



Meeting Agenda

Franklin Municipal Planning Commission

Thursday, October 22, 2020

7:00 PM

Board Room

Notice is hereby given that a meeting of the Franklin Municipal Planning Commission will be held on the date, time and at the location listed above. Additional information can be found at www.franklinton.gov/planning.

The typical process for discussing an item is as follows:

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

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

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

The Franklin Municipal Planning Commission Meeting will limit physical access in the meeting room due to current limitations on public gatherings to prevent further spread of COVID-19 and to protect the health, safety, and welfare of the City of Franklin officials, staff, and citizens. Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate in the following ways:

- Watch the meeting on FranklinTV or the City of Franklin website.
- Watch the live stream through the City of Franklin Facebook and YouTube accounts.
- Call in to the conference meeting 1-312-626-6799; Meeting ID: 926 0222 4907; Password: 550921. Callers will be unmuted and given the opportunity to comment during the meeting at specific times.
- The public may email comments to planningintake@franklinton.gov to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments will be accepted until 5:00 PM on the day before the meeting.
- Limited viewing will be available in the lobby of City Hall to watch the live video. In-person public comments will be permitted in the Zoom meeting from the City Hall Board Room. Staff will assist in directing citizens from the lobby to form a line to speak on an item. Line spacing will be 6-feet apart and masks are required.
- City YouTube: <https://www.youtube.com/user/CityOfFranklin>
- City Facebook Live: <https://www.facebook.com/CityOfFranklin>
- City website: <https://www.franklinton.gov/franklintv>

CALL TO ORDER

1. Consideration Of Resolution 2020-211, A Resolution Declaring That The Franklin Municipal Planning Commission Shall Meet On October 22,2020, And Conduct Its Essential Business By Electronic Means Rather Than Being Required To Gather A Quorum Of The Members Physically Present In The Same

Location Because It Is Necessary To Protect The Health, Safety, And Welfare Of Tennesseans In Light Of The COVID-19 Outbreak.

Sponsors: Amy Diaz-Barriga, Emily Wright

APPROVAL OF MINUTES

2. Consideration Of Approval Of The September 24, 2020 FMPC Minutes.

FMPC ANNUAL CALENDAR

3. Consideration Of Approval Of The January 2021-January 2022 FMPC Calendar.

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

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

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

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

4. Consideration Of Approval Of Items 5-10 and 15-17 On The Consent Agenda.

SITE PLAN SURETIES

5. Creekstone Commons PUD Subdivision, site plan, section 4; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

Sponsors: Paula Kortas

6. Franklin Park Subdivision, site plan, (One Franklin Park Office Building); release the maintenance agreement for drainage improvements. (CONSENT AGENDA)

Sponsors: Paula Kortas

7. Grace Pointe Church Subdivision, site plan; extend the performance agreement for landscaping Phase B improvements to October 28, 2021. (CONSENT AGENDA)

Sponsors: Paula Kortas

8. Rizer Point PUD Subdivision, site plan, section 1; extend the performance agreement for drainage improvements to October 28, 2021. (CONSENT AGENDA)

Sponsors: Paula Kortas

9. Through the Green PUD Subdivision, site plan, lot 5; release the maintenance agreement for drainage improvements. (CONSENT AGENDA)

Sponsors: Paula Kortas

10. Village of Eddy Lane Subdivision, site plan; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

Sponsors: Paula Kortas

REZONINGS/DEVELOPMENT PLANS

11. Consideration of Ordinance 2020-24, An Ordinance To Rezone 3.81 Acres From Planned (PD) District 4.75 To Planned (PD) District 12.6 For The Property Located North Of Cherokee Place And West Of Shawnee Drive, Located At 600 Chickasaw Place (Chickasaw PUD).

Sponsors: Joseph Bryan, Amy Diaz-Barriga, Emily Wright

12. Consideration Of Resolution 2020-161, A Resolution Approving A Revised Development Plan For Chickasaw PUD, For The Property Located North Of Cherokee Place And West Of Shawnee Drive, Located At 600 Chickasaw Place.

Sponsors: Joseph Bryan, Amy Diaz-Barriga, Emily Wright

13. Consideration Of Ordinance 2020-25, An Ordinance To Rezone 8.15 Acres From Planned (PD) District 4.75 To Planned (PD) District 12.27 For The Property Located South Of Chickasaw Place And West Of Shawnee Drive, Located At 1101 Shawnee Drive (Cherokee Place PUD).

Sponsors: Joseph Bryan, Amy Diaz-Barriga, Emily Wright

14. Consideration Of Resolution 2020-166, A Resolution Approving A Development Plan For Cherokee Place PUD, With 2 Modification Of Development Standards For Parking Standards And Foundation Requirements, For The Property Located South Of Chickasaw Place And West Of Shawnee Drive, Located At 1101 Shawnee Drive.

Sponsors: Joseph Bryan, Amy Diaz-Barriga, Emily Wright

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

15. Spacebox Southeast Parkway Subdivision, Final Plat, Creating 1 Commercial Lot And Establishing Easements, On 2.47 Acres, Located At 108 Noah Drive. (CONSENT AGENDA)

Sponsors: Joseph Bryan, Amy Diaz-Barriga, Emily Wright

16. Splendor Ridge Subdivision, Final Plat, Revision 3, Creating 12 Single Family Residential Lots, On 8.55 Acres, Located At 151 Franklin Road. (CONSENT AGENDA)

Sponsors: Joseph Bryan, Amy Diaz-Barriga, Emily Wright

17. Spring Creek Subdivision, Final Plat, Revision 9, Creating One Commercial Lot On 13.82 Acres, Located At 1854 And 1874 West McEwen Drive. (CONSENT AGENDA)

Sponsors: Joseph Bryan, Amy Diaz-Barriga, Emily Wright

PLANS OF SERVICES

18. Consideration Of Resolution 2020-157, A Resolution Amending Resolution 2015-26 To Modify And Update The Plan Of Services For 1845 Carters Creek Pike By The City Of Franklin, Tennessee.

Sponsors: Amy Diaz-Barriga, Emily Wright, Vernon Gerth

NON-AGENDA ITEMS**ANY OTHER BUSINESS****ADJOURN**

RESOLUTION 2020-211

A RESOLUTION DECLARING THAT THE FRANKLIN MUNICIPAL PLANNING COMMISSION SHALL MEET ON OCTOBER 22, 2020, AND CONDUCT ITS ESSENTIAL BUSINESS BY ELECTRONIC MEANS RATHER THAN BEING REQUIRED TO GATHER A QUORUM OF THE MEMBERS PHYSICALLY PRESENT IN THE SAME LOCATION BECAUSE IT IS NECESSARY TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF TENNESSEANS IN LIGHT OF THE COVID-19 OUTBREAK

WHEREAS, Coronavirus Disease 2019 (COVID-19) is a severe acute respiratory disease that appears to occur through respiratory transmission, presents with similar symptoms to those of influenza, and can lead to serious illness or death, particularly in the case of older adults and persons with serious chronic medical conditions; and

WHEREAS, the Centers for Disease Control and Prevention has recommended that all states and territories implement aggressive measures to slow and contain transmission of COVID-19 in the United States; and

WHEREAS, on March 12, 2020, pursuant to the authority granted by Tenn. Code Ann. § 58-2-107, the Governor of Tennessee, Bill Lee, issued Executive Order No. 14, declaring a state of emergency to facilitate the response to COVID-19; and

WHEREAS, on March 13, 2020, the President of the United States, Donald J. Trump, declared a national state of emergency with respect to COVID-19; and

WHEREAS, on March 20, 2020, Mayor Ken Moore issued Executive Order No. 2020-01 Declaring a State of Emergency and Civil Emergency; and

WHEREAS, Governor Lee issued Executive Order No. 16, and later issued Executive Order No. 34, Executive Order No. 51, and Executive Order No. 60, allowing electronic meetings while continuing to function openly and transparently; and

WHEREAS, Mayor Moore issued Executive Order No. 2020-03, No. 2020-05, and No. 2020-07, No. 2020-09, No. 2020-11, No. 2020-12, No. 2020-13, No. 2020-14, No. 2020-15, No. 2020-16, and No. 2020-17 continuing the Declaration of a State of Emergency and Civil Emergency; and

WHEREAS, the Franklin Municipal Planning Commission believes it is in the best interest of the City of Franklin to conduct the October 22, 2020, meeting by electronic means.

NOW, THEREFORE, BE IT RESOLVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

The meeting scheduled for October 22, 2020, at 7:00 p.m. shall be conducted by electronic means rather than requiring a quorum of the members of the Franklin Municipal Planning Commission to attend in person to protect the health, safety, and welfare of Tennesseans in light of the COVID-19 outbreak. Physical access in the meeting room will be limited. The public can view and participate in the meetings by watching the meeting live or later as a recording on FranklinTV, the City of Franklin website, the City of Franklin's Facebook page, and the City of Franklin's YouTube account. Specific dial-in and website links can be found on the City's website at:

<https://www.franklinton.gov/Home/Components/Calendar/Event/10418/1092>

IT IS SO RESOLVED AND DONE on this 22nd day of October, 2020.

ATTEST:

By: _____
Emily Hunter
FMPC Secretary

CITY OF FRANKLIN, TENNESSEE:

By: _____
Mike Hathaway
FMPC Chair

Approved as to Form By:
Shauna R. Billingsley, City Attorney



Meeting Minutes

Franklin Municipal Planning Commission

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2020

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- In-person comments will be allowed in City Hall. Citizens will be directed to the City Hall Training Room (enter from Church Street parking lot) upon arrival to watch the meeting until their item is ready to be considered. Staff will assist in directing citizens to form a line to speak on an item. Line spacing will be 6-feet apart and masks are required.
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CALL TO ORDER

Chair Hathaway called the meeting to order at 7:00 pm.

Board Members Present: Michael Orr, Jenny Szilagyi, Mike Hathaway, Ann Petersen, Alma McLemore,

Marcia Allen, Roger Lindsey, Jimmy Franks, Scott Harrison

Board Members Absent: None

1. Consideration Of Resolution 2020-176, A Resolution Declaring That The Franklin Municipal Planning Commission Shall Meet On September 24, 2020, And Conduct Its Essential Business By Electronic Means Rather Than Being Required To Gather A Quorum Of The Members Physically Present In The Same Location Because It Is Necessary To Protect The Health, Safety, And Welfare Of Tennesseans In Light Of The COVID-19 Outbreak.

Sponsors:

Amy Diaz-Barriga, Emily Wright

Attachments:

1. 2020-176 RES Declaring Need for Electronic Meeting_FMPC_09.24.20.Law
Approved

Chair Hathaway asked if there were any public comments for Item 1. There were none.

Chair Hathaway asked for a motion for Item 1.

Commissioner Harrison moved, seconded by Commissioner McLemore, to Approve the Resolution.

Chair Hathaway asked for a roll call vote on the motion.

The motion carried unanimously.

ACTION: Motion to Approve the Resolution 2020-176, Item 1, by Commissioner Scott Harrison, second by Commissioner Alma McLemore;

Motion Passed 9-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi

NOES: None

ABSTAIN: None

Chair Hathaway read the following statement:

The Franklin Municipal Planning Commission Meeting will limit physical access in the meeting room due to current limitations on public gatherings to prevent further spread of COVID-19 and to protect the health, safety, and welfare of the City of Franklin officials, staff, and citizens. Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate in the following ways:

- Watch the meeting on FranklinTV or the City of Franklin website;
- Watch the live stream through the City of Franklin Facebook and YouTube accounts;
- Call in to the conference meeting at 1-312-626-6799. The Meeting ID is 910 5624 7555 and the Password is 178459;
- Emailed comments were accepted until 5 PM yesterday. These email comments have been provided in full to the Commission and included in the minutes but will not be read aloud in their entirety during the meeting;

- In-person comments will be allowed in City Hall. Citizens will be directed to the City Hall Training Room (enter from Church Street parking lot) upon arrival to watch the meeting until their item is ready to be considered. Staff will assist in directly citizens to form a line to speak on an item Line Spacing will be 6-feet apart and masks are required.

APPROVAL OF MINUTES

2. Consideration Of Approval Of The August 27, 2020 Minutes.

Sponsors:

Attachments:

1. 1 DRAFT 4 FMPC Minutes August 2020
2. 3 Westhaven Combined Citizen Comments 8.27.2020 FMPC
3. Brownland Farm Citizen Comments 8-26-2020
4. Brownland Farm Petition information

Chair Hathaway asked for a motion to approve the Minutes from the August 27, 2020 meeting.

Alderman Petersen moved, seconded by Commissioner Orr, to Approve the Minutes.

Chair Hathaway asked for a roll call vote.

The motion passed by the following vote (8-0). Commissioner Harrison abstained.

ACTION: Motion to Approve the Minutes, Item 2, by Alderman Ann Petersen, second by Commissioner Michael Orr;

Motion Passed 8-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi

NOES: None

ABSTAIN: Scott Harrison

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

The Chair asked for citizen comments.

Ms. Michelle Sutton, resident of Ladd Park and Political Interest Chair, stated that she was speaking on behalf of residents who opposed the proposed Envision Franklin Amendment change for the Long Lane Sports Complex. She stated that there were many unanswered questions. She stated that less expensive land is not a reason to change Envision Franklin. She stated that they have two main concerns:

1. In order to change Envision Franklin, there had to be significant change to the area since Envision Franklin was adopted. At this time, this criteria has not been met.
2. The design concept is not compatible to the area and existing Land Use Plan.

ANNOUNCEMENTS

3. The rezoning and development plan revision for the Chickasaw PUD Subdivision, and the rezoning and development plan for the Cherokee PUD Subdivision will not be on this agenda. The items were missing components of the application, and therefore will not be heard on the September FMPC Agenda.

Sponsors:

Attachments:

None

Ms. Emily Wright, Director of Planning and Sustainability, stated that the Rezoning and Development Plan revision for the Chickasaw PUD Subdivision and the Rezoning and Development Plan for the Cherokee PUD Subdivision would not be on the agenda. The Applicant had sent out the required mailings through the submittal process, but due to some missing components of the application, they were removed from the agenda prior to it being published. She stated that she wanted to announce this in case there were any citizens listening. She stated that these items would be at a future Planning Commission meeting.

Additional Announcements:

Ms. Wright also stated that she would like to update the Commissioners about the status of electronic meetings as permitted by the Governor's Executive Order. She stated that it looked like after September they will be allowed to continue electronic meetings with certain requirements, which are already being fulfilled. She stated that Commissioners would have the option to attend the meeting in person. The City has already installed plexiglass between the Commissioner's seats for safety. She stated this would be a hybrid approach which would allow each Commissioner to choose. She stated that if the Commissioner chose to attend in person, they would need their electronic device so they would be logged into the Zoom meeting. Ms. Wright asked that the Commissioners give notice at least two weeks prior to either Ms. Amy Diaz-Barriga, Current Planning Supervisor, or herself if they planned to attend in person. This time is needed to order the necessary equipment (headset to reduce echo in Boardroom).

Ms. Wright stated that they will also begin to take live in-person comments again soon. This would be done by using a computer at the podium. The citizens could speak through the computer at the podium. Also, call-ins and email will still be accepted for citizen comments.

Ms. Wright stated that there were some discussions that had taken place at the Board of Mayor and Aldermen (BOMA) level. There was an initiation of the annexation request of a property located in the Highway 96 West area over the last several months. This perpetuated some further discussion about the road network that is proposed in the Comprehensive Transportation Network Plan, which was approved by the Planning Commission. As part of this, there may be some interest in conducting a small area plan for some portion of the Highway 96 West area, just west of Mack Hatcher Parkway, going up to Hillsboro Road or to the Harpeth River. This item was discussed at Worksession at the beginning of September and at the September 22nd BOMA meeting where it was deferred until the October 27th BOMA meeting. She stated that she anticipates that this will also be discussed at the October 13th Worksession. She stated that the Commissioners may want to tune into these meetings since the Planning Commission has an integral part if a planning effort does move forward.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

4. Consideration Of Approval Of Items 5-7 and 9-13 On The Consent Agenda.

Chair Hathaway and Commissioner Franks were recused from the Consent Agenda. The Chair was turned over to Vice-Chair Lindsey.

Vice-Chair Lindsey stated that the vote for the Consent Agenda would include Items 5-7 and 9-13.

Vice-Chair Lindsey asked for a motion for the Approval of the Consent Agenda.

Commissioner Allen moved, seconded by Commissioner Orr, to Approve the Consent Agenda.

Vice-Chair Lindsey called for a roll call vote.

The motion carried by the following vote (7-0). Chair Hathaway and Commissioner Franks abstained from the vote.

