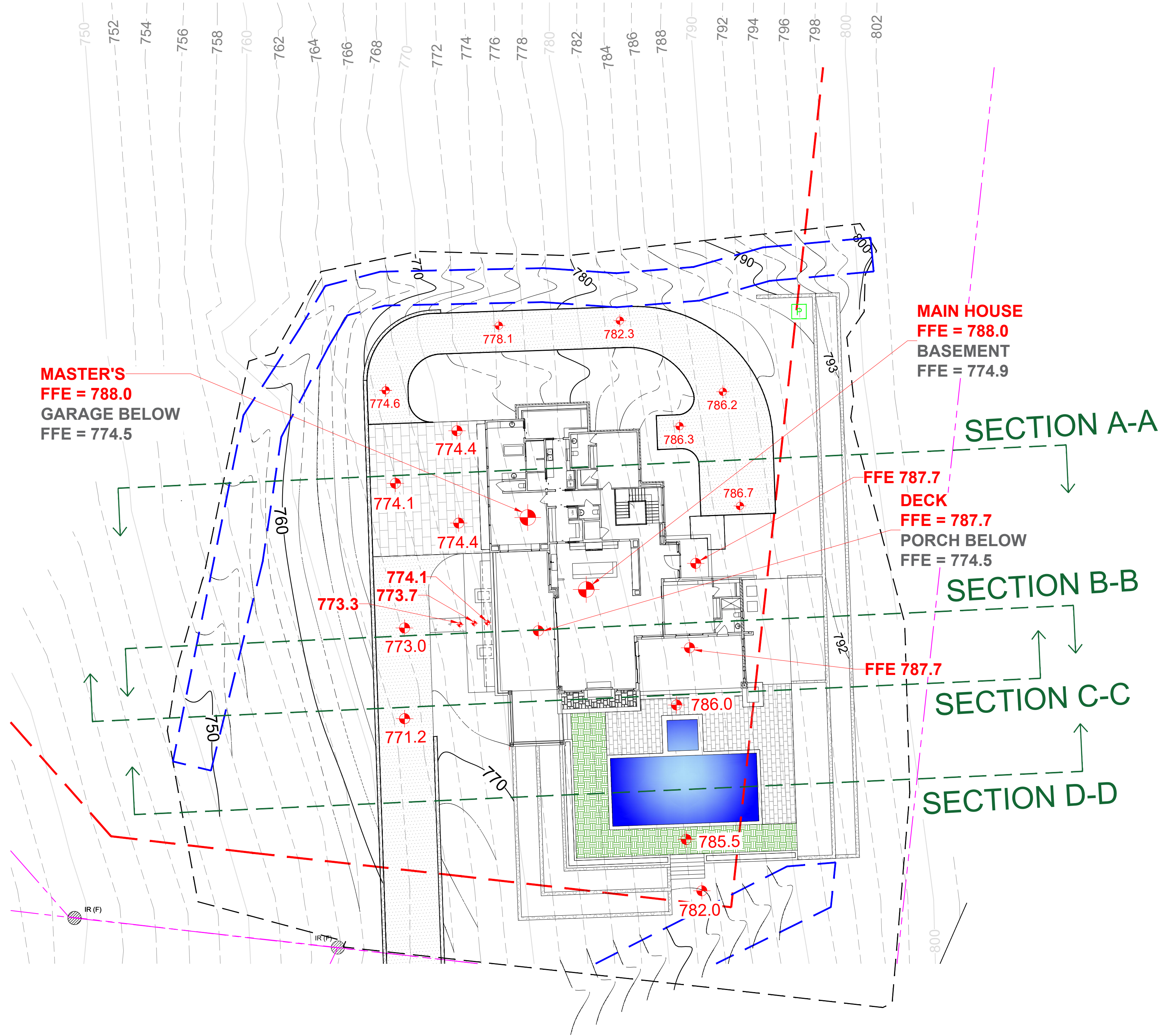
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3	EKC	03/07/23	LEL	
4	EKC	07/09/24	LEL	

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SHEET CONTENT:	
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C13 NTS



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DRAFT

William H. Purser, P.E.
Alliance Engineering & Consulting, LLC
480 Duke Drive, Suite 120
Franklin, TN 37067
william@alliance.com

DATE: 8/16/24

PROJECT:

3270 BOYD MILL AVENUE
CROSS SECTION EXHIBIT

LOCATION:

3270 BOYD MILL AVENUE,
FRANKLIN, TENNESSEE

OWNER:

SHEET CONTENT:

CROSS SECTION PLAN VIEW

LEGEND:

- PROPERTY LINE
- EX. MAJOR CONTOUR (EVERY 10')
- EX. MINOR CONTOUR (EVERY 2')
- PR. MAJOR CONTOUR (EVERY 10')
- PR. MINOR CONTOUR (EVERY 2')
- SETBACK LINE (MBSL)
- DRAINAGE EASEMENT
- EXISTING GRADE
- PROPOSED GRADE
- PROpane TANK
- IRON ROD (IR)
- CONCRETE (HATCH)
- GRAVEL (HATCH)
- PAVEMENT (HATCH)
- PERMEABLE PAVERS (HATCH)
- POOL (HATCH)
- WALL (HATCH)

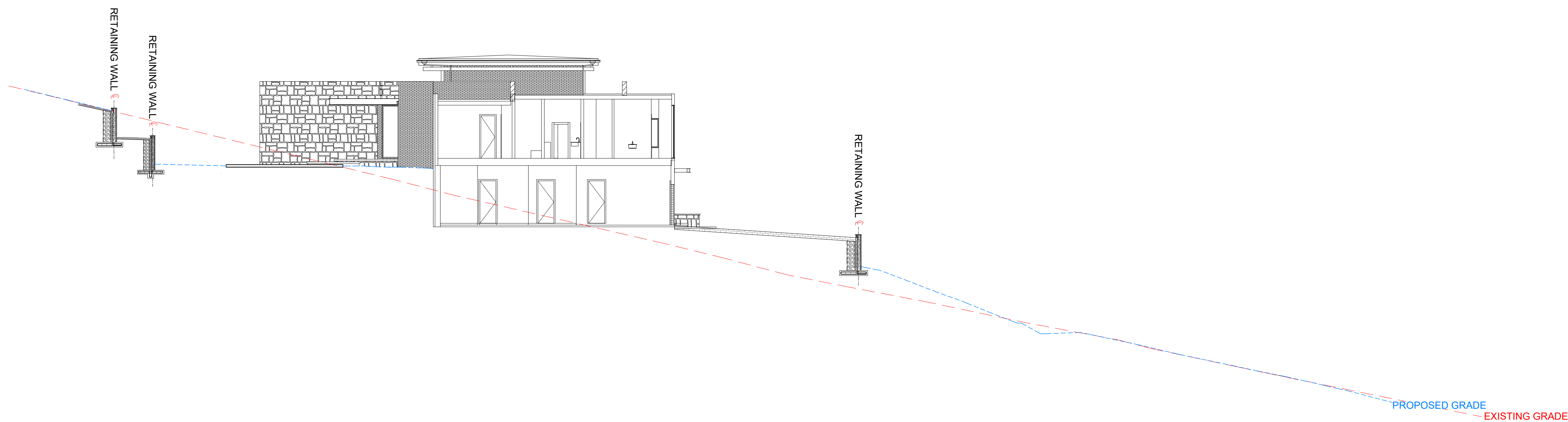
REMARKS:

These building plans are available to purchasers for the sole purpose of providing a general understanding of the specifications for the type of model selected. Field conditions, availability of materials, and many other factors will impact the final product.

SHEET CONTENT:

XS1

1"=20'



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DRAFT

William H. Purser, P.E.
Alliance Engineering & Consulting, LLC
480 Duke Drive, Suite 120
Franklin, TN 37067
william@formalliances.com

DATE: 8/16/24

PROJECT:

3270 BOYD MILL AVENUE
CROSS SECTION EXHIBIT

LOCATION:

3270 BOYD MILL AVENUE,
FRANKLIN, TENNESSEE

OWNER:

SHEET CONTENT:

CROSS SECTION A-A
PLAN VIEW

REV. NO.	CAD BY	DATE	REVIEWED BY	DATE
0	EKC	09/21/24	LEL	10/02/24
1	EKC	10/03/24	WHPI/LEL	10/03/24
2	EKC	10/04/24		
3				
4				

REMARKS:

These building plans are available to purchasers for the sole purpose of providing a general understanding of the specifications for the type of model selected. Field conditions, availability of materials, and many other factors will impact the final product.

SHEET CONTENT:

XS2

NTS



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William H. Purser, P.E.
Alliance Engineering & Consulting, LLC
480 Duke Drive, Suite 120
Franklin, TN 37067
william@formalliances.com

DATE: 8/16/24

PROJECT:

**3270 BOYD MILL AVENUE
CROSS SECTION EXHIBIT**

LOCATION:

3270 BOYD MILL AVENUE,
FRANKLIN, TENNESSEE

OWNER:

SHEET CONTENT:

CROSS SECTION B-B
PLAN VIEW

REV. NO.	CAD BY	DATE	REVIEWED BY	DATE
0	EKC	09/21/24	LEL	10/02/24
1	EKC	10/03/24	WHP/LEL	10/03/24
2	EKC	10/04/24		
3				
4				

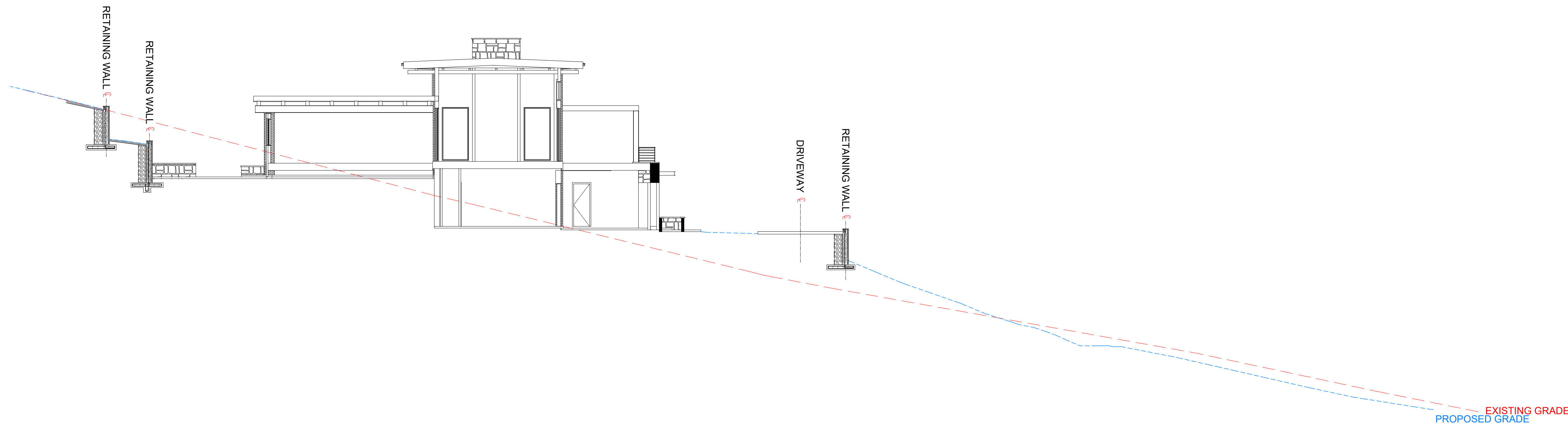
REMARKS:

These building plans are available to purchasers for the sole purpose of providing a general understanding of the specifications for the type of model selected. Field conditions, availability of materials, and many other factors will impact the final product.

SHEET CONTENT:

XS3

SNTS



SECTION B-B

LEGEND:

	PROPERTY LINE
	EX. MAJOR CONTOUR (EVERY 10')
	EX. MINOR CONTOUR (EVERY 2')
	PR. MAJOR CONTOUR (EVERY 10')
	PR. MINOR CONTOUR (EVERY 2')
	SETBACK LINE (MBSL)
	DRAINAGE EASEMENT
	EXISTING GRADE
	PROPOSED GRADE
	PROPANE TANK
	IRON ROD (IR)
	CONCRETE (HATCH)
	GRAVEL (HATCH)
	PAVEMENT (HATCH)
	PERMEABLE PAVERS (HATCH)
	POOL (HATCH)
	WALL (HATCH)



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William H. Purser, P.E.
Alliance Engineering & Consulting, LLC
480 Duke Drive, Suite 120
Franklin, TN 37067
william@formalliances.com

DATE: 8/16/24

PROJECT:

3270 BOYD MILL AVENUE
CROSS SECTION EXHIBIT

LOCATION

3270 BOYD MILL AVENUE,
FRANKLIN, TENNESSEE

OWNER:

SHEET CONTENT:

**CROSS SECTION C-C
PLAN VIEW**

REV. NO.	CAD BY	DATE	REVIEWED BY	DATE
0	EKC	09/21/24	LEL	10/02/24
1	EKC	10/03/24	WHP/LEL	10/03/24
2	EKC	10/04/24		
3				
4				

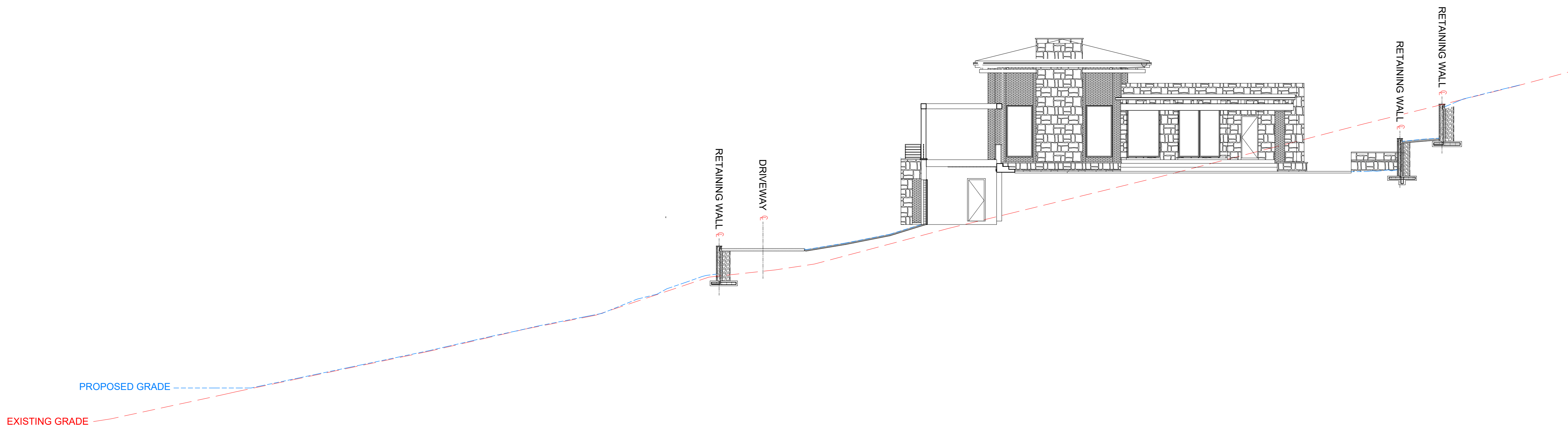
REMARKS:

These building plans are available to purchasers for the sole purpose of providing a general understanding of the specifications for the type of model selected. Field conditions, availability of materials, and many other factors will impact the final product.

SHEET CONTENT:

XS4

NTS



SECTION C-C

LEGEND:

	PROPERTY LINE
	EX. MAJOR CONTOUR (EVERY 10')
	EX. MINOR CONTOUR (EVERY 2')
	PR. MAJOR CONTOUR (EVERY 10')
	PR. MINOR CONTOUR (EVERY 2')
	SETBACK LINE (MBSL)
	DRAINAGE EASEMENT
	EXISTING GRADE
	PROPOSED GRADE
	PROPANE TANK
	IRON ROD (IR)
	CONCRETE (HATCH)
	GRAVEL (HATCH)
	PAVEMENT (HATCH)
	PERMEABLE PAVERS (HATCH)
	POOL (HATCH)
	WALL (HATCH)



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William H. Purser, P.E.
Alliance Engineering & Consulting, LLC
480 Duke Drive, Suite 120
Franklin, TN 37067
william@formalliances.com

DATE: 8/16/24

PROJECT:

**3270 BOYD MILL AVENUE
CROSS SECTION EXHIBIT**

LOCATION:

3270 BOYD MILL AVENUE,
FRANKLIN, TENNESSEE

OWNER:

SHEET CONTENT:

**CROSS SECTION D-D
PLAN VIEW**

REV. NO.	CAD BY	DATE	REVIEWED BY	DATE
0	EKC	09/21/24	LEL	10/02/24
1	EKC	10/03/24	WHPI/LEL	10/03/24
2	EKC	10/04/24		
3				
4				

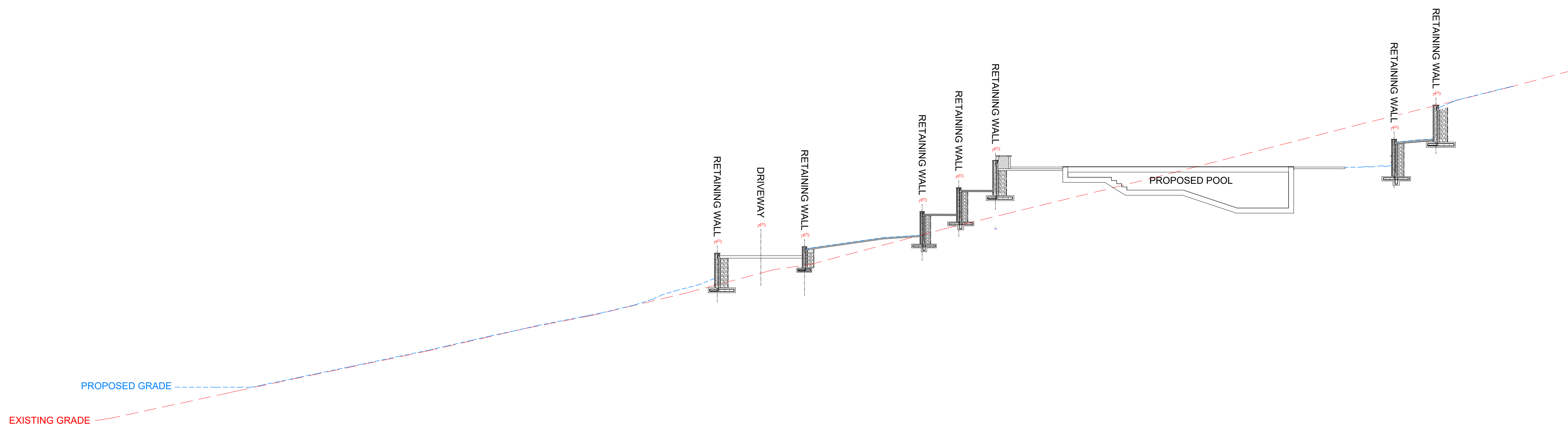
REMARKS:

These building plans are available to purchasers for the sole purpose of providing a general understanding of the specifications for the type of model selected. Field conditions, availability of materials, and many other factors will impact the final product.

SHEET CONTENT:

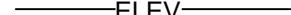
XS5

NTS

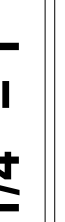


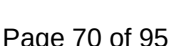
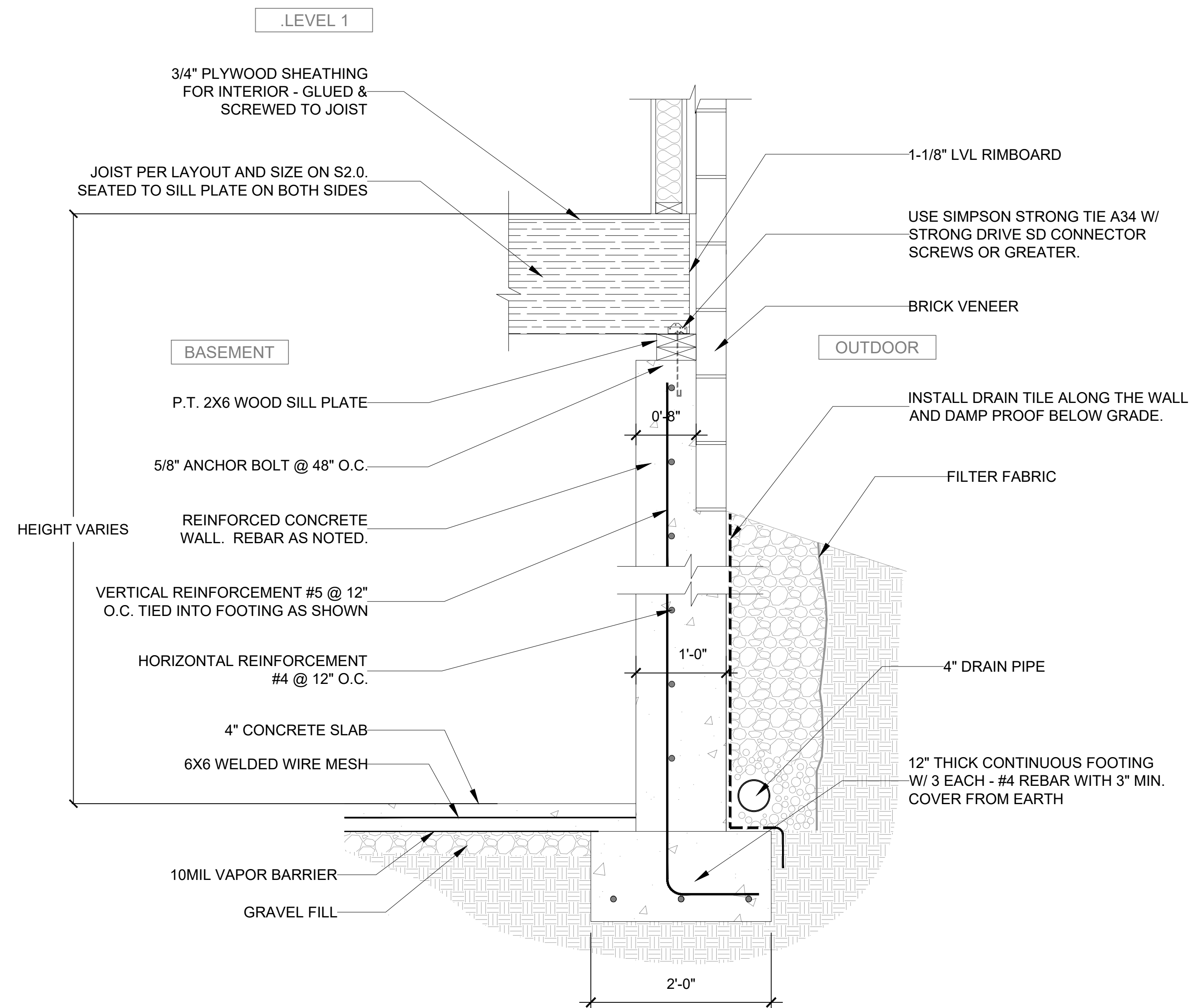
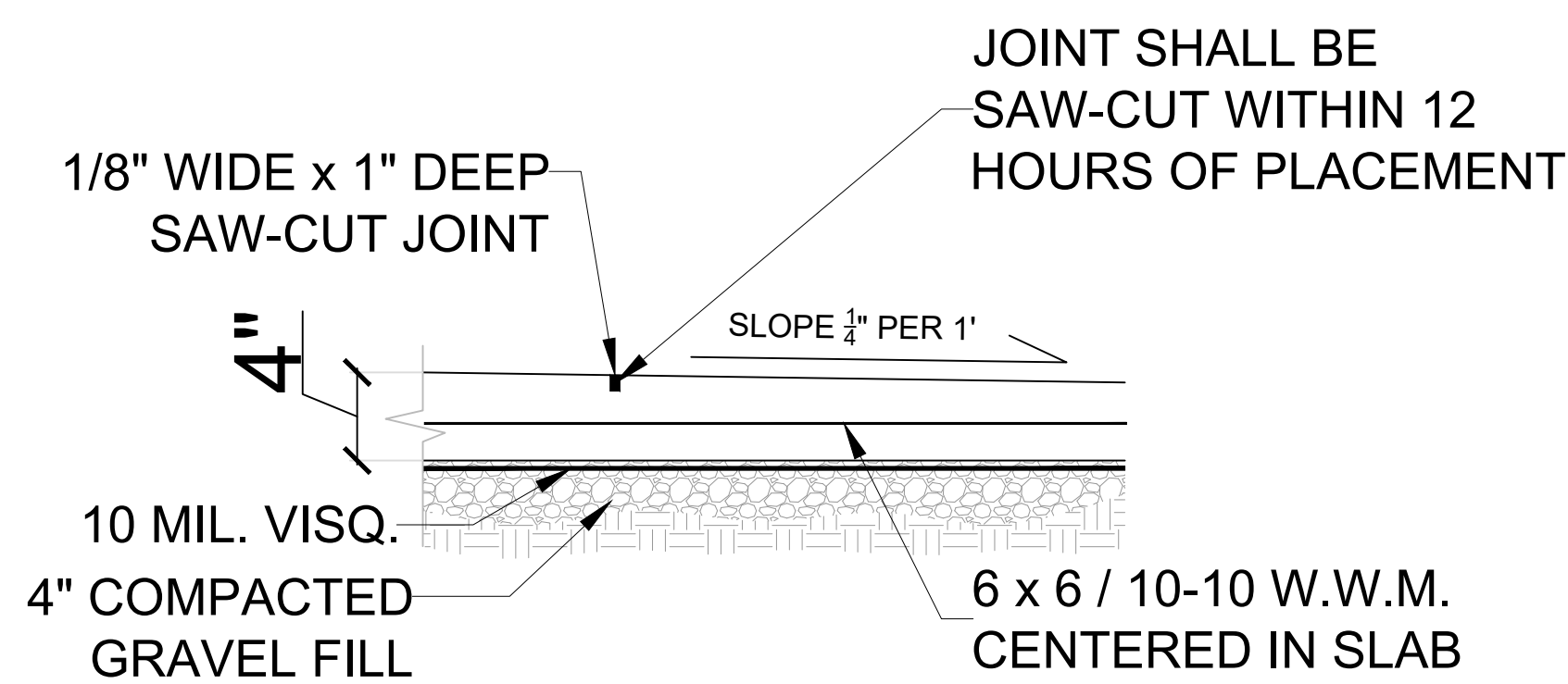
SECTION D-D

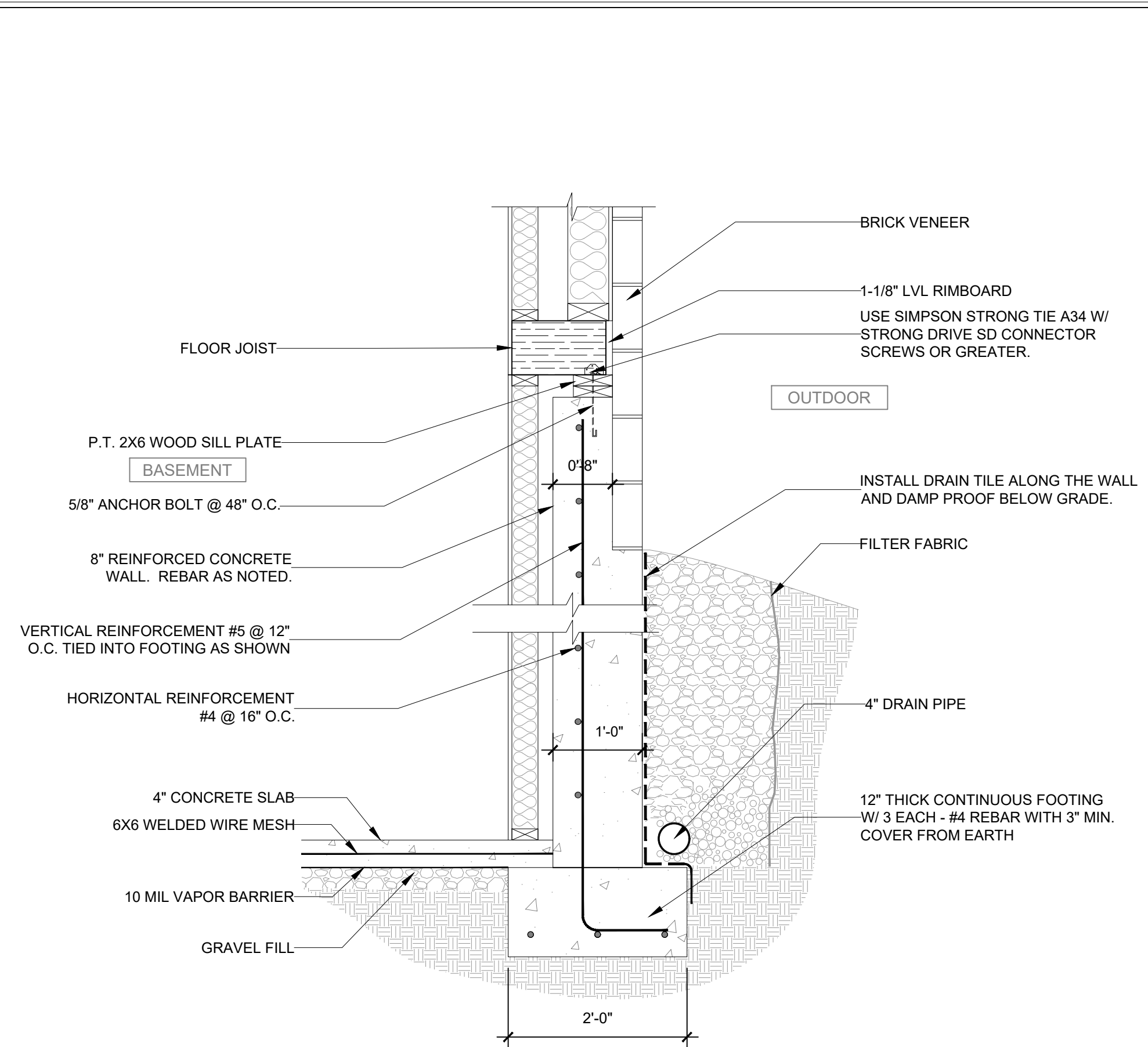
LEGEND:

	PROPERTY LINE
	EX. MAJOR CONTOUR (EVERY 10')
	EX. MINOR CONTOUR (EVERY 2')
	PR. MAJOR CONTOUR (EVERY 10')
	PR. MINOR CONTOUR (EVERY 2')
	SETBACK LINE (MBSL)
	DRAINAGE EASEMENT
	EXISTING GRADE
	PROPOSED GRADE
	PROPANE TANK
	IRON ROD (IR)
	CONCRETE (HATCH)
	GRAVEL (HATCH)
	PAVEMENT (HATCH)
	PERMEABLE PAVERS (HATCH)
	POOL (HATCH)
	WALL (HATCH)

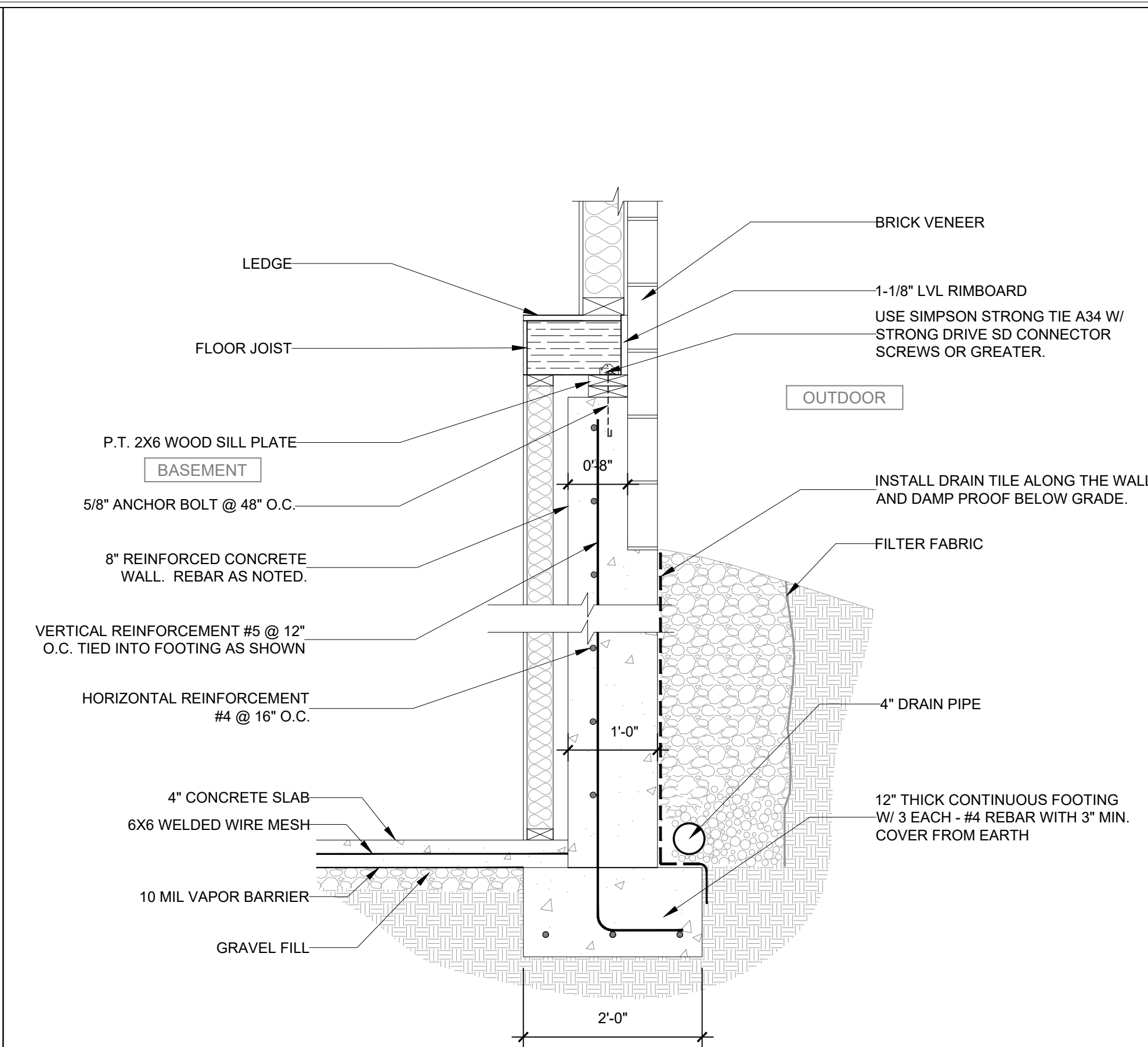
1. ALL CONSTRUCTION SHOWN AND NOT SHOWN TO ADHERE TO 2021 IRC FOR STRUCTURAL DESIGN AND BUILDING CODE.
2. REFER TO GENERAL NOTES SHEET S0 FOR GENERAL CONDITIONS AND REQUIREMENTS FOR ALL CONSTRUCTION.
3. CONTRACTOR TO PERFORM THE WORK OUTLINED IN THESE NOTES IN ALL AREAS OF CONSTRUCTION UNLESS NOTED OTHERWISE IN THESE DOCUMENTS.
4. GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE START OF CONSTRUCTION. NOTIFY DESIGNER OF ANY DISCREPANCIES.



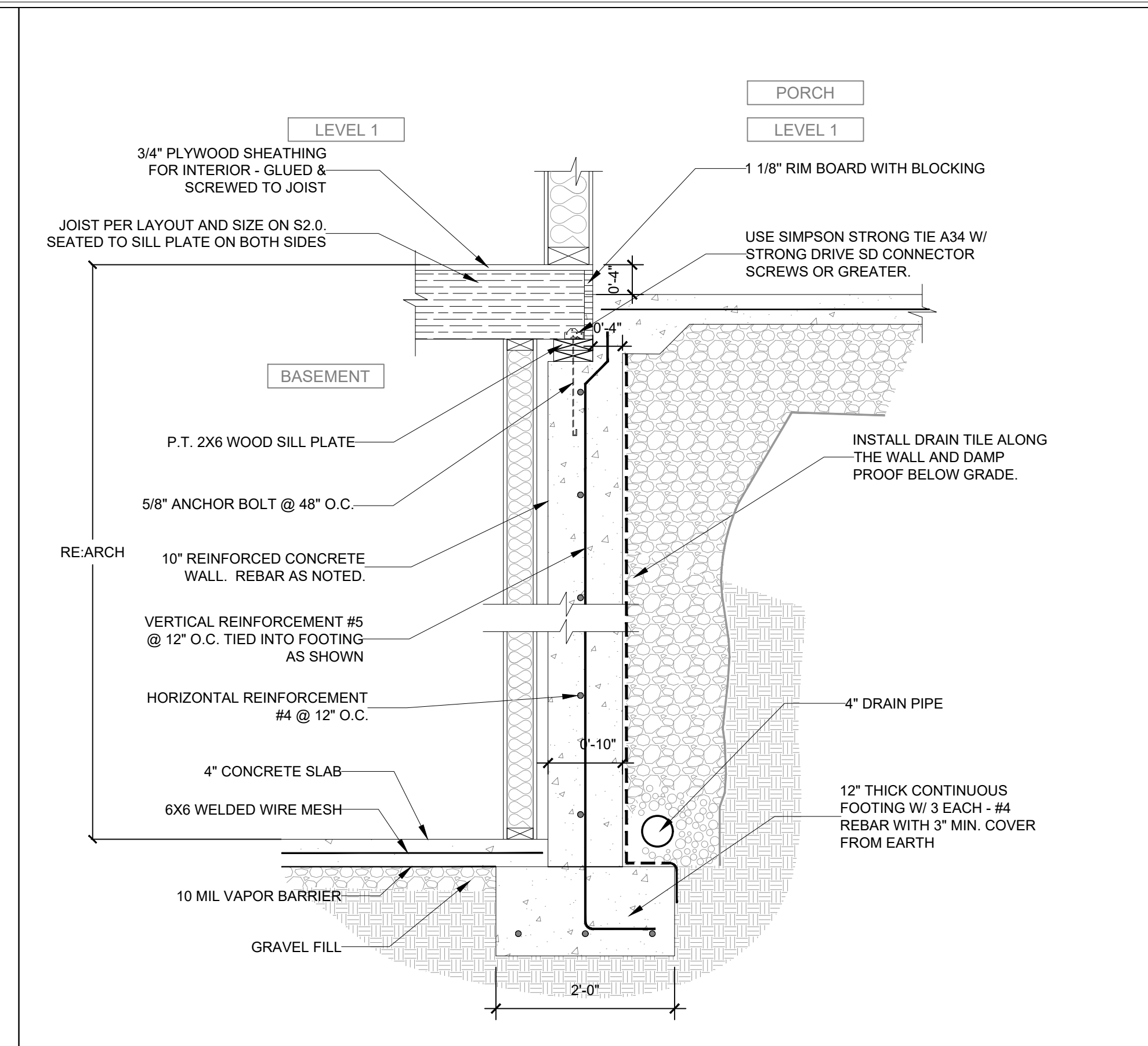




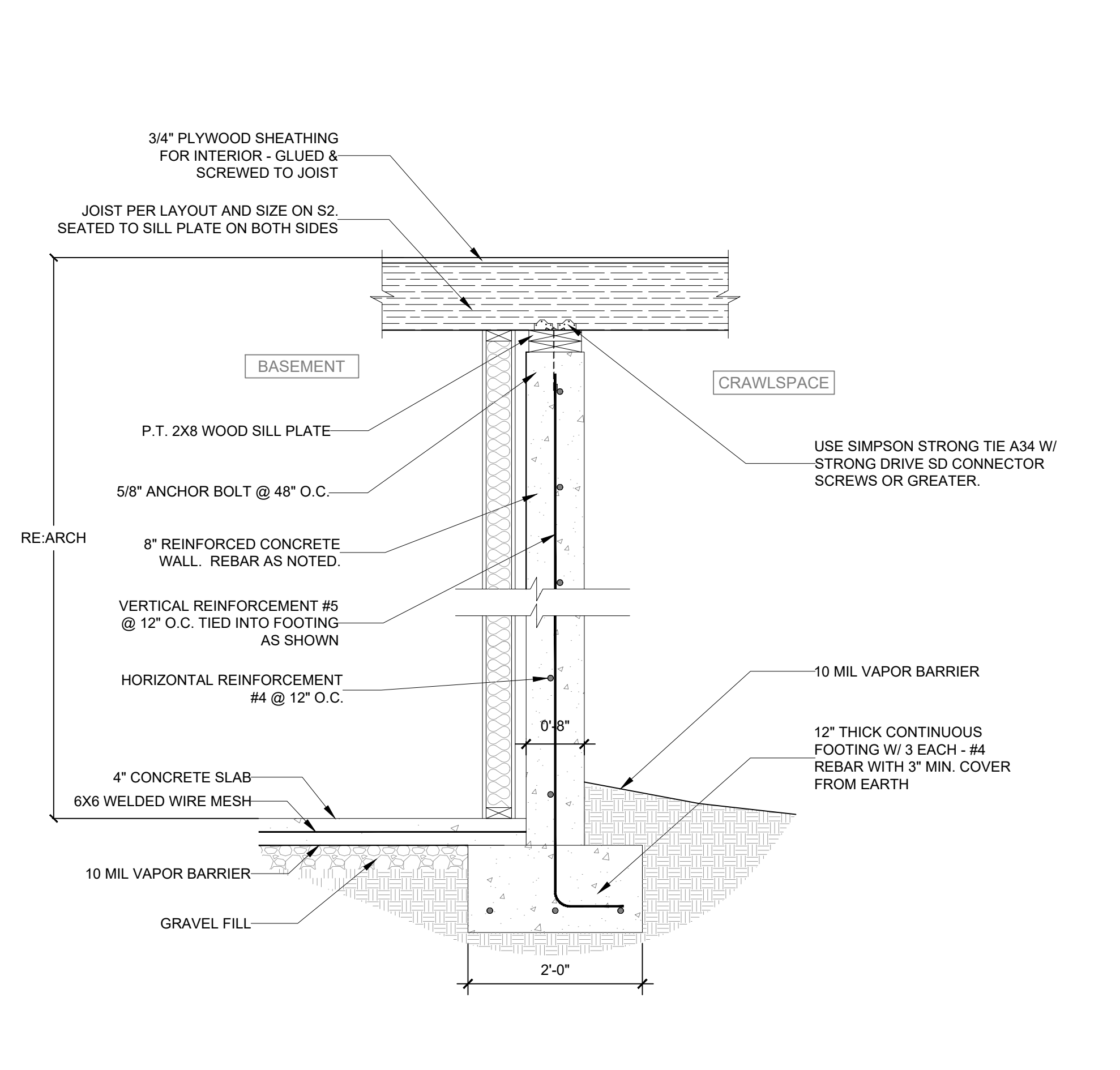
F6	TYPICAL BASEMENT FOUNDATION (DOUBLE WALL)	SCALE : NTS
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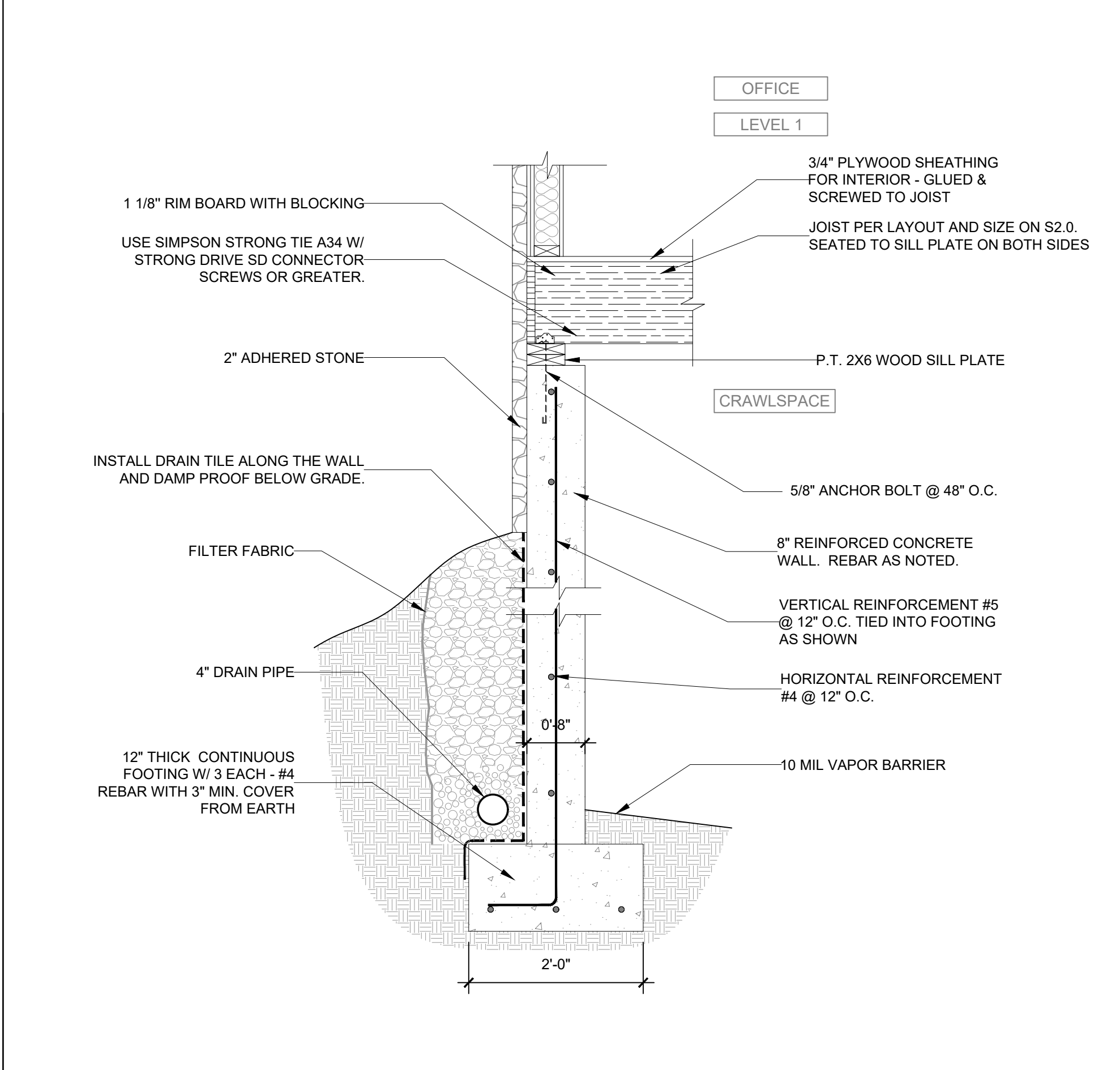
F6-1	TYPICAL BASEMENT FOUNDATION (LEDGE)	SCALE : NTS
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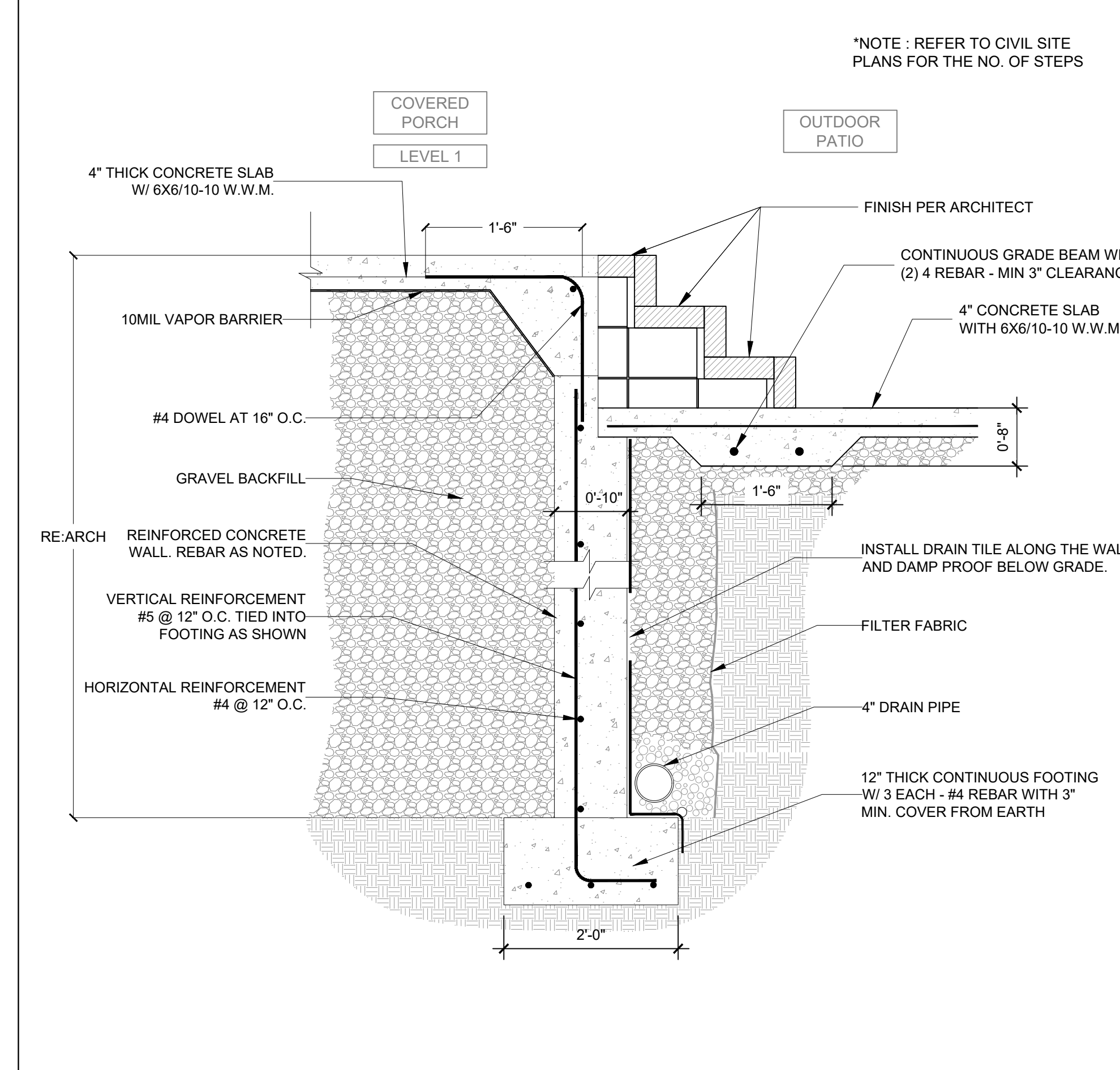
F7	TYPICAL BASEMENT FOUNDATION (TO L1 PORCH)	SCALE : NTS
----	--	----------------



F8	TYPICAL BASEMENT & CRAWLSPACE FOUNDATION (FOYER)	SCALE : NTS
----	---	----------------

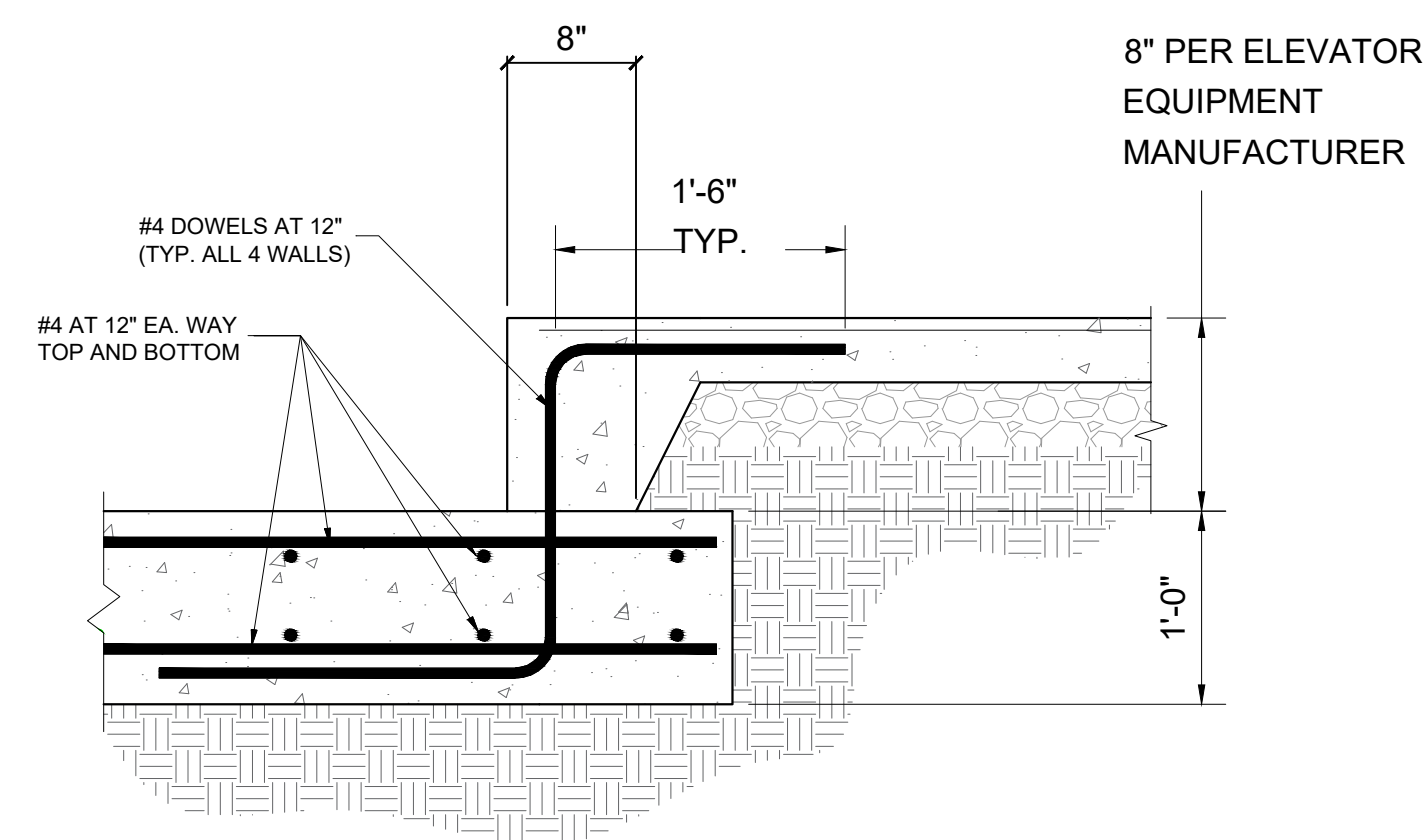
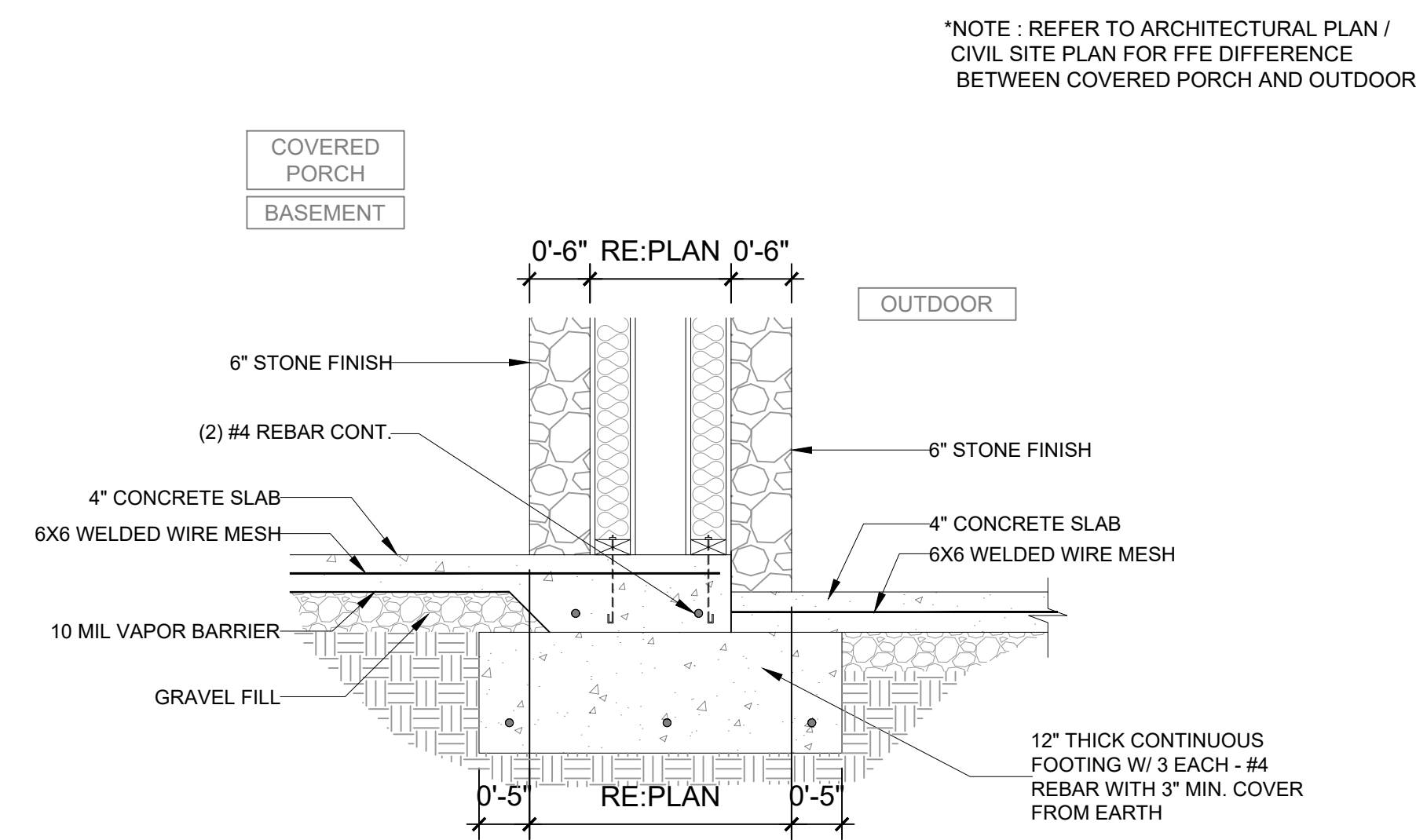


F9	TYPICAL CRAWLSPACE FOUNDATION (PORCH)	SCALE : NTS
----	--	----------------



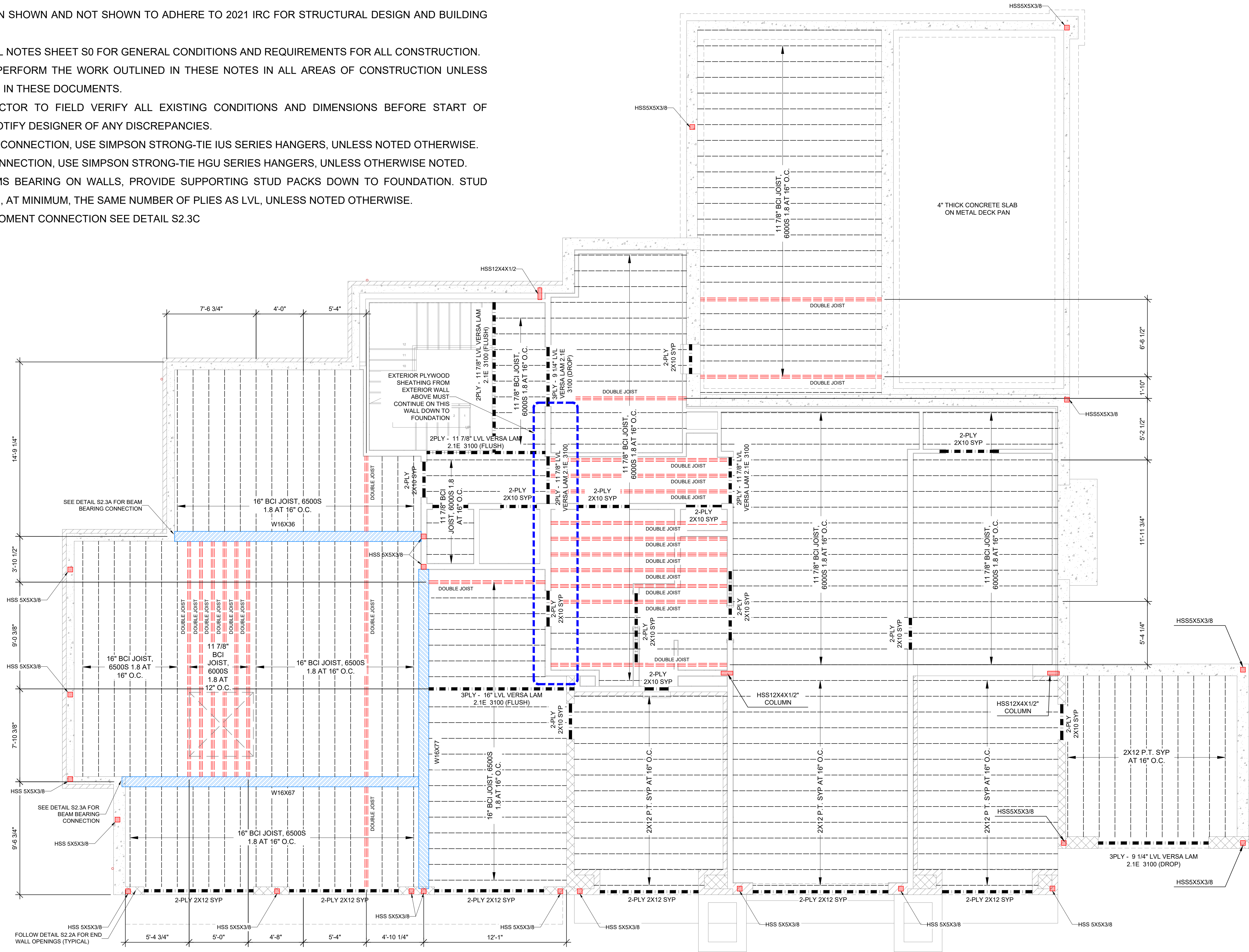
F9-1	TYPICAL PORCH FOUNDATION DETAIL	SCALE : NTS
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Matthew D. Franklin, P.E. Alliance Engineering & Consulting, LLC 480 Duke Drive, Ste 120 Franklin, TN 37067				
DATE:				
PROJECT: CLARK RESIDENCE STRUCTURAL PLAN				
LOCATION: 3270 BOYD MILL AVENUE, FRANKLIN, TENNESSEE 37064				
OWNER: RICHARD & TANIA CLARK				
SHEET CONTENT: TYPICAL FOUNDATION DETAILS				
DATE	02-29-24	MDF / MP	MDF	
REVIEWED BY:				
DATE	02-29-24	PJG	PJG	
CAD BY:				
REV. NO.	0			
	1			
REMARKS:				
SHEET NO:				N T S
S1.2				



NOTES:

1. ALL CONSTRUCTION SHOWN AND NOT SHOWN TO ADHERE TO 2021 IRC FOR STRUCTURAL DESIGN AND BUILDING CODE.
2. REFER TO GENERAL NOTES SHEET S0 FOR GENERAL CONDITIONS AND REQUIREMENTS FOR ALL CONSTRUCTION.
3. CONTRACTOR TO PERFORM THE WORK OUTLINED IN THESE NOTES IN ALL AREAS OF CONSTRUCTION UNLESS NOTED OTHERWISE IN THESE DOCUMENTS.
4. GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE START OF CONSTRUCTION. NOTIFY DESIGNER OF ANY DISCREPANCIES.
5. FOR I-JOIST TO LVL CONNECTION, USE SIMPSON STRONG-TIE IUS SERIES HANGERS, UNLESS NOTED OTHERWISE.
6. FOR LVL TO LVL CONNECTION, USE SIMPSON STRONG-TIE HGU SERIES HANGERS, UNLESS OTHERWISE NOTED.
7. FOR ALL LVL BEAMS BEARING ON WALLS, PROVIDE SUPPORTING STUD PACKS DOWN TO FOUNDATION. STUD PACKS SHALL HAVE, AT MINIMUM, THE SAME NUMBER OF PLIES AS LVL, UNLESS NOTED OTHERWISE.
8.  = INDICATES MOMENT CONNECTION SEE DETAIL S2.3C