ACTION:	Motion to Approve the Consent Agenda, Item 4, by Commissioner Marcia Allen, second by Commissioner Michael Orr; Motion Passed 7-0
AYES:	Ann Petersen, Marcia Allen, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi
NOES:	None
ABSTAIN:	Jimmy Franks, Mike Hathaway

SITE PLAN SURETIES

5. Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); release the maintenance agreement for sidewalks improvements. (CONSENT AGENDA)

Sponsors: Paula Kortas

Attachments: None

This item was approved on the Consent Agenda.

6. Rizer Point PUD Subdivision, site plan, section 1; extend the performance agreement for landscaping Phase 2 improvements to September 23, 2021. (CONSENT AGENDA)

Sponsors: Paula Kortas

Attachments: None

This item was approved on the Consent Agenda.

7. Tywater Crossing PUD Subdivision, site plan, section 1; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

Sponsors: Paula Kortas

Attachments: None

This item was approved on the Consent Agenda.

ENVISION FRANKLIN PLAN AMENDMENTS

8. Consideration Of Resolution 2020-78, A Resolution To Adopt An Envision Franklin Plan Amendment For The Properties Located At 1155 Hillsboro Road (Known as Brownland Farm, and a portion of Christ Community Church at 1215 Hillsboro Road) Map 63 Parcels 2.00, 2.01, And 2.02, To Change The Design Concepts From Conservation And Conservation Subdivision To Conservation, Conservation Subdivision, And Multifamily Residential. (PUBLIC HEARING)

Sponsors: Eric Conner, Andrew Orr, Emily Wright

Attachments:

1. Applicant Withdrawal Request
2. Brownland LUPA Resubmittal 9-3-2020
3. CitizenComments9-23-2020
4. Brownland LUPA 8-19-2020
5. Applicant Submittal
6. Deferral Request to September
7. Deferral Request to August
8. RESOLUTION 2020-78
9. Hillsboro Rd / Mack Hatcher Area Flood Map
10. Copeland-Wilson Comment
11. Citizen Comments 8-26-2020
12. Harpeth Conservancy letter
13. Petition Email
14. Petition.Comments
15. Petition.Signatures
16. Citizen Comments 6.25.2020
17. Bolze Comment
18. Lawbaugh Comment
19. Scott Black Comment
20. Bolze Comment 8-18

Chair Hathaway recused himself from this item.

Mr. Eric Conner, Principal Planner, stated that the applicant formally requested to withdraw this Envision Franklin Amendment application. However, the item is still on the agenda for public comment and for a vote to approve the withdrawal request.

Mr. Conner stated that Staff had received public comments regarding this item. These comments received are attached.

Staff recommended approval of the withdrawal request. Staff recommended disapproval of Resolution 2020-78 if the withdrawal request was not approved.

Mr. Conner stated that he was there to answer any questions.

Vice-Chair Lindsey asked if there were any citizen comments.

Ms. Wright stated that there were no callers on the phone or in-person.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. The Applicant stated that his client had developed in Franklin for a number of years and believes in building consensus with the community, Staff, Commissioners, and Aldermen. He stated that though there is significant support for the current plan, there is greater support to develop the property as Conservation Subdivision policy. He stated that they plan to move forward with a proposed development plan. He stated that they have a neighborhood meeting scheduled for October 8, 2020. They plan to present their plan to the Joint Conceptual Workshop on October 22nd.

Mr. Gamble stated that they are requesting Withdrawal of the policy changes.

Vice-Chair Lindsey asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Harrison, to approved the withdrawal of Resolution 2020-78 .

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

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

Vice-Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION:	Motion to Withdraw the Resolution 2020-78, Item 8, by Commissioner Alma McLemore, second by Commissioner Scott Harrison; Motion Passed 8-0
AYES:	Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi
NOES:	None
ABSTAIN:	Mike Hathaway

Vice-Chair Lindsey turned the Chair back to Chair Hathaway.

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

9. Simmons Ridge PUD Subdivision, Final Plat, Section 9, Creating 30 Townhome Lots And One Open Space Lot, On 2.68 Acres, Located Near The Intersection Of South Carothers Road And Long Point Way, At 4408 South Carothers Road. (CONSENT AGENDA)

Sponsors:

Amy Diaz-Barriga, Emily Wright

Attachments:

1. MAP 7322 Simmons Ridge PUD Subd, FP Sec 9
2. COF 7322 Conditions of Approval_01
3. Final Plat Section 9 CoF #-7322

This item was approved on the Consent Agenda.

10. Simmons Ridge PUD Subdivision, Final Plat, Section 10, Creating 36 Townhome Lots And One Open Space Lot, On 11.56 Acres, Located Near The Intersection Of South Carothers Road And Long Point Way, At 4408 South Carothers Road. (CONSENT AGENDA)

Sponsors: Amy Diaz-Barriga, Emily Wright

Attachments:

1. MAP 7324 Simmons Ridge PUD Subd, FP Sec 10
2. COF 7324 Conditions of Approval_01
3. Final Plat Simmons Ridge Section 10 COF #7324

This item was approved on the Consent Agenda.

11. Simmons Ridge PUD Subdivision, Final Plat, Section 11, Creating 18 Townhome Lots And 3 Open Space Lot, On 4.88 Acres, Located Near The Intersection Of South Carothers Road And Long Point Way, At 4408 South Carothers Road. (CONSENT AGENDA)

Sponsors: Amy Diaz-Barriga, Emily Wright

Attachments:

1. MAP 7325 Simmons Ridge PUD Subd, FP Sec 11
2. COF 7325 Conditions of Approval_01
3. Final Plat Simmons Ridge Section 11 COF# 7325

This item was approved on the Consent Agenda.

12. Splendor Ridge Subdivision, Final Plat, Revision 2, Creating 3 Single Family Residential Lots And 2 Open Space Lots, On 6.18 Acres, Located at 151 Franklin Road. (CONSENT AGENDA)

Sponsors: Joseph Bryan, Amy Diaz-Barriga, Emily Wright

Attachments:

1. MAP 7302 Splendor Ridge FP Rev 2
2. T391001_final plat 3_090320-signed
3. 7302 Splendor Ridge FP Rev 2_Conditions of Approval_01

This item was approved on the Consent Agenda.

13. Wild Duck Realty PUD Subdivision, Final Plat, Revision 9, Lots 4 And 6, Relocating An Access Easement, On 6.15 Acres, Located Near The Intersection Of Rosa Helm Way And Wood Duck Court, At 220 And 221 Rosa Helm Way. (CONSENT AGENDA)

Sponsors: Amy Diaz-Barriga, Emily Wright

Attachments:

1. MAP 7328 Wild Duck Realty PUD Subd, Rev 9
2. COF 7328 Conditions of Approval_01
3. Final Plat Wild Duck Realty PUD Subd Rev 9 Lots 4 and 6

This item was approved on the Consent Agenda.

ZONING ORDINANCE TEXT AMENDMENTS

14. Consideration Of Ordinance 2020-21, An Ordinance To Amend The Franklin Zoning Ordinance And Zoning Map As Part Of An Annual Review And Cleanup Following The Major Update Of 2019.

Sponsors: Kelly Dannenfelser, Emily Wright

Attachments:

1. 2020-21 ORD Zoning Ordinance Cleanup Txt Amendment_with Exhibits.Law Approved
2. Citizen Survey Data_Multiple Choice Questions
3. Citizen Survey Data_Open Ended Question

Ms. Kelly Dannenfelser, Assistant Director of Planning and Sustainability, stated that The Zoning Ordinance was adopted in December 2019. Since then, the staff has tracked corrections, clarifications, and minor refinements and they are reflected in this ordinance.

Ms. Dannenfelser stated that some topical updates are included which includes the items discussed at two earlier Joint Conceptual Workshops.

Substantive updates include the following:

- A. Allowing additional flexibility for frontage requirements for proposed changes to existing buildings;
- B. Modifying the urban landscape frontage into a landscape frontage and allowing parking to the sides of buildings to allow for additional flexibility for commercial properties;
- C. Creating a large-scale office building type with standards crafted toward Class A corporate office space while maintaining high quality architectural standards; and
- D. Moving the driveway and parking pad requirements from the Municipal Code to the Zoning Ordinance for user ease of use.

E. Expanding the home occupation uses to include allowing the use in an accessory dwelling, expanding the permitted uses to include swimming lessons and certain pet businesses, and other minor changes including Zoning Map corrections.

Staff recommended Approval of Ordinance 2020-21 to the Board of Mayor and Aldermen.

Chair Hathaway asked if there were any citizen comments.

Mr. Greg Gamble, Gamble Design Collaborative, stated that these changes would be an improvement and a great help to clients. He stated that he appreciated Staff working with them on this.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Lindsey, to recommend Approval of Resolution 2020-21 to the Board of Mayor and Aldermen.

Chair Hathaway asked for any discussion on the motion.

Alderman Petersen stated that she had some comments.

Alderman Petersen moved, seconded by Commissioner Allen, to amend the main motion to revise the date from December 28 to December 8 every time it is listed.

Chair Hathaway called for a roll call vote on the motion to amend the main motion.

The vote to amend the main motion carried unanimously.

ACTION: Motion to amend the main motion to revise the date from December 28 to December 8 every time it is listed, Item 14, by Alderman Ann Petersen, second by Commissioner Marcia Allen;

Motion Passed 9-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi

NOES: None

ABSTAIN: None

Alderman Petersen stated that she would like to bring attention to page 23, Section 10.1.17 (Driveways on Residential Lots). She stated that this section states that the driveway should be located primarily in front of the garage or to the side of the principal building. So, you could have a driveway out front unless the lot size is 30,000 square feet or approximately 3/4 of an acre. She stated that her own subdivision has several homes with a driveway in the front. She also read that the driveway setback has to be located a minimum of 5-feet from any abutting lot line unless it is a shared driveway. She stated that there are a number of smaller lots, which are smaller than what was considered smaller lots recently. She stated that now much smaller lots are allowed to be developed. She stated on the smaller lots, there is usually a back way to come in (alley). She stated most of the side yards for lots now are 10-feet, at most. She would like to discuss this issue further. She stated that this was new and not in the current Zoning Ordinance.

Commissioner Franks asked to see an example.

Ms. Dannenfelser stated that most of the standards which Alderman Petersen was referring to are in the Municipal Code in the Modifications section. She stated that the standards have been in this section since around 2007, however, this is an odd place for their placement. She stated that placing these standards in the Zoning Ordinance Parking Chapter was a much more user-friendly placement. She stated that the 5-foot setback has been in Municipal Code for a number of years. Ms. Dannenfelser stated that this seems to work well since most building setbacks on the side are at least 5-feet. She stated that you will not have a garage closer to the side lot-line than 5-feet and the driveway will be in front of the garage.

Commissioner Franks referred to Alderman Petersen's initial comments about the driveway being in front of a house. He stated that he did not remember seeing an example of this during the Joint Conceptual Workshop.

Ms. Dannenfelser stated that Staff had mentioned that they were intending to move those requirements from the Municipal Code to the Zoning Ordinance since it would be more comprehensive in the Zoning Ordinance. She stated that these standards have been in place for over a decade, and they are just looking to shift the location of those from one document to another. This would make it easier find the standards.

Commissioner Franks asked if it was permissible in the past, but not permissible at this time.

Ms. Dannenfelser stated that these were still a requirement in the Municipal Code. She stated that shifting the location of these standards to the Zoning Ordinance will not affect the enforcement of these requirements. She stated that the plan is to bring a Municipal Code amendment to the BOMA next month, along with this Zoning Ordinance amendment, to remove it from the Municipal Code and place it in the Zoning Ordinance.

Commissioner Franks stated that usually an example would be shown for what was accepted in the past and what would be accepted in the future.

Ms. Dannenfelser stated there would be no difference in setbacks or the language.

Commissioner Allen asked to confirm that the requirement would not change, they are just changing the location of the requirements to a different document.

Ms. Dannenfelser confirmed that they are not changing the requirements, just moving the requirements from the Municipal Code to the Zoning Ordinance.

Commissioner Franks asked if there was a modification.

Ms. Wright stated that Ms. Dannenfelser stated that these requirements were currently listed in the Modifications section of the Municipal Code.

Mr. Jimmy Wiseman, Assistant Director of Engineering, stated that one of the reasons for the setback requirement is to protect from drainage between homes and to keep drainage swells from being blocked and flooding adjacent property.

Alderman Petersen stated that she was not able to locate these standards in the Municipal Code.

Ms. Dannenfelser stated she would share her screen to show the Municipal Code section.

Ms. Shauna Billingsley, City Attorney, stated that the requirements were in Section 12-502 of the Municipal Code. She stated that these were part of the codes adopted for Building and Neighborhood Services. She stated that these are exceptions to those codes.

Ms. Dannenfelser stated that the section was called "Modifications" because these requirements were specific to our City because they had adopted these points.

Ms. Dannenfelser shared her screen with the Commissioners to show the Municipal Code section 12-502. She stated that they have tried to move these requirements to the Zoning Ordinance so that you don't have to go to the Municipal Code to find them. She reviewed the requirements with the Commission.

Alderman Petersen stated that this implies that the driveway will be going to a front-facing garage, which is not as good as a garage that is in the back of the house. She stated that there are many places where the entry to the garage is from the side or back of the house. She stated that there are a number of places where there is a front circular drive where the driveway does not go directly to the garage.

Commissioner Franks asked if "Tee" parking was permissible.

Ms. Dannenfelser stated that it allows for parking pads to be adjacent to the driveway, parallel or a pull-in. She stated that they have also included an exception for circular drives because this was not addressed specifically in the Municipal Code. She stated that Ordinance refers to lot sizes and Street Specifications for allowing second access points.

Alderman Petersen asked Ms. Dannenfelser to send her the Street Specification information.

Commissioner Allen stated there are some non-traditional buildings, homes, and neighborhoods which do not have garages. She stated that there are some Habitat Homes which have a parking pad, but do not have a garage. She stated there are homes in the Natchez area, Hard Bargain, and other places where there are homes with parking pads, but no garages. She stated that this does apply to those neighborhoods that do not have garages.

Chair Hathaway asked for a vote on the main motion, as amended to revise the date from December 28 to December 8 every time it is listed.

Chair Hathaway asked for a roll call vote.

The main motion, as amended, carried unanimously.

ACTION: Motion to Recommend Approval of the main motion, as amended to revise the date from December 28 to December 8 every time it is listed, to the Board of Mayor and Aldermen the Ordinance 2020-21, Item 14, by Commissioner Scott Harrison, second by Commissioner Roger Lindsey;

Motion Passed 9-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi

NOES: None

ABSTAIN: None

NON-AGENDA ITEMS

Chair Hathaway asked if there were any non-agenda items. There was none.

ANY OTHER BUSINESS

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

ADJOURN

Commissioner Orr moved, seconded by Commissioner Lindsey, to Adjourn.

Chair Hathaway called for a roll call vote.

The motion carried unanimously.

ACTION: Motion to Adjourn, by Commissioner Michael Orr, second by Commissioner Roger Lindsey;

Motion Passed 9-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Mike Hathaway,
Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi

NOES: None

ABSTAIN: None

There being no further business, the meeting adjourned at 7:46 p.m.

Chair

Date



File #: 20-01168

DATE: September 17, 2020
TO: Franklin Municipal Planning Commission
FROM: Amy Diaz-Barriga, Planning Supervisor
Emily Wright, Planning Director

SUBJECT:
Consideration Of Approval Of The January 2021-January 2022 FMPC Calendar.

PURPOSE:
The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission (FMPC) concerning the annual calendar for the year 2021.

BACKGROUND/STAFF COMMENTS:
The FMPC By-laws were updated several years ago to remove the November meeting, due to concerns of a quorum for both the November and December meetings. Now, FMPC meetings are held on the fourth Thursday of the month, for January through October, and the second Tuesday of the month, for December. All other dates on the calendar are based on the FMPC by-laws.

FINANCIAL IMPACT:
N/A.

RECOMMENDATION:
Staff recommends approval of the January 2021-January 2022 FMPC calendar.

DRAFT

FRANKLIN MUNICIPAL PLANNING COMMISSION MEETINGS AND DEADLINES

January 2021-January 2022

* moved due to City Observed Holiday

Neighborhood meeting (for PUDs and EF Amendments) must be scheduled with staff by this date	Pre-Application Submittal Deadline (9:00 AM): submit plans prior to or on this date	Pre-Application meeting day	Applicable Neighborhood meeting dates for PUDs and EF Amendments (contingent on availability)	Initial Submittal Deadline (5:00 PM) and Joint Conceptual Workshop Application Deadline	Checkprints returned to applicant (NOON) <i>staff comments due 11:00 AM</i>	Resubmittal of Corrected Plans (5:00 PM)	FMPC Packet/ Administrative Reports Available (noon)	FMPC Meeting (7:00 PM)
11/27/2020	11/30/2020	12/8/2020	12/8-12/11	12/14/2020	12/29/2020	1/7/2021	1/20/2021	1/28/2021
12/23/2020*	12/28/2020	1/5/2021	1/5-1/8	1/11/2021	1/26/2021	2/4/2021	2/17/2021	2/25/2021
1/22/2020	1/25/2021	2/2/2021	2/2-2/5	2/8/2021	2/23/2021	3/4/2021	3/17/2021	3/25/2021
2/19/2021	2/22/2021	3/2/2021	3/2-3/5	3/8/2021	3/23/2021	4/1/2021	4/14/2021	4/22/2021
3/26/2021	3/29/2021	4/6/2021	4/6-4/9	4/12/2021	4/27/2021	5/6/2021	5/19/2021	5/27/2021
4/23/2021	4/26/2021	5/4/2021	5/4-5/7	5/10/2021	5/25/2021	6/3/2021	6/16/2021	6/24/2021
5/21/2021	5/24/2021	6/1/2021	6/1-6/4	6/7/2021	6/22/2021	7/1/2021	7/14/2021	7/22/2021
6/25/2021	6/28/2021	7/6/2021	7/6-7/9	7/12/2021	7/27/2021	8/5/2021	8/18/2021	8/26/2021
7/23/2021	7/26/2021	8/3/2021	8/3-8/6	8/9/2021	8/24/2021	9/2/2021	9/15/2021	9/23/2021
8/27/2021	8/30/2021	9/7/2021	9/7-9/10	9/13/2021	9/28/2021	10/7/2021	10/20/2021	10/28/2021
No November Planning Commission Meeting								
9/24/2021	9/27/2021	10/5/2021	10/5-10/8	10/11/2021	10/26/2021	11/4/2021	12/1/2021	12/9/2021
11/24/2021*	11/29/2021	12/7/2021	12/7-12/10	12/13/2021	12/28/2021	1/6/2022	1/19/2022	1/27/2022

Envision Franklin Amendments are only reviewed quarterly by the FMPC



File #: 20-01257

DATE: October 9, 2020

TO: Franklin Municipal Planning Commission

FROM: Paula Kortas, Surety Coordinator

SUBJECT:

Creekstone Commons PUD Subdivision, site plan, section 4; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year.
(CONSENT AGENDA)

PURPOSE:

BACKGROUND/STAFF COMMENTS:

FINANCIAL IMPACT:

RECOMMENDATION:



File #: 20-01259

DATE: October 9, 2020

TO: Franklin Municipal Planning Commission

FROM: Paula Kortas, Surety Coordinator

SUBJECT:

Franklin Park Subdivision, site plan, (One Franklin Park Office Building); release the maintenance agreement for drainage improvements. (CONSENT AGENDA)

PURPOSE:

BACKGROUND/STAFF COMMENTS:

FINANCIAL IMPACT:

RECOMMENDATION:



City of Franklin

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

File #: 20-01260

DATE: October 9, 2020

TO: Franklin Municipal Planning Commission

FROM: Paula Kortas, Surety Coordinator

SUBJECT:

Grace Pointe Church Subdivision, site plan; extend the performance agreement for landscaping Phase B improvements to October 28, 2021. (CONSENT AGENDA)

PURPOSE:

BACKGROUND/STAFF COMMENTS:

FINANCIAL IMPACT:

RECOMMENDATION:



File #: 20-01261

DATE: October 9, 2020

TO: Franklin Municipal Planning Commission

FROM: Paula Kortas, Surety Coordinator

SUBJECT:

Rizer Point PUD Subdivision, site plan, section 1; extend the performance agreement for drainage improvements to October 28, 2021. (CONSENT AGENDA)

PURPOSE:

BACKGROUND/STAFF COMMENTS:

FINANCIAL IMPACT:

RECOMMENDATION:



City of Franklin

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

File #: 20-01262

DATE: October 9, 2020

TO: Franklin Municipal Planning Commission

FROM: Paula Kortas, Surety Coordinator

SUBJECT:

Through the Green PUD Subdivision, site plan, lot 5; release the maintenance agreement for drainage improvements. (CONSENT AGENDA)

PURPOSE:

BACKGROUND/STAFF COMMENTS:

FINANCIAL IMPACT:

RECOMMENDATION:



File #: 20-01263

DATE: October 9, 2020

TO: Franklin Municipal Planning Commission

FROM: Paula Kortas, Surety Coordinator

SUBJECT:

Village of Eddy Lane Subdivision, site plan; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

PURPOSE:

BACKGROUND/STAFF COMMENTS:

FINANCIAL IMPACT:

RECOMMENDATION:



File #: 20-01113

DATE: September 11, 2020
TO: Franklin Municipal Planning Commission
FROM: Joseph Bryan, Principal Planner
Amy Diaz-Barriga, Planning Supervisor
Emily Wright, Planning Director

SUBJECT:

Consideration of Ordinance 2020-24, An Ordinance To Rezone 3.81 Acres From Planned (PD) District 4.75 To Planned (PD) District 12.6 For The Property Located North Of Cherokee Place And West Of Shawnee Drive, Located At 600 Chickasaw Place (Chickasaw PUD).

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7314

Applicant: Jamie Gillespie, James + Associates Engineers and Planners, Inc.

Owner: Franklin Housing Authority, Derwin Jackson,

BACKGROUND/STAFF COMMENTS:

The applicant is requesting to rezone the subject property from Planned 4.75 (PD 4.75) District to Planned 12.6 (PD 12.6) District for the Chickasaw PUD. The Board of Mayor and Aldermen previously approved the current zoning district in September of 2017. The Envision Franklin Land Use Plan places this parcel in the Mixed Residential Design Concept, which supports the proposed rezoning. The rezoning and development plan revision for the Chickasaw PUD is being done in conjunction with the neighboring Cherokee Place PUD rezoning and development plan to accommodate the revised boundaries between the two developments.

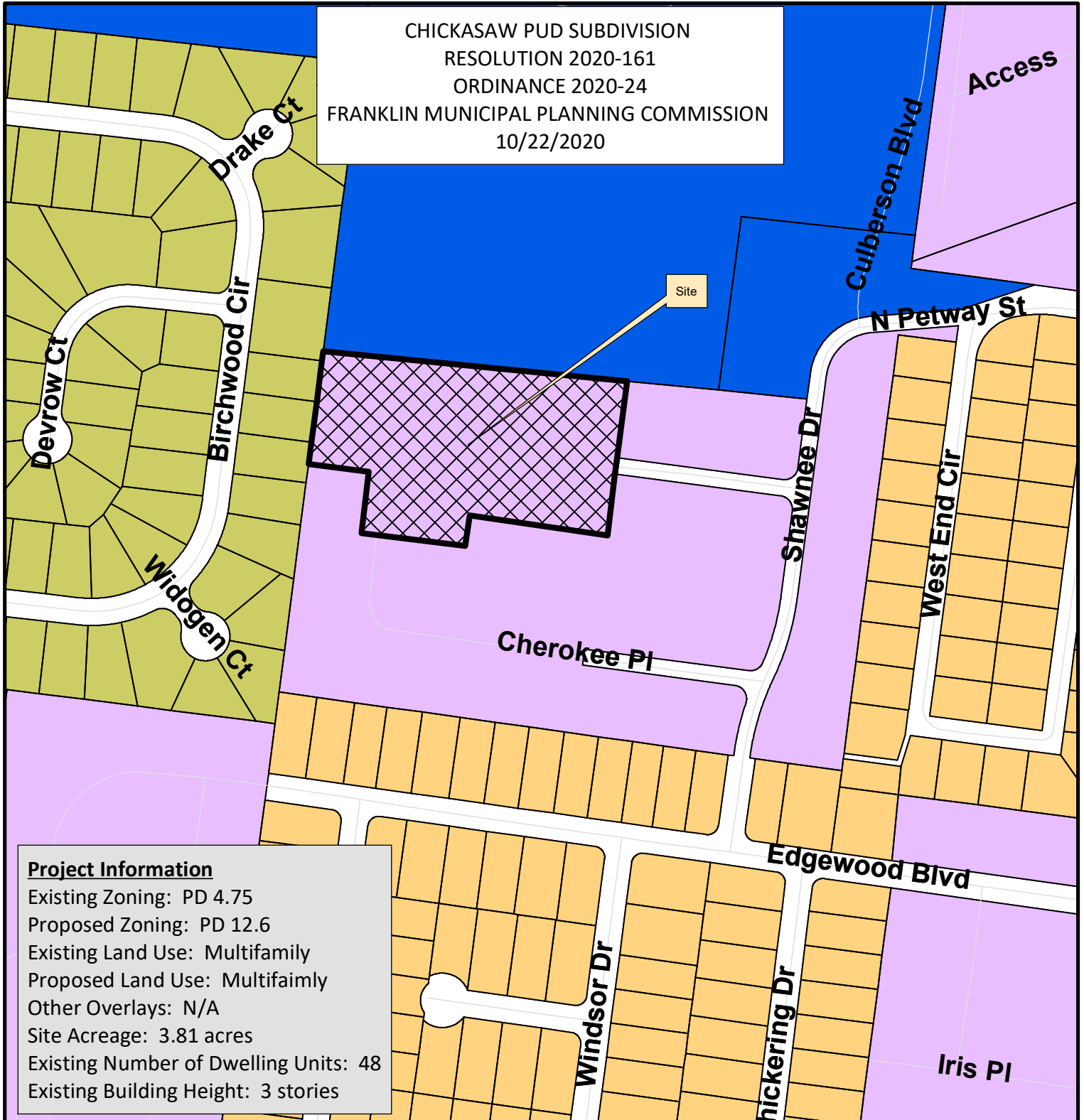
FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval of Ordinance 2020-24 to the Board of Mayor and Aldermen.

CHICKASAW PUD SUBDIVISION
 RESOLUTION 2020-161
 ORDINANCE 2020-24
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 10/22/2020



Project Information

Existing Zoning: PD 4.75
 Proposed Zoning: PD 12.6
 Existing Land Use: Multifamily
 Proposed Land Use: Multifamily
 Other Overlays: N/A
 Site Acreage: 3.81 acres
 Existing Number of Dwelling Units: 48
 Existing Building Height: 3 stories

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



0 250 500
 Feet

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ORDINANCE 2020-24

AN ORDINANCE TO REZONE 3.81 ACRES FROM PLANNED (PD) DISTRICT 4.75 TO PLANNED (PD) DISTRICT 12.6 FOR THE PROPERTY LOCATED NORTH OF CHEROKEE PLACE AND WEST OF SHAWNEE DRIVE, LOCATED AT 600 CHICKASAW PLACE (CHICKASAW PUD).

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

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

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2020-161, approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of **Planned (PD) 4.75** District to **Planned (PD) 12.6** District:

PREMISES CONSIDERED	
Map-Parcel	Acres
78H-4.02	3.81
Total	3.81

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

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

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric S. Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

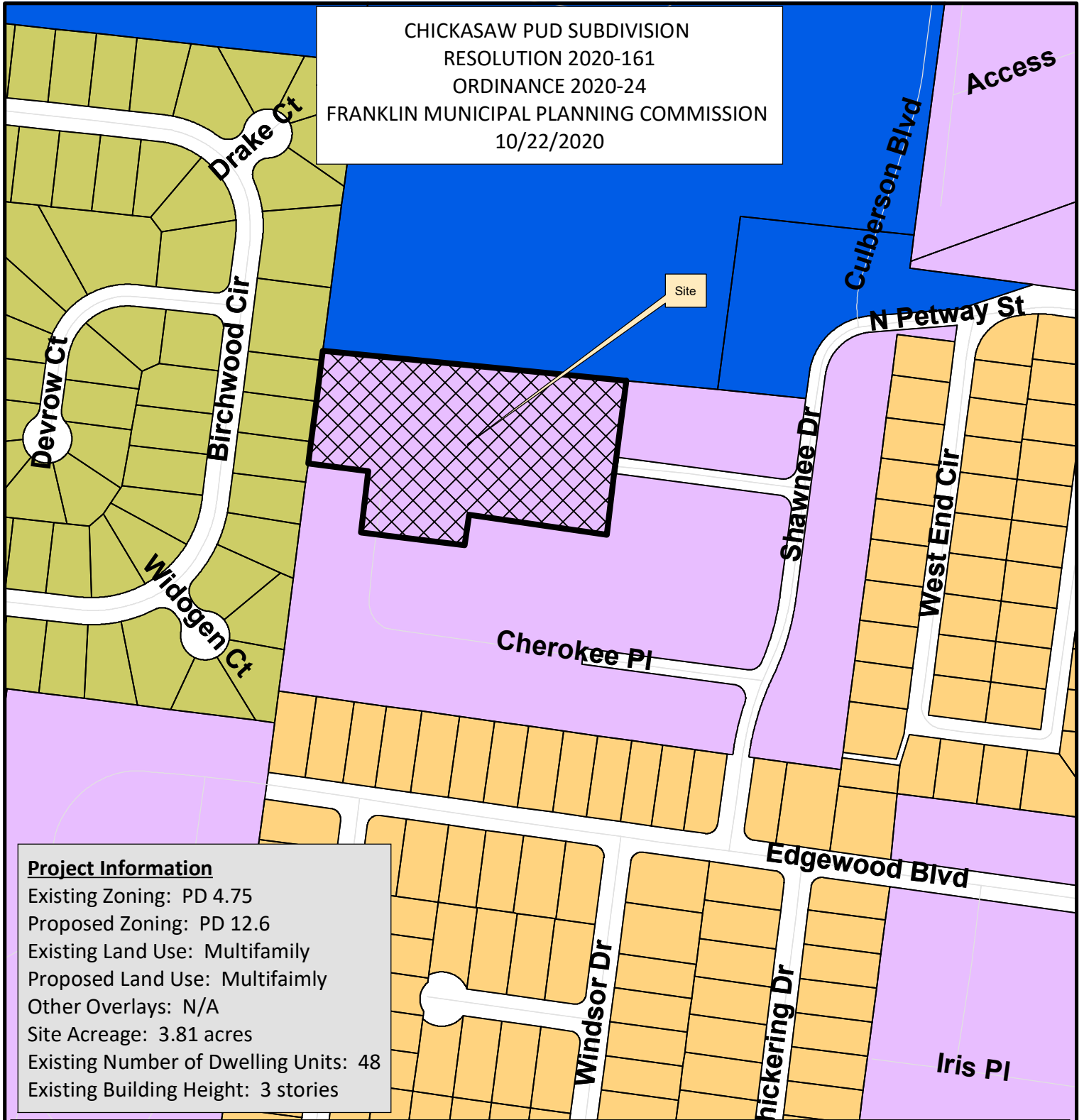
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

CHICKASAW PUD SUBDIVISION
 RESOLUTION 2020-161
 ORDINANCE 2020-24
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 10/22/2020



Project Information

Existing Zoning: PD 4.75
 Proposed Zoning: PD 12.6
 Existing Land Use: Multifamily
 Proposed Land Use: Multifamily
 Other Overlays: N/A
 Site Acreage: 3.81 acres
 Existing Number of Dwelling Units: 48
 Existing Building Height: 3 stories

Chickasaw PUD, DP, Rev 1	CI Civic Institutional District
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ER Estate Residential District	CC Central Commercial District
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PD Planned District	LI Light Industrial District
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0 250 500
 Feet

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REZONING REQUEST

CHICKASAW PUD SUBDIVISION PLANNED UNIT DEVELOPMENT

FRANKLIN HOUSING AUTHORITY
CHICKASAW PLACE @ SHAWNEE DRIVE
FOURTH ALDERMANIC WARD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

FRANKLIN, TN UTILITIES

WATER: FRANKLIN WATER & SEWER
124 LUMBER DRIVE
FRANKLIN, TN 37064
(615) 794-4554

SEWER: FRANKLIN WATER & SEWER
124 LUMBER DRIVE
FRANKLIN, TN 37064
(615) 794-4554

ELECTRIC: M.T.E.M.C.
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
(615) 794-3561

GAS: ATMOS ENERGY MID-SOUTH DIVISION
810 CRESCENT CENTRE DRIVE, #60
FRANKLIN, TN 37064
(615) 771-8300
(888) 286-6700

OWNER

FRANKLIN HOUSING AUTHORITY
200 SPRING STREET
FRANKLIN, TN 37064
(615) 794-1247
CONTACT: DERWIN JACKSON
EMAIL: djackson@franklinhousingauthority.com