BASEMENT FLOOR CEILING & HEADER
FRAMING & 1ST FLOOR FRAMING PLAN

SCALE: 1/4" : 1'



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Matthew D. Franklin, P.E.
Alliance Engineering & Consulting, LLC
480 Duke Drive, Ste 120
Franklin, TN 37067

DATE:
PROJECT:
**CLARK RESIDENCE
STRUCTURAL PLAN**
LOCATION:
**3270 BOYD MILL AVENUE,
FRANKLIN,
TENNESSEE 37064**

OWNER:
RICHARD & TANIA CLARK

SHEET CONTENT:
**BASEMENT FLOOR CEILING &
HEADER FRAMING &
1ST FLOOR FRAMING PLAN**

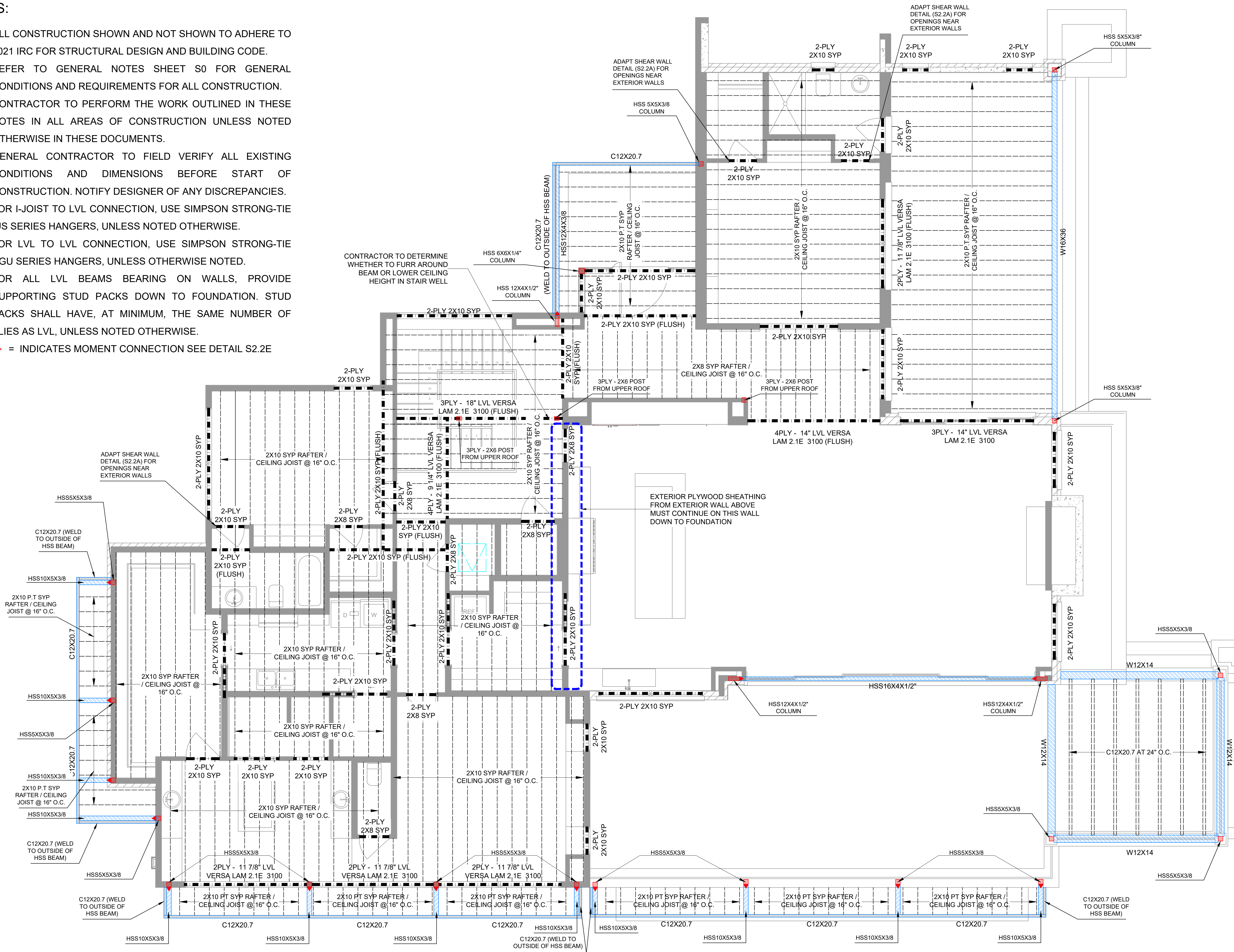
DATE	02-29-24			
REVIEWED BY:	MDF / MP	MDF		
DATE	02-29-24	10-09-24		
CAD BY:	P.J.G	P.J.G		
REV. NO:	0	1		

REMARKS:

SHEET NO:
S2.0
1/4" = 1'

NOTES:

1. ALL CONSTRUCTION SHOWN AND NOT SHOWN TO ADHERE TO 2021 IRC FOR STRUCTURAL DESIGN AND BUILDING CODE.
2. REFER TO GENERAL NOTES SHEET S0 FOR GENERAL CONDITIONS AND REQUIREMENTS FOR ALL CONSTRUCTION.
3. CONTRACTOR TO PERFORM THE WORK OUTLINED IN THESE NOTES IN ALL AREAS OF CONSTRUCTION UNLESS NOTED OTHERWISE IN THESE DOCUMENTS.
4. GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE START OF CONSTRUCTION. NOTIFY DESIGNER OF ANY DISCREPANCIES.
5. FOR I-JOIST TO LVL CONNECTION, USE SIMPSON STRONG-TIE IUS SERIES HANGERS, UNLESS NOTED OTHERWISE.
6. FOR LVL TO LVL CONNECTION, USE SIMPSON STRONG-TIE HGU SERIES HANGERS, UNLESS OTHERWISE NOTED.
7. FOR ALL LVL BEAMS BEARING ON WALLS, PROVIDE SUPPORTING STUD PACKS DOWN TO FOUNDATION. STUD PACKS SHALL HAVE, AT MINIMUM, THE SAME NUMBER OF PLYS AS LVL, UNLESS NOTED OTHERWISE.
8.  = INDICATES MOMENT CONNECTION SEE DETAIL S2.2E



1
S2.1

1ST FLOOR CEILING / RAFTER & HEADER FRAMING

SCALE: 1/4" : 1'



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Alliance Engineering & Consulting, LLC
480 Duke Drive, Ste 120
Franklin, TN 37067

DATE:

PROJECT:

CLARK RESIDENCE
STRUCTURAL PLAN

LOCATION:

3270 BOYD MILL AVENUE,
FRANKLIN,
TENNESSEE 37064

OWNER:

RICHARD & TANIA CLARK

SHEET CONTENT:

1ST FLOOR CEILING &
HEADER FRAMING

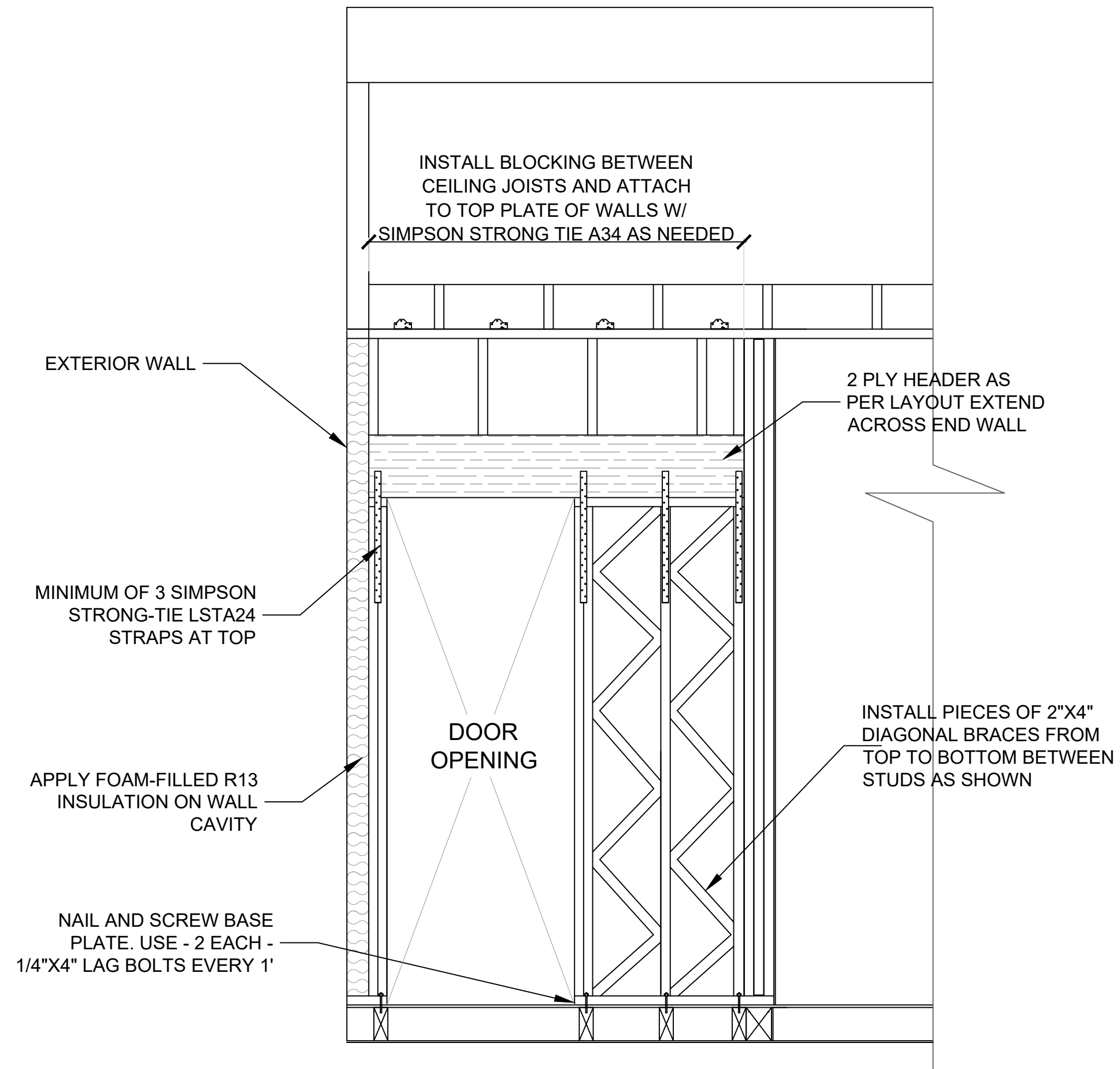
DATE	02-29-24			
REVIEWED BY:	MDF / MP	MDF		
DATE	02-29-24	10-09-24		
CAD BY:	PJG	PJG		
REV. NO:	0	1		

REMARKS:

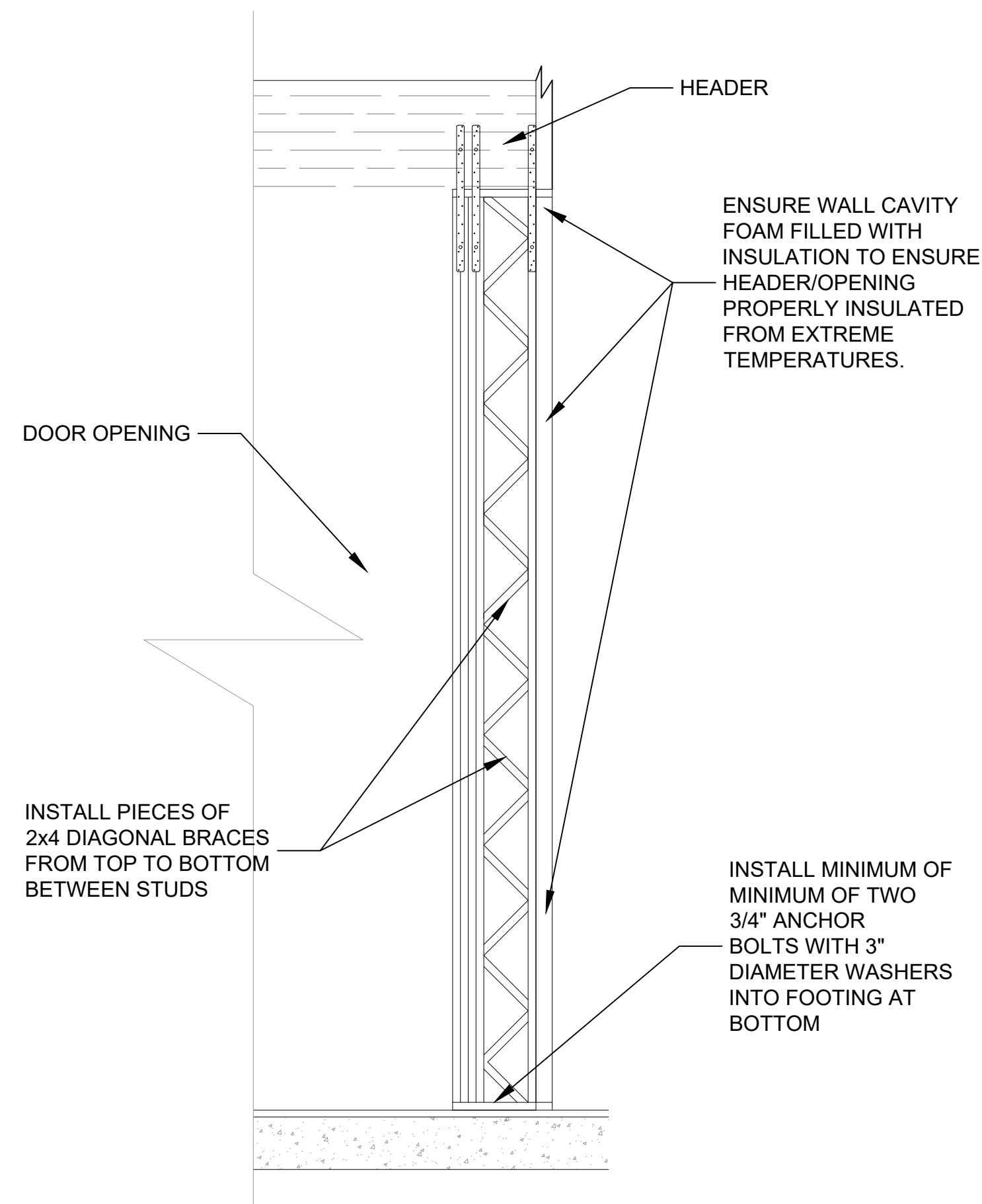
SHEET NO:

S2.1

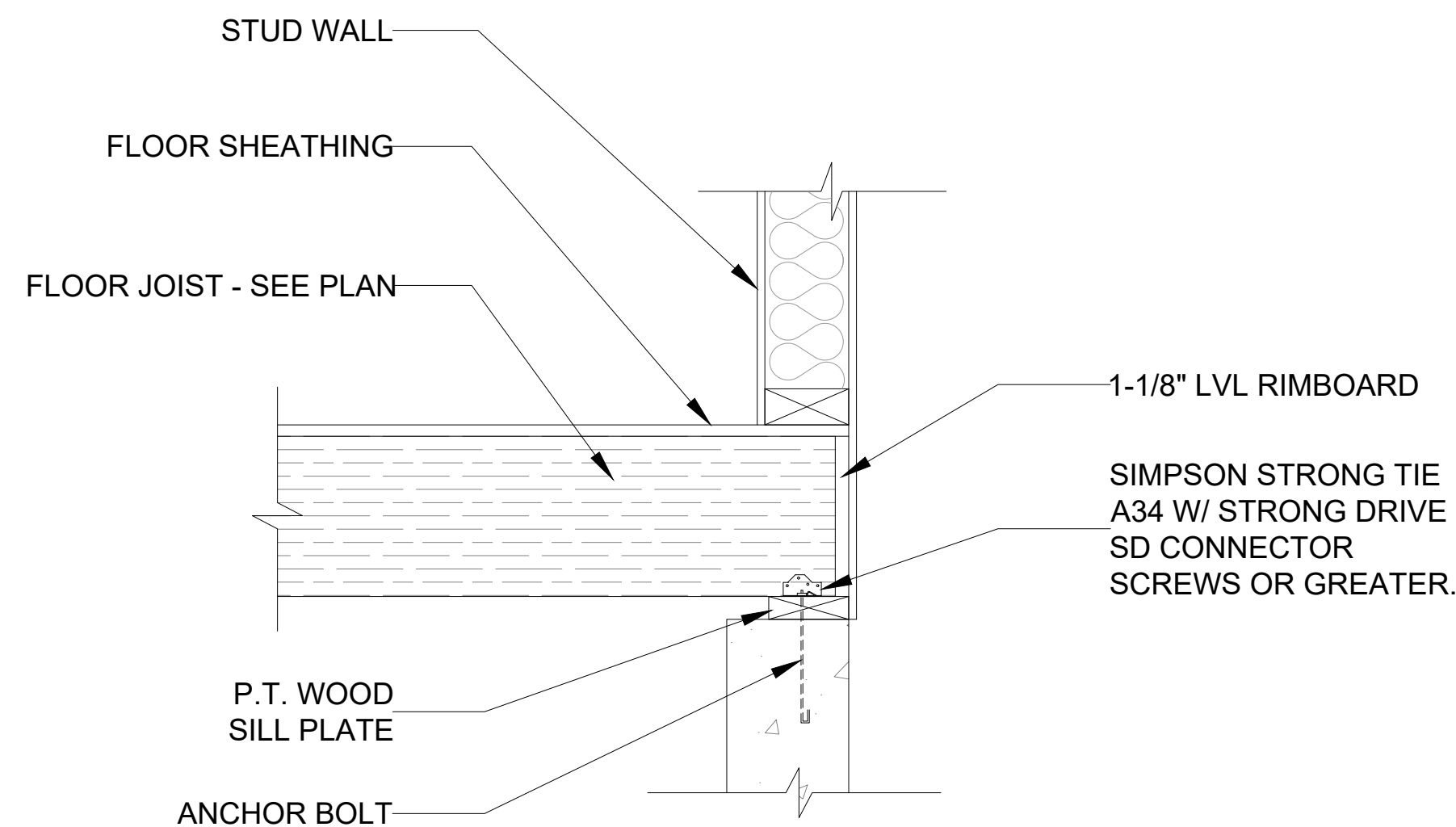
1/4" = 1'



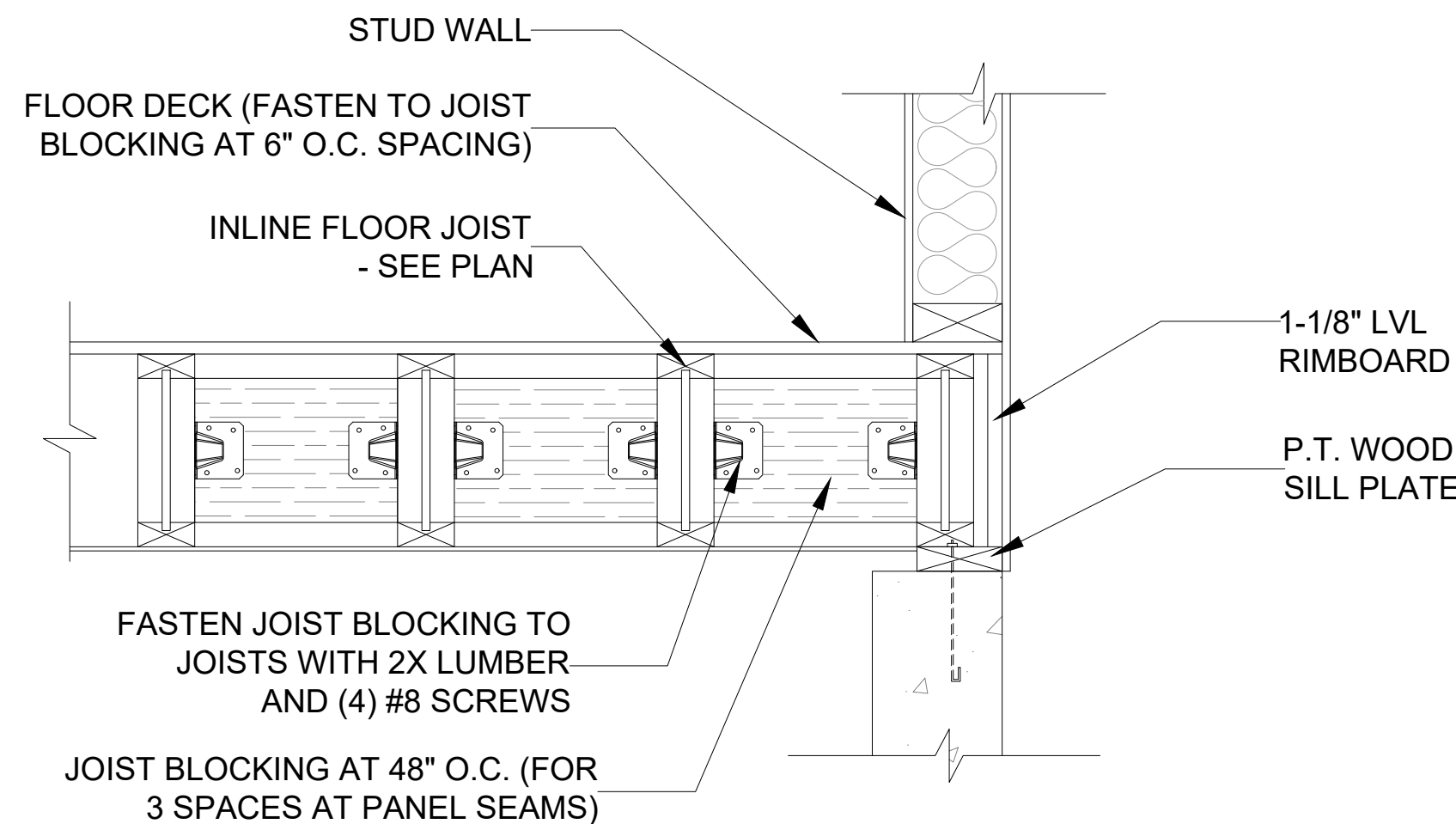
S2.2A TYPICAL WALL BRACING DETAIL FOR OPENINGS NEAR THE EXTERIOR WALL



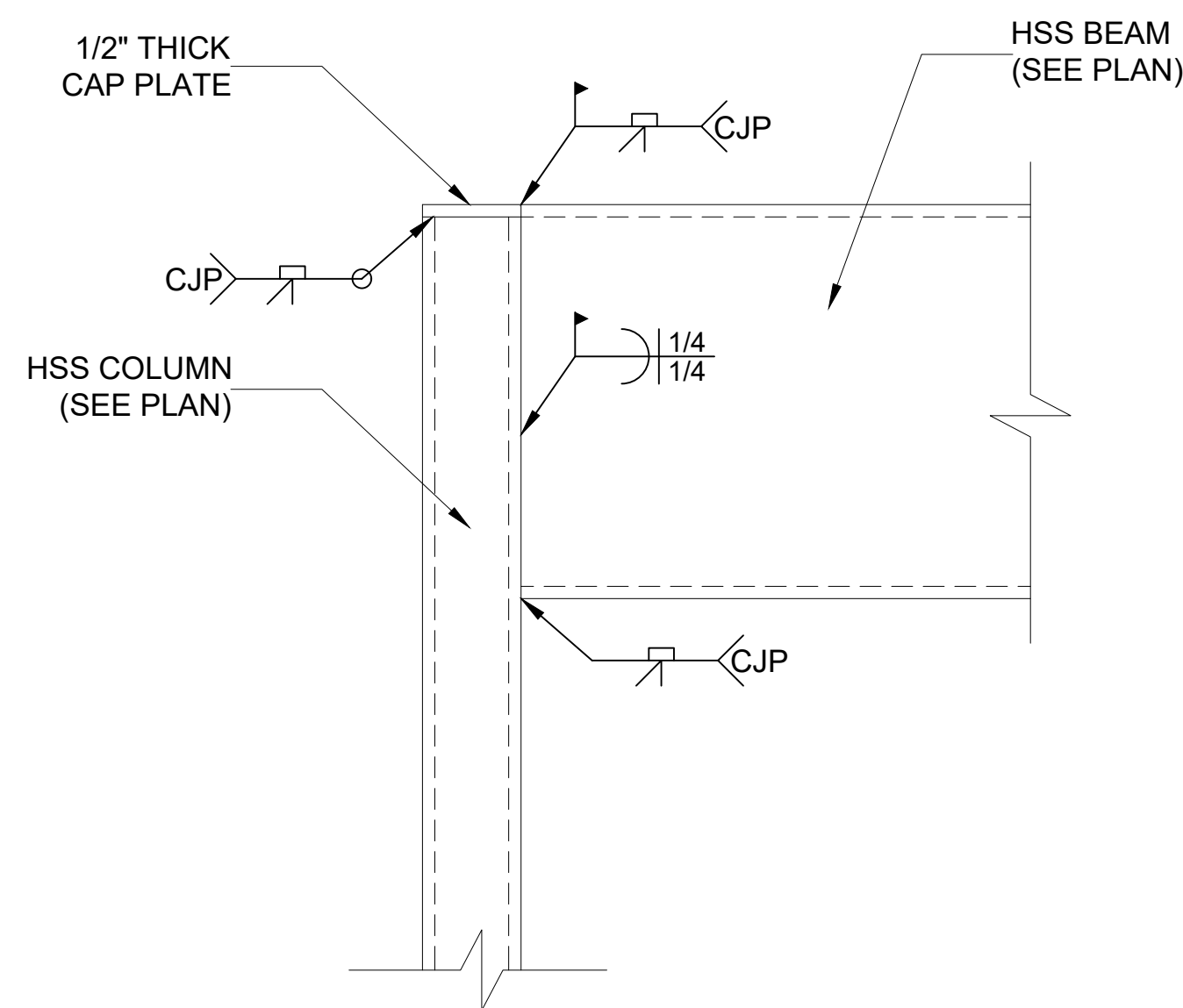
S2.2B TYPICAL BRACED PANEL DETAIL FOR BOTH SIDES OF DOOR OPENINGS WHERE OPENING IS 3' FROM EXTERIOR WALL OR LESS



S2.2C TYPICAL JOIST BEARING AT EXTERIOR WALL

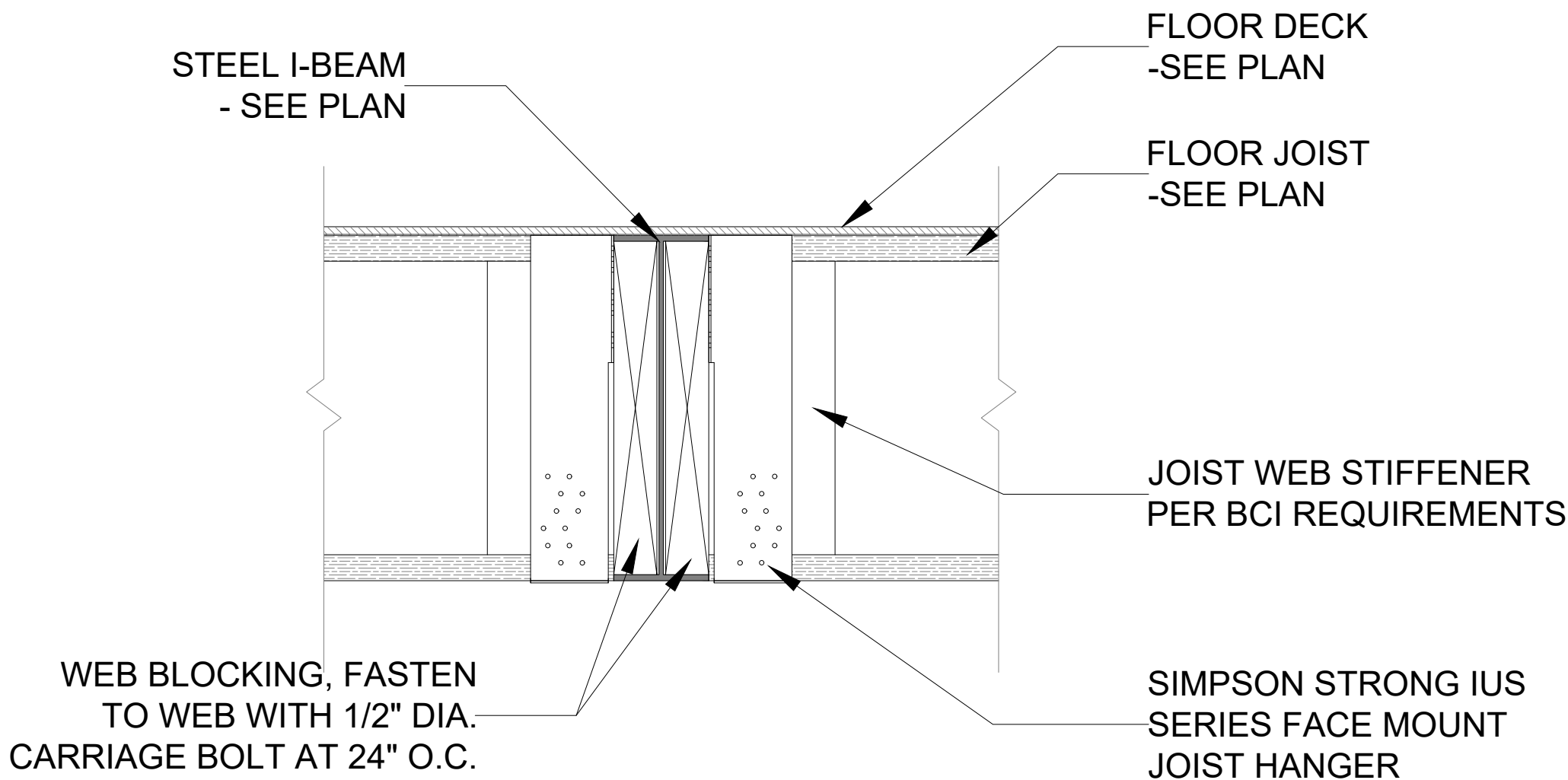
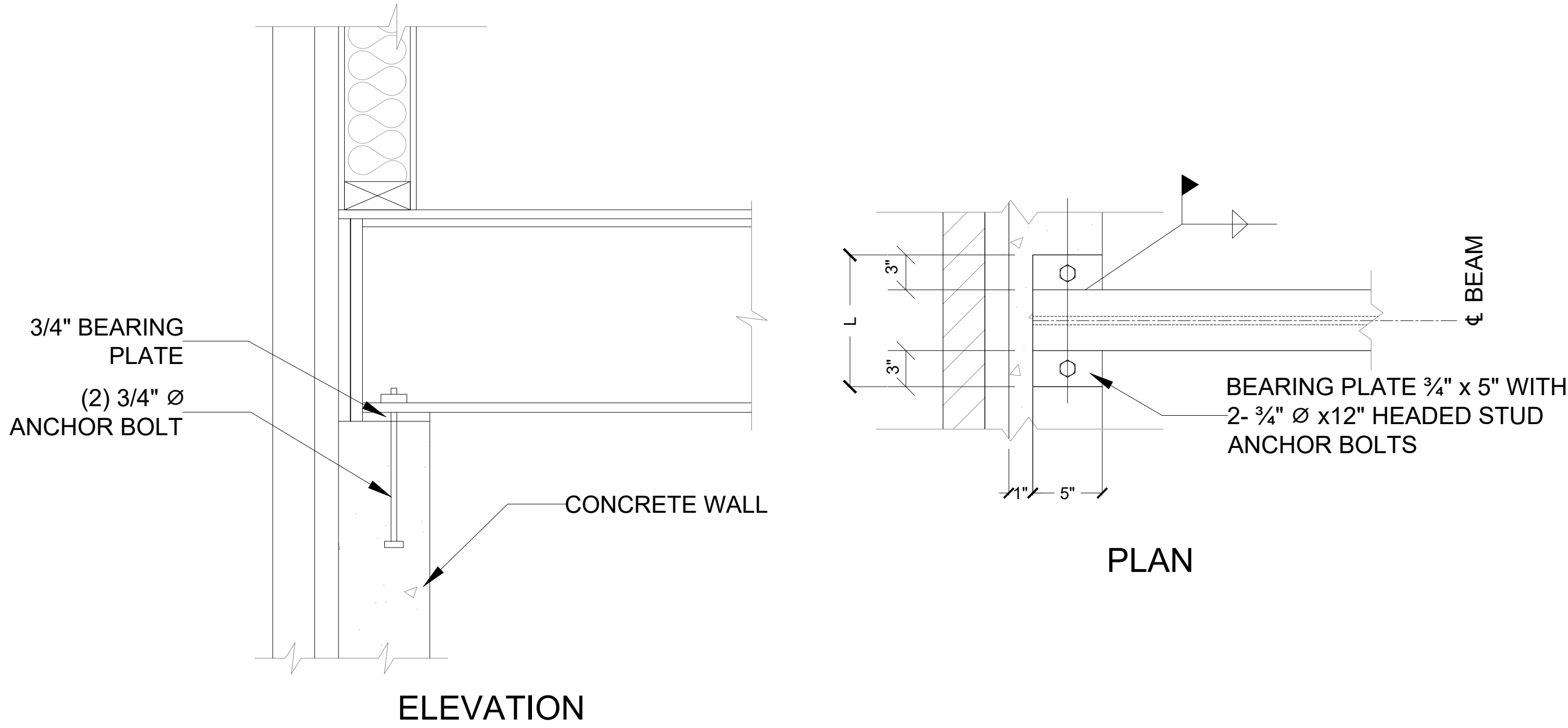