CIVIL ENGINEER / APPLICANT

JAMES + ASSOCIATES, INC.
ONE VANTAGE WAY
SUITE E-220
NASHVILLE, TN 37228
(615) 726-4848
CONTACT: R. DARRELL JAMES, P.E.
EMAIL: darrell.james@jamesplus.net

ARCHITECT

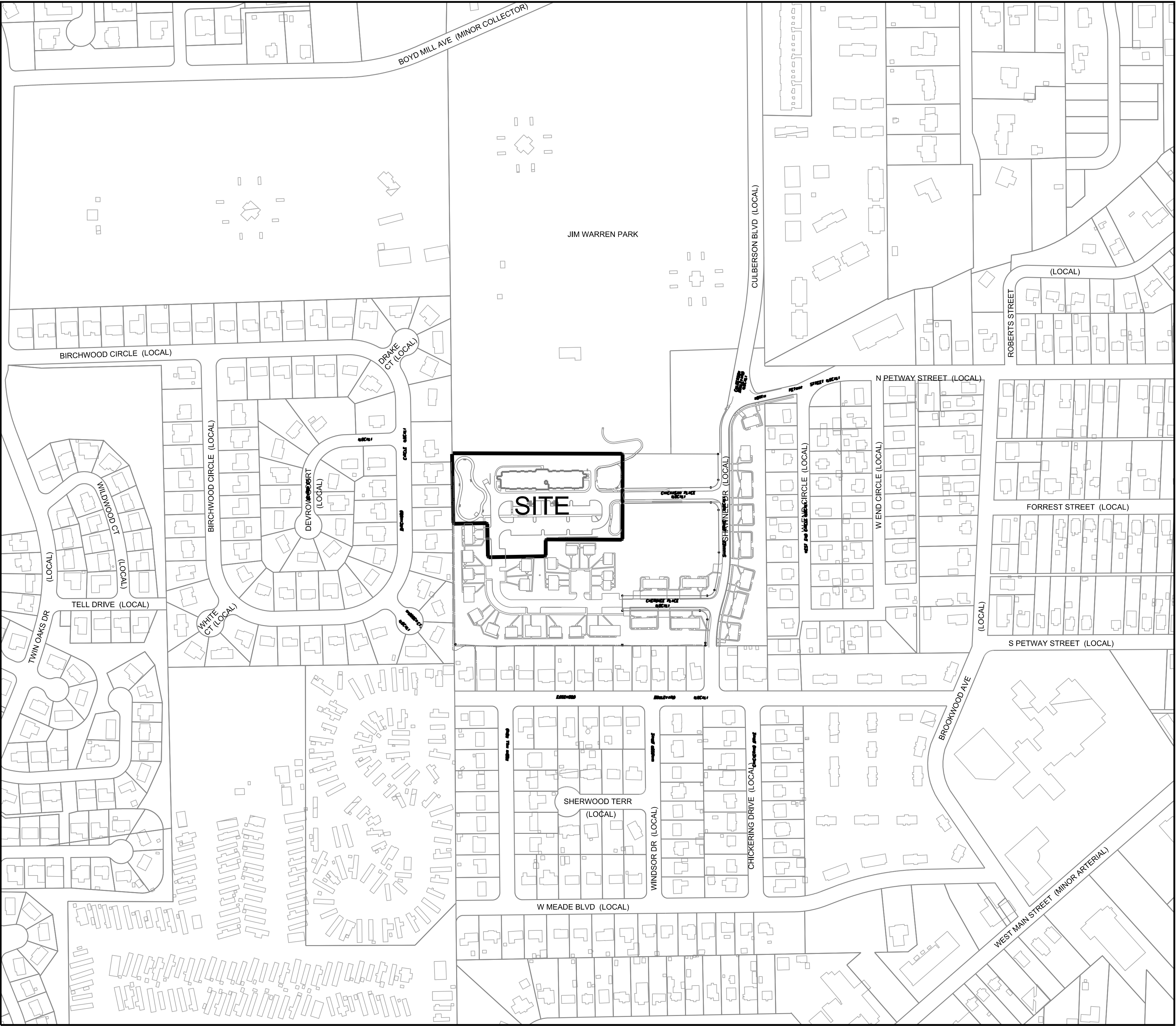
NICKLE ARCHITECTS, PLLC
1612 17TH AVENUE SOUTH
NASHVILLE, TN 37212
(615) 269-3130
CONTACT: JAMES D. NICKLE, AIA
EMAIL: jnickle@nicklearchitects.com

LANDSCAPE ARCHITECT

CUMBERLAND LANDESIGN, INC.
104 LEEWARD POINT
HENDERSONVILLE, TN 37075
(615) 333-4636
CONTACT: ROBERT BRIAN WRAY, ASLA
EMAIL: cumberlandesign@bellsouth.net

ELECTRICAL ENGINEER

OLIVER-LITTLE-GIPSON ENGINEERING, INC.
301 INDUSTRIAL BLVD.
TULLAHOMA, TN 37388
(931) 454-9940
CONTACT: TONY GIPSON, PE
EMAIL: adgipson@olengineering.com



PARCEL 4.02
GROUP A
TAX MAP 078H

INDEX OF DRAWINGS

C0.0 COVER SHEET
C1.0 REZONING PLAN

REZONING FOR TAX MAP 78H,
GROUP "A", PARCEL 4.02

EXISTING ZONING DISTRICT:
PD, PLANNED DISTRICT
RESIDENTIAL DENSITY 4.75

PROPOSED ZONING DISTRICT:
PD, PLANNED DISTRICT
RESIDENTIAL DENSITY 12.75

REZONING REQUEST

CHICKASAW PUD SUBDIVISION PLANNED UNIT DEVELOPMENT

FRANKLIN HOUSING AUTHORITY
CHICKASAW PLACE @ SHAWNEE DRIVE
FOURTH ALDERMANIC WARD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

FRANKLIN, TN UTILITIES

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ARCHITECT

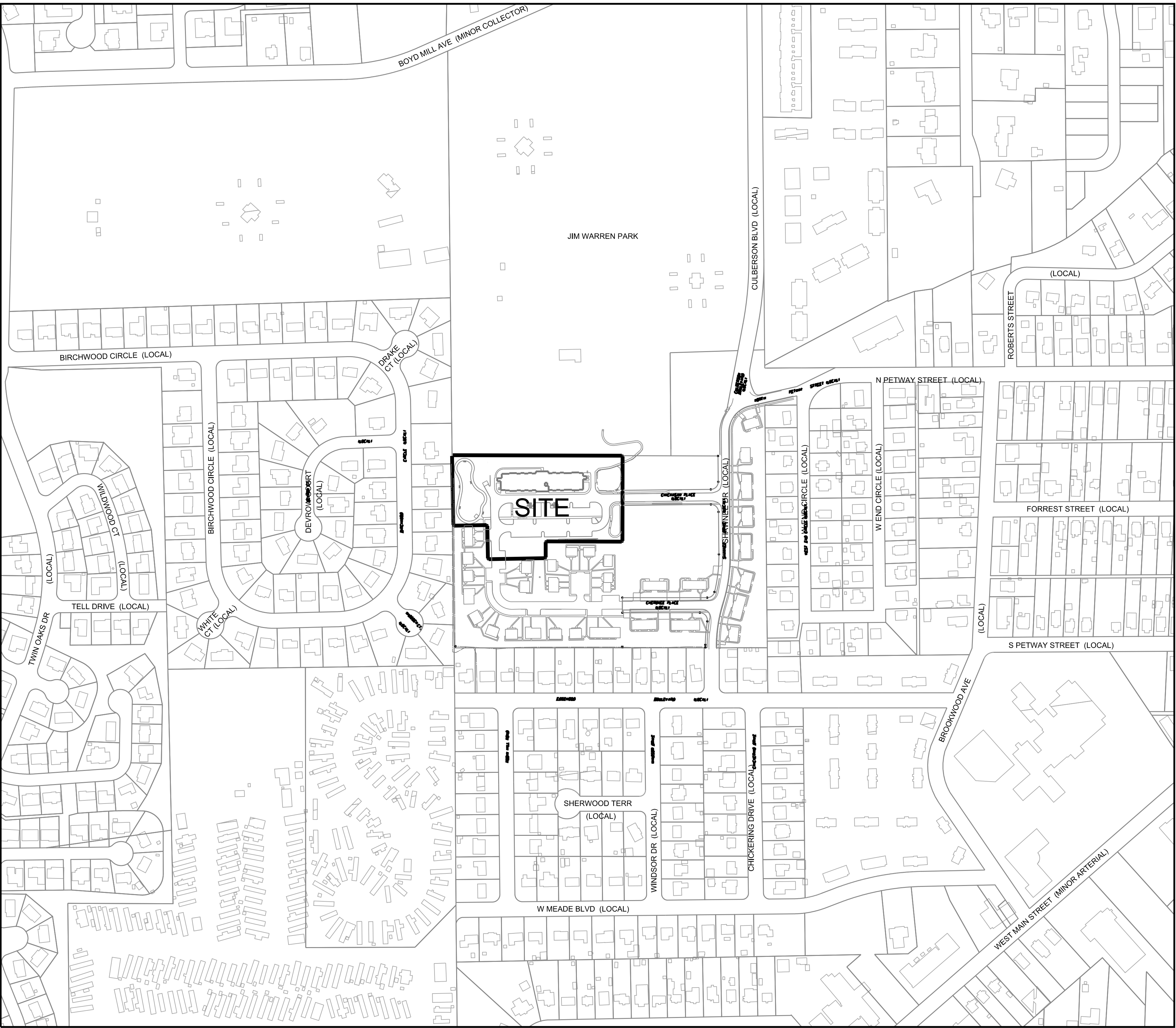
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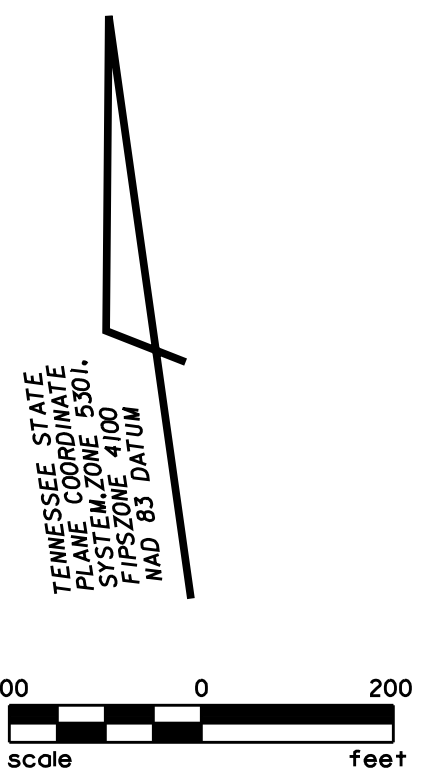
INDEX OF DRAWINGS

C0.0 COVER SHEET
C1.0 REZONING PLAN

REZONING FOR TAX MAP 78H,
GROUP "A", PARCEL 4.02

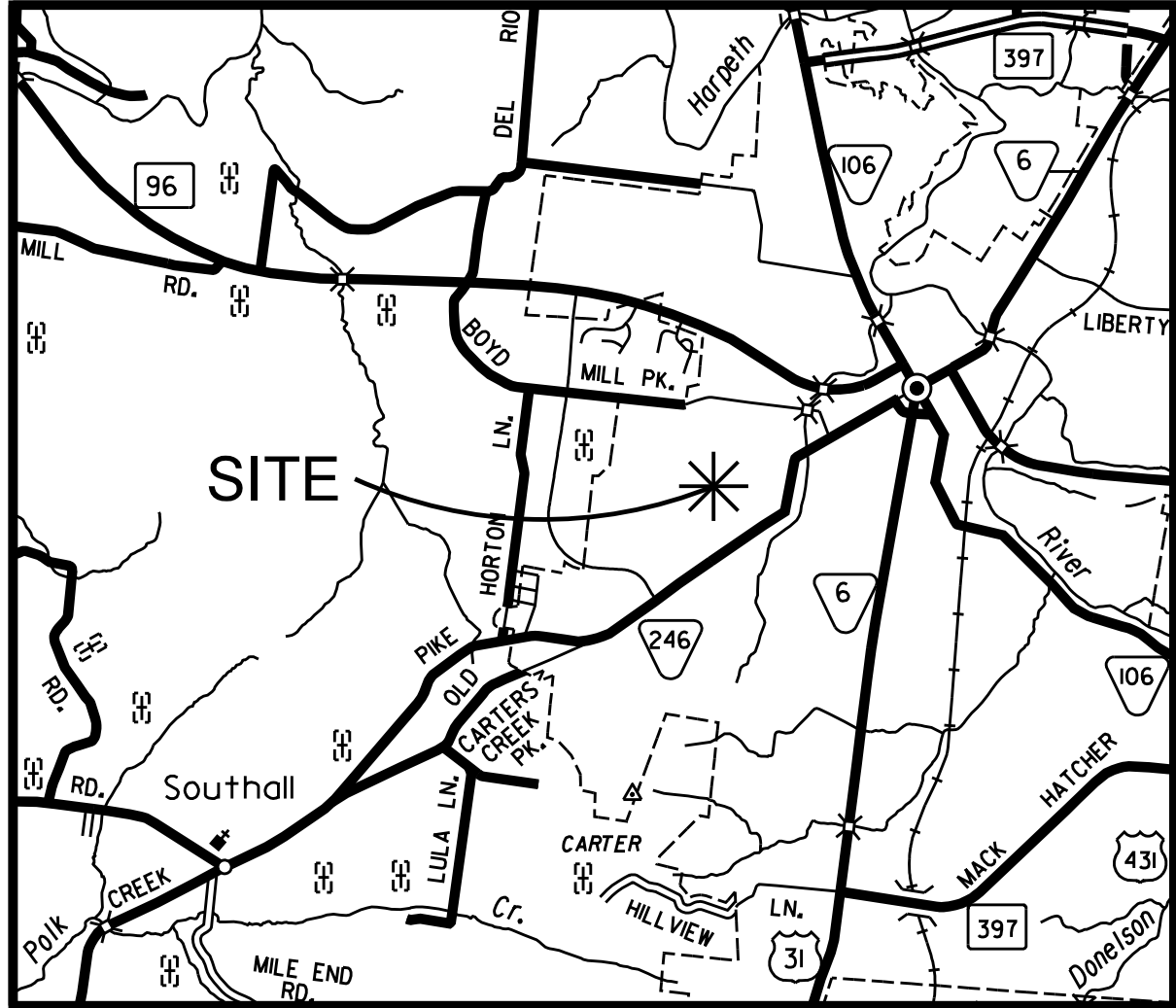
EXISTING ZONING DISTRICT:
PD, PLANNED DISTRICT
RESIDENTIAL DENSITY 4.75

PROPOSED ZONING DISTRICT:
PD, PLANNED DISTRICT
RESIDENTIAL DENSITY 12.60



PARCEL 4.02
GROUP A
TAX MAP 078H

COF PROJECT No. 7314
J+A PROJECT No. 1716-11
SUBMITTAL DATE: 08.07.20
RESUBMITTAL DATE: 09.03.20
RESUBMITTAL DATE: 10.01.20



FEATURE LEGEND	
	UTILITY POLE
	LIGHT POLE
	WATER VALVE
	FIRE HYDRANT
	GAS VALVE
	SANITARY SEWER MANHOLE
	SANITARY SEWER
	STORM SEWER
	WATER LINE
	OVERHEAD POWER
	FENCE
	GAS METER
	UNDERGROUND
	SEWER CLEAN OUT

NOTES

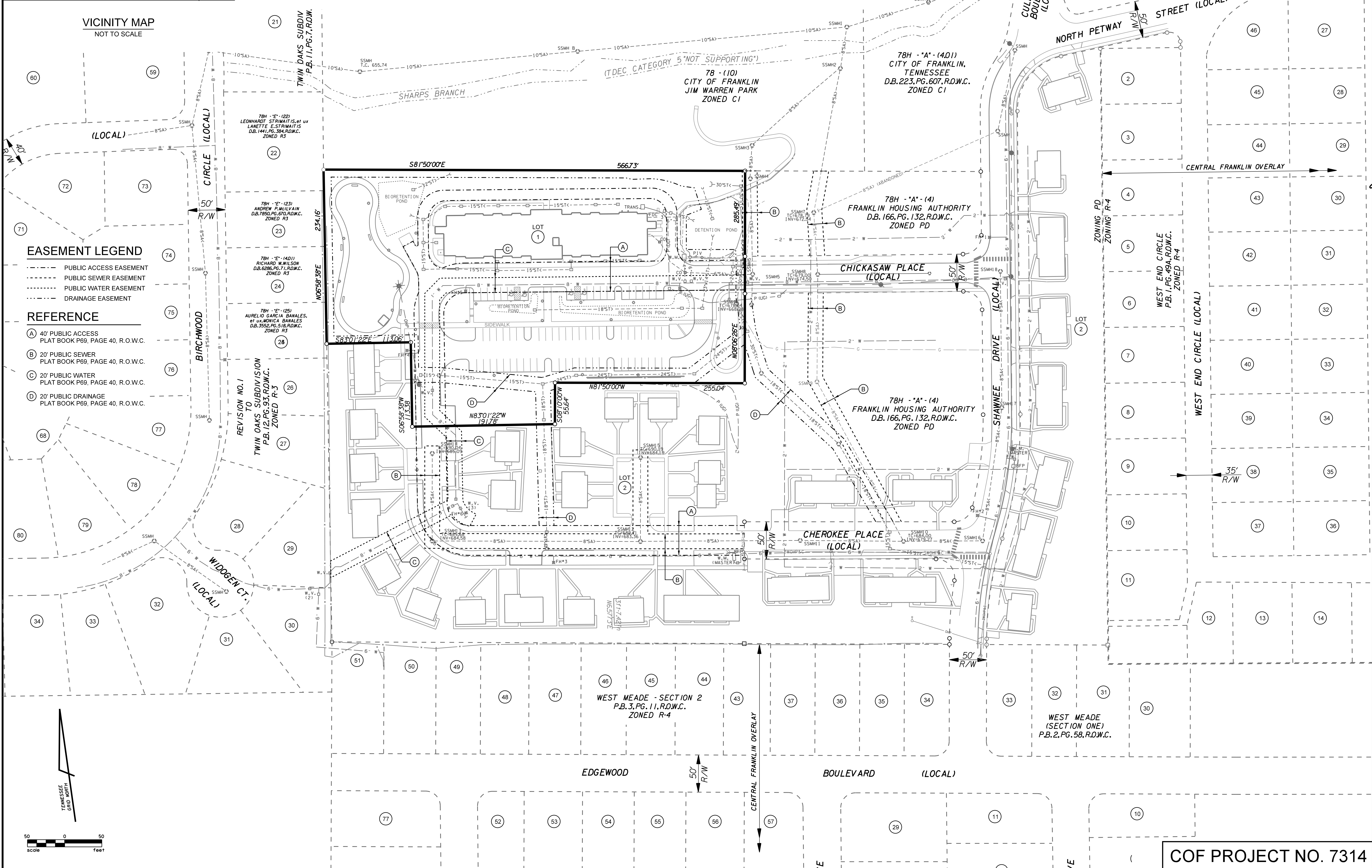
1. SITE IS PARCEL No.402, GROUP "A" ON TAX MAP 78H, ALSO BEING LOT 1 OF CHICKASAW PUD SUBDIVISION ON THAT PLAT OF RECORD IN PLAT BOOK P69, PAGE 40, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.D.W.C.)
2. OWNER OF RECORD IS FRANKLIN HOUSING AUTHORITY OF RECORD IN DEED BOOK, 166, PAGE 332, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
3. SITE IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM FLOOD INSURANCE RATE MAP) COMMUNITY PANEL No. 47187C0192G DATED DECEMBER 22, 2016.
4. FRANKLIN CORPORATE LIMITS ARE NOT WITHIN A HALF MILE OF SITE.
5. SITE AREA IS 166,139 SQUARE FEET OR 3.81 ACRES, MORE OR LESS.
6. ENVISION FRANKLIN IDENTIFIES DESIGN CONCEPT FOR SITE AS MIXED RESIDENTIAL.

REZONING FOR TAX MAP 78H,
GROUP "A", PARCEL 4.02

EXISTING ZONING DISTRICT:
PD, PLANNED DISTRICT
RESIDENTIAL DENSITY 4.75

PROPOSED ZONING DISTRICT:
PD, PLANNED DISTRICT
RESIDENTIAL DENSITY 12.60

VICINITY MAP
NOT TO SCALE



EASEMENT LEGEND

- PUBLIC ACCESS EASEMENT
- PUBLIC SEWER EASEMENT
- PUBLIC WATER EASEMENT
- DRAINAGE EASEMENT

REFERENCE

- A 40' PUBLIC ACCESS PLAT BOOK P69, PAGE 40, R.O.W.C.
- B 20' PUBLIC SEWER PLAT BOOK P69, PAGE 40, R.O.W.C.
- C 20' PUBLIC WATER PLAT BOOK P69, PAGE 40, R.O.W.C.
- D 20' PUBLIC DRAINAGE PLAT BOOK P69, PAGE 40, R.O.W.C.

One Vantage Way, Suite E-220 • Knoxville, Tennessee 37228-955 • 615/726/4848

Engineers
Planners and
Computer Applications

JAMES + ASSOCIATES, INC.

JOHN M. DUFFIER
REGISTERED LAND SURVEYOR
No. 1431
STATE OF TENNESSEE

10-01-20

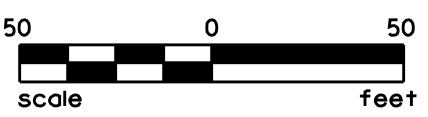
REZONING PLAN

CHICKASAW PUD SUBDIVISION PLANNED UNIT DEVELOPMENT
FRANKLIN HOUSING AUTHORITY
CHICKASAW PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR	CHK	DATE	DESCRIPTION
JMD	JRG	08-07-20	SUBMITTAL TO CITY OF FRANKLIN
JMD	JRG	09-03-20	RESUBMITTAL
JMD	JRG	10-01-20	RESUBMITTAL

C1.0

FILE NO. 1716-11





File #: 20-01114

DATE: September 11, 2020
TO: Franklin Municipal Planning Commission
FROM: Joseph Bryan, Principal Planner
Amy Diaz-Barriga, Planning Supervisor
Emily Wright, Planning Director

SUBJECT:

Consideration Of Resolution 2020-161, A Resolution Approving A Revised Development Plan For Chickasaw PUD, For The Property Located North Of Cherokee Place And West Of Shawnee Drive, Located At 600 Chickasaw Place.

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7315

Applicant: Jamie Gillespie, James + Associates Engineers and Planners, Inc.

Owner: Franklin Housing Authority, Derwin Jackson, Rep.

BACKGROUND/STAFF COMMENTS:

The purpose of this development plan revision is to change the boundaries of the development in order to accommodate the Cherokee Place PUD subdivision project. The original development plan for the Chickasaw PUD was approved by the Board of Mayor and Aldermen in August of 2017. No new additional dwelling units are being proposed for the Chickasaw PUD with this development plan revision.

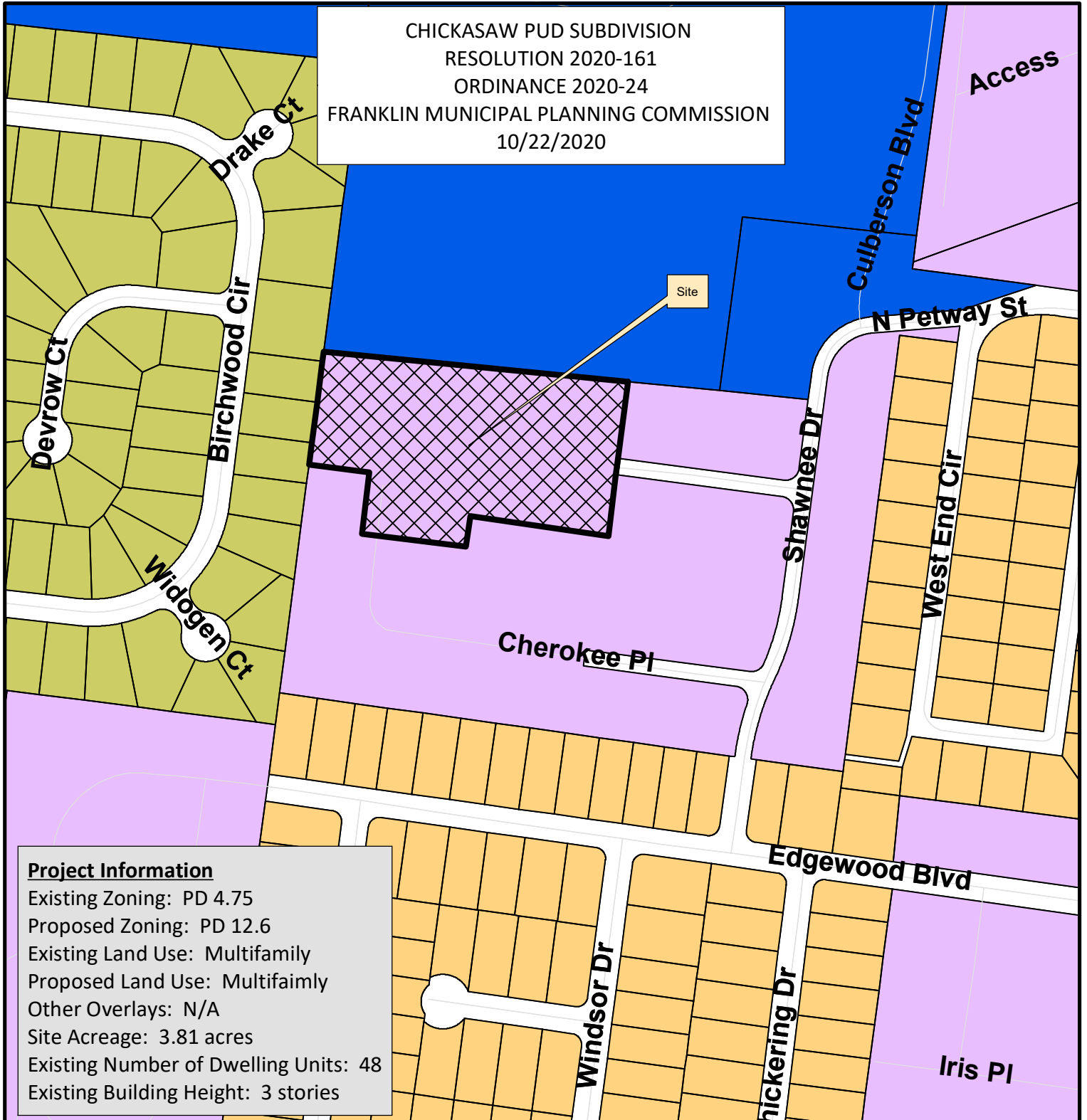
FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval of Resolution 2020-161 to the Board of Mayor and Aldermen.

CHICKASAW PUD SUBDIVISION
 RESOLUTION 2020-161
 ORDINANCE 2020-24
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 10/22/2020



Project Information

Existing Zoning: PD 4.75
 Proposed Zoning: PD 12.6
 Existing Land Use: Multifamily
 Proposed Land Use: Multifamily
 Other Overlays: N/A
 Site Acreage: 3.81 acres
 Existing Number of Dwelling Units: 48
 Existing Building Height: 3 stories

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



0 250 500
 Feet

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 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained hereon.
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RESOLUTION 2020-161

A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR CHICKASAW PUD, FOR THE PROPERTY LOCATED NORTH OF CHEROKEE PLACE AND WEST OF SHAWNEE DRIVE, LOCATED AT 600 CHICKASAW PLACE.

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

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

WHEREAS, the PUD process requires the approval of a Development Plan that is reviewed and approved by the Board of Mayor and Aldermen (BOMA), after a public hearing and a recommendation by the Franklin Municipal Planning Commission (FMPC); and

WHEREAS, the BOMA originally rezoned the subject property as part of Ordinance 2017-37 on 9-12-2017, and originally approved a Development Plan for the subject property as part of Resolution 2017-53 on 8-22-2017; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by Tennessee Code Annotated § 13-4-310, as amended, the approval of the Development Plan by the BOMA in Resolution 2017-53, initiated a vesting period during which the development standards adopted by the City, and in effect on the date of approval, remain the standards applicable to the approved PUD Development Plan; and

WHEREAS, the property owner is now wishing to revise the Development Plan and amend the zoning on the property to correspond with the entitlements shown on the Revised Development Plan; and

WHEREAS, amendments to Development Plans approved on, or after January 1, 2015, shall be reviewed pursuant to the requirements of the Franklin Zoning Ordinance Subsection 2.4.2 (15); and

WHEREAS, the BOMA has, or will, approve the amended zoning for the Property as part of Ordinance 2020-24.

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

SECTION I. That the legal description of the property included in the Development Plan, is as follows:

PREMISES CONSIDERED	
Map-Parcel	Acres
78H-4.02	3.81
Total	3.81

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

SECTION III: That the overall entitlements, as amended, for the Chickasaw PUD are as follows:

Entitlements	Chickasaw PUD
Original Base Zone District Requested Base Zone District	4.75 12.6
Other Zoning Overlays	N/A
Number of Dwelling Units	48
Number of Nonresidential Square Footage	N/A
Number of Hotel Rooms	N/A
Open Space Requirements	Formal- 0.40 acres Informal- 0.32 acres
Number of Phases in Development	1
Original Development Plan Approval	Resolution No. 2017-53 Date of approval: 8-22-2017
Development Plan Revision Number	1

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

SECTION V. That this Resolution shall take effect from and after the passage of Ordinance 2020-24, on third and final reading, the health, safety, and welfare of the citizens requiring it.

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

Sauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE: _____8/4/20_____

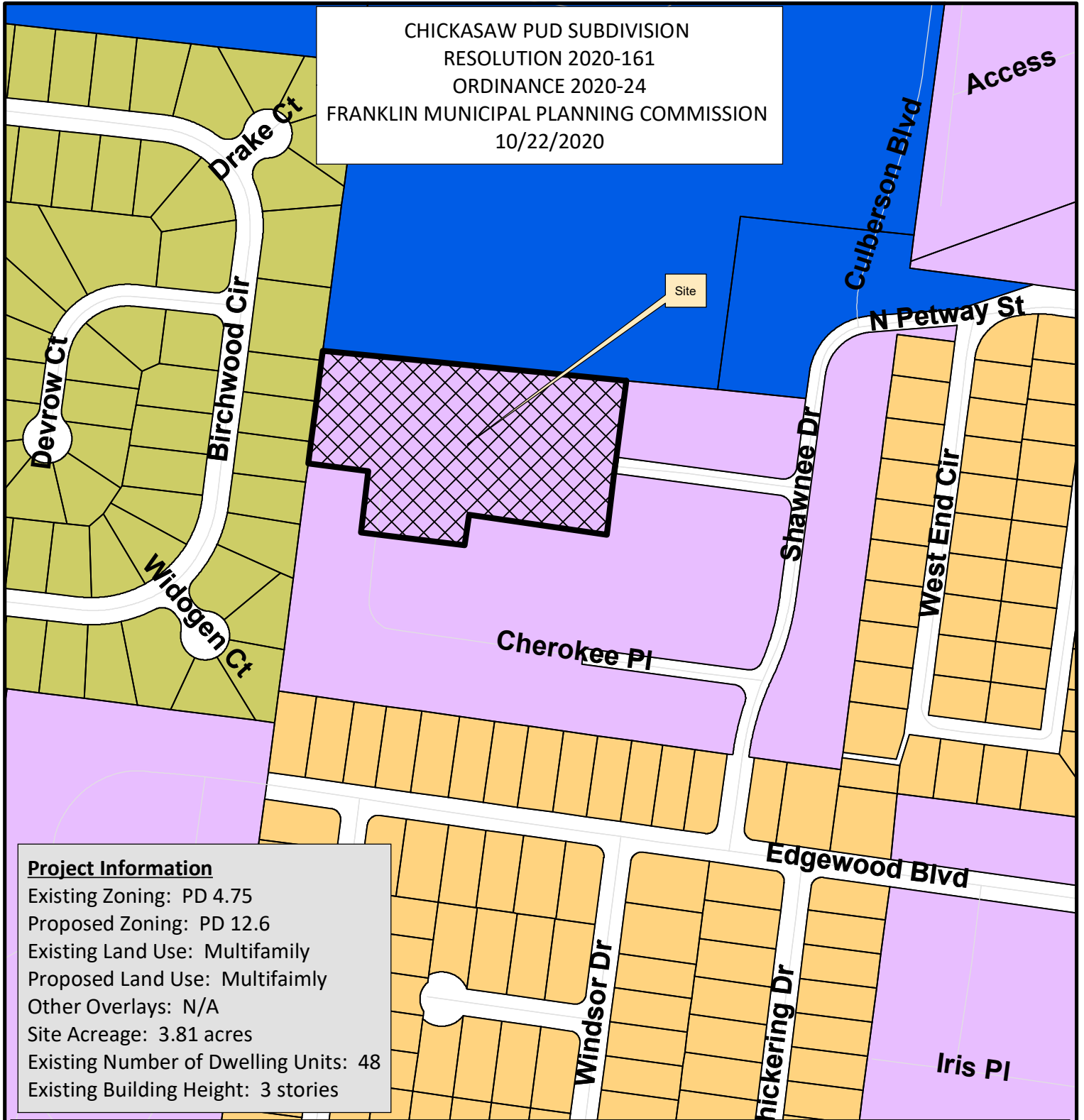
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____8/27/20_____