S2.2D TYPICAL JOIST INLINE AT EXTERIOR WALL



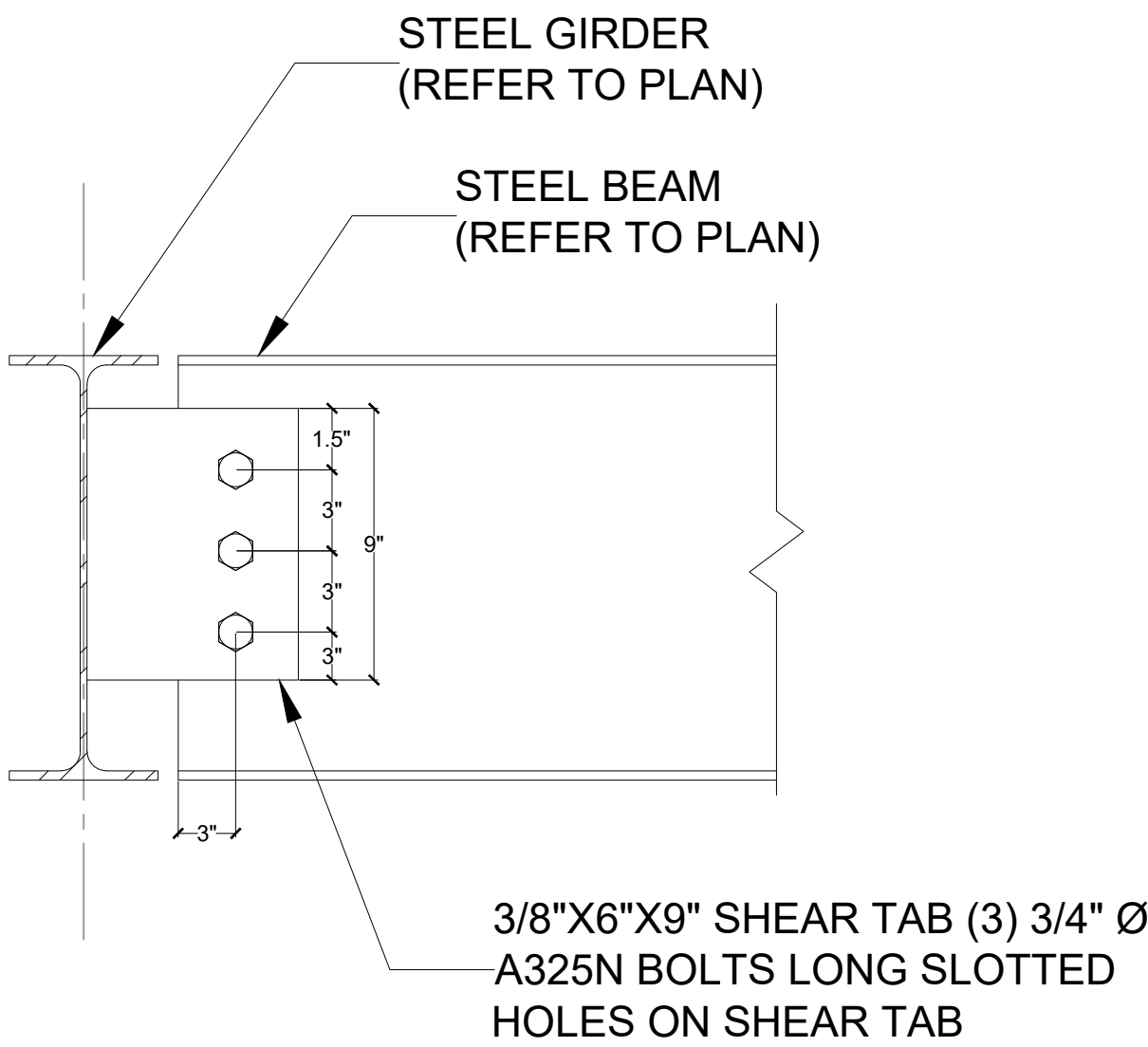
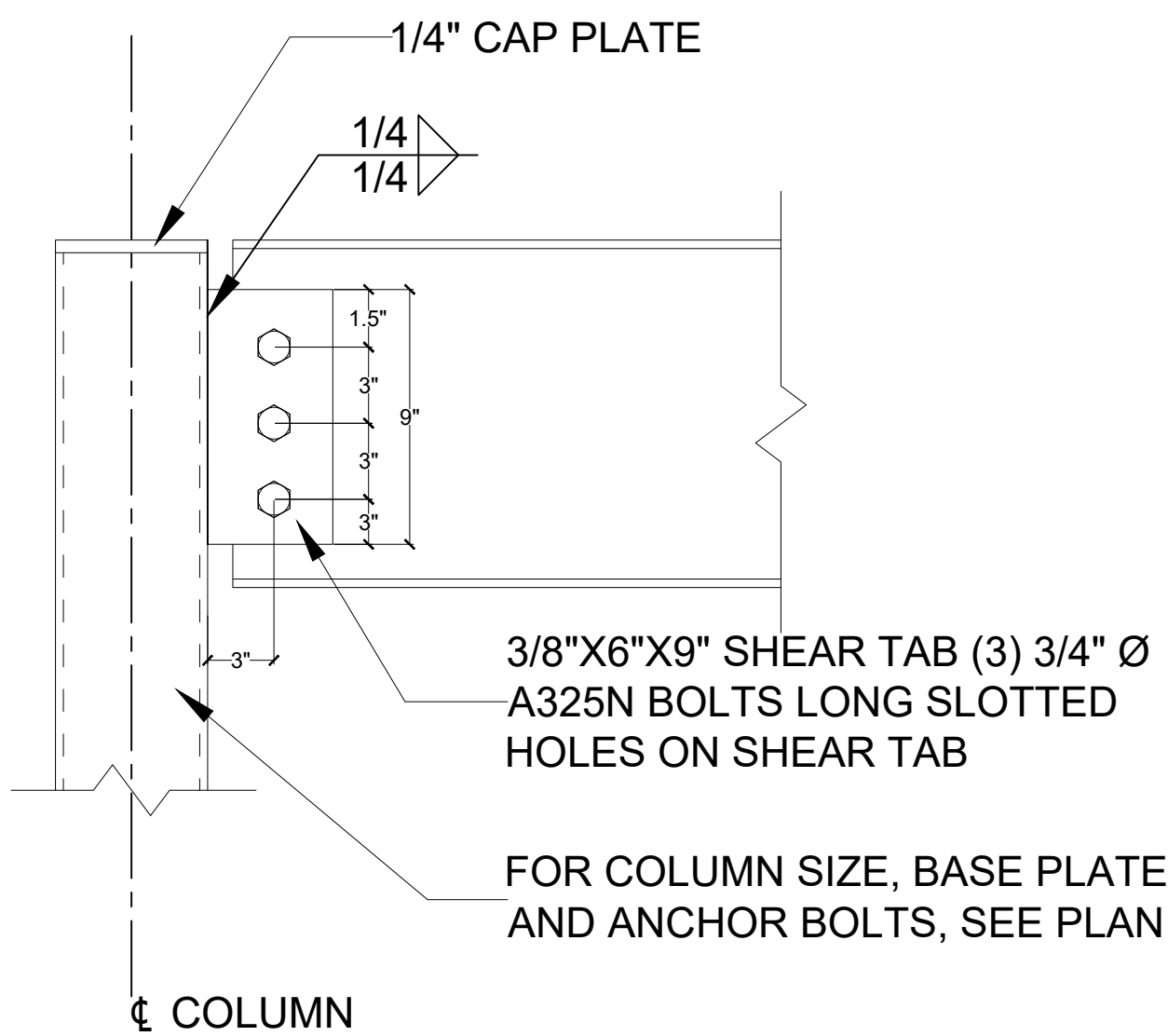
S2.2E HSS TO HSS MOMENT CONNECTION DETAIL

DATE	02-29-24				
REVIEWED BY:	MDF / MP	MDF			
DATE	02-29-24	10-09-24			
CAD BY:	P.J.G	P.J.G			
REV. NO:	0	1			



S2.3A TYPICAL STEEL BEAM TO CONCRETE WALL DETAIL

S2.3B TYPICAL JOIST TO STEEL BEAM TCONNECTION DETAIL



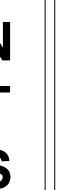
S2.3C TYPICAL STEEL BEAM TO STEEL COLUMN CONNECTION DETAIL

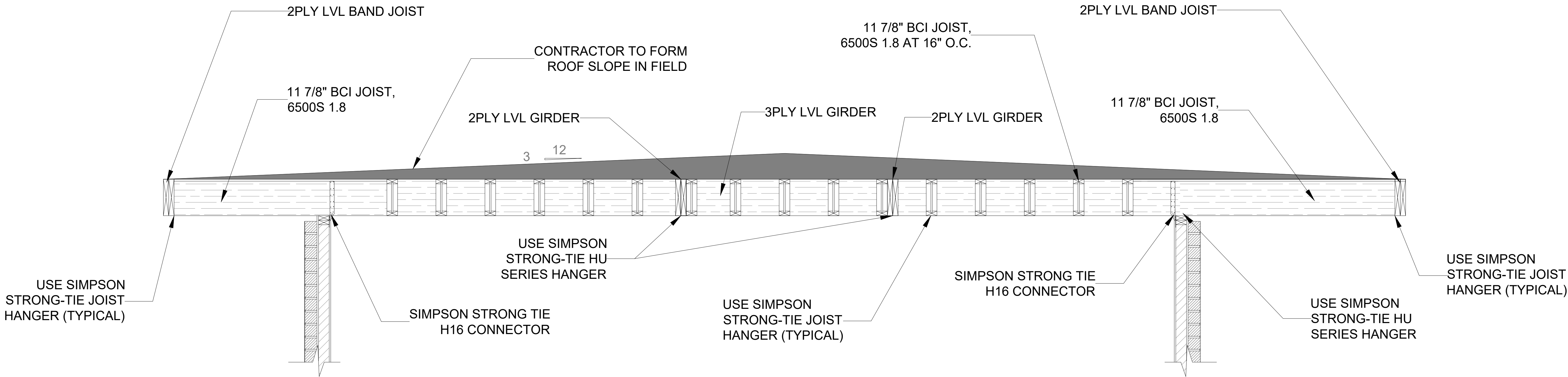
S2.3D TYPICAL STEEL BEAM TO STEEL GIRDER CONNECTION DETAIL

DATE	02-23-24				
REVIEWED BY:	MDF / MP	MDF			
DATE	02-23-24	10-09-24			
CAD BY:	P.J.G	P.J.G			
REV. NO:	0	1			

REMARKS:

1. ALL CONSTRUCTION SHOWN AND NOT SHOWN TO ADHERE TO 2018 IBC CODE.
2. REFER TO GENERAL NOTES SHEET S0 FOR GENERAL CONDITIONS.
3. CONTRACTOR TO PERFORM THE WORK OUTLINED IN THESE NOTES AND NOTED OTHERWISE IN THESE DOCUMENTS.
4. GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND CONSTRUCTION. NOTIFY DESIGNER OF ANY DISCREPANCIES.
5. FOR I-JOIST TO LVL CONNECTION, USE SIMPSON STRONG-TIE IUS 1/2" X 8" X 16".
6. FOR LVL TO LVL CONNECTION, USE SIMPSON STRONG-TIE HGU 1/2" X 8" X 16".
7. FOR ALL LVL BEAMS BEARING ON WALLS, PROVIDE SUPPORTING BRACKETS. BRACKETS SHALL HAVE, AT MINIMUM, THE SAME NUMBER OF PLYS AS THE BEAM THEY ARE SUPPORTING.
8. = INDICATES MOMENT CONNECTION SEE DETAIL S2.3C





1
S3.1 **TYPICAL UPPER ROOF FRAMING DETAIL**
SCALE: NTS

REV. NO.	CAD BY:	DATE	REVIEWED BY:	DATE
0	P.J.G	02-29-24	MDF / MP	02-29-24
1	P.J.G	10-09-24	MDF	

REMARKS:

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL BUILDING CODES AND 2021 INTERNATIONAL RESIDENTIAL CODE.
2. MICROLAM BEAMS.LVL'S SHALL HAVE A MINIMUM ALLOWABLE BENDING STRESS OF 3,100 PSI AND MODULUS OF ELASTICITY OF 2,000,000 PSI AND BE AS MANUFACTURED BY BOISE CASCADE OR APPROVED EQUAL.
3. FLOOR JOISTS SHALL BE AS SHOWN AND NOTED ON THE DESIGN DRAWINGS.
4. STANDARD SIZE WOOD MEMBERS SHALL BE OF MINIMUM #2 CLASS SOUTHERN YELLOW PINE OR BETTER AND A MIN MODULUS OF ELASTICITY OF 1,400,000 PSI.
5. ALL WOOD EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.
6. CONCRETE USED FOR SLABS AND COLUMNS SHALL HAVE A MINIMUM 3,500 PSI COMPRESSIVE STRENGTH AT 28 DAY BREAK. PERFORMANCE OF CONCRETE SHALL DEPEND ON SUCH THINGS AS THE QUALITY OF THE CONCRETE, PROPER PLACEMENT OF REINFORCING STEEL AS NOTED ON PLANS, QUALITY OF THE SUBGRADE AND THE METHOD OF PLACEMENT OF THE CONCRETE. IT IS THE RESPONSIBILITY OF THE CONCRETE CONTRACTOR AND OR BUILDER TO VERIFY THAT THESE CONDITIONS ARE PROPERLY VERIFIED. IT IS PREFERRED THAT WELDED WIRE MESH BE PLACED IN ALL CONCRETE SLABS.
7. UNLESS NOTED OTHERWISE, ALL REINFORCING STEEL SHALL MEET THE REQUIREMENTS OF ASTM A615, GRADE 60. STEEL REINFORCEMENT SHALL BE PLACED IN ALL CONCRETE AS NOTED ON DRAWINGS.
8. DETAILS NOT SHOWN SHALL BE DONE IN ACCORDANCE WITH STANDARD BUILDING TECHNIQUES AND IN ACCORDANCE WITH ALL BUILDING CODES.
9. DESIGN LOADS:

9.1.1.1. FLOOR LIVING AREAS

9.1.1.2. FLOOR SLEEPING AREAS

9.1.1.3. CEILING/ATTIC AREAS

9.1.1.4. ROOF AREAS

9.1.1.5. WALLS

40 PSF LIVE LOAD & 10 PSF DEAD LOAD (UNLESS NOTED OTHERWISE)

30 PSF LIVE LOAD & 10 PSF DEAD LOAD (UNLESS NOTED OTHERWISE)

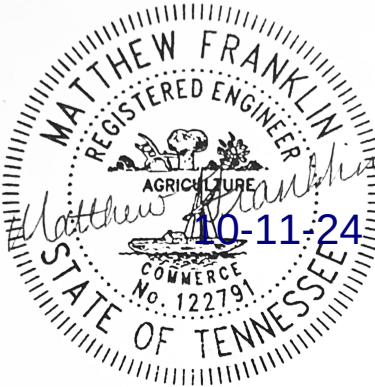
20 PSF LIVE LOAD & 10 PSF DEAD LOAD (UNLESS NOTED OTHERWISE)

20 PSF LIVE LOAD & 10 PSF DEAD LOAD (UNLESS NOTED OTHERWISE)

105 MILE PER HOUR GUST WIND LOAD
10. THE BUILDING CONTRACTOR SHALL OBTAIN ALL PERMITS AND REQUIRED INSPECTIONS FOR THE CONSTRUCTION.
11. ALL DIMENSIONS SHALL BE VERIFIED & CONFIRMED IN THE FIELD DURING CONSTRUCTION. PLAN SCALE AS NOTED ON EACH PLAN SHEET AS THEY CAN CHANGE. DIMENSION LINES AND NOTES SUPERCEDE ALL SCALED REFERENCES.
12. HURRICANE STRAPS TO BE INSTALLED AT ENDS OF EACH RAFTER.
13. CAUTION MUST BE EXERCISED WHEN MAKING ANY CHANGES TO THE PLANS. THE ENGINEER MUST BE NOTIFIED OF ANY PROPOSED MODIFICATIONS PRIOR TO MAKING CHANGES. EVEN MINOR CHANGES IN ONE AREA OF THE PLAN COULD LEAD TO MAJOR PROBLEMS IN ANOTHER AREA.
14. THESE PLANS ARE FOR LOT 3270 BOYD MILL AVENUE, FRANKLIN, TENNESSEE STRUCTURAL PLAN. FOR ALL OTHER INFORMATION, INCLUDING DIMENSIONS, FIELD VERIFICATION MAY BE NEEDED. ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR INCORRECT FIELD MEASUREMENTS.
15. WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS TO AVOID ERRORS, OMISSIONS, MISTAKES AND TO INCORPORATE THE MOST UP TO DATE FIELD MEASUREMENTS AND INFORMATION, THE BUILDER AND OR CLIENT SHALL VERIFY ALL CONDITIONS, DIMENSIONS, DETAILS AND SPECIFICATIONS AND SHALL HAVE RESPONSIBILITY FOR THE SAME.
16. INITIAL ARCHITECTURAL PLANS BY OTHERS. THE SCOPE DECLARED ON THIS SET OF PLANS IS LIMITED TO THE STRUCTURAL DESIGN OF A TWO-STOREY RESIDENTIAL PROPERTY. OTHER ITEMS NOT DECLARED HERE SHALL BE COORDINATED WITH THE OWNER/GENERAL CONTRACTOR.
17. CONTRACTOR SHALL FOLLOW ALL PRESCRIPTIVE DESIGN REQUIREMENTS OF THE 2021 IRC UNLESS NOTED OTHERWISE ON THESE DRAWINGS.



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Alliance Engineering & Consulting, LLC



Matthew D. Franklin, P.E.
Alliance Engineering & Consulting, LLC
480 Duke Drive, Ste 120
Franklin, TN 37067

DATE:

PROJECT:

CLARK RESIDENCE
STRUCTURAL PLAN

LOCATION:

3270 BOYD MILL AVENUE,
FRANKLIN,
TENNESSEE 37064

OWNER:

RICHARD & TANIA CLARK

SHEET CONTENT:

STRUCTURAL GEN NOTES

DATE	02-29-24			
REVIEWED BY:	MDF/IMP	MDF		
DATE	02-29-24	10-09-24		
CAD BY:	P.J.G	P.J.G		
REV. NO:	0	1		

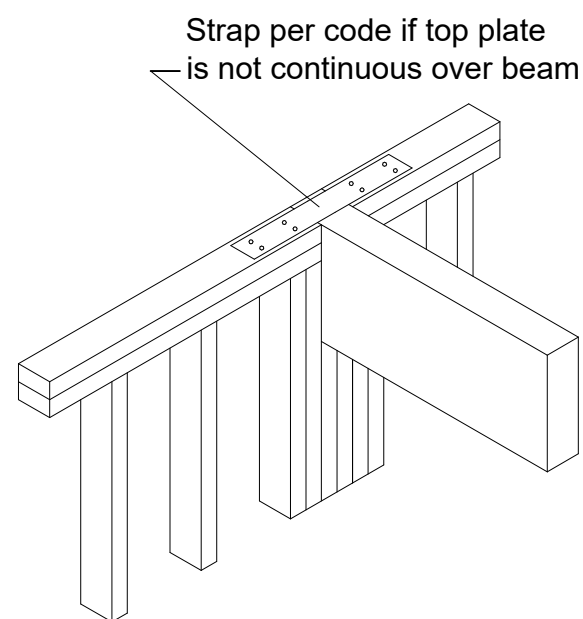
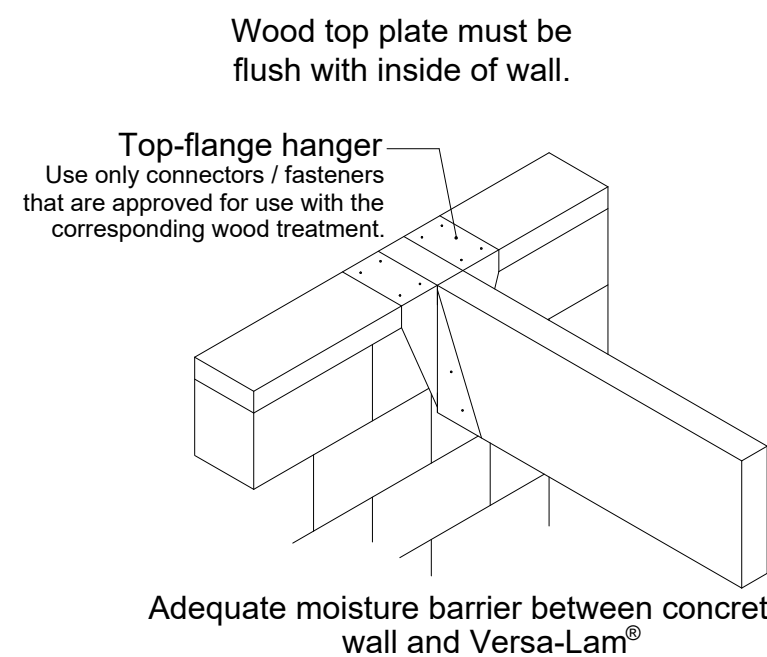
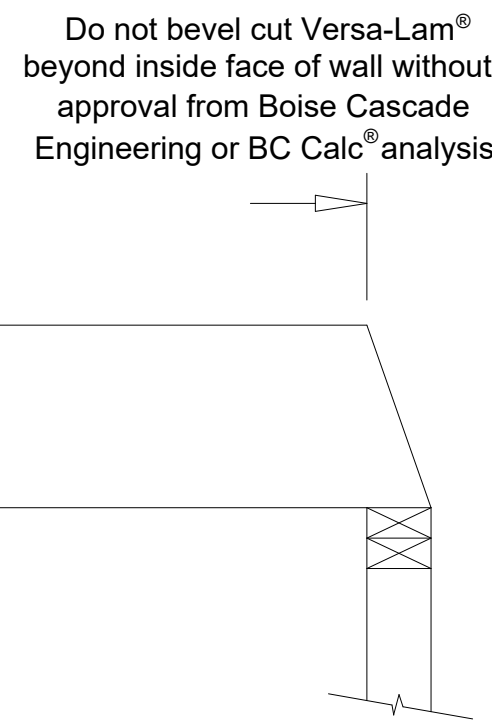
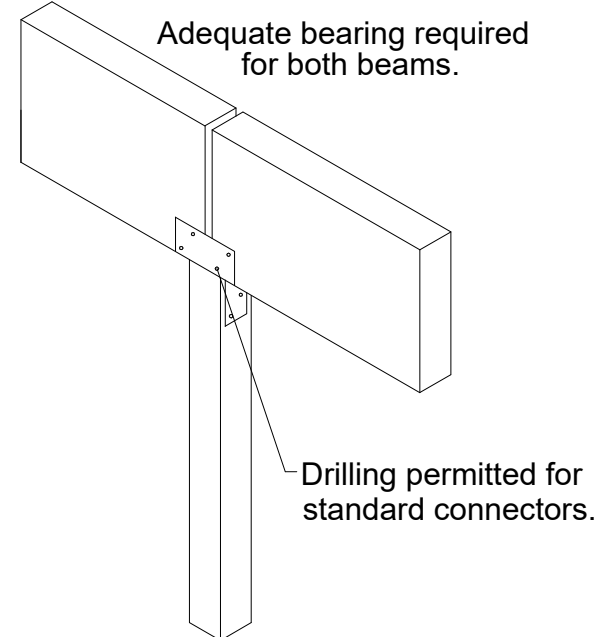
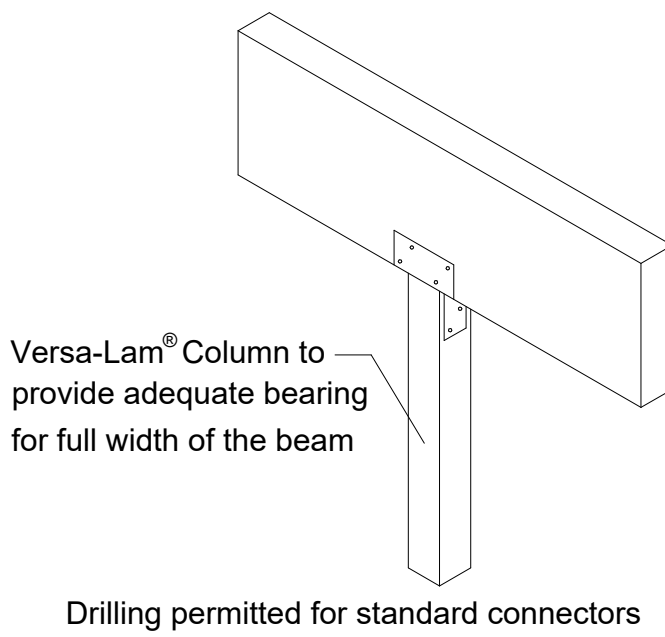
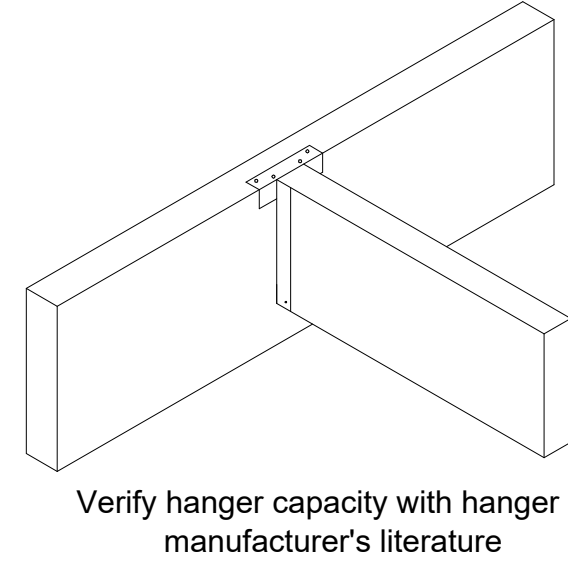
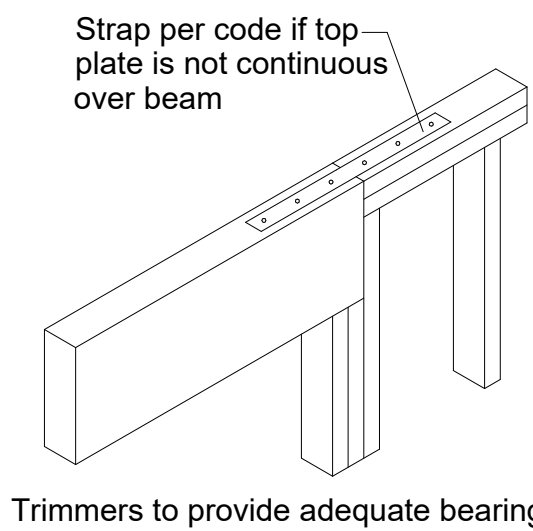
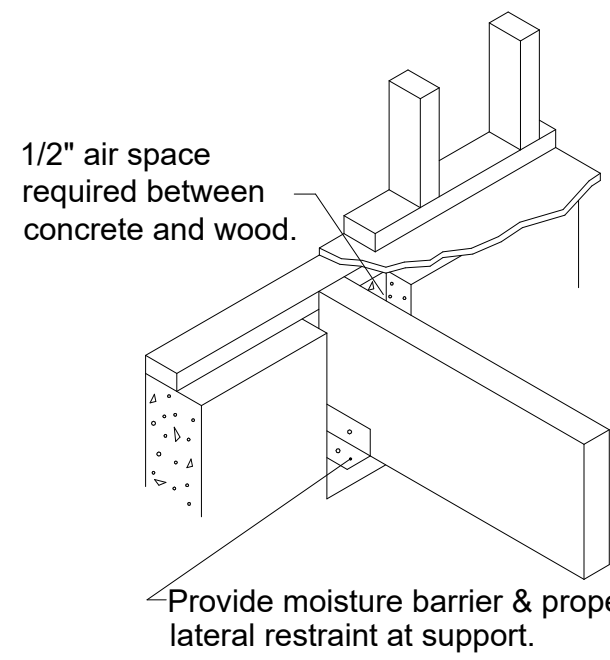
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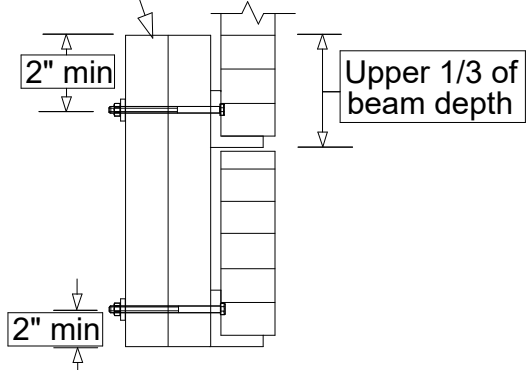
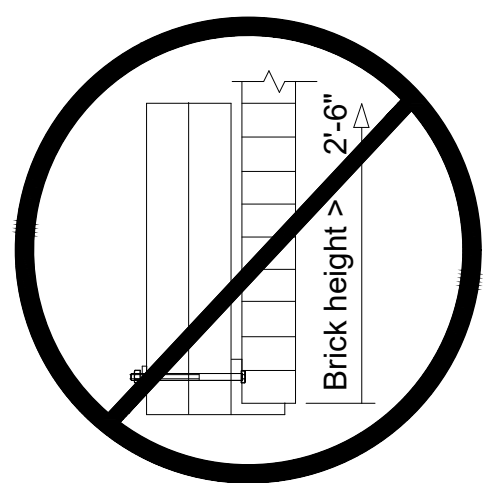
Page 80 of 95



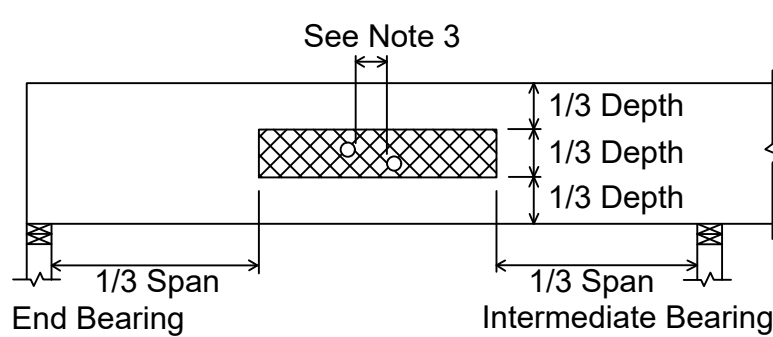
Spacing of 1/2" bolts with washers*	Max. height of supported brick veneer**
24 in.	5' - 6"
16 in.	8' - 6"
12 in.	11' - 6"
8 in.	16' - 6"

* Based on 1/4" thick steel lintel
** Height measured from top lintel

Minimum 2-ply 1 3/4" Versa-Lam® LVL
Maximum 3-ply 1 3/4" Versa-Lam® LVL



Allowable Holes in VERSA-LAM® Beams



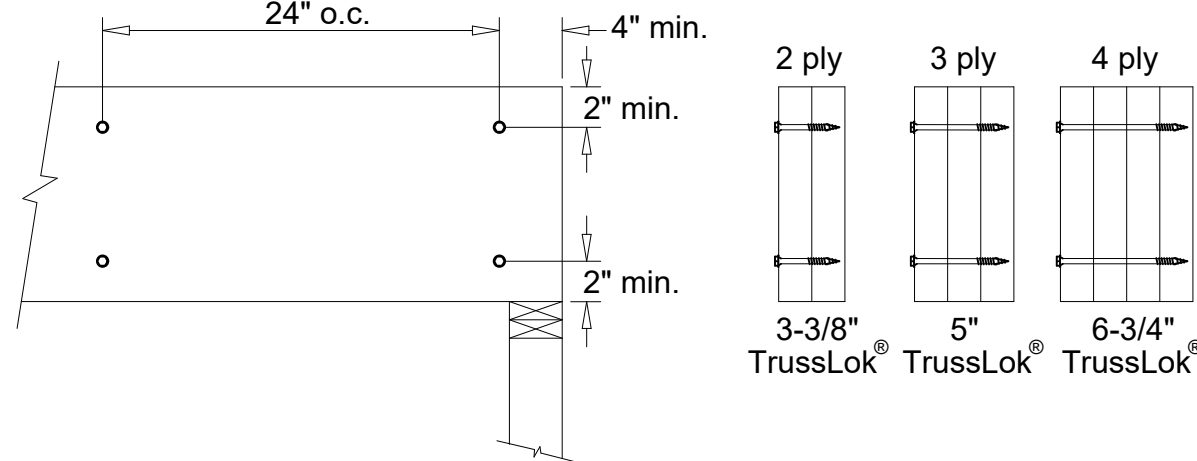
NOTES:

1. Square and rectangular holes are NOT permitted.
2. Round holes may be drilled or cut with a hole saw anywhere within the hatched area of the beam.
3. The horizontal distance between adjacent holes must be at least two times the diameter of the larger hole.
4. Do not drill more than three access holes in any four foot long section of beam.
5. The maximum round hole diameter permitted is:

Beam Depth	5 1/2"	7 1/4"	9 1/4" +
Maximum Hole Diameter	3/4"	1"	2"

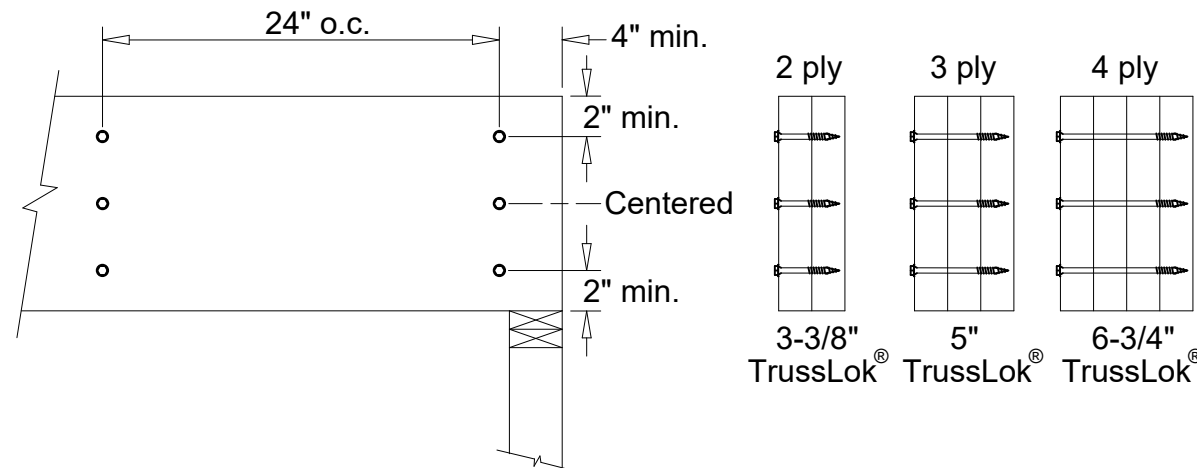
6. These limitations apply to holes drilled for plumbing or wiring access only. The size and location of holes drilled for fasteners are governed by the provisions of the *National Design Specification®* for Wood Construction.
7. Beams deflect under load. Size holes to provide clearance where required.
8. This hole chart is valid for beams supporting uniform load only. For beams supporting concentrated loads or for beams with larger holes, contact Boise® EWP Engineering.

Multi-Ply 1-3/4" Versa-Lam® - TrussLok® Connection 2 rows @ 24" o.c.



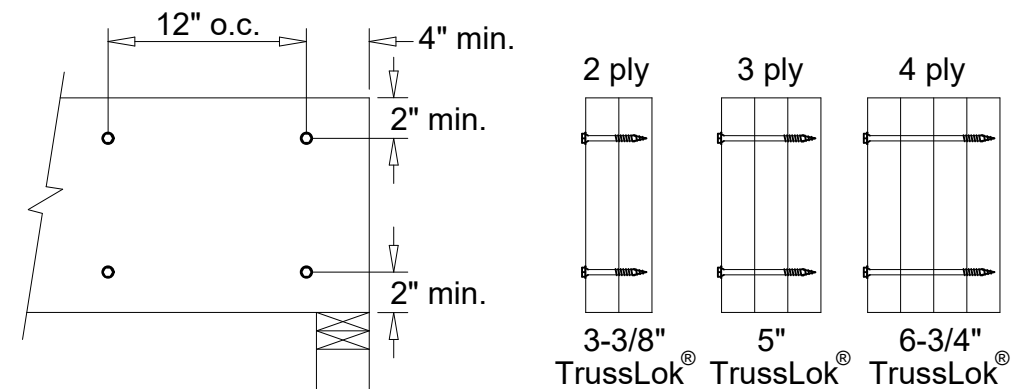
- All TrussLok® screws may be installed from one side of multi-ply Versa-Lam® beams.
- Bring underside of washer-head flush with wood surface. Do not countersink.

Multi-Ply 1-3/4" Versa-Lam® - TrussLok® Connection 3 rows @ 24" o.c.



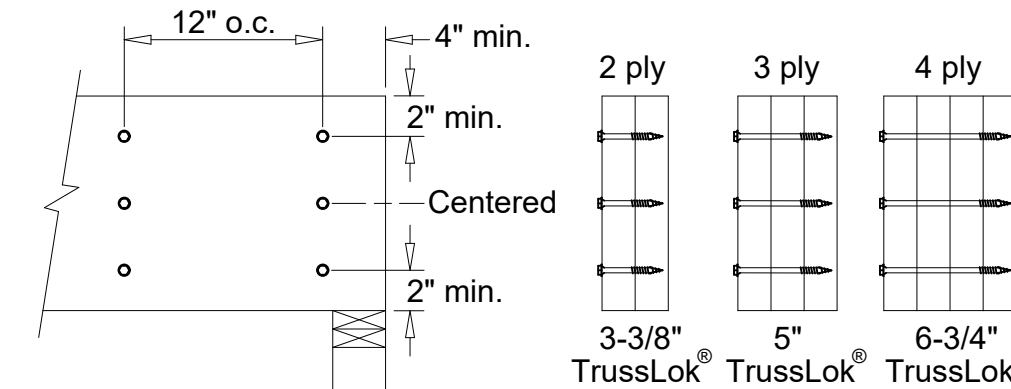
- All TrussLok® screws may be installed from one side of multi-ply Versa-Lam® beams.
- Bring underside of washer-head flush with wood surface. Do not countersink.
- 3 row connections allowed for 11-7/8" and deeper beams.

Multi-Ply 1-3/4" Versa-Lam® - TrussLok® Connection 2 rows @ 12" o.c.



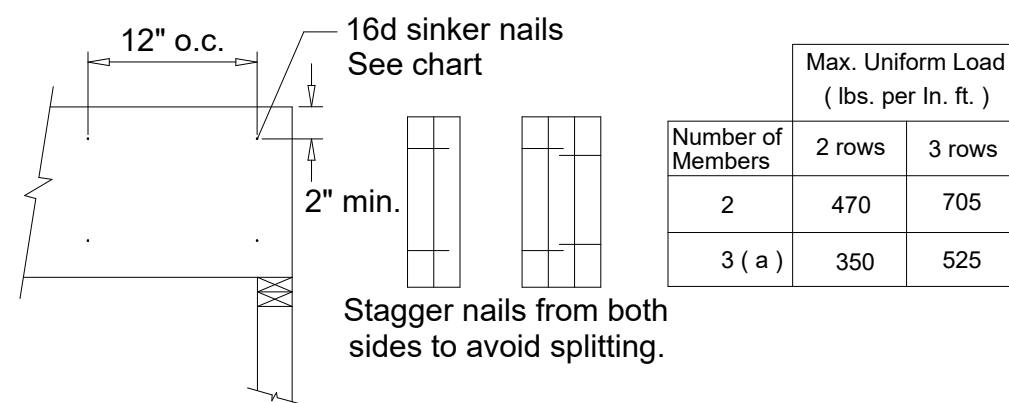
- All TrussLok® screws may be installed from one side of multi-ply Versa-Lam® beams.
- Bring underside of washer-head flush with wood surface. Do not countersink.

Multi-Ply 1-3/4" Versa-Lam® - TrussLok® Connection 3 rows @ 12" o.c.



- All TrussLok® screws may be installed from one side of multi-ply Versa-Lam® beams.
- Bring underside of washer-head flush with wood surface. Do not countersink.
- 3 row connections allowed for 11-7/8" and deeper beams.

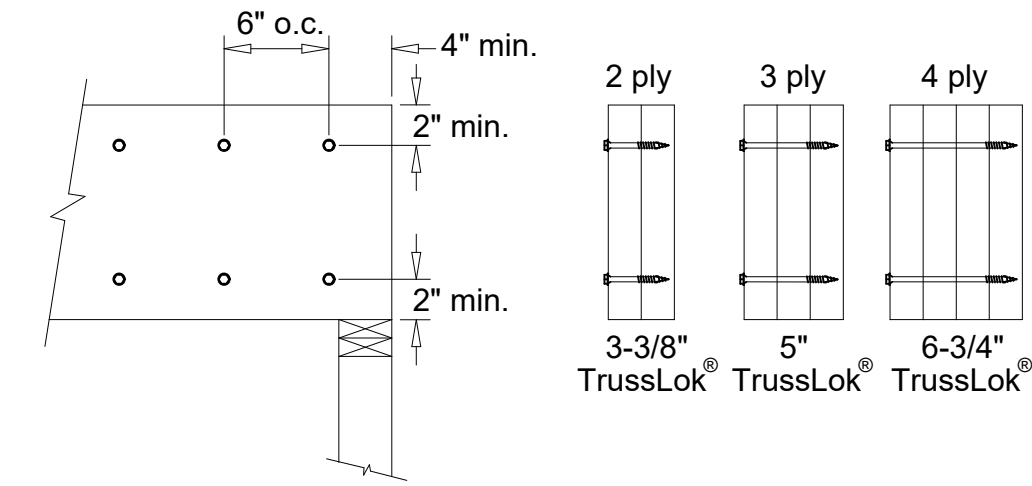
Side Loaded Connection Double & Triple 1-3/4" Versa-Lam® Nail Pattern



(a) Nail pattern for 3 - piece member must occur on both sides.

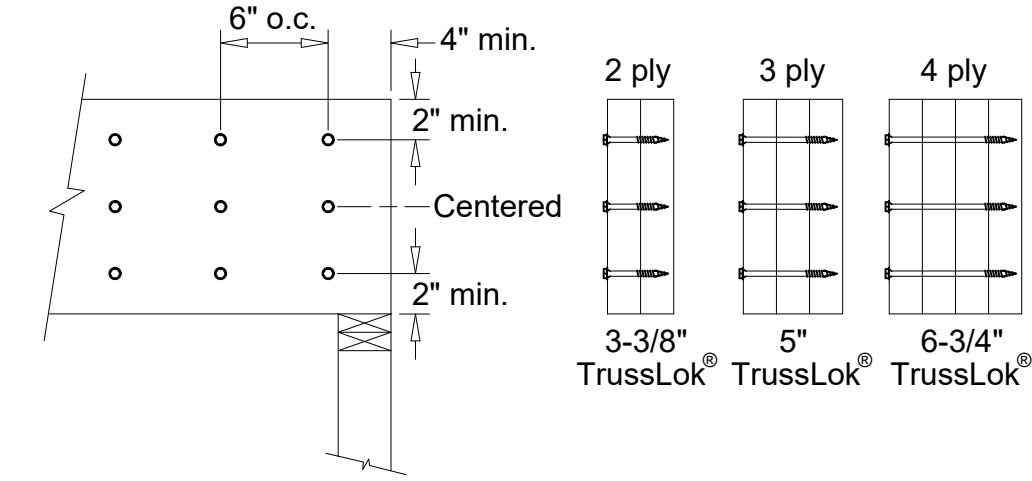
Nail values may be increased by 15% for snow load roofs and by 25% for non - snow load roofs where building code allows.

Multi-Ply 1-3/4" Versa-Lam® - TrussLok® Connection 2 rows @ 6" o.c.



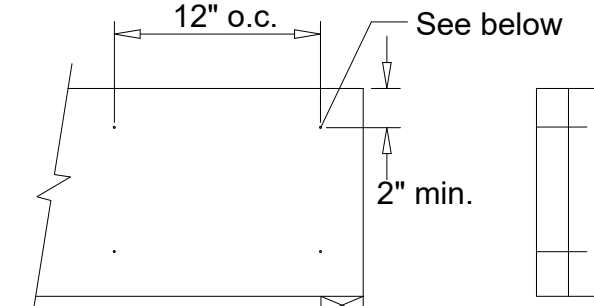
- All TrussLok® screws may be installed from one side of multi-ply Versa-Lam® beams.
- Bring underside of washer-head flush with wood surface. Do not countersink.

Multi-Ply 1-3/4" Versa-Lam® - TrussLok® Connection 3 rows @ 6" o.c.



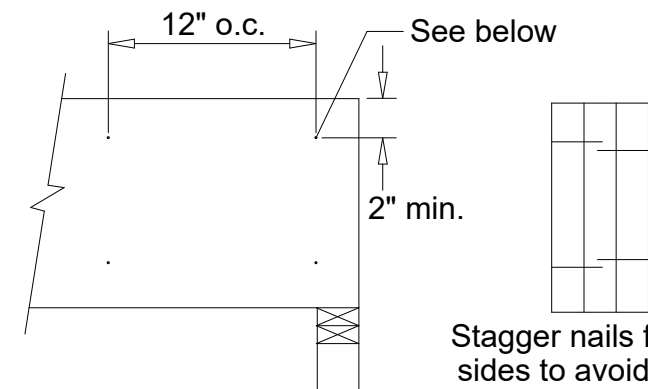
- All TrussLok® screws may be installed from one side of multi-ply Versa-Lam® beams.
- Bring underside of washer-head flush with wood surface. Do not countersink.
- 3 row connections allowed for 11-7/8" and deeper beams.

Top Loaded Only Connection Double 1-3/4" Versa-Lam®

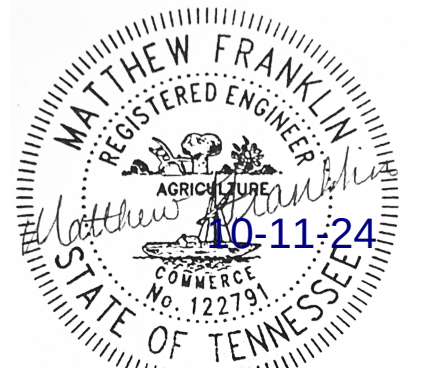
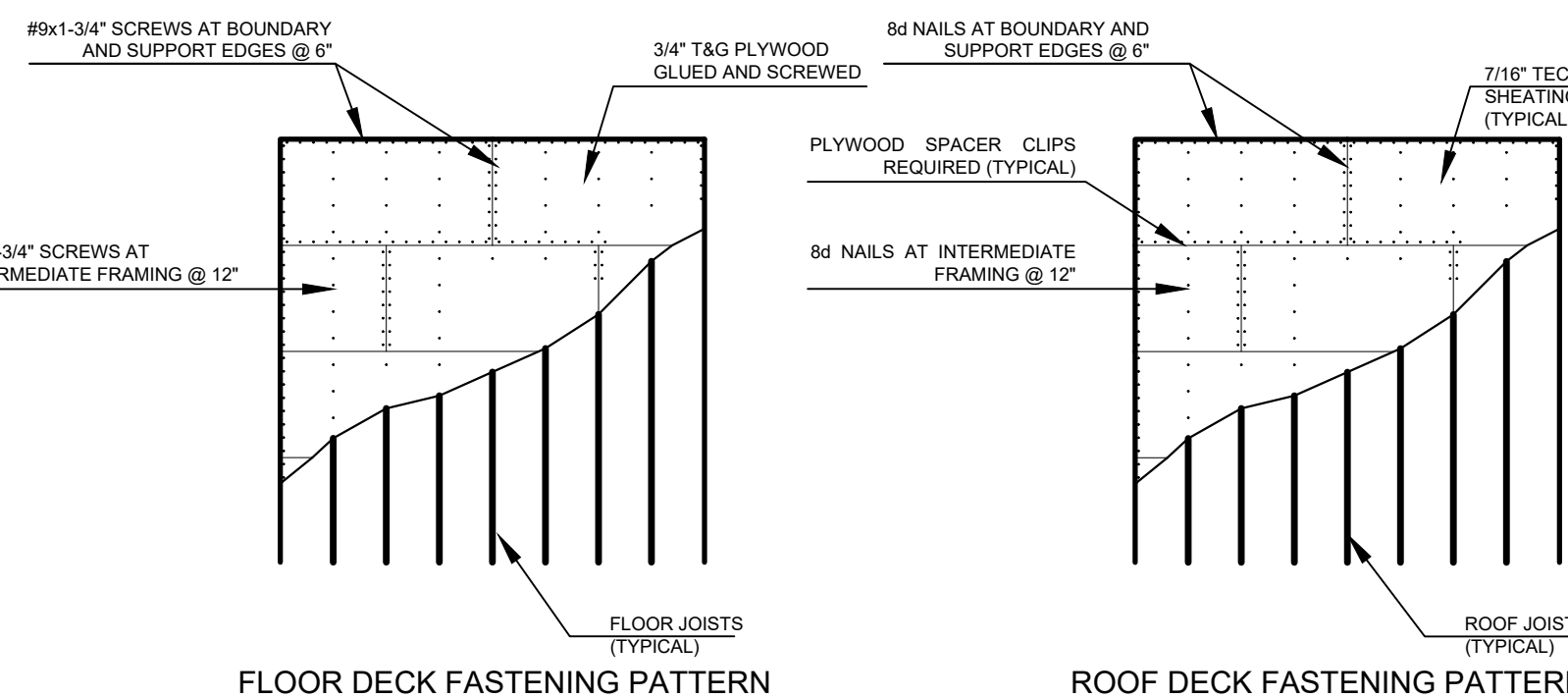


When 2 pieces of 1-3/4" Versa-Lam® are loaded from above:
Nail 9-1/2" and 11-7/8" beams w/ 2 - rows 16d box or sinker nails.
Nail 14", 16" and 18" beams w/ 3 - rows 16d box or sinker nails.
Nail 24" beams w/ 4 - rows 16d box or sinker nails.

Top Loaded Only Connection Triple 1-3/4" Versa-Lam® Nail from both sides



When 3 pieces of 1-3/4" Versa-Lam® are loaded from above:
Nail 9-1/2" and 11-7/8" beams w/ 2 - rows 16d box or sinker nails.
Nail 14", 16" and 18" beams w/ 3 - rows 16d box or sinker nails.
Nail 24" beams w/ 4 - rows 16d box or sinker nails.



Matthew D. Franklin, P.E.
Alliance Engineering & Consulting, LLC
480 Duke Drive, Ste 120
Franklin, TN 37067

DATE:

PROJECT:

**CLARK RESIDENCE
STRUCTURAL PLAN**

LOCATION:

**3270 BOYD MILL AVENUE,
FRANKLIN,
TENNESSEE 37064**

OWNER:

RICHARD & TANIA CLARK

SHEET CONTENT:

**GENERAL FRAMING
CONNECTION DETAILS**

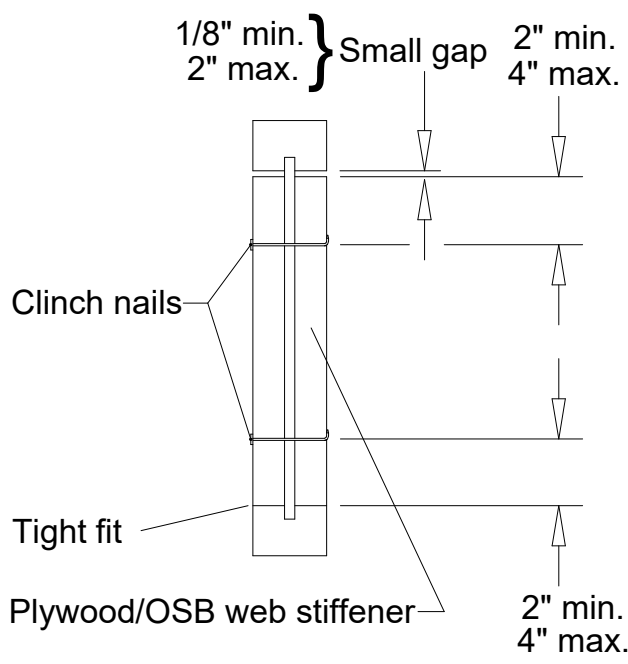
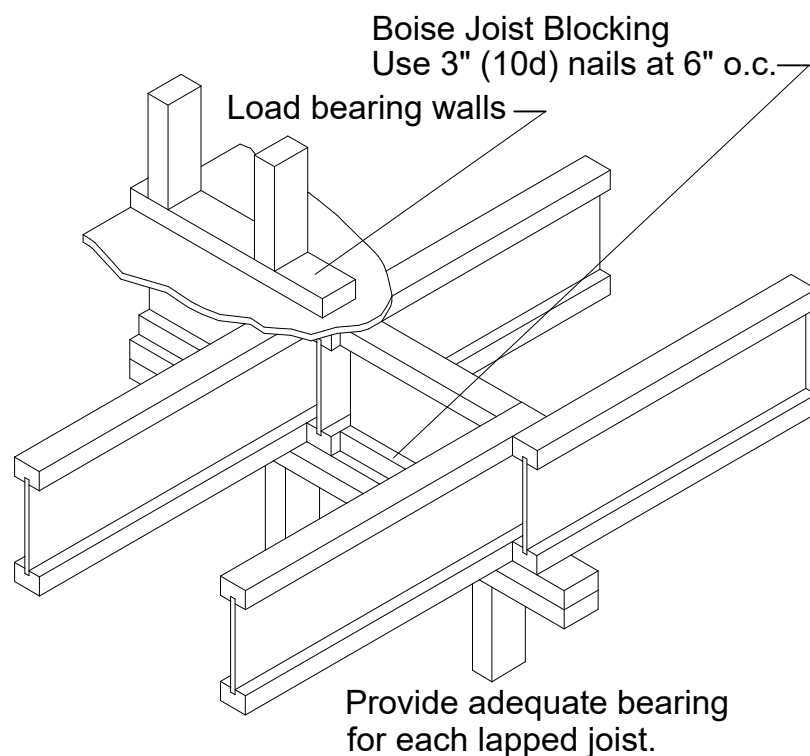
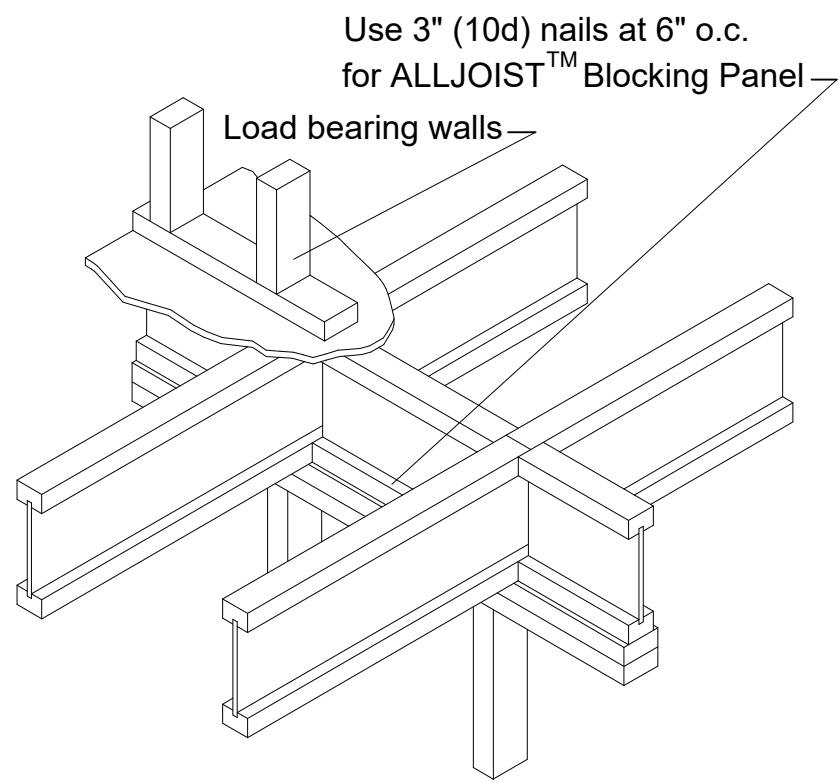
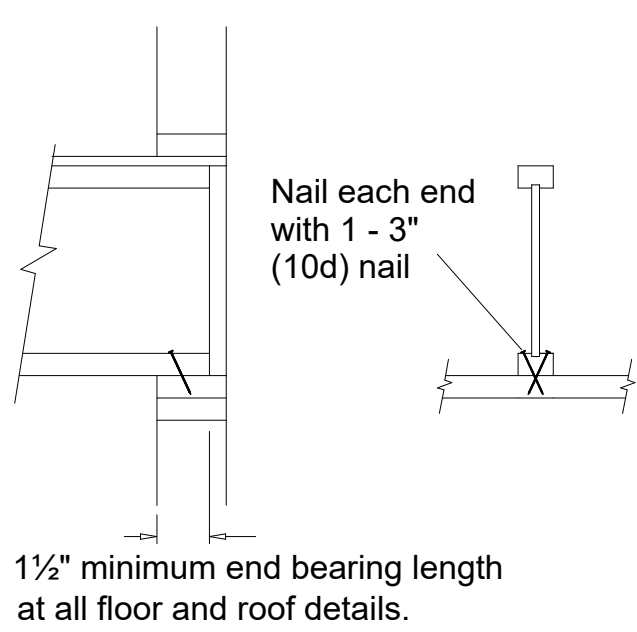
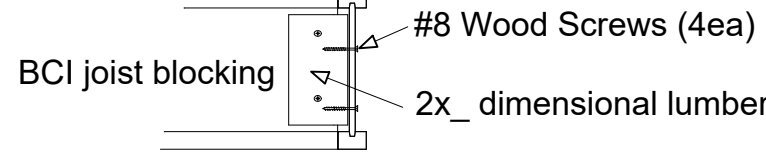
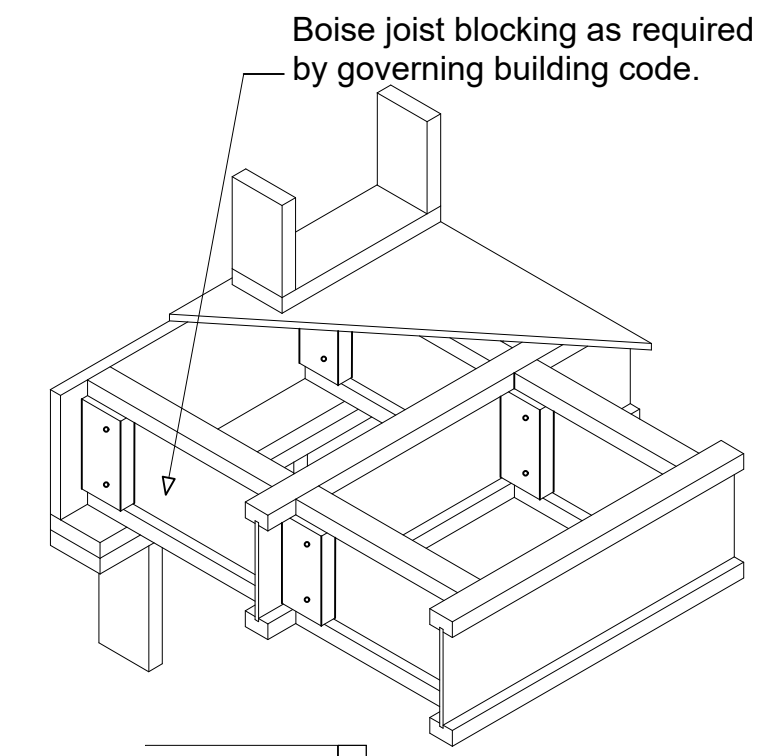
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DATE	02-23-24	10-09-24			
CAD BY:	PJG	PJG			
REV. NO:	0	1			

REMARKS:

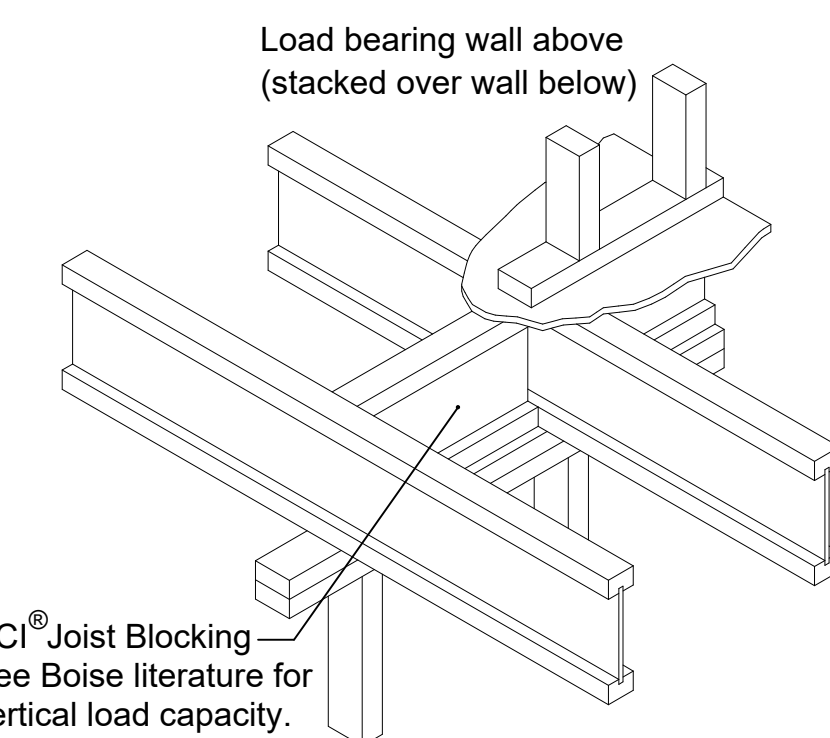
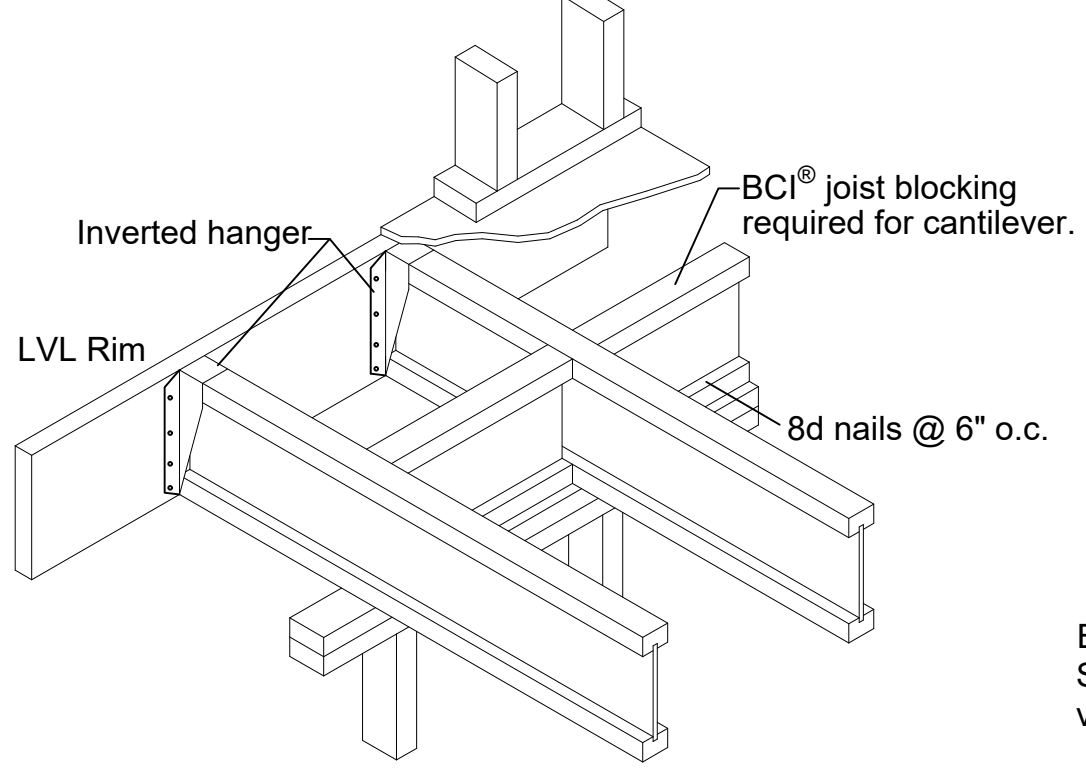
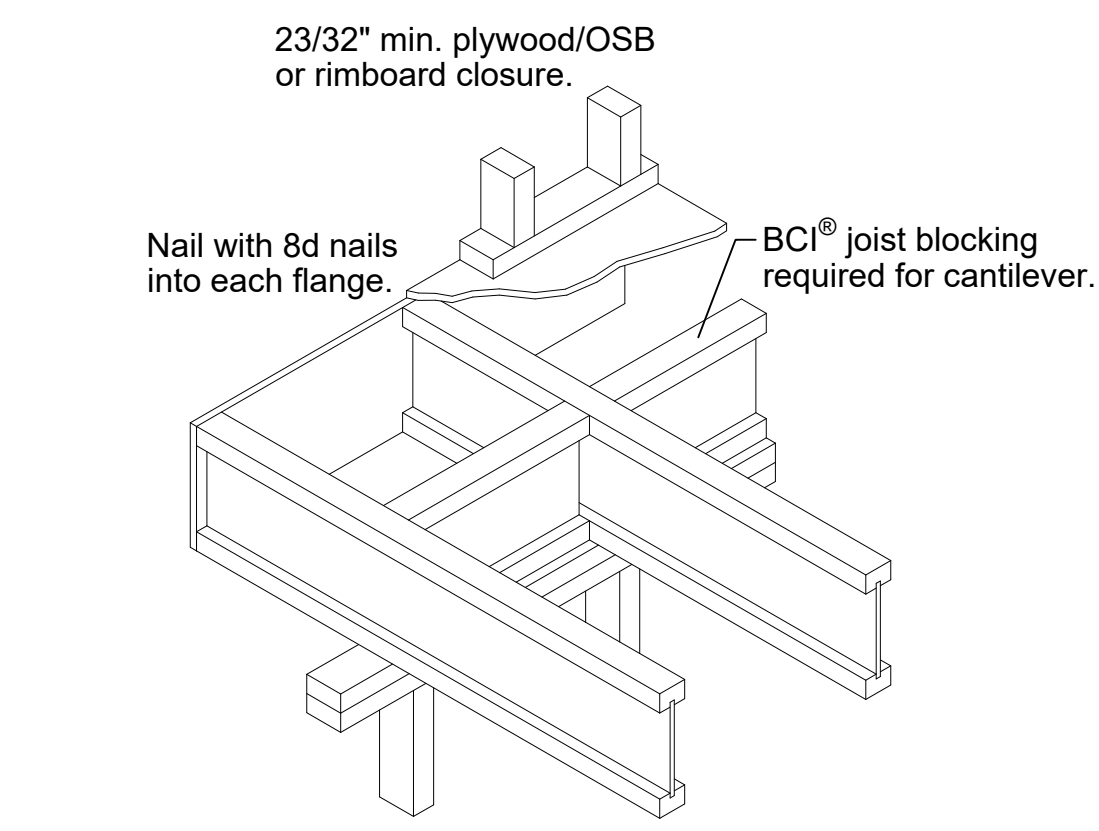
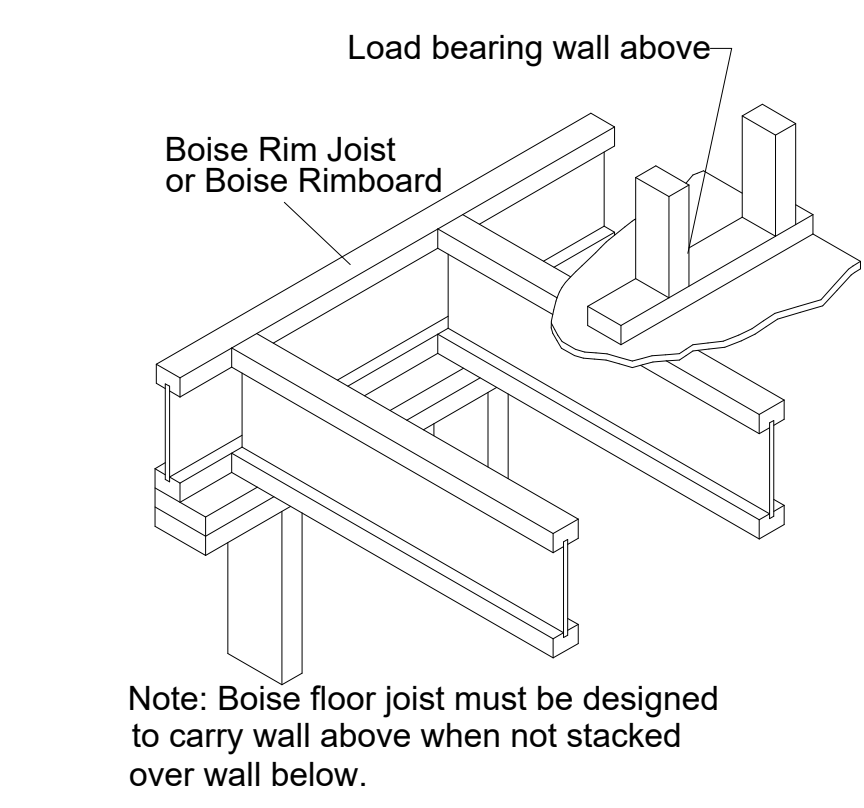
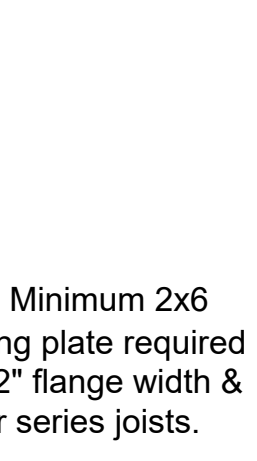
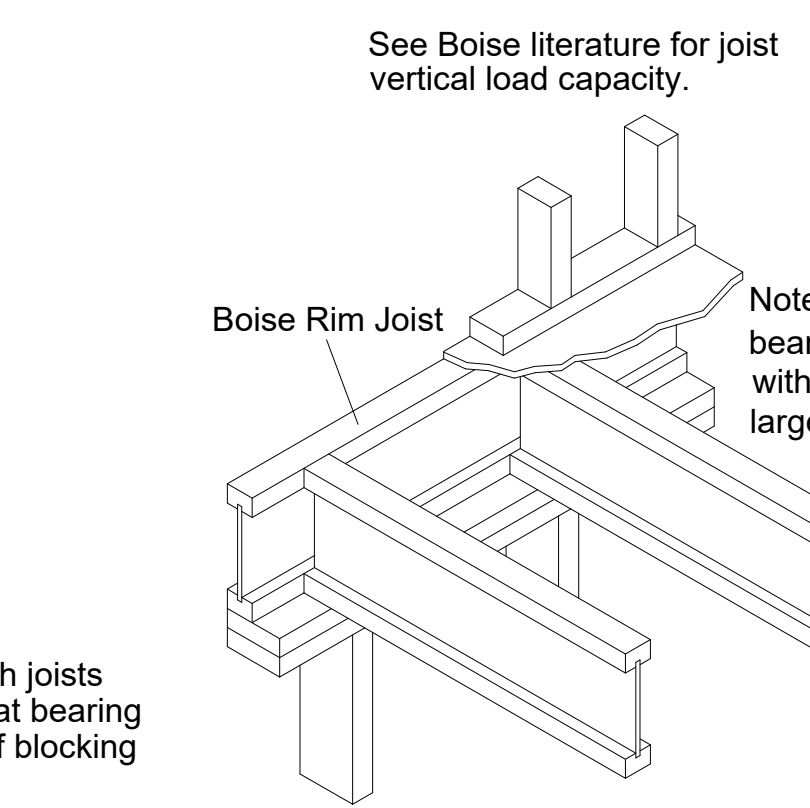
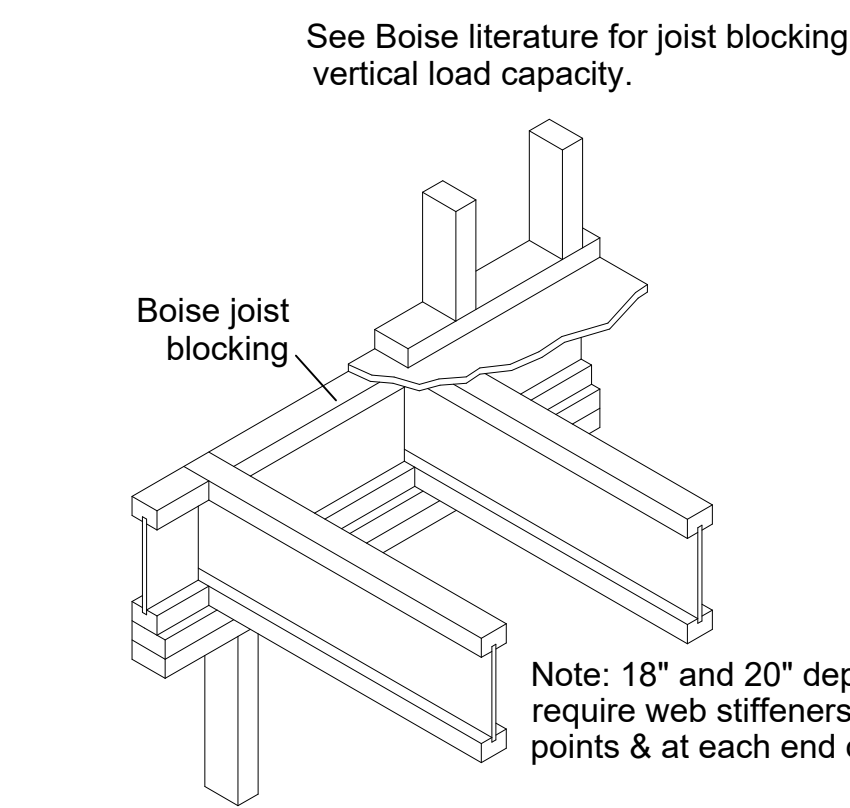
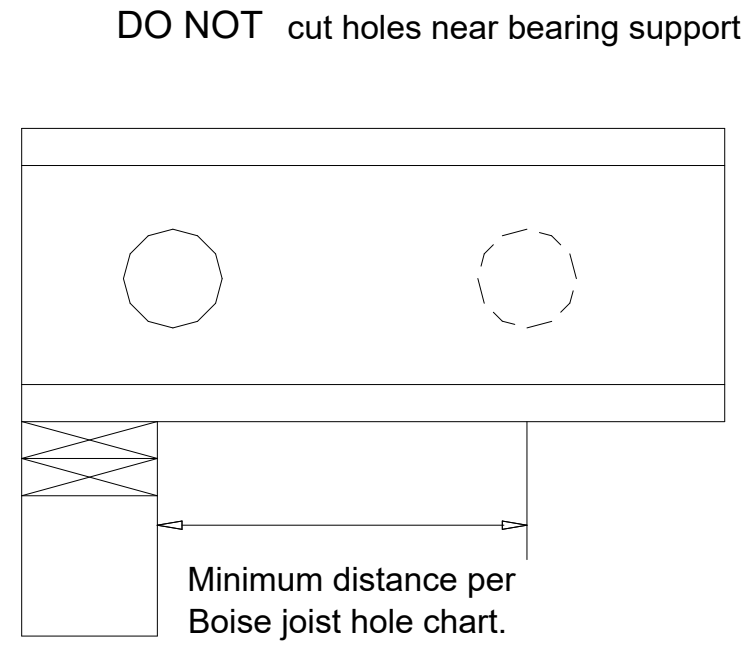
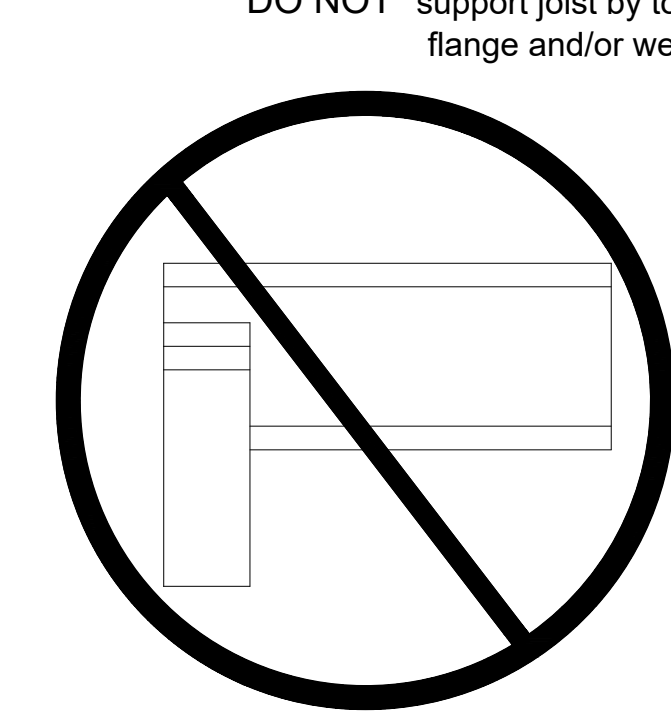
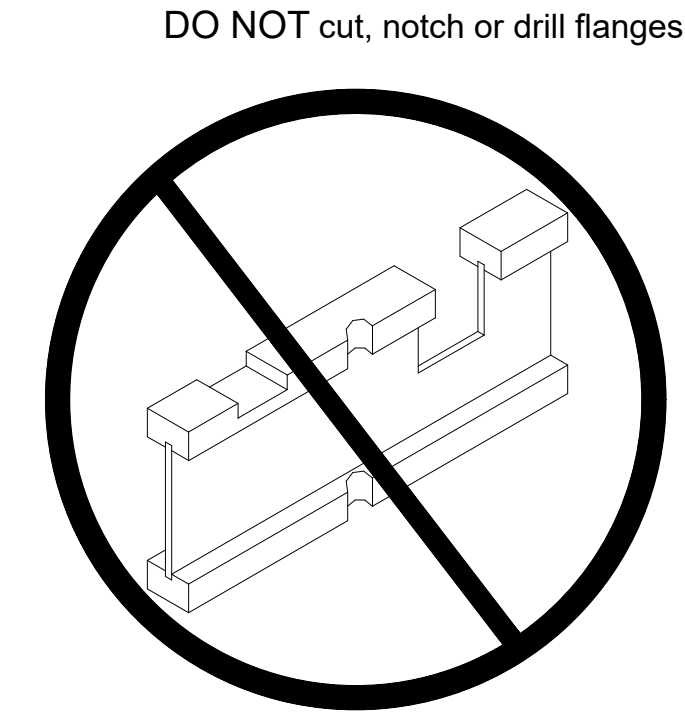
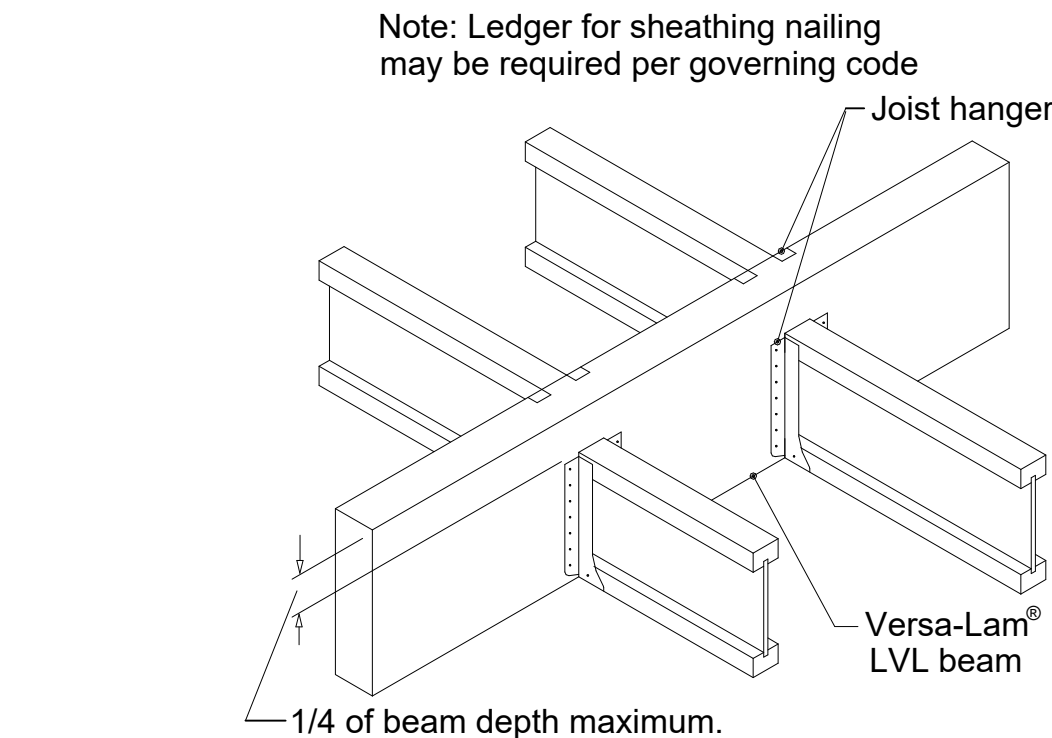
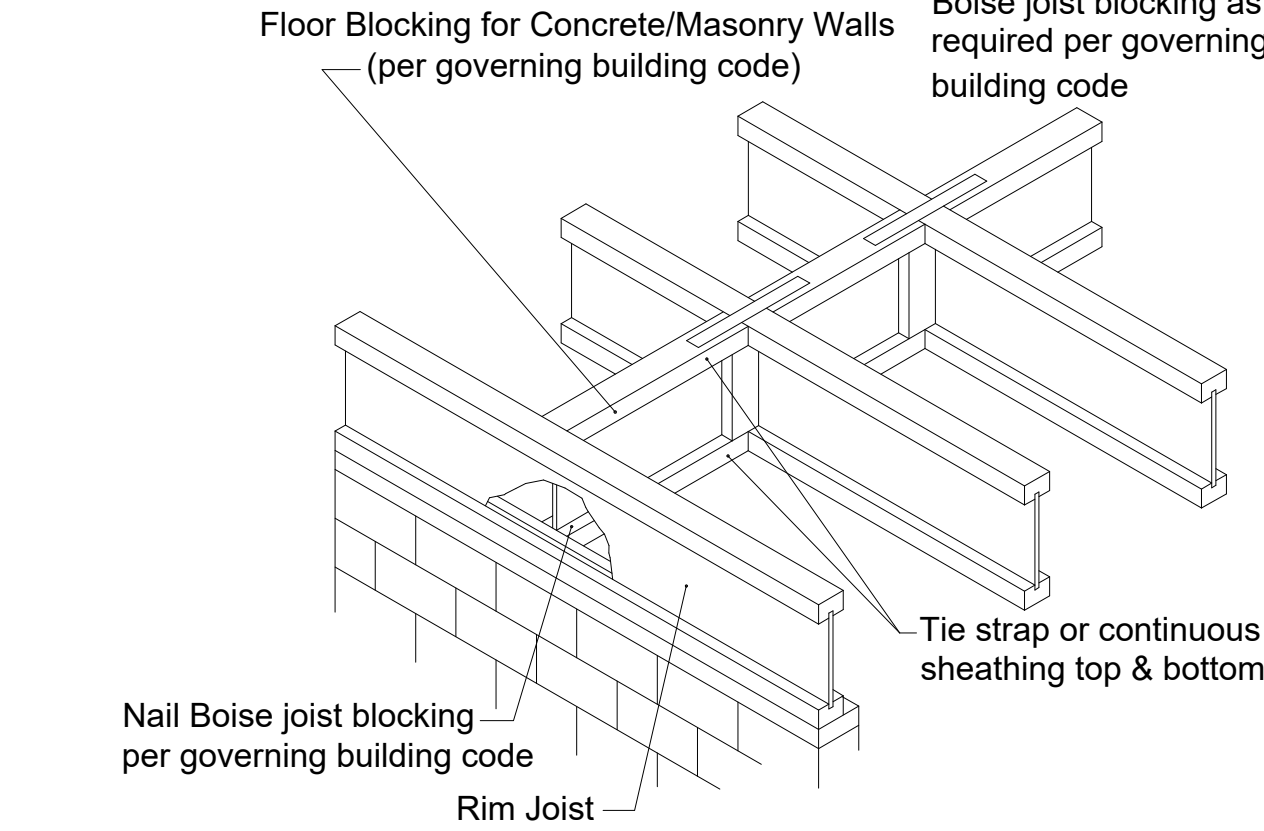
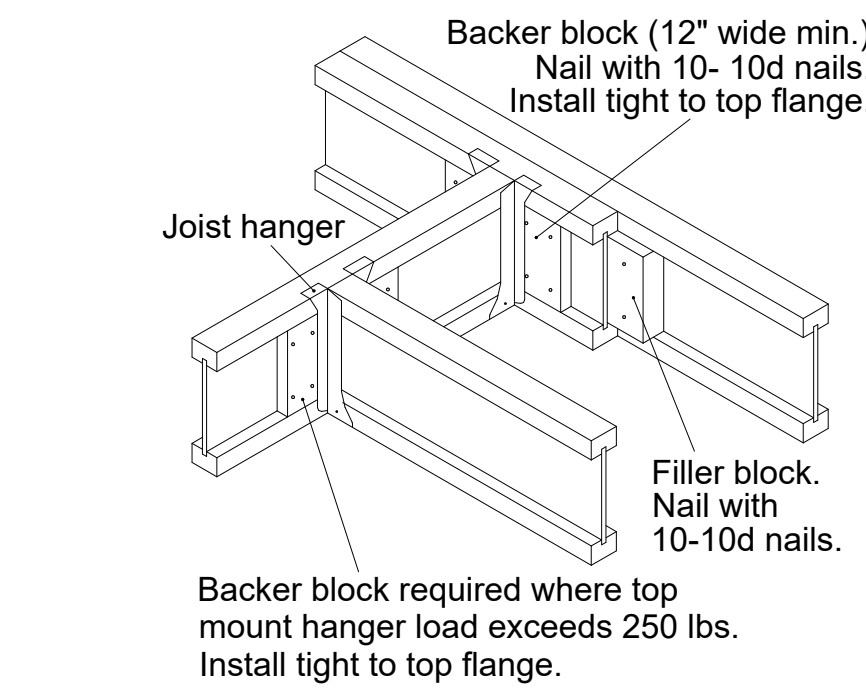
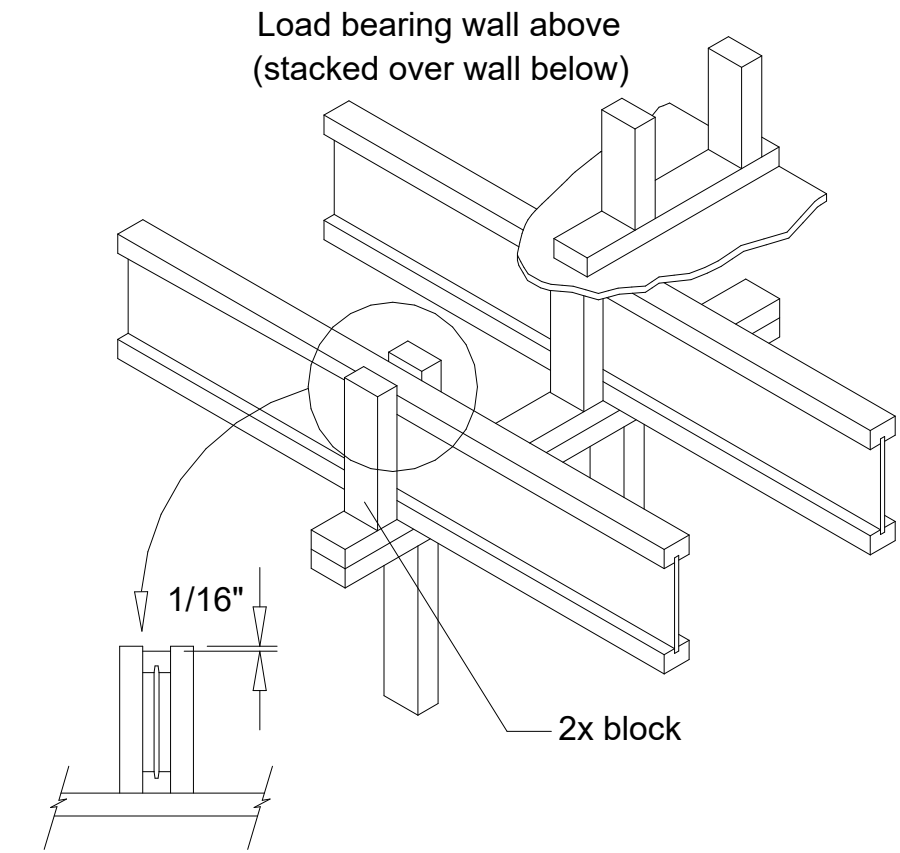
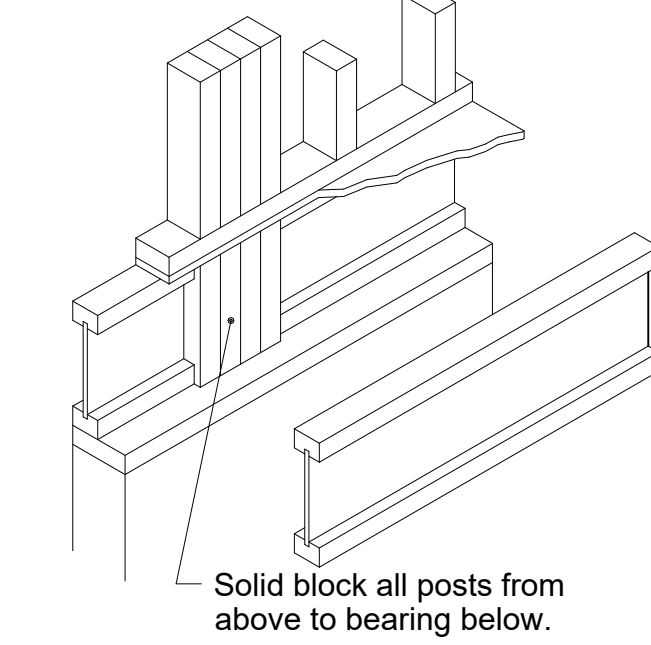
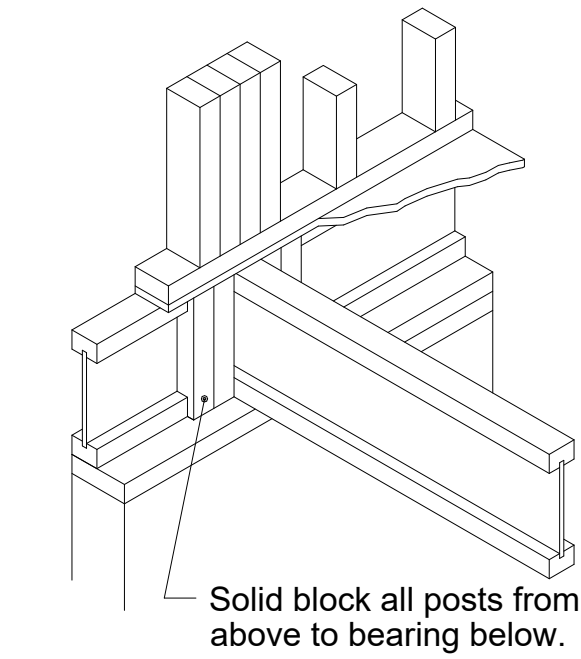
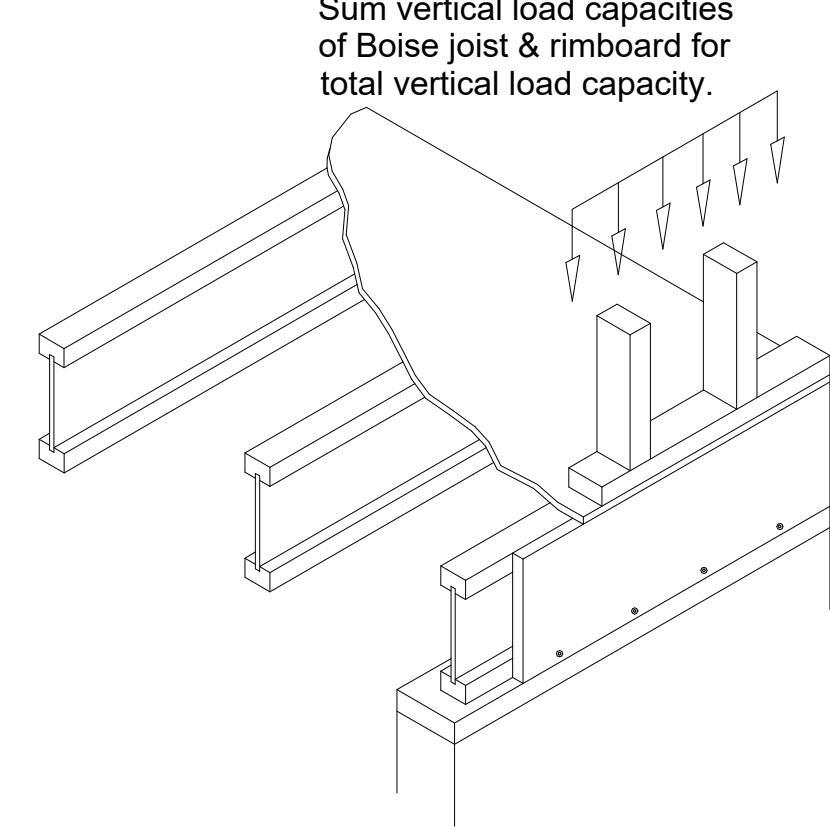
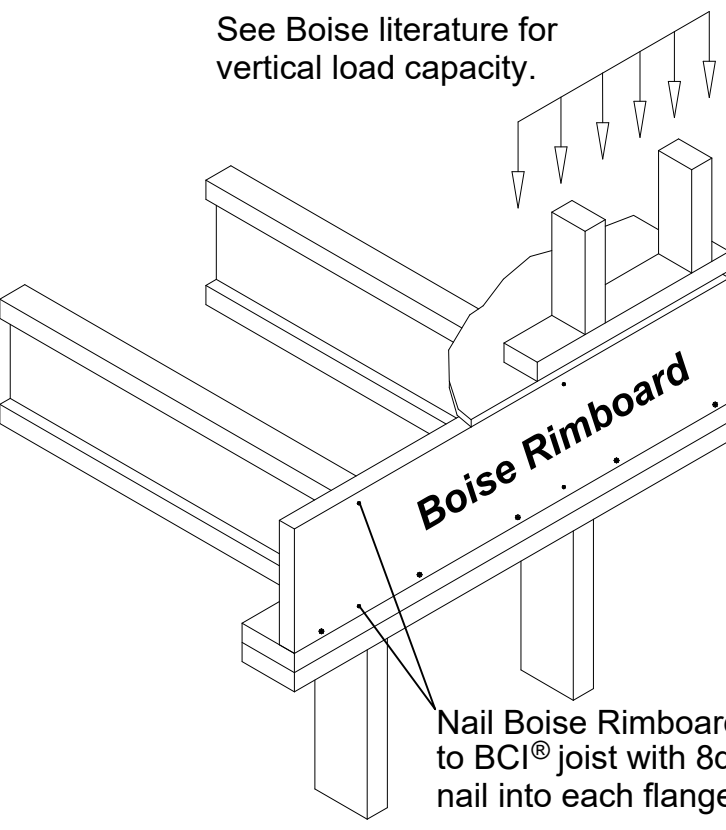
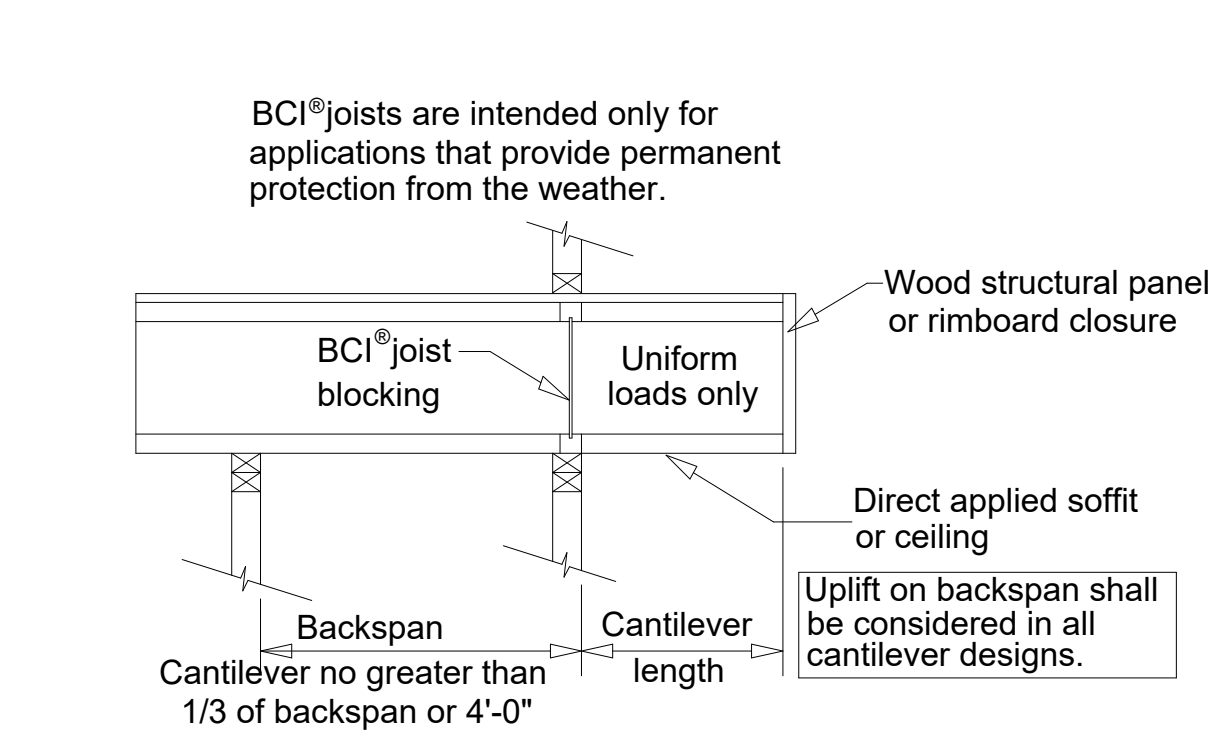
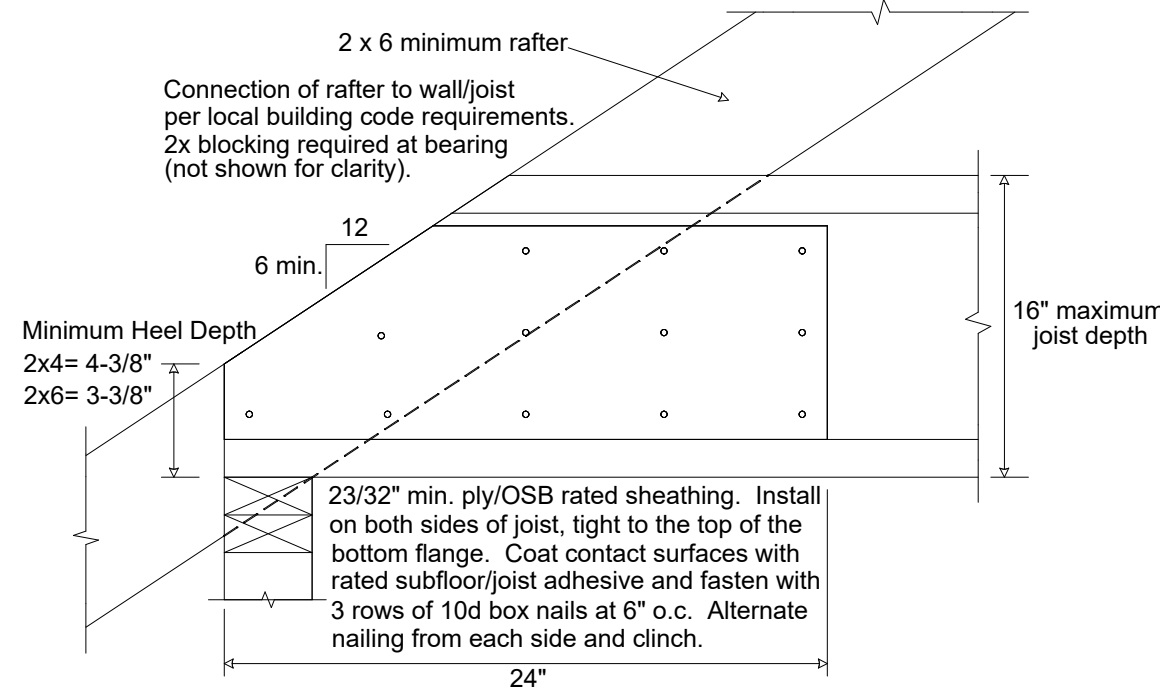
SHEET NO:

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Web Stiffener Fastener Schedule			
Joist Series	Depth	End	Intermediate
BCI 4500s®	9-1/2"	2-8d	2-8d
	11-7/8"	2-8d	3-8d
	14"	2-8d	5-8d
BCI 6000s®	9-1/2"	2-8d	2-8d
	11-7/8"	2-8d	3-8d
	14"	2-8d	5-8d
BCI 6500s®	11-7/8"	2-8d	3-8d
	14"	2-8d	5-8d
	16"	2-8d	6-8d
BCI 60s®	14"	2-8d	5-8d
	16"	2-8d	6-8d
	11-7/8"	3-16d	3-16d
BCI 90s®	14"	5-16d	5-16d
	16"	6-16d	6-16d



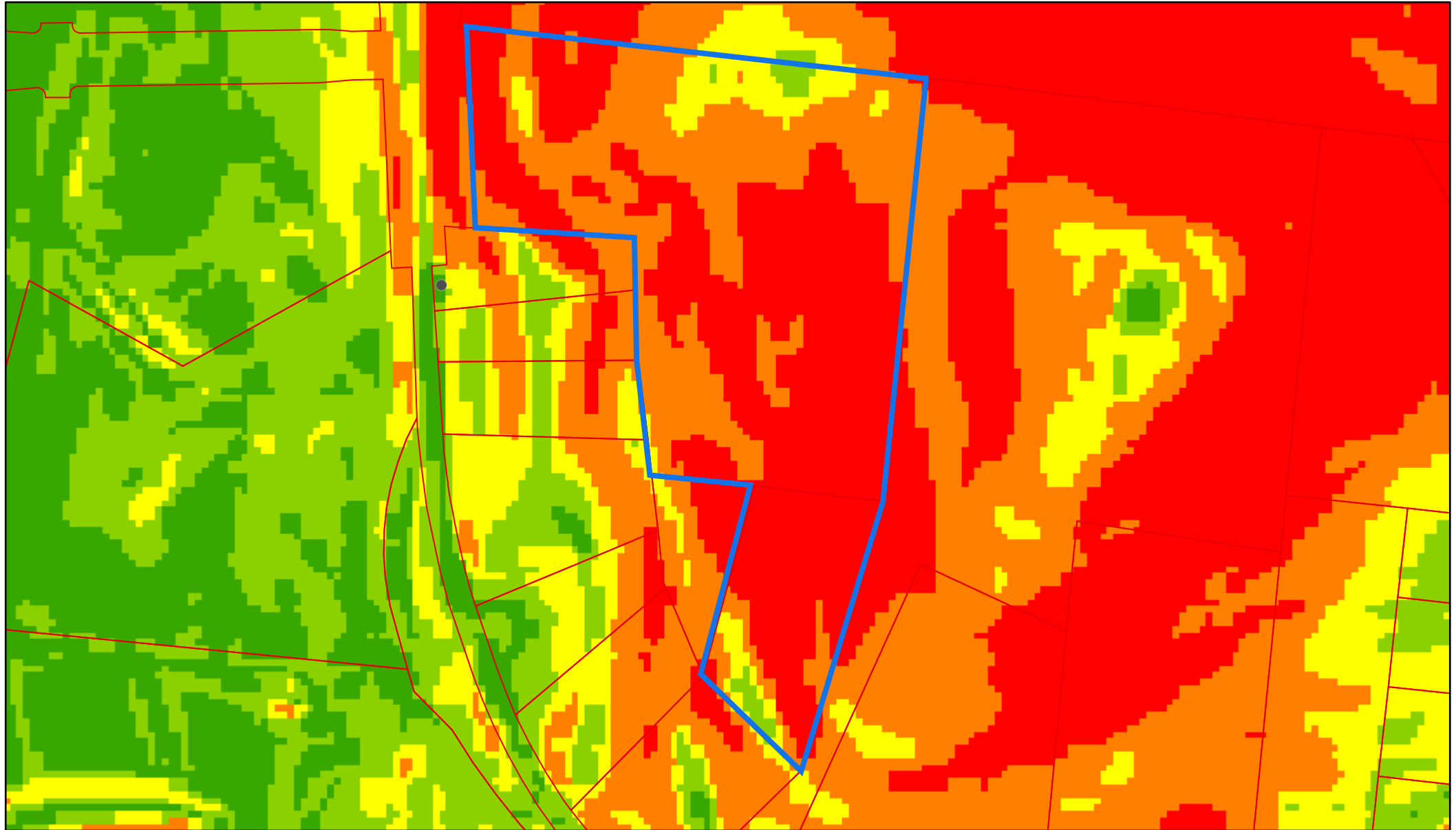
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ENGINEERING & CONSULTING, LLC

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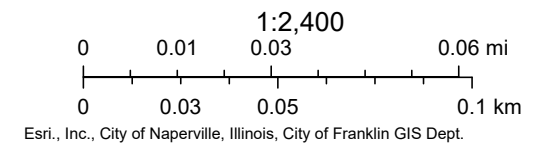
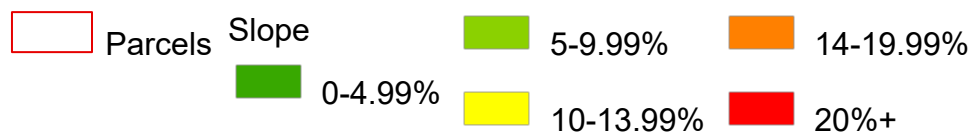
Matthew D. Franklin, P.E.
Alliance Engineering & Consulting, LLC
480 Duke Drive, Ste 120
Franklin, TN 37067

DATE:					
PROJECT:	CLARK RESIDENCE STRUCTURAL PLAN				
LOCATION:	3270 BOYD MILL AVENUE, FRANKLIN, TENNESSEE 37064				
OWNER:	RICHARD & TANIA CLARK				
SHEET CONTENT:	GENERAL FRAMING BLOCKING DETAILS				
DATE	02-23-24				
REVIEWED BY:	MDF/IMP	MDF			
DATE	02-23-24	10-09-24			
CAD BY:	P.J.G	P.J.G			
REV. NO:	0	1			
REMARKS:					
SHEET NO:	S0.2				NTS

3270 and 3244 Boyd Mill Avenue



10/27/2024, 12:55:16 AM





File #: 21-0897

DATE: October 22, 2024
TO: Board of Zoning Appeals
FROM: Amy Diaz-Barriga, Asst Director of Planning Development
Ariella Stanford, Planner

SUBJECT:

A Variance Request To Provide Less Than The Minimum Required Parking Spaces For The Property Located At 112 Seaboard Lane (F.Z.O. 10.1.6.).

PURPOSE:

PROJECT INFORMATION

COF Project Number: 8622
Applicant: Deaton Hildabrand
Owner: BBTNK, LLC, Luke Mathisen (representative)

BACKGROUND/STAFF COMMENTS:

Vicinity Zoning/Land Use

Site: Light Industrial District / Commercial
North: Light Industrial District / Mixed Non-Residential
South: Light Industrial District / Industrial
East: Light Industrial District / Mixed Non-Residential
West: Light Industrial District / Mixed Non-Residential

Applicable Zoning Ordinance Provisions

20.10 Variance

- A. The purpose of a variance is to:
1. Provide limited relief from the requirements of this Ordinance in cases where strict application of a particular requirement would create an unnecessary hardship prohibiting the use of land in a manner otherwise allowed under this Ordinance; and
 2. Address extraordinary, exceptional, or unique situations that were not caused by the applicant's act or omission.
- B. Variances are not intended merely to remove inconveniences or financial burdens that the requirements of this Ordinance may impose on property owners in general.

10.1.6 - Parking and Transit; Minimum Parking

Use	Minimum Vehicle Parking Spaces
Offices	4 spaces per 1,000 square feet

Background

The subject property is located at 112 Seaboard Lane and is zoned LI Light Industrial District. The site has an existing building with 55 parking spaces provided for the building use. In August 2024 a Site Plan was submitted for a proposed addition to the existing building at this property, and a reduction to 50 parking spaces provided. The current use of the building is primarily recording studios, and the proposed use will remain recording studios. Upon review of the Site Plan by Staff, a comment was posted that the provided parking information provided was not sufficient. Staff provided the following comment on the Site Plan: "The building use listed is not consistent with the requirements of the Zoning Ordinance, and as such the provided parking information is not sufficient. The City of Franklin has consistently treated recording studios as "office" use; however, the plans list "warehouse" use. The correct building use and square footage per use shall be reflected on the plans, and the provided parking shall be calculated at 4 spaces per 1,000 sf for the "office" square footage."

The applicant has not requested a zoning determination letter, to allow staff to consider the unique nature of their specific business and whether it qualifies as an "office" use.

With the addition being proposed, the total square footage of the building is 22,248 square feet, which would require 88 parking spaces to comply with the office use regulations. The proposed parking shown on the plans does not meet the minimum standards for the Zoning Ordinance regulations. The applicant is requesting a Variance to provide less than the minimum required parking for the property, to provide 50 spaces.

Staff Analysis

The BZA may authorize a variance only when the request has met all three criteria in accordance with F.Z.O §20.10.6 and State law. The staff has completed an analysis of the request in light of these criteria:

1. Where, by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the Zoning Ordinance or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition, such a piece of property is not able to accommodate development as required under this Ordinance.

Staff finds that the condition preventing development as required under this Ordinance is self-imposed, not a unique condition of the lot itself. There is not room on the site for the required parking because of the existing building and the proposed addition as well. Staff finds this criteria is not met.

2. The strict application of any provision enacted under the Zoning Ordinance would result in peculiar and exceptional practical difficulties for or exceptional or undue hardship for the owner of the property.

Staff does not find that this regulation presents a peculiar practical difficulty or undue hardship for the owner of the property. The hardship in this case is self-imposed, because the lack of parking space is due to the size of the existing building and the proposed addition in relation to the size of the lot. Staff finds this criteria is not met.

3. Such relief may be granted without substantial detriment to the public good and without substantially impairing the purpose and intent of the Zoning Ordinance.

Staff finds that this request would not be a detriment to the public good and it would not impair the purpose of the Zoning Ordinance. The concern for both the public good and the intent of the Zoning Ordinance is that there is enough provided parking for the use of the building. If there is a lack of parking spaces, it may negatively affect those needing to park for this building, and the parking demand may be put on the surrounding available parking and neighborhood parking situations. The applicant provided a parking memo that demonstrates that the provided parking is sufficient for the use. The calculated parking required is based on the current use and parking demand of the building, as well as predicted occupancy of the building. The predicted occupancy and associated necessary parking numbers are calculated assuming that all 7 studios are booked at maximum capacity at a single time, which is a higher parking demand than anticipated. Even with higher capacity estimates than anticipated, the parking need is shown to be 45 parking spaces, and they are providing 50 spaces. Seeing as the provided parking should be sufficient for the specific use of the building, it should not be a detriment to the public good or impair the intent of the Zoning Ordinance. Staff finds this criteria is met.

FINANCIAL IMPACT:

Unknown.

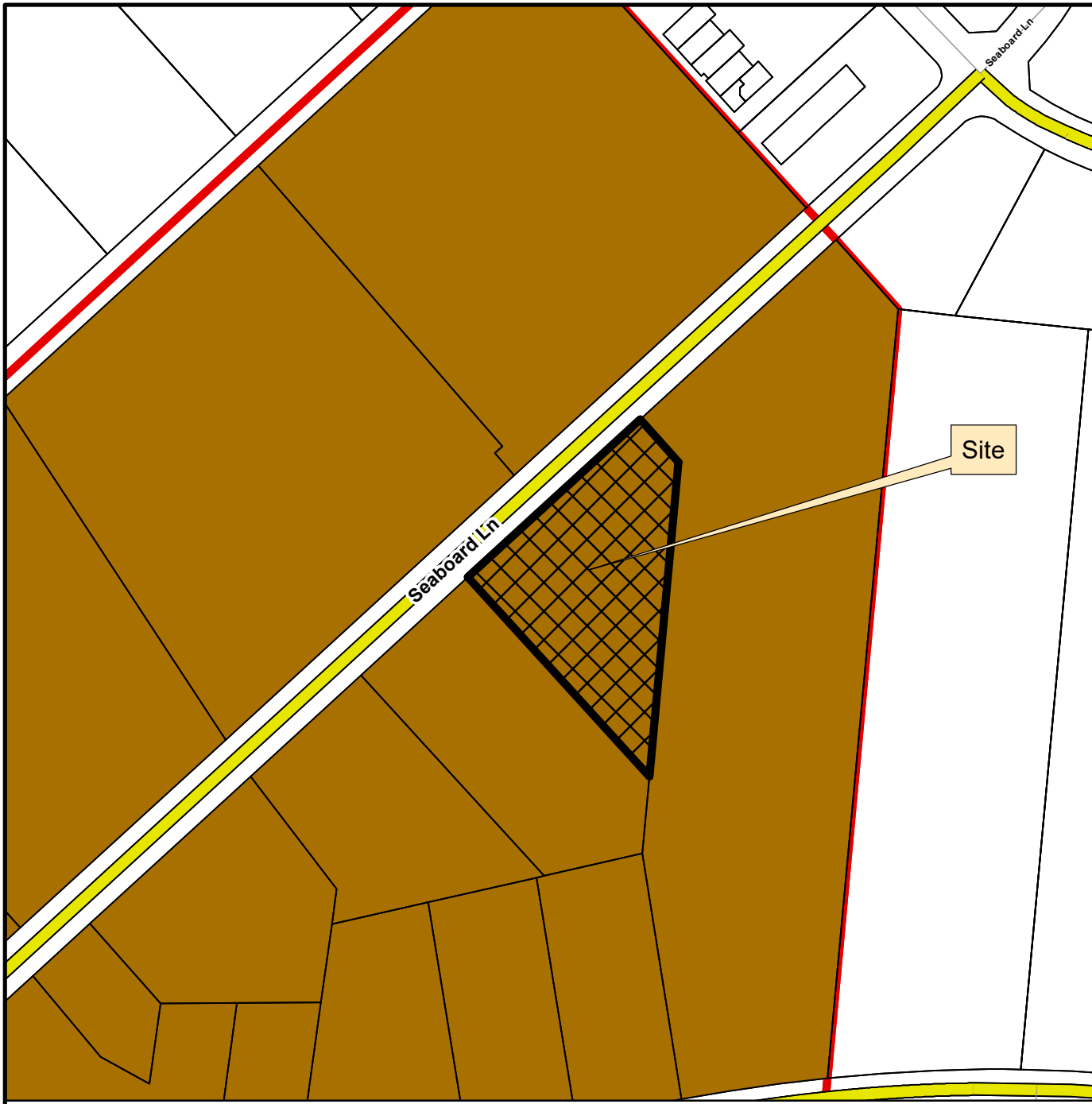
RECOMMENDATION:

RECOMMENDED MOTION: Staff recommends the Board of Zoning Appeals move to deny the Variance Request To Provide Less Than The Minimum Required Parking Spaces For The Property Located At 112 Seaboard Lane, because the criteria for granting a variance have not all been met.

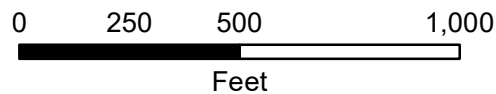
112 SEABOARD LANE
TAX MAP 053F, GROUP B, PARCEL 01601
BOARD OF ZONING APPEALS
NOVEMBER 7, 2024

Legend

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

To: City of Franklin

From: Deaton Hildabrand, P.E.
Kimley-Horn and Associates, Inc.

Date: October 10, 2024

Subject: 112 Seaboard-Variance Submittal-Justification Letter

To whomever this may concern:

Kimley-Horn is submitting a Variance Application for a site located at 112 Seaboard Lane on behalf of our client, BBTNK, LLC. We are requesting a variance from the parking standards associated with the project that were assigned during site plan process as part of the Minimum Parking Standards outlined in Section 10.1.6 of the City of Franklin Zoning Ordinance.

This project's scope is renovation and small addition to an existing recording studio space with associated infrastructure, layout, and landscape improvements as needed to help improve the current condition of the site and meet current code requirements where practical.

We submitted for a site plan review in September of this year which included a parking table that accounted for a mix of uses to determine the required parking. Recording studio is not a use listed on in the Minimum Parking Table in the Franklin Zoning Ordinance. Because of this, the recording studio spaces in the building were classified as warehousing because it aligned with the overall zoning of the lot and was a more accurate representation of the number of occupants of the space. Staff required that the entire building be classified as office for use in the minimum parking calculations based on precedence for similar sites that had been permitted in the city. Based on this classification, the existing and proposed layout is not in compliance with the minimum parking requirements.

In 1993, the original buildings were built with 44% of the space being office (2592 sf/300 = 10) and 56% recording studios (3248 sf warehouse calculate spaces = 1 per warehouse employee = 4) with 14 spaces being required at the time.

The expanded property was then planned for an overall footprint of 22,248 sf with 46% office and 54% warehouse, with drawings indicating 46 spaces required and 50 provided for the fully built out plan. A 4600sf office addition, as part of that parking calculation, was never built.

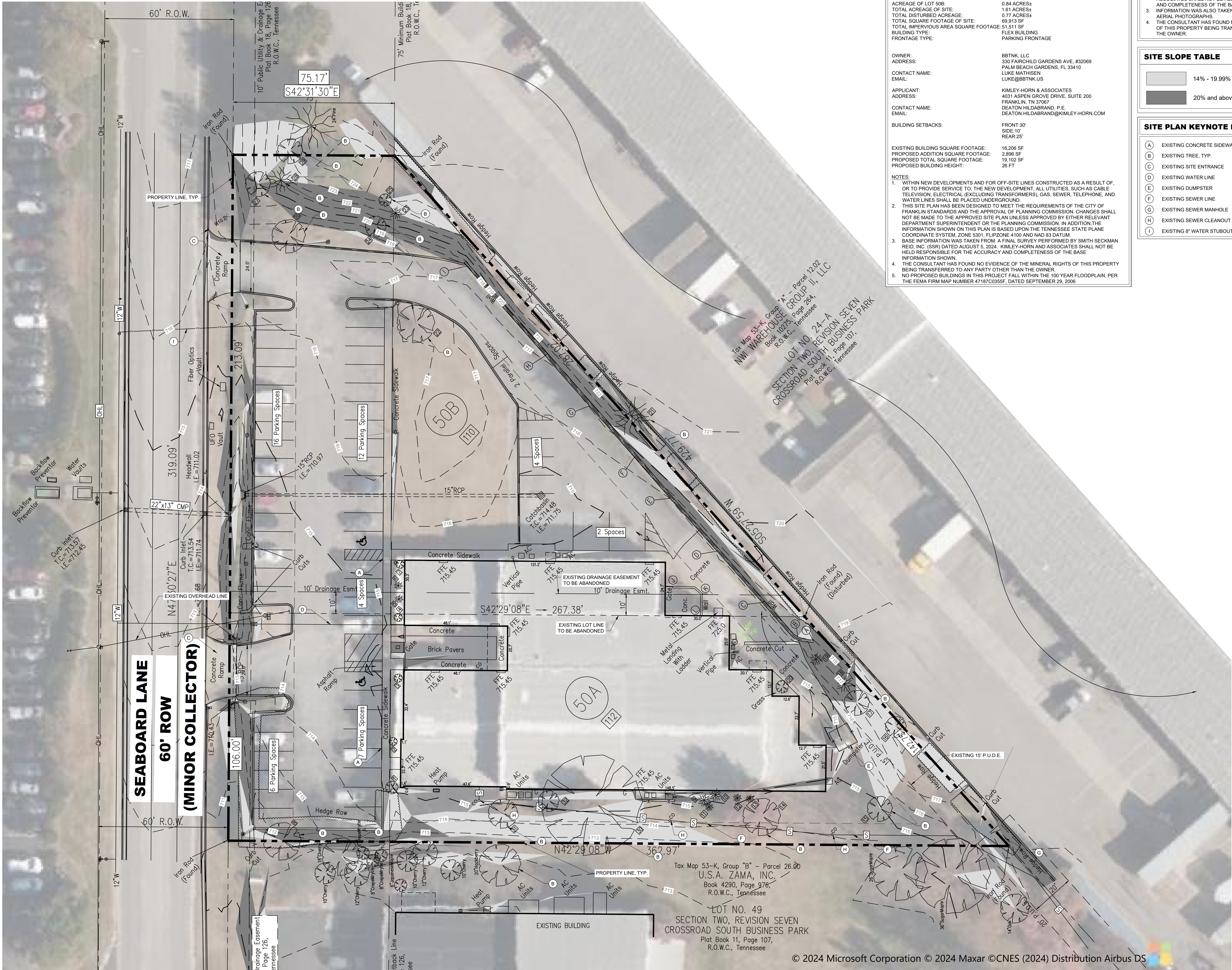
Our plan proposes building a 2,900 sf building in its place that contains a single office space for the studio manager. The ownership team will not run any of their general business operations out of this location and thus asked us to turn every possible space internal to the building into a recording studio

production area. As such, our proposed renovation and addition will greatly reduce the amount of general office space and replace it with additional recording studios. When completed, the renovation and addition will leave just 1500 sf (less than 8%) of office use space for the minimal number of technicians that operate the studio spaces for customers.

Because of this, we are requesting a variance from parking standards assigned during the site plan process. A detailed parking memo has been included with this submittal outlining more detailed parking calculations. Our justification for the three criteria is listed below:

-
1. The request is justified by either or both of the following: (i) the property is exceptional due to narrowness, shallowness, or shape of the property; or (ii) the property contains exceptional topographic conditions or other extraordinary or exceptional situations or conditions;
 - a. The property is currently developed and has an existing building that is the same use as we are proposing. There are 55 existing stalls on site including ADA spaces. Based on the existing building footprint, the existing building footprint is out of compliance with the Zoning Ordinance for 4 spaces per 1,000 square feet.
 - b. Additional spaces are being added where possible and where they would follow current city standards. However, the number of parking stalls is being reduced by slightly with the proposed layout. This reduction is driven by factors such as two stalls being removed to accommodate a larger water meter and service that is needed to sprinkler the building and the removal of two spaces because they would inhibit fire access along the backside of the building based on current standards.
 - c. Due to the size and shape of the lot, there are no additional areas that are available to add enough parking to meet the current requirements in the Zoning Ordinance. The only remaining open space on site near the parking area has existing slopes of 3:1 which would make adding parking in this area not feasible.
 2. The strict application of the Zoning Ordinance would result in practical difficulties to or undue hardship upon the owner of the property
 - a. Based on the Zoning Ordinance requirements, the site is required to have 88 parking spaces if the entire building is classified as office for minimum parking requirements. This would mean the site has to provide enough spaces to equal around 160% of the current parking count.
 - b. Additional parking has been added to the layout wherever practical to minimize modifications to the existing layout and building footprint. The remaining open areas on site are either being used for utility and stormwater infrastructure or are not practical due to topography as discussed previously.
 - c. Above ground or vertical parking structures are not practical due to the size of the lot and required infrastructure improvements for the lot. Additionally, it would place an undue hardship on the property owner to accommodate these facilities on the existing site due to the scope of the project and relatively small lot size.
 3. The relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zoning Ordinance.

- a. Under the previous owner, there were no complaints regarding parking issues at this site based on our knowledge.
- b. We have prepared a parking memo outlining typical occupancy of the site under low occupancy and high occupancy conditions with input from the ownership team and industry professionals. This memo highlights that every studio space is not expected to be booked concurrently under maximum booking. However, even if all the studio spaces were to be occupied at a high occupancy estimate, the memo highlights that the parking provided on site is sufficient to accommodate of the users and still provide a surplus of spaces. Based on this information, the variance in parking requirements would not have detrimental effects on adjacent properties or user coming to the site.
- c. This variance does not impair the intent of the Zoning Ordinance because the existing and proposed use of the site does not clearly fit under one of the prescribed uses of the Minimum Parking Table, and it is a redevelopment site. Throughout the redevelopment process, our intent has been to bring the site up to code wherever practical. Increasing the existing parking by around 60% of the current count is not practical given the shape of the lot, existing infrastructure, and proposed infrastructure that is being installed to bring the site up to current city standards.