NEIGHBORHOOD MEETING: _____8/5/20_____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____

CHICKASAW PUD SUBDIVISION
 RESOLUTION 2020-161
 ORDINANCE 2020-24
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 10/22/2020



Project Information

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R3 Residential 3 District	5TH Avenue District
R4 Residential 4 District	RC6 Regional Commerce 6 District
R6 Residential 6 District	RC12 Regional Commerce 12 District
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PD Planned District	LI Light Industrial District
OR Office Residential District	HI Heavy Industrial District



0 250 500
 Feet

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REZONING REQUEST

CHICKASAW PUD SUBDIVISION PLANNED UNIT DEVELOPMENT

FRANKLIN HOUSING AUTHORITY
CHICKASAW PLACE @ SHAWNEE DRIVE
FOURTH ALDERMANIC WARD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

FRANKLIN, TN UTILITIES

WATER: FRANKLIN WATER & SEWER
124 LUMBER DRIVE
FRANKLIN, TN 37064
(615) 794-4554

SEWER: FRANKLIN WATER & SEWER
124 LUMBER DRIVE
FRANKLIN, TN 37064
(615) 794-4554

ELECTRIC: M.T.E.M.C.
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
(615) 794-3561

GAS: ATMOS ENERGY MID-SOUTH DIVISION
810 CRESCENT CENTRE DRIVE, #60
FRANKLIN, TN 37064
(615) 771-8300
(888) 286-6700

OWNER

FRANKLIN HOUSING AUTHORITY
200 SPRING STREET
FRANKLIN, TN 37064
(615) 794-1247
CONTACT: DERWIN JACKSON
EMAIL: djackson@franklinhousingauthority.com

CIVIL ENGINEER / APPLICANT

JAMES + ASSOCIATES, INC.
ONE VANTAGE WAY
SUITE E-220
NASHVILLE, TN 37228
(615) 726-4848
CONTACT: R. DARRELL JAMES, P.E.
EMAIL: darrell.james@jamesplus.net

ARCHITECT

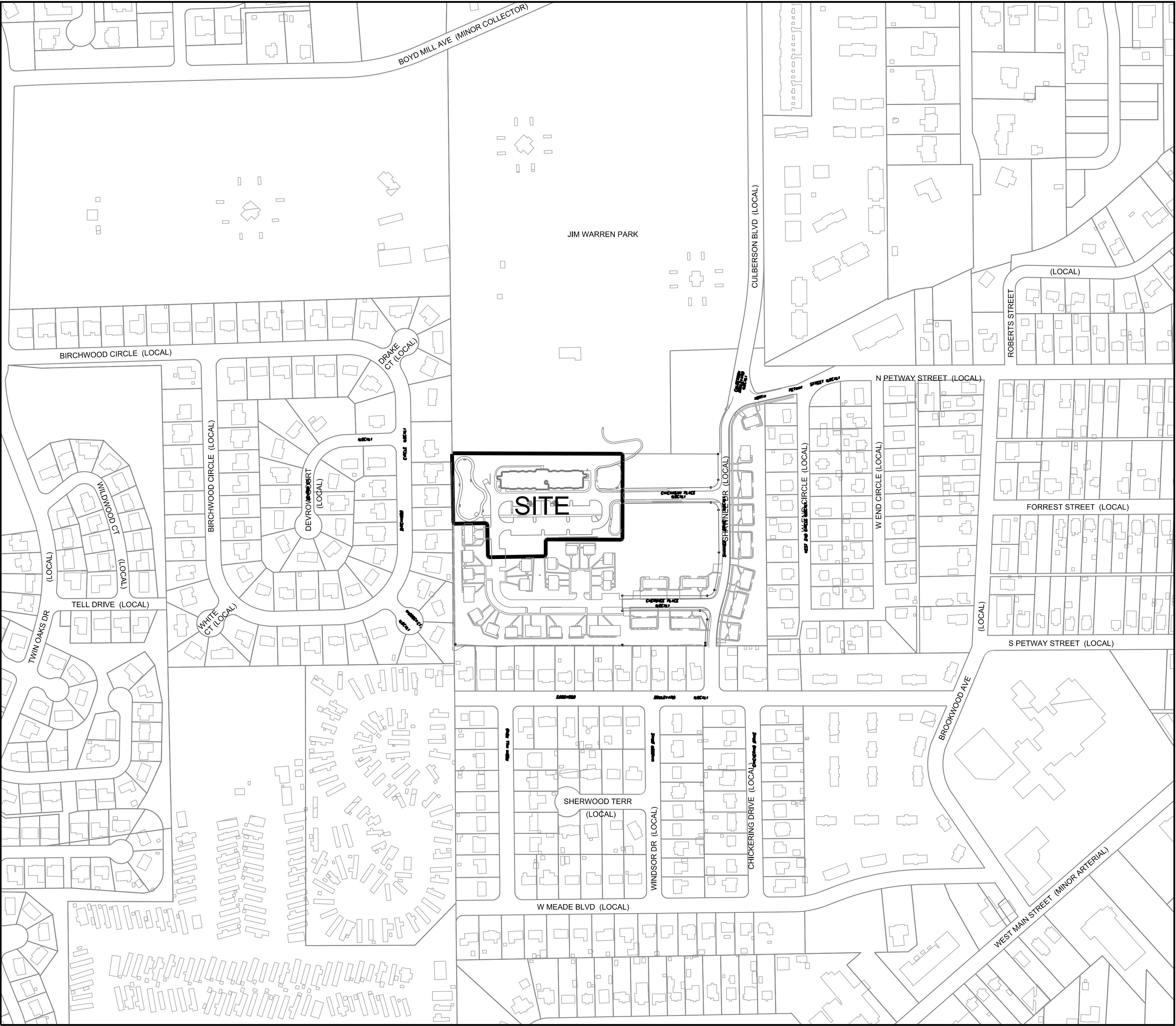
NICKLE ARCHITECTS, PLLC
1612 17TH AVENUE SOUTH
NASHVILLE, TN 37212
(615) 269-3130
CONTACT: JAMES D. NICKLE, AIA
EMAIL: jnickle@nicklearchitects.com

LANDSCAPE ARCHITECT

CUMBERLAND LANDESIGN, INC.
104 LEEWARD POINT
HENDERSONVILLE, TN 37075
(615) 333-4636
CONTACT: ROBERT BRIAN WRAY, ASLA
EMAIL: cumberlandesign@bellsouth.net

ELECTRICAL ENGINEER

OLIVER-LITTLE-GIPSON ENGINEERING, INC.
301 INDUSTRIAL BLVD.
TULLAHOMA, TN 37388
(931) 454-9940
CONTACT: TONY GIPSON, PE
EMAIL: adgipson@olengineering.com



PARCEL 4.02
GROUP A
TAX MAP 078H

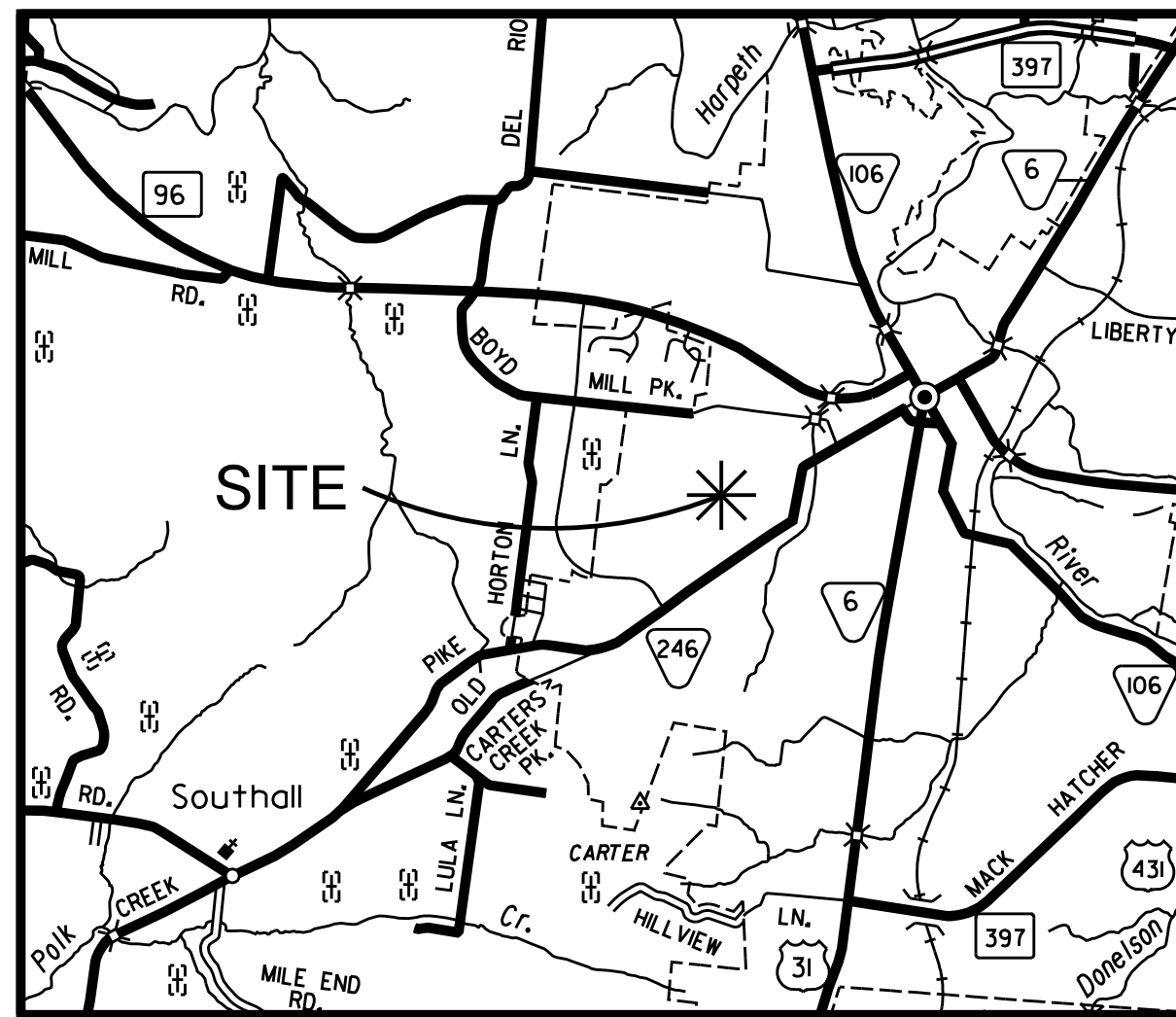
INDEX OF DRAWINGS

C0.0 COVER SHEET
C1.0 REZONING PLAN

REZONING FOR TAX MAP 78H,
GROUP "A", PARCEL 4.02

EXISTING ZONING DISTRICT:
PD, PLANNED DISTRICT
RESIDENTIAL DENSITY 4.75

PROPOSED ZONING DISTRICT:
PD, PLANNED DISTRICT
RESIDENTIAL DENSITY 12.75



FEATURE LEGEND	
	UTILITY POLE
	LIGHT POLE
	WATER VALVE
	FIRE HYDRANT
	GAS VALVE
	SANITARY SEWER MANHOLE
	SANITARY SEWER
	STORM SEWER
	WATER LINE
	OVERHEAD POWER
	FENCE
	GAS METER
	UNDERGROUND
	SEWER CLEAN OUT

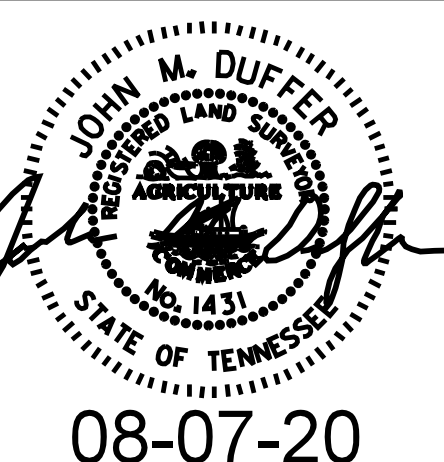
NOTES

1. SITE IS PARCEL No.402, GROUP "A" ON TAX MAP 78H, ALSO BEING LOT 1 OF CHICKASAW PUD SUBDIVISION ON THAT PLAT OF RECORD IN PLAT BOOK P69, PAGE 40, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.D.W.C.)
2. OWNER OF RECORD IS FRANKLIN HOUSING AUTHORITY OF RECORD IN DEED BOOK, 166, PAGE 332, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
3. SITE IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM FLOOD INSURANCE RATE MAP) COMMUNITY PANEL No. 47187C0192G DATED DECEMBER 22, 2016.
4. FRANKLIN CORPORATE LIMITS ARE NOT WITHIN A HALF MILE OF SITE.
5. SITE AREA IS 166,139 SQUARE FEET OR 3.81 ACRES, MORE OR LESS.
6. ENVISION FRANKLIN IDENTIFIES DESIGN CONCEPT FOR SITE AS MIXED RESIDENTIAL.

REZONING FOR TAX MAP 78H,
GROUP "A", PARCEL 4.02

EXISTING ZONING DISTRICT:
PD, PLANNED DISTRICT
RESIDENTIAL DENSITY 4.75

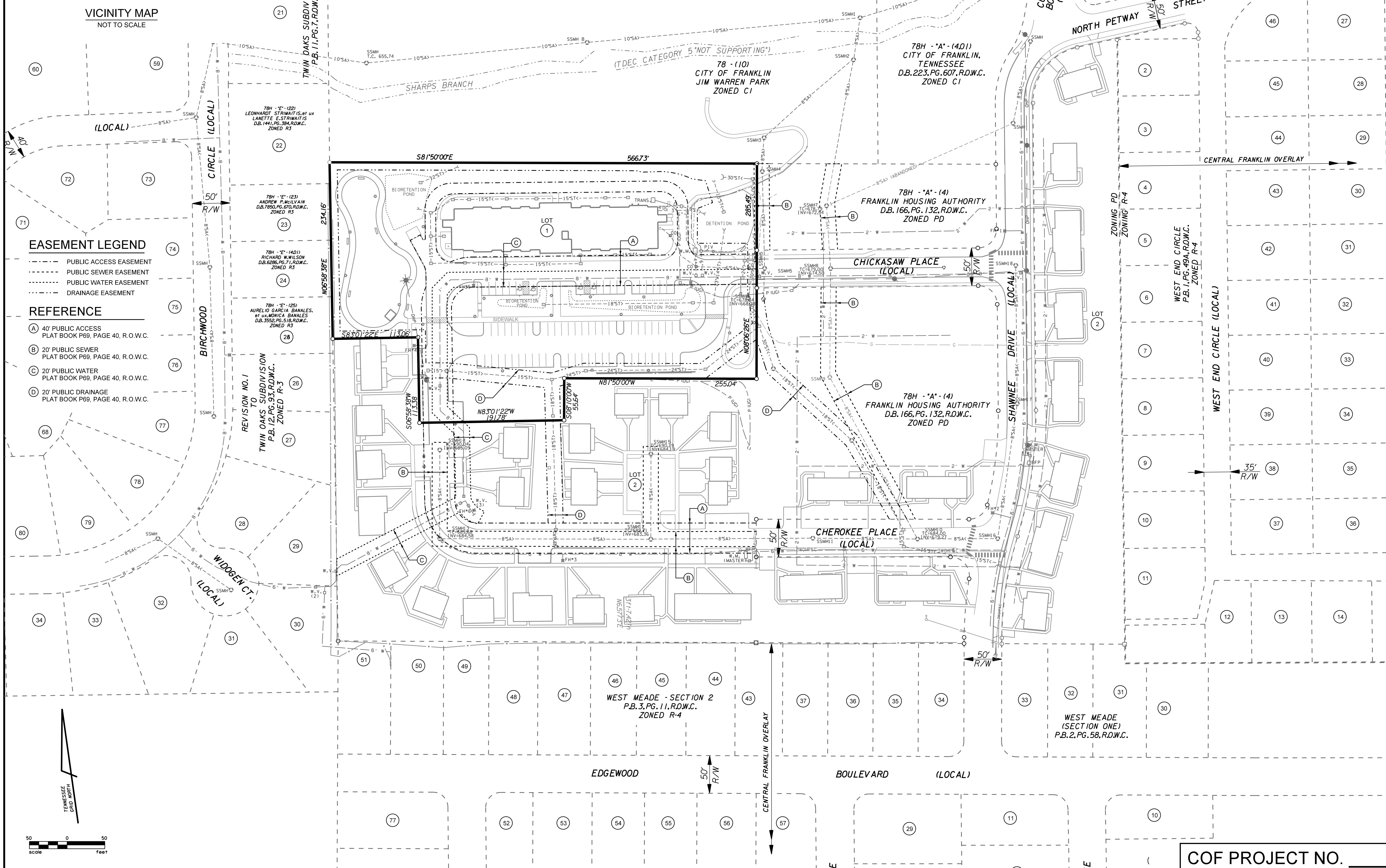
PROPOSED ZONING DISTRICT:
PD, PLANNED DISTRICT
RESIDENTIAL DENSITY 12.75



REZONING PLAN
CHICKASAW PUD SUBDIVISION PLANNED UNIT DEVELOPMENT
FRANKLIN HOUSING AUTHORITY
CHICKASAW PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR	CHK	DATE	DESCRIPTION
JMD	JRG	08-07-20	SUBMITTAL TO CITY OF FRANKLIN

C1.0
FILE NO. 1716-11



CHICKASAW PUD SUBDIVISION DEVELOPMENT PLAN, REVISION 1

FRANKLIN HOUSING AUTHORITY CHICKASAW PLACE @ SHAWNEE DRIVE FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

STATEMENT OF IMPACT

STREET NETWORK - THOROUGHFARE PLAN

THE CONNECT FRANKLIN- A COMPREHENSIVE TRANSPORTATION NETWORK PLAN - AUGUST 2016, DESCRIBES THE EXISTING ROADWAY NETWORK FUNCTIONAL CLASSIFICATIONS. THE EXISTING ROADWAY NETWORK DIRECTLY CONNECTING THE PROPOSED DEVELOPMENT CONSISTS OF CHICKASAW PLACE, CHEROKEE PLACE, AND SHAWNEE DR./CULBERSON BLVD. ALL OF WHICH ARE CLASSIFIED AS LOCAL STREETS. CULBERSON BLVD. CONTINUES TO THE NORTH AND CONNECTS WITH BOYD MILL AVE. WHICH IS CLASSIFIED AS A MINOR COLLECTOR. THE STUDY INCLUDES PROPOSED TRANSPORTATION NETWORK IMPROVEMENTS WHICH DO NOT IMPACT THE IMMEDIATE ROADWAY NETWORK. THE PROPOSED PROJECTS THAT ARE WITHIN THE VICINITY OF THE DEVELOPMENT WILL IMPACT SR 96, DOWNS BLVD AND W. MAIN STREET. THE STUDY INDICATES SHAWNEE DR./CULBERSON BLVD OPERATES AT LOS "A" UNDER EXISTING AND PROPOSED CONDITIONS WHICH PROJECT TO 2040.

BASED ON THE PROPOSED SIZE AND USE, SENIOR LIVING FACILITY, THE TRAFFIC THAT WILL BE GENERATED BY THE PROPOSED DEVELOPMENT WILL NOT HAVE A SIGNIFICANT IMPACT TO THE ROADWAY NETWORK AND ASSOCIATED LOS. THE CONNECTIVITY ALSO INCLUDES CONNECTION OF THE RESIDENTIAL USE WITH THE LOCAL JIM WARREN PARK VIA AN ACCESSIBLE SIDEWALK. THE PROPOSED DEVELOPMENT HAS BEEN DESIGNED TO PROMOTE CONNECTIVITY WITHIN THE EXISTING STREET AND SIDEWALK NETWORK WHICH IS CONSISTENT WITH THE GOALS OF THE COMPREHENSIVE TRANSPORTATION NETWORK PLAN. BASED ON THESE FACTORS THE IMPACT TO THE STREET NETWORK AS A RESULT OF THIS RE-ZONING IS EXPECTED TO BE INCONSEQUENTIAL.

WATER

EXISTING WATER SERVICE PROVIDED BY CITY OF FRANKLIN. THE PLANNED SENIOR LIVING FACILITY CONSISTS OF 43 ONE-BEDROOM AND 5 TWO-BEDROOM UNITS. OFFICE SPACE FOR APPROXIMATELY 5 EMPLOYEES IS PROVIDED ON THE FIRST FLOOR. WATER DEMAND FOR THIS FACILITY IS ESTIMATED A 1800 GPD.

SANITARY SEWER

EXISTING SANITARY SEWER IS PROVIDED BY THE CITY OF FRANKLIN. WASTEWATER FLOW RATES FOR THE SENIOR LIVING FACILITY IS ESTIMATED TO BE EQUAL TO THE WATER DEMAND OF 1800 GPD.

RECLAIMED WATER FACILITIES

THERE DOES NOT APPEAR TO BE A RECLAIMED WATER SYSTEM IN THE VICINITY OF THIS REZONING AND NO SIGNIFICANT IMPACTS TO UTILITIES ARE EXPECTED.

DRAINAGE

PROPERTY DRAINS GENERALLY FOR SOUTH TO NORTH TO SHARPS BRANCH LOCATED IN JIM WARREN PARK. STORM WATER FROM ADJACENT PROPERTIES TO THE SOUTH DRAINS TO SHARPS BRANCH ALSO, A PORTION OF WHICH FLOWS THROUGH AN EXISTING 18" CMP. THE EXISTING 18" CMP WILL BE REPLACED WITH AN 18" RCP AND THE EXISTING DRAINAGE PATTERN WILL BE MAINTAINED. OFF SITE DRAINAGE FROM THE SOUTH WILL BE COLLECTED AND DIVERTED AROUND THE NEW DEVELOPMENT. THE PROPOSED DEVELOPMENT WILL RESULT IN AN IMPERVIOUS SURFACE INCREASE OF APPROXIMATELY 91,000 S.F. OR 2.09 AC. THE PROPOSED STORMWATER MANAGEMENT SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH CITY OF FRANKLIN STORMWATER REGULATIONS AND WILL INCLUDE A SYSTEM OF DITCHES, SWALES, AND STORMWATER PIPING TO A NETWORK OF BIORETENTION PONDS. ADDITIONAL CONSIDERATION INCLUDES IMPLEMENTATION OF PERVIOUS PAVERS IN PARKING STALL AREAS AS A MEANS TO REDUCE IMPERVIOUS SURFACE AND FACILITATE RUNOFF REDUCTION.

POLICE/FIRE

FRANKLIN FIRE DEPARTMENT IS LOCATED AT 109 3RD AVE SOUTH APPROXIMATELY 1.4 MILES FROM THE SITE. FRANKLIN POLICE DEPARTMENT IS LOCATED AT 900 COLUMBIA AVENUE APPROXIMATELY 1.2 MILES FROM THE SITE.

REFUSE

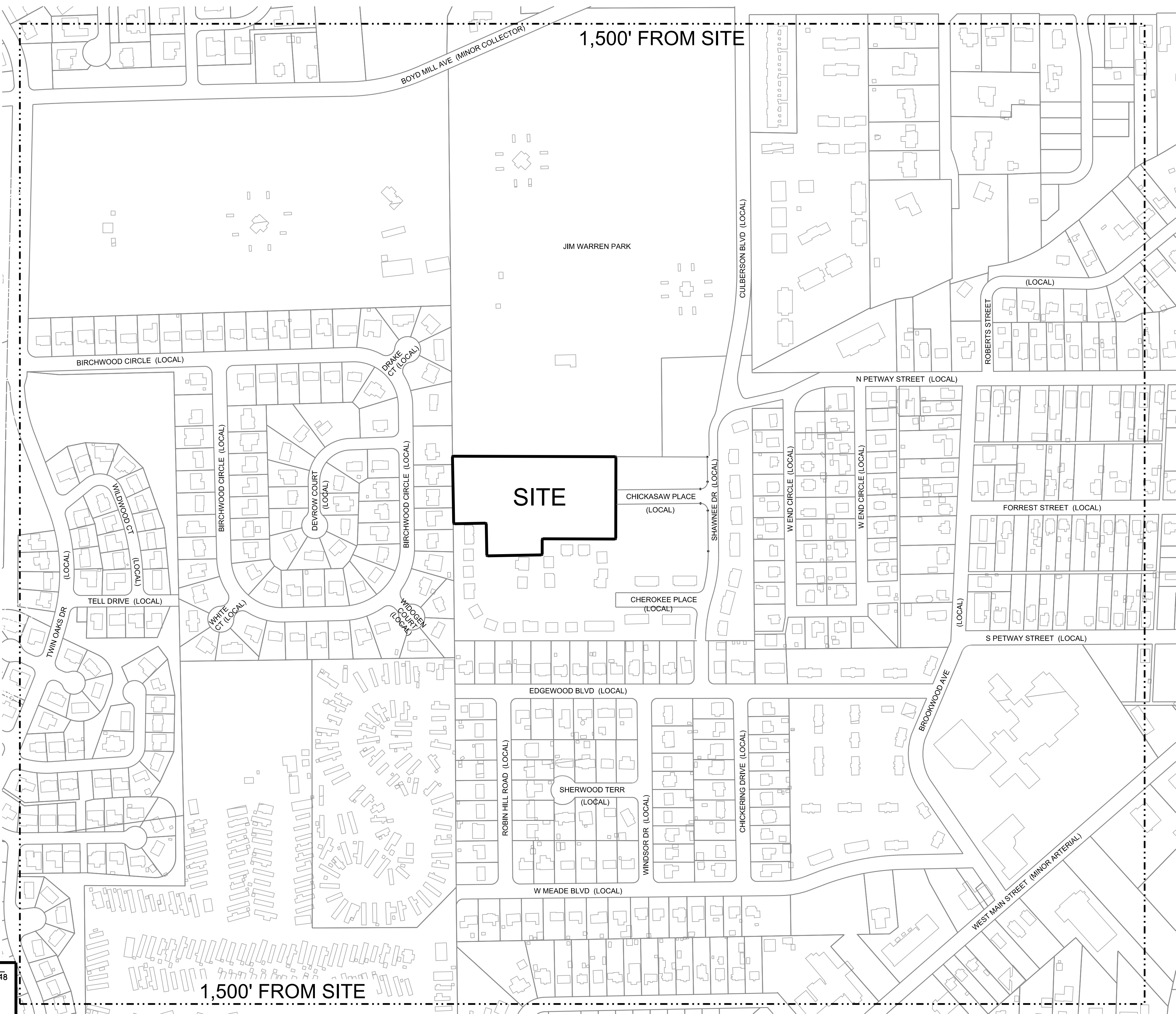
EXISTING REFUSE COLLECTION SERVICE PROVIDED BY THE CITY OF FRANKLIN.

RESTRICTIVE COVENANTS

THERE ARE NO RESTRICTIVE COVENANTS ASSOCIATED WITH THIS PARCEL.

MINERAL RIGHTS

THERE ARE NO THIRD PARTY MINERAL RIGHTS ASSOCIATED WITH THIS PARCEL.

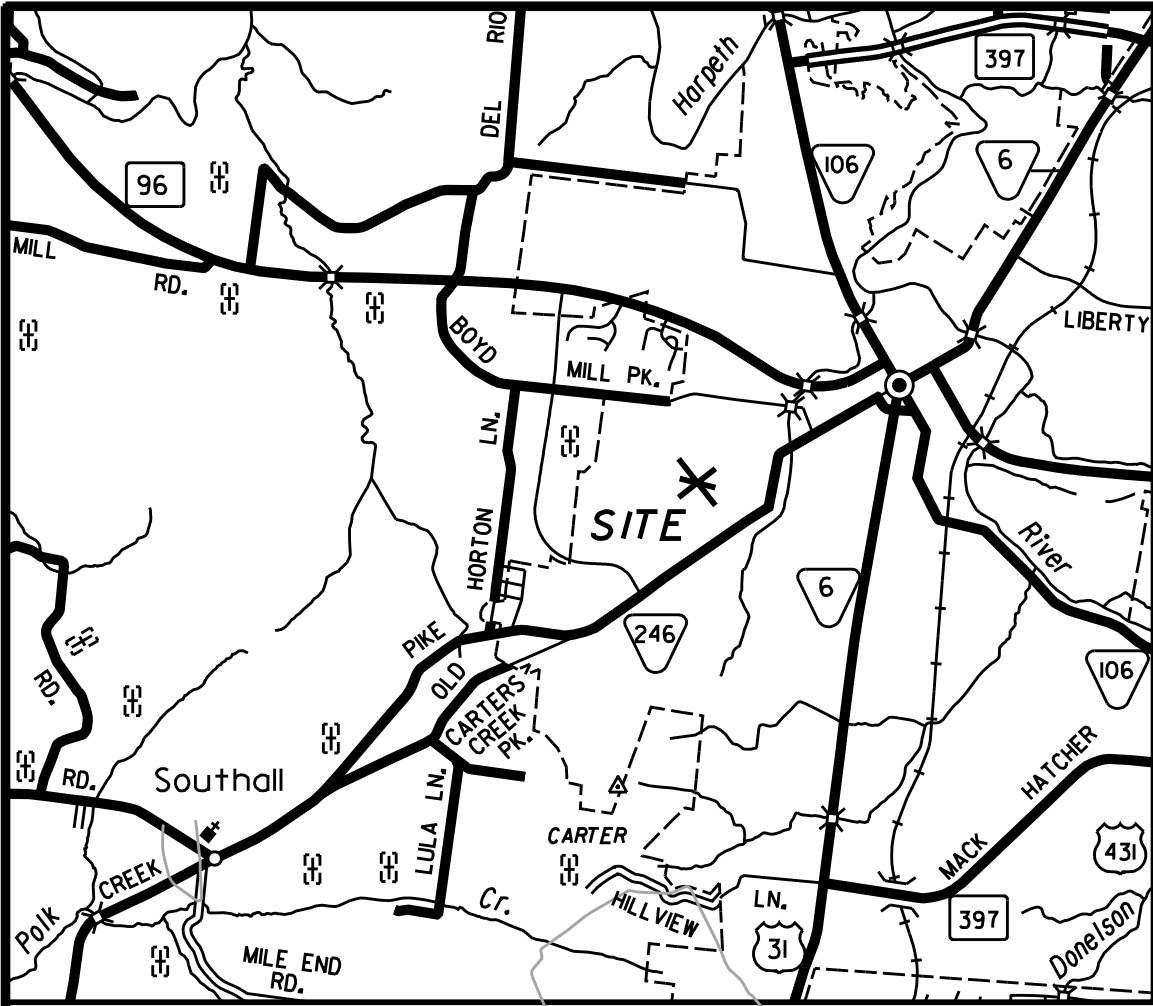


INDEX OF DRAWINGS

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C2.0	DEVELOPMENT PLAN
C2.1	AUTOTURN PLAN - SHEET 1 OF 3
C2.2	AUTOTURN PLAN - SHEET 2 OF 3
C2.3	AUTOTURN PLAN - SHEET 3 OF 3
C3.0	GRADING AND DRAINAGE PLAN
C4.0	UTILITY PLAN
C5.0	TREE PROTECTION PLAN
L1.0	OPEN SPACE/PARKLAND
A1.1	MAIN LEVEL PLAN
A1.2	SECOND AND THIRD LEVEL PLAN
A1.3	ROOF PLAN
A2.0	ELEVATIONS



COF PROJECT No. 7315
J+A PROJECT No. 1716-11
ISSUE DATE: 08.07.20
RESUBMITTAL DATE 09.03.20
RESUBMITTAL DATE 10.01.20



VICINITY MAP
NOT TO SCALE

FEATURE LEGEND

- UTILITY POLE
- LIGHT POLE
- WATER VALVE
- FIRE HYDRANT
- GAS VALVE
- SANITARY SEWER MANHOLE
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- OVERHEAD POWER
- FENCE
- GAS METER
- UNDERGROUND SEWER CLEAN OUT

SITE DATA CHART:	
PROJECT NAME:	CHICKASAW PLANNED UNIT DEVELOPMENT
COP PROJECT NUMBER:	6476
PARCEL:	078H A 00402
ADDRESS:	1101 SHAWNEE DRIVE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9
HISTORIC PRESERVATION OVERLAY:	N/A
ACREAGE OF SITE:	3.81 AC.
SQUARE FOOTAGE OF SITE:	166,139 S.F.
EXISTING ZONING:	PD 4.75 (PLANNED DISTRICT)
PROPOSED NEW ZONING:	PD 12.60
ZONING @ APPROVAL	SD-R10
SENIOR LIVING FACILITY:	48 UNITS
TOTAL UNITS:	48 UNITS
OVERALL DENSITY:	12.60
NEIGHBORING PROPERTIES CURRENT ZONING:	
JIM WARREN PARK	C1 (CIVIC AND INDUSTRIAL)
WEST MEADE	R3 (RESIDENTIAL DISTRICT)
LYNNHURST	R3 (RESIDENTIAL DISTRICT)
TWIN OAKS SUBDIVISION	R3 (RESIDENTIAL DISTRICT)
CHARACTER OVERLAY:	
NEIGHBORING PROPERTIES CHARACTER OVERLAY:	CF-CO-3
	WHCO-2
OWNER:	
CONTACT NAME:	FRANKLIN HOUSING AUTHORITY
ADDRESS:	DERWIN JACKSON
PHONE NUMBER:	200 SPRING STREET, FRANKLIN, TN 37064
EMAIL ADDRESS:	(615) 794-1247
	djackson@franklinhousingauthority.com
APPLICANT:	
ADDRESS:	DARRELL JAMES, PE- JAMES + ASSOCIATES
PHONE NUMBER:	ONE VANTAGE WAY, SUITE E-220 NASHVILLE TN 37228
EMAIL ADDRESS:	(615) 726-4848
	darrell.james@jamesplus.net
BUILDING SQUARE FOOTAGE:	48,820

SLOPE LEGEND

- 14% - 19.99%
- 20% +

NOTES

1. SITE IS PART OF PARCEL No.4.GROUP 'A' ON TAX MAP 78H.
2. OWNER OF RECORD IS FRANKLIN HOUSING AUTHORITY OF RECORD IN DEED BOOKS 127,PAGE 33 AND 166,PAGE 332,REGISTER'S OFFICE FOR WILLIAMSON COUNTY,TENNESSEE (R.O.W.C.). NO ASSIGNMENT OF MINERAL RIGHTS TO OTHERS FOUND BY THIS SURVEYOR.
3. SITE IS LOCATED IN ZONE 'X'(AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM FLOOD INSURANCE RATE MAP) COMMUNITY PANEL No.47187C0192F DATED SEPTEMBER 29,2006.
4. FRANKLIN CORPORATE LIMITS ARE NOT WITHIN A HALF MILE OF SITE.
5. SITE AREA IS 166,139 SQUARE FEET OR 3.81 ACRES, MORE OR LESS.
6. SUBJECT TRACT BOUNDARY AND ON SITE IMPROVEMENTS TAKEN FROM FIELD SURVEY BY JAMES + ASSOCIATES. ADDITIONAL BOUNDARY AND TOPOGRAPHIC INFORMATION FROM CITY OF FRANKLIN GIS.