SITE DATA TABLE	
PROJECT NAME:	CROSSROADS SOUTH BUSINESS PARK, SECTION 2, REVISION 1
COF PROJECT #:	PRE-APPLICATION SITE PLAN
MAP:	TBD
PARCEL #:	MAP # 053K 053K B 01601
ADDRESS:	112 SEABOARD LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT
EXISTING ZONINGS:	LI, LIGHT INDUSTRIAL DISTRICT
CHARACTER AREA OVERLAY:	N/A
DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF LOT 50A:	0.77 ACRES±
ACREAGE OF LOT 50B:	0.84 ACRES±
TOTAL ACREAGE OF SITE:	1.61 ACRES±
TOTAL DISTURBED ACREAGE:	0.77 ACRES±
TOTAL SQUARE FOOTAGE OF SITE:	69,913 SF
TOTAL IMPERVIOUS AREA SQUARE FOOTAGE:	15,111 SF
BUILDING TYPE:	FLEX BUILDING
FRONTAGE TYPE:	PARKING FRONTAGE
OWNER:	BBTNK, LLC
ADDRESS:	330 FAIRCHILD GARDENS AVE, #32069
CONTACT NAME:	LUKE MATHISEN
EMAIL:	LUKE@BBTNK.US
APPLICANT:	KIMLEY-HORN & ASSOCIATES
ADDRESS:	4031 ASPEN GROVE DRIVE, SUITE 200
CONTACT NAME:	FRANKLIN, TN 37067
EMAIL:	DEATON.HILDBRAND@KIMLEY-HORN.COM
BUILDING SETBACKS:	FRONT: 30'
	SIDE: 10'
	REAR: 25'
EXISTING BUILDING SQUARE FOOTAGE:	19,206 SF
PROPOSED ADDITION SQUARE FOOTAGE:	2,899 SF
PROPOSED TOTAL SQUARE FOOTAGE:	19,102 SF
PROPOSED BUILDING HEIGHT:	26 FT
NOTES:	
1.	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.
2.	THIS SITE PLAN HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION. IN ADDITION THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 AND NAD 83 DATUM.
3.	BASE INFORMATION WAS TAKEN FROM A FINAL SURVEY PERFORMED BY SMITH SECKMAN REID, INC. (SSR) DATED AUGUST 5, 2024. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
4.	THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5.	NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47167C0355F, DATED SEPTEMBER 28, 2006.

EXISTING STORMWATER NARRATIVE	
STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS MAINLY DEVELOPED AREAS OF BUILDINGS AND PARKING LOTS. DEPENDING ON WHERE RAINWATER FALLS, IT TRAVELS VIA SHEET FLOW INTO STORM INFRASTRUCTURE TOWARDS THE WESTERN SIDE OF THE SITE OUTFALLING TO STRUCTURES IN SEABOARD LANE.	
SURVEY NOTES	
1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, AND NAD 83 DATUM.	
2. BASE INFORMATION WAS TAKEN FROM AN ALTA SURVEY PREPARED BY JTA LAND SURVEYING, INC. A TOPOGRAPHIC SURVEY PREPARED BY JTA LAND SURVEYING, INC. DATES 8/5/24. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.	
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF FRANKLIN GIS AND AERIAL PHOTOGRAPHS.	
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.	
SITE SLOPE TABLE	
	14% - 19.99%
	20% and above
SITE PLAN KEYNOTE LEGEND	
(A)	EXISTING CONCRETE SIDEWALK
(B)	EXISTING TREE, TYP.
(C)	EXISTING SITE ENTRANCE
(D)	EXISTING WATER LINE
(E)	EXISTING DUMPSTER
(F)	EXISTING SEWER LINE
(G)	EXISTING SEWER MANHOLE
(H)	EXISTING SEWER CLEANOUT
(I)	EXISTING 8" WATER STUBOUT PER MVID GIS INFORMATION



No. : Date: Revision:

Client Contact: Rachael Spangler
(615) 202-9427

SGS Contact: Dallas Caudle
SGS Project Number: 24041.00

Smith Gee Studio, LLC
602 Taylor Street, Suite 201
Nashville, TN 37208

CROSSROADS SOUTH BUSINESS PARK, SECTION 2, REVISION 1

COF PROJECT 8600
112 Seaboard Lane
Franklin, TN 37067

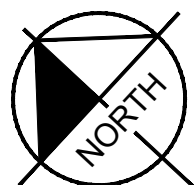
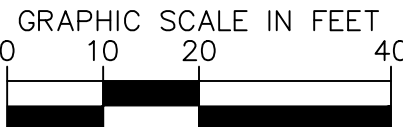


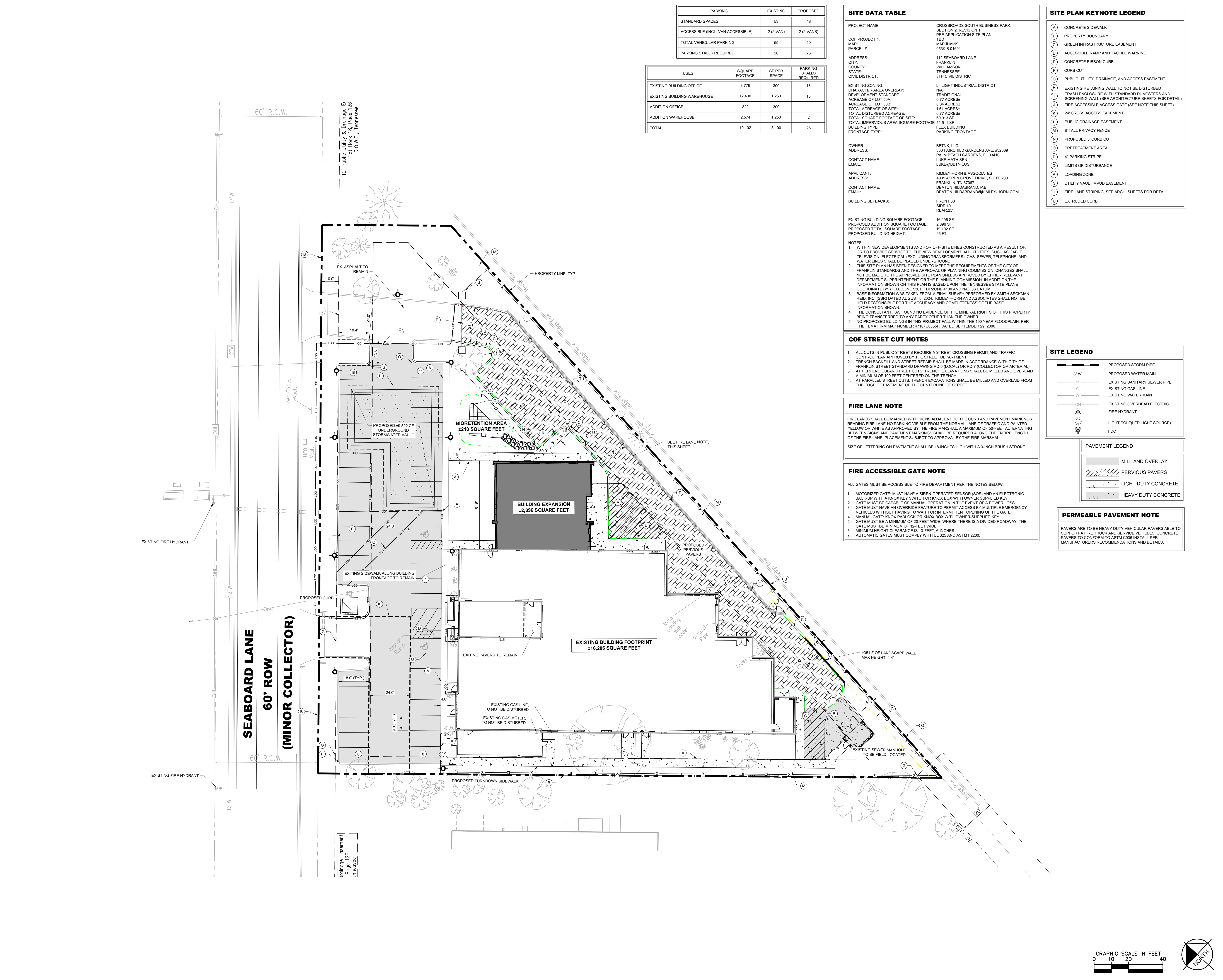
Drawing:

OVERALL EXISTING CONDITIONS

10/03/2024

C1.0





PARKING	EXISTING	PROPOSED
STANDARD SPACES	53	48
ACCESSIBLE (INCL. VAN ACCESSIBLE)	2 (2 VAN)	2 (2 VANS)
TOTAL VEHICULAR PARKING	55	50
PARKING STALLS REQUIRED	26	26

USES	SQUARE FOOTAGE	SF PER SPACE	PARKING STALLS REQUIRED
EXISTING BUILDING OFFICE	3,776	300	13
EXISTING BUILDING WAREHOUSE	12,430	1,250	10
ADDITION OFFICE	322	300	1
ADDITION WAREHOUSE	2,574	1,250	2
TOTAL	19,102	3,100	26

SITE DATA TABLE	
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COUNTY:	WILLIAMSON
STATE:	TENNESSEE
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CHARACTER AREA OVERLAY:	N/A
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TOTAL SQUARE FOOTAGE OF SITE:	69,913 SF
TOTAL IMPERVIOUS AREA SQUARE FOOTAGE:	51,111 SF
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OWNER:	BBTNK, LLC
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EMAIL:	LUKE@BBTNK.US
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EXISTING BUILDING SQUARE FOOTAGE:	19,206 SF
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PROPOSED BUILDING HEIGHT:	26 FT
NOTES:	
1.	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.
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5.	NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47167C0355F, DATED SEPTEMBER 28, 2006.

COF STREET CUT NOTES	
1.	ALL CUTS IN PUBLIC STREETS REQUIRE A STREET CROSSING PERMIT AND TRAFFIC CONTROL PLAN APPROVED BY THE STREET DEPARTMENT.
2.	TRENCH BACKFILL AND STREET REPAIR SHALL BE MADE IN ACCORDANCE WITH CITY OF FRANKLIN STREET STANDARD DRAWING RD-6 (LOCAL) OR RD-7 (COLLECTOR OR ARTERIAL).
3.	AT PERPENDICULAR STREET CUTS, TRENCH EXCAVATIONS SHALL BE MILLED AND OVERLAD A MINIMUM OF 100 FEET CENTERED ON THE TRENCH.
4.	AT PARALLEL STREET CUTS, TRENCH EXCAVATIONS SHALL BE MILLED AND OVERLAD FROM THE EDGE OF PAVEMENT TO THE CENTERLINE OF STREET.

FIRE LANE NOTE	
FIRE LANES SHALL BE MARKED WITH SIGNS ADJACENT TO THE CURB AND PAVEMENT MARKINGS READING FIRE LANE-NO PARKING VISIBLE FROM THE NORMAL LANE OF TRAFFIC AND PAINTED YELLOW OR WHITE AS APPROVED BY THE FIRE MARSHAL. A MAXIMUM OF 50 FEET ALTERNATING BETWEEN SIGNS AND PAVEMENT MARKINGS SHALL BE REQUIRED ALONG THE ENTIRE LENGTH OF THE FIRE LANE. PLACEMENT SUBJECT TO APPROVAL BY THE FIRE MARSHAL.	
SIZE OF LETTERING ON PAVEMENT SHALL BE 18-INCHES HIGH WITH A 3-INCH BRUSH STROKE.	

FIRE ACCESSIBLE GATE NOTE	
ALL GATES MUST BE ACCESSIBLE TO FIRE DEPARTMENT PER THE NOTES BELOW:	
1.	MOTORIZED GATE MUST HAVE A SIREN OPERATED SENSOR (SOS) AND AN ELECTRONIC BACK UP WITH A KNOX KEY SWITCH OR KNOX BOX WITH OWNER SUPPLIED KEY.
2.	GATE MUST BE CAPABLE OF MANUAL OPERATION IN THE EVENT OF A POWER LOSS.
3.	GATE MUST HAVE AN OVERRIDE FEATURE TO PERMIT ACCESS BY MULTIPLE EMERGENCY VEHICLES WITHOUT HAVING TO WAIT FOR INTERMITTENT OPENING OF THE GATE.
4.	MANUAL GATE KNOX PADLOCK OR KNOX BOX WITH OWNER-SUPPLIED KEY.
5.	GATE MUST BE A MINIMUM OF 20 FEET WIDE, WHERE THERE IS A DIVIDED ROADWAY, THE GATE MUST BE MINIMUM OF 12 FEET WIDE.
6.	MINIMUM HEIGHT CLEARANCE IS 13 FEET, 6 INCHES.
7.	AUTOMATIC GATES MUST COMPLY WITH UL 325 AND ASTM F2200.

SITE PLAN KEYNOTE LEGEND	
(A)	CONCRETE SIDEWALK
(B)	PROPERTY BOUNDARY
(C)	GREEN INFRASTRUCTURE EASEMENT
(D)	ACCESSIBLE RAMP AND TACTILE WARNING
(E)	CONCRETE RIBBON CURB
(F)	CURB CUT
(G)	PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENT
(H)	EXISTING RETAINING WALL TO NOT BE DISTURBED
(I)	TRASH ENCLOSURE WITH STANDARD DUMPSTERS AND SCREENING WALL (SEE ARCHITECTURE SHEETS FOR DETAIL)
(J)	FIRE ACCESSIBLE ACCESS GATE (SEE NOTE THIS SHEET)
(K)	24" CROSS ACCESS EASEMENT
(L)	PUBLIC DRAINAGE EASEMENT
(M)	8' TALL PRIVACY FENCE
(N)	PROPOSED 3' CURB CUT
(O)	PRETREATMENT AREA
(P)	4" PARKING STRIPE
(Q)	LIMITS OF DISTURBANCE
(R)	LOADING ZONE
(S)	UTILITY VAULT MVUD EASEMENT
(T)	FIRE LANE STRIPING, SEE ARCH. SHEETS FOR DETAIL
(U)	EXTRUDED CURB

SITE LEGEND	
8" W	PROPOSED STORM PIPE
8" W	PROPOSED WATER MAIN
8" W	EXISTING SANITARY SEWER PIPE
8" W	EXISTING GAS LINE
8" W	EXISTING WATER MAIN
8" W	EXISTING OVERHEAD ELECTRIC
8" W	FIRE HYDRANT
8" W	LIGHT POLE (LED LIGHT SOURCE)
8" W	FDC
PAVEMENT LEGEND	
8" W	MILL AND OVERLAY
8" W	PERVIOUS PAVERS
8" W	LIGHT DUTY CONCRETE
8" W	HEAVY DUTY CONCRETE
PERMEABLE PAVEMENT NOTE	
PAVERS ARE TO BE HEAVY DUTY VEHICULAR PAVERS ABLE TO SUPPORT A FIRE TRUCK AND SERVICE VEHICLES. CONCRETE PAVERS TO CONFORM TO ASTM C938 INSTALL PER MANUFACTURERS RECOMMENDATIONS AND DETAILS.	



No. : Date: Revision:

Client Contact: Rachael Spangler
(615) 202-9427

SGS Contact: Dallas Caudle
SGS Project Number: 24041.00

Smith Gee Studio, LLC
602 Taylor Street, Suite 201
Nashville, TN 37208

CROSSROADS SOUTH BUSINESS PARK, SECTION 2, REVISION 1

COF PROJECT 8600
112 Seaboard Lane
Franklin, TN 37067

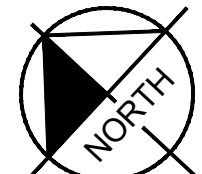
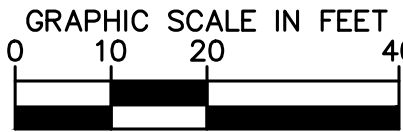


Drawing:

OVERALL SITE PLAN

10/03/2024

C2.0



STRUCTURE TABLE		
NAME	DESCRIPTION	TOP GRATE
A0	HEADWALL	N/A
A1	CONNECT TO UG DETENTION	N/A
A2	CONNECT TO UG DETENTION	N/A
A3	AREA DRAIN W/ DOME GRATE	714.55
A4	COMBINATION INLET W/ JBS 3300	714.63
A5	CONNECT TO UG DETENTION	N/A
A6	COMBINATION INLET W/ JBS 3300	713.91
B0	CONNECT TO UG DETENTION	N/A
B1	OUTLET CONTROL STRUCTURE	715.71
CO-01	CLEANOUT	715.50

PIPE TABLE						
NAME	UPSTREAM	DOWNSTREAM	SIZE	LENGTH	SLOPE	MATERIAL
A1 - A0	711.30 (A1)	710.97 (A0)	24"	34'	0.98%	RCP
A3 - A2	711.42 (A3)	711.30 (A2)	18"	24'	0.50%	RCP
A4 - A3	711.62 (A4)	711.42 (A3)	18"	80'	0.50%	CLASS IV RCP
A6 - CO-01	711.61 (A6)	711.33 (CO-01)	12"	5'	0.50%	HDPE
B1 - B0	713.00 (B1)	711.30 (B0)	18"	22'	8.06%	RCP
CO-01 - A5	711.33 (CO-01)	711.30 (A5)	12"	7'	0.50%	HDPE

SITE DATA TABLE

PROJECT NAME:	CROSSROADS SOUTH BUSINESS PARK, SECTION 2, REVISION 1
COF PROJECT #:	PRE-APPLICATION SITE PLAN
MAP:	TBD
PARCEL #:	MAP 4 053K 053K B 0101
ADDRESS:	112 SEABOARD LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	8TH CIVIL DISTRICT
EXISTING ZONING:	L1, LIGHT INDUSTRIAL DISTRICT
CHARACTER AREA OVERLAY:	N/A
DEVELOPMENT STANDARD:	TRADITIONAL
ACREAGE OF LOT 50A:	0.77 ACRES±
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TOTAL ACREAGE OF SITE:	1.61 ACRES±
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TOTAL IMPERVIOUS AREA SQUARE FOOTAGE:	16,206 SF
BUILDING TYPE:	FLEX BUILDING
FRONTAGE TYPE:	PARKING FRONTAGE
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CONTACT NAME:	FRANKLIN, TN 37067
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	3. BASE INFORMATION WAS TAKEN FROM A FINAL SURVEY PERFORMED BY SMITH SECKMAN REID, INC. (SSR) DATED AUGUST 5, 2024. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
	4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
	5. NO PROPOSED BUILDINGS IN THIS PROJECT FALL WITHIN THE 100-YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47167C0355F, DATED SEPTEMBER 29, 2006.

COF GRADING & DRAINAGE GENERAL NOTES

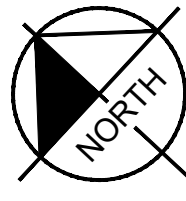
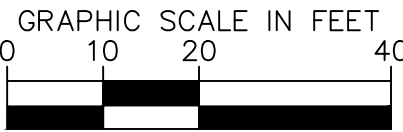
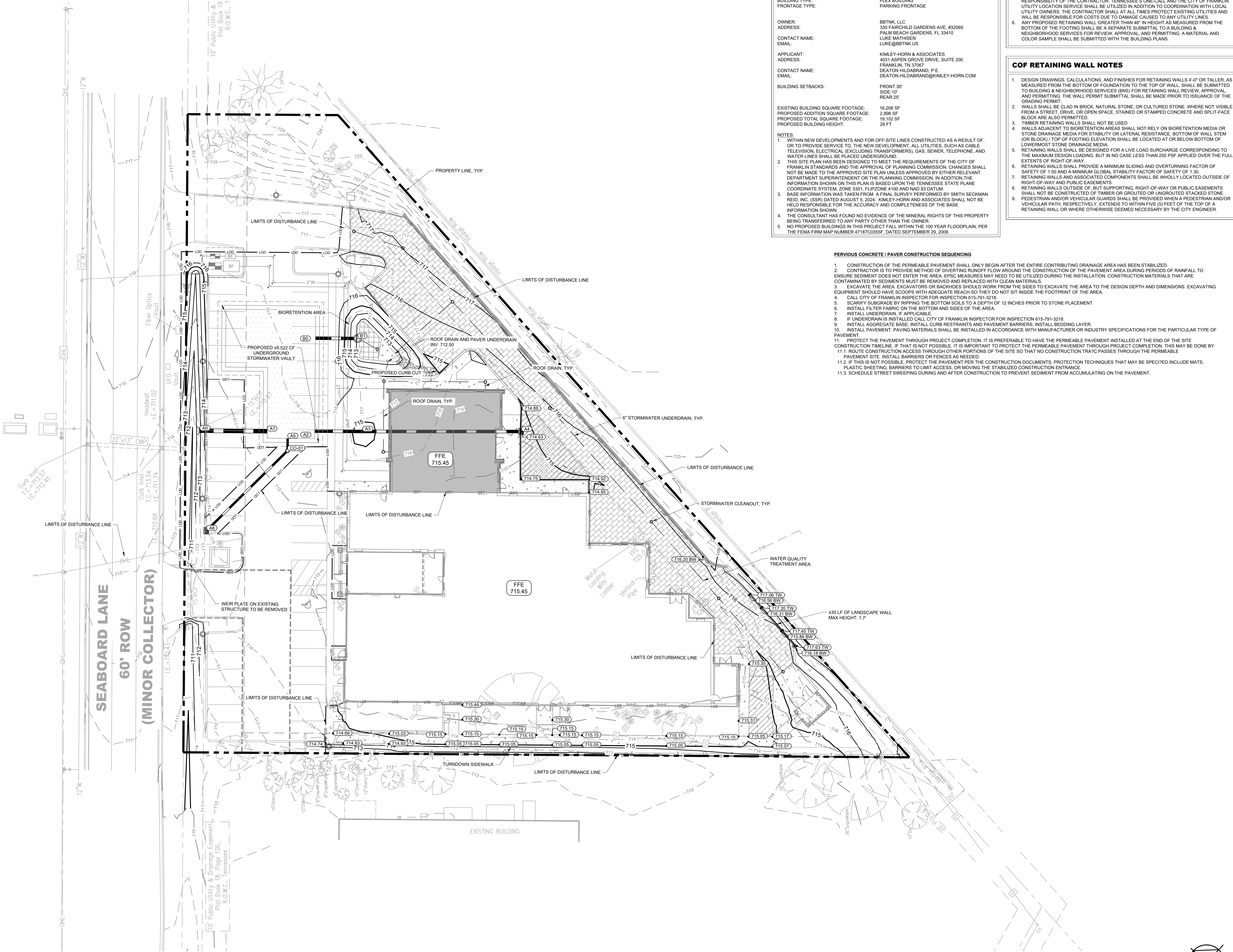
1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE, STONE AND BINDER & SURFACE COURSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. THE ENGINEER AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ANY PROPOSED RETAINING WALL GREATER THAN 40" IN HEIGHT AS MEASURED FROM THE BOTTOM OF THE FOOTING SHALL BE A SEPARATE SUBMITTAL TO A BUILDING & NEIGHBORHOOD SERVICES FOR REVIEW, APPROVAL, AND PERMITTING. A MATERIAL AND COLOR SAMPLE SHALL BE SUBMITTED WITH THE BUILDING PLANS.

COF RETAINING WALL NOTES

1. DESIGN DRAWINGS, CALCULATIONS, AND FINISHES FOR RETAINING WALLS 4'-0" OR TALLER, AS MEASURED FROM THE BOTTOM OF FOUNDATION TO THE TOP OF WALL, SHALL BE SUBMITTED TO BUILDING & NEIGHBORHOOD SERVICES (BNS) FOR RETAINING WALL REVIEW, APPROVAL, AND PERMITTING. THE WALL PERMIT SUBMITTAL SHALL BE MADE PRIOR TO ISSUANCE OF THE GRADING PERMIT.
2. WALLS SHALL BE CLAD IN BRICK, NATURAL STONE, OR CULTURED STONE, WHERE NOT VISIBLE FROM A STREET, DRIVE, OR OPEN SPACE. STAINED OR STAMPED CONCRETE AND SPLIT-FACE BLOCK ARE ALSO PERMITTED.
3. TIMBER RETAINING WALLS SHALL NOT BE USED.
4. WALLS ADJACENT TO BIORETENTION AREAS SHALL NOT RELY ON BIORETENTION MEDIA OR STONE DRAINAGE MEDIA FOR STABILITY OR LATERAL RESISTANCE. BOTTOM OF WALL STEM (OR BLOCK) TOP OF FOOTING ELEVATION SHALL BE LOCATED AT OR BELOW BOTTOM OF LOWERMOST STONE DRAINAGE MEDIA.
5. RETAINING WALLS SHALL BE DESIGNED FOR A LIVE LOAD SURCHARGE CORRESPONDING TO THE MAXIMUM DESIGN LOADING, BUT IN NO CASE LESS THAN 250 PSF APPLIED OVER THE FULL EXTENTS OF RIGHT-OF-WAY.
6. RETAINING WALLS SHALL PROVIDE A MINIMUM SLIDING AND OVERTURNING FACTOR OF SAFETY OF 1.50 AND A MINIMUM GLOBAL STABILITY FACTOR OF SAFETY OF 1.30.
7. RETAINING WALLS AND ASSOCIATED COMPONENTS SHALL BE WHOLLY LOCATED OUTSIDE OF RIGHT-OF-WAY AND PUBLIC EASEMENTS.
8. RETAINING WALLS OUTSIDE OF, BUT SUPPORTING, RIGHT-OF-WAY OR PUBLIC EASEMENTS SHALL NOT BE CONSTRUCTED OF TIMBER OR GROUNTED OR UNGROUNDED STACKED STONE.
9. PEDESTRIAN AND/OR VEHICULAR GUARDS SHALL BE PROVIDED WHEN A PEDESTRIAN AND/OR VEHICULAR PATH, RESPECTIVELY, EXTENDS TO WITHIN FIVE (5) FEET OF THE TOP OF A RETAINING WALL OR WHERE OTHERWISE DEEMED NECESSARY BY THE CITY ENGINEER.

PERVIOUS CONCRETE / PAVER CONSTRUCTION SEQUENCING

1. CONSTRUCTION OF THE PERMEABLE PAVEMENT SHALL ONLY BEGIN AFTER THE ENTIRE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
2. CONTRACTOR IS TO PROVIDE METHOD OF DIVERTING RUNOFF FLOW AROUND THE CONSTRUCTION OF THE PAVEMENT AREA DURING PERIODS OF RAINFALL TO ENSURE SEDIMENT DOES NOT ENTER THE AREA. EROSION MEASURES MAY NEED TO BE UTILIZED DURING THE INSTALLATION. CONSTRUCTION MATERIALS THAT ARE CONTAMINATED BY SEDIMENTS MUST BE REMOVED AND REPLACED WITH CLEAN MATERIALS.
3. EXCAVATE THE AREA. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE AREA TO THE DESIGN DEPTH AND DIMENSIONS. EXCAVATING EQUIPMENT SHOULD HAVE SCOOPS WITH ADEQUATE REACH SO THEY DO NOT SIT INSIDE THE FOOTPRINT OF THE AREA.
4. CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
5. SCARP SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
6. INSTALL FILTER FABRIC ON THE BOTTOM AND SIDES OF THE AREA.
7. INSTALL UNDERDRAIN, IF APPLICABLE.
8. IF UNDERDRAIN IS INSTALLED CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.
9. INSTALL AGGREGATE BASE. INSTALL CURB RESTRAINTS AND PAVEMENT BARRIERS. INSTALL BEDDING LAYER.
10. INSTALL PAVEMENT. PAVING MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER OR INDUSTRY SPECIFICATIONS FOR THE PARTICULAR TYPE OF PAVEMENT.
11. PROTECT THE PAVEMENT THROUGH PROJECT COMPLETION. IT IS PREFERABLE TO HAVE THE PERMEABLE PAVEMENT INSTALLED AT THE END OF THE SITE CONSTRUCTION TIMELINE. IF THAT IS NOT POSSIBLE, IT IS IMPORTANT TO PROTECT THE PERMEABLE PAVEMENT THROUGH PROJECT COMPLETION. THIS MAY BE DONE BY:
 - 11.1 ROUTE CONSTRUCTION ACCESS THROUGH OTHER PORTIONS OF THE SITE SO THAT NO CONSTRUCTION TRAFFIC PASSES THROUGH THE PERMEABLE PAVEMENT SITE. INSTALL BARRIERS OR FENCES AS NEEDED.
 - 11.2 IF THIS IS NOT POSSIBLE, PROTECT THE PAVEMENT PER THE CONSTRUCTION DOCUMENTS. PROTECTION TECHNIQUES THAT MAY BE SPECIFIED INCLUDE MATS, PLASTIC SHEETING, BARRIERS TO LIMIT ACCESS, OR MOVING THE STABILIZED CONSTRUCTION ENTRANCE.
 - 11.3 SCHEDULE STREET SWEEPING DURING AND AFTER CONSTRUCTION TO PREVENT SEDIMENT FROM ACCUMULATING ON THE PAVEMENT.



Client Contact: Rachael Spangler
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SGS Contact: Dallas Caudle
SGS Project Number: 24041.00

Smith Gee Studio, LLC
602 Taylor Street, Suite 201
Nashville, TN 37208



Drawing:

OVERALL GRADING &
DRAINAGE PLAN

10/03/2024

C3.0

Kimley»Horn

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No. : Date: Revision:

CROSSROADS SOUTH BUSINESS
PARK, SECTION 2, REVISION 1

COF PROJECT 8600
112 Seaboard Lane
Franklin, TN 37067

MEMORANDUM

To: City of Franklin

From: Kennedy Adams, P.E.
Kimley-Horn and Associates, Inc.

Date: October 10, 2024

Subject: Sound Kitchen – Studio Expansion

Sound Kitchen is a music recording facility located at 112 Seaboard Lane within the City of Franklin, Tennessee. The facility has been an active recording studio since the 1990s. The facility is currently 19,138 SF and consists of 6 recording studios. The development is proposing to expand the facility by an additional 2,900 SF which would provide 1 additional studio, 3 restrooms, a small office, and relocate a studio lobby for an existing studio in the existing facility square footage.

A recording studio is a unique land use that is not provided in the City of Franklin parking ratios, or industry standard ratios from the Institute of Traffic Engineers (ITE) or the Urban Land Institute (ULI). This memorandum is provided to provide a better understanding of site operations and parking needs. The site has an existing parking supply of 53 spaces regular stalls and 2 ADA parking stalls. The anticipated parking count is to be reduced by 4 spaces to create space for utility infrastructure and fire access as directed by city & utility reviewers.

The recording studio is comprised of five area types that are described below:

- Studio Areas
 - The studio live room is the area where artists are actively performing. Depending on the size of the studio. The typical number of occupants ranges from 2 to 10 people at a single time depending on the size of the studio space.
- Lounge Areas
 - There are several lounge areas around the building for studio occupants to use outside of the recording sessions. These spaces that would not generate new users beyond what has already been identified for studio use.
- Studio Lobby
 - The studio lobby is around 450 SF. The typical number of occupants ranges from 2 to 4 people at a single time.
- Meeting/Office
 - In addition to the studio spaces, there is one small office and one conference room for 6 people. Based on site operations, we estimate that no more than 6 full time

employees will occupy these spaces beyond what has already been identified for studio use.

- Facilities
 - Beyond the studios and meeting/office space, there are some facilities or inactive spaces used for technical/instrument storage, hallways, and restrooms that would not generate new users beyond what has already been identified for studio use.

Table 1 provides a breakdown of the area types by square footage and Table 2 provides a breakdown of the estimated users for each of the spaces. It should be noted that the numbers in Table 2 assume that all 7 studios are booked at maximum capacity at a single time which occurs infrequently. The typical maximum booking is for 4 existing studios and estimated at 5 studios with the expansion.

Table 1: Square Footage by Area Type

Area Type	Total
Studio Areas	10,370 SF
Lounge Areas	1,278 SF
Studio Lobby	445 SF
Meeting/Office	394 SF
Facilities	9,551 SF

Table 2: Estimated Users by Area Type

Area	Low Estimate	High Estimate
Crossroads Studio	8	10
Big Boy Studio	8	10
Studio C	1	2
Studio D	1	4
Studio E	6	8
Studio F	1	2
Studio G&H	2	3
Office/Meeting	4	6
Total	31	45

Based on the operational data that maximum of 5 studios are booked at any one time, there would be a maximum of 41 occupants on site. With the expansion and projected demand increase, the parking supply is still sufficient and should yield approximately 10 surplus spaces. If all seven studios were occupied at maximum capacity at the same time, which is unlikely to occur, the parking supply is still sufficient and should yield approximately 5 surplus spaces.