500' FROM SITE

TOP OF BANK
(SEE NOTE 6)

BRANCH

CHICKASAW PL (LOCAL)

CHEROKEE PL (LOCAL)

EDGEWOOD

BOULEVARD (LOCAL)

PROPERTY OWNERS
WITHIN 500' OF SITE

PARCEL ID	NAME	MAILING ADDRESS	MAILING CITY, STATE, ZIP
31.078H A 01000	WRAY CASSANDRA B	626 EDGEWOOD BLVD	FRANKLIN, TN 37064
32.078H A 01000	NATA A JOSE	1289 HAVY SPRINGS DR	SPRING HILL, TN 37124
33.078H A 01000	LISTER BRONIA E	602 EDGEWOOD BLVD	FRANKLIN, TN 37064
34.078H A 01000	SALTER KENNETH	618 EDGEWOOD BLVD	FRANKLIN, TN 37064
35.078H A 01000	SIMPSON DEBRAH L	203 CEDARHILL DR	FRANKLIN, TN 37067
36.078H A 01000	FRANCO CHEN MILORIO	11325 COLLEGE ST	PULASKI, TN 38476
37.078H A 01000	SIMPSON ROBBIE A	1137 COLUMBIA AVE	FRANKLIN, TN 37064
38.078H A 01000	AGUIAO JAVIER	4000 EDGEWOOD BLVD	FRANKLIN, TN 37064
39.078H A 01000	BUTLER AMANDA P	608 EDGEWOOD BLVD	FRANKLIN, TN 37064
40.078H A 01000	PRITZEL WENDELL L	1305 ERLIN LN	FRANKLIN, TN 37064
41.078H A 01000	HORTON JOEL MARK	1317 COLUMBIA AVE	FRANKLIN, TN 37064
42.078H A 01000	SIMPSON JAMES W	608 EDGEWOOD BLVD	FRANKLIN, TN 37064
43.078H A 01000	TINNEY JIMMIE	1501 CHICKASAW ST #28	FRANKLIN, TN 37064
44.078H A 01000	EDMINGTON RANDIE COLE	1501 CHICKASAW ST #28	FRANKLIN, TN 37064
45.078H A 01000	COMMUNITY HOUSING FINISH OF WM CO	1501 CHICKASAW ST #28	FRANKLIN, TN 37064
46.078H A 01000	ANDRE ROBERT D JR	1301 ROBIN HILL RD	FRANKLIN, TN 37064
47.078H B 00000	ALATORRE FONSECA JOSE DE JESUS	1301 ROBIN HILL RD	FRANKLIN, TN 37064
48.078H B 00000	LANNOCKE TRIST	617 EDGEWOOD BLVD	FRANKLIN, TN 37064
49.078H B 00000	ALTAMIRANO EVARISTO	617 EDGEWOOD BLVD	FRANKLIN, TN 37064
50.078H B 00000	SIMPSON ROBBIE A	1137 COLUMBIA AVE	FRANKLIN, TN 37064
51.078H B 00000	ORTEGA GUAJALUPE SANCHEZ	617 EDGEWOOD BLVD	FRANKLIN, TN 37064
52.078H B 00000	CHAVEZ ARACELI IBARRA	801 LOCUST ST	COLUMBIA, TN 38001
53.078H B 00000	HOME FORTUNE PRO L L C	1146 ELM LAKE RD	FRANKLIN, TN 37069
54.078H A 00000	PRITZEL WENDELL L	215 DEVON CT	FRANKLIN, TN 37064
55.078H A 00000	HILL JUANITA E	608 EDGEWOOD BLVD	FRANKLIN, TN 37064
56.078H B 00000	GARCIA VICTOR	1305 ROBIN HILL RD	FRANKLIN, TN 37064
57.078H B 00000	SIMPSON SUEANNE S	1305 ROBIN HILL RD	FRANKLIN, TN 37064
58.078H A 00000	BEARD SHARLEY	1305 ROBIN HILL RD	FRANKLIN, TN 37064
59.078H E 00000	WESTERVELT HOLLY	1580 BIRCHWOOD CIR	FRANKLIN, TN 37064
60.078H E 00000	CAYLIS STEVEN & JULIE A REV LUV TRUST	1578 BIRCHWOOD CIR	FRANKLIN, TN 37064
61.078H E 00000	STOUT STEVEN R & STOUT NATALIE	1572 BIRCHWOOD CIR	FRANKLIN, TN 37064
62.078H E 00000	CHASE KATHLEEN N	6000 BIRCHWOOD BLVD	COLUMBUS, IN 47308
63.078H E 00000	CONNESS BARRY & DAPHNE H	112 DRAKE COURT	FRANKLIN, TN 37064
64.078H E 00000	PATILLO GABRIEL & JENNIFER	120 DRAKE CT	FRANKLIN, TN 37064
65.078H E 00000	HENRY JAMES EARLY	286 OXFORD DR	FRANKLIN, TN 37064
66.078H E 00000	BOZMUT FILIZ	286 OXFORD DR	FRANKLIN, TN 37064
67.078H E 00000	STRAVITIS LEONHARDT & LANETTE E	1564 BIRCHWOOD CIR	FRANKLIN, TN 37064
68.078H E 00000	MCCLAIN ANDREW W	1100 HOLT TREE FARMS RD	BRENTWOOD, TN 37027
69.078H E 00000	WILSON RICHARD W	1556 BIRCHWOOD CIR	FRANKLIN, TN 37064
70.078H E 00000	BONALES JUANJO GARCIA & MONICA	1552 BIRCHWOOD CIRCLE	FRANKLIN, TN 37064
71.078H E 00000	ARTMEIER PAUL	1548 BIRCHWOOD CIRCLE	FRANKLIN, TN 37064
72.078H E 00000	CONATSER ROGER LEE & MARISA A	1544 BIRCHWOOD CIRCLE	FRANKLIN, TN 37064
73.078H E 00000	CHARLTON DUANE P & CATHERINE	1540 BIRCHWOOD CIR	FRANKLIN, TN 37064
74.078H E 00000	SMITH MARK S	309 WOODGEN CT	FRANKLIN, TN 37064
75.078H E 00000	KEEN DANIEL & KIMBERLY A	112 MIDCORN COURT	FRANKLIN, TN 37064
76.078H E 00000	AWI PARTNERS LLC	1580 CHARTY DR	BRENTWOOD, TN 37027
77.078H E 00000	ROGERS FRANCES A	1536 BIRCHWOOD CIRCLE	FRANKLIN, TN 37064
78.078H E 00000	CUNNINGHAM CORA A	1532 BIRCHWOOD CIRCLE	FRANKLIN, TN 37064
79.078H E 00000	LEWIS ELLEN M	1528 BIRCHWOOD CIRCLE	FRANKLIN, TN 37064
80.078H E 00000	PERCY DOROTHY	1524 BIRCHWOOD CIR	FRANKLIN, TN 37064
81.078H E 00000	WOLF LEON HENRY	1508 BIRCHWOOD CIR	FRANKLIN, TN 37064
82.078H E 00000	CARRA THESSIE L	1505 BIRCHWOOD CIR	FRANKLIN, TN 37064
83.078H E 00000	BAVILAS MARY & CANDI	1501 BIRCHWOOD CIR	FRANKLIN, TN 37064
84.078H E 00000	SEMON MITCH & LISA	1487 MORAN DR	FRANKLIN, TN 37069
85.078H E 00000	STEPHENS DAVID W & SUSAN	251 DEVON CT	FRANKLIN, TN 37064
86.078H E 00000	LESLIE JENNIFER E	271 DEVON CT	FRANKLIN, TN 37064
87.078H E 00000	FOSTER CONSTANCE	271 DEVON CT	FRANKLIN, TN 37064
88.078H E 00000	REGG GEORGE DEVIN & MISTY L	200 DEVON CT	FRANKLIN, TN 37064
89.078H E 00000	BEGIN SEAN R	204 DEVON CTR	FRANKLIN, TN 37064
90.078H E 00000	ACCOCELLI LARRY D & BRENDA L	204 DEVON CT	FRANKLIN, TN 37064
91.078H E 00000	BISH MARGARET T	211 DEVON CT	FRANKLIN, TN 37064
92.078H E 00000	FINLAYSON BRIAN DAVID	216 DEVON CT	FRANKLIN, TN 37064
93.078H E 00000	LOCKWOOD POPPY L	P 0 BOX 121	FRANKLIN, TN 37064
94.078H E 00000	HUFFMAN RORY & LOIS E	224 DEVON COURT	FRANKLIN, TN 37064
95.078H E 00000	OTTELL JAMES M	1567 BIRCHWOOD CIR	FRANKLIN, TN 37064
96.078H E 00000	DICKSON TARA L	1563 BIRCHWOOD CIR	FRANKLIN, TN 37064
97.078H E 00000	LENNART KATHY	1559 BIRCHWOOD CIR	FRANKLIN, TN 37064
98.078H E 00000	LENNART KATHY	1555 BIRCHWOOD CIRCLE	FRANKLIN, TN 37064
99.078H E 00000	OWEN LUCIANA J & PATRICIA A	1551 BIRCHWOOD CIRCLE	FRANKLIN, TN 37064
100.078H E 00000	OWEN LUCIANA J & PATRICIA A	1547 BIRCHWOOD CIRCLE	FRANKLIN, TN 37064
101.078H E 00000	AWI PARTNERS LLC	1545 BIRCHWOOD CIR	FRANKLIN, TN 37064
102.078H E 00000	ANDRE CHRISTOPHER BHIETT & LESUE	1539 BIRCHWOOD CIR	FRANKLIN, TN 37064
103.078H E 00000	PARKINS LASHA M & SARAH H	602 WEST END CIR	FRANKLIN, TN 37064
104.078H E 00000	HANNOCK PHILIP T & LORE M	604 WEST END CIR	FRANKLIN, TN 37064
105.078H E 00000	FERGUSON BRIAN D & BONNIE	606 WEST END CIR	FRANKLIN, TN 37064
106.078H E 00000	WYNN PETER	608 WEST END CIR	FRANKLIN, TN 37064
107.078H E 00000	WYNN STELLA T	612 WEST END CIR	FRANKLIN, TN 37064
108.078H E 00000	RODOLPH RACHIL WARREN	607 RONA ALLEN AVE	NASHVILLE, TN 37209
109.078H E 00000	WYNN DRYCE	606 WEST END CIR	FRANKLIN, TN 37064
110.078H E 00000	PORCHELLA ANTHONY	605 WEST END CIR	FRANKLIN, TN 37064
111.078H E 00000	WINTHROP RICHARD A & KOLUTSKAYA ANNA	603 WEST END CIR	FRANKLIN, TN 37064
112.078H E 00000	TALLEY GARY WAYNE	700 WEST END CIR	FRANKLIN, TN 37064
113.078H E 00000	NANNY JODOKKA	602 HILBROOK TRL	NASHVILLE, TN 37215
114.078H E 00000	DAVIS SHARON J	706 WEST END CIR	FRANKLIN, TN 37064
115.078H E 00000	WICKS LINDA TN	114 PEARLE VIEW DR	FRANKLIN, TN 37064
116.078H E 00000	BRICKER ROBERT H	270 WEST END CIR	FRANKLIN, TN 37064
117.078H E 00000	BAIRD MARK BENJAMIN	5247 MORGAN CREEK RD	CENTERVILLE, TN 37033
118.078H E 00000	REED LINDA GERALD	600 WEST END CIR	FRANKLIN, TN 37064
119.078H E 00000	JACKSON JO ANN	1754 ROBINSON RD	THOMPSON STATION, TN 37178
120.078H E 00000	WHITE JOE & MARY L	605 WEST END CIR	FRANKLIN, TN 37064
121.078H E 00000	GREEN HENRY	108 FRONT ST #105-S	FRANKLIN, TN 37064
122.078H E 00000	FOX KATHRYN	604 WEST END CIR	FRANKLIN, TN 37064
123.078H E 00000	SALMELLA LISA M	603 WEST END CIR	FRANKLIN, TN 37064
124.078H E 00000	LAKE BRUCE & JENNIFER A	604 WEST END CIR	FRANKLIN, TN 37064
125.078H E 00000	BATTLIE CHARLES RAY JR & DOROTHY DIANA	605 WEST END CIR	FRANKLIN, TN 37064
126.078H E 00000	WHITE JOE & CAROLYN	600 WEST END CIR	FRANKLIN, TN 37064
127.078H E 00000	WEST STEVEN ANDREW & JESSICA APRIL	600 WEST END CIR	FRANKLIN, TN 37064
128.078H E 00000	SALLIHAAN MICHELLE & JENNIFER FLOTT	P 0 BOX 48056	FRANKLIN, TN 37064
129.078H E 00000	WILLIAMS RUTH ANN LE & ROBERT WADE SR LE JR	601 WEST END CIR	FRANKLIN, TN 37064
130.078H E 00000	CLISTER ELIZABETH B BRUCE	5016 JOSEPH ST	FRANKLIN, TN 37064
131.078H E 00000	HETNAM STACY L	601 WEST END CIR	FRANKLIN, TN 37064
132.078H E 00000	ROSS GEORGE H & NANCY K	601 WEST END CIR	FRANKLIN, TN 37064
133.078H E 00000	ROBERTSON SHARLA M	600 WEST END CIR	FRANKLIN, TN 37064
134.078H E 00000	HARPER CLOUTIER H	600 WEST END CIR	FRANKLIN, TN 37064
135.078H E 00000	JACKSON JONIA CROCKETT	600 WEST END CIR	FRANKLIN, TN 37064
136.078H E 00000	MCRAE MOYNE MARIE	1004 KADOCKA AVE DR	FRANKLIN, TN 37064
137.078H E 00000	HASS TRACIE D	601 WEST END CIR	FRANKLIN, TN 37064
138.078H E 00000	GRAHAM LISA	602 WEST END CIR	FRANKLIN, TN 37064
139.078H E 00000	ADAMS GENE TR & JUDY TR	2208 COLLEGE RD	AMBRISTON, TN 37016
140.078H E 00000	MCCLURE RICHARD H & AMANDA S	603 WEST END CIR	FRANKLIN, TN 37064
141.078H E 00000	COVENS CHASE	603 WEST END CIR	FRANKLIN, TN 37064
142.078H E 00000	PARNELL GINGER	603 WEST END CIR	FRANKLIN, TN 37064
143.078H E 00000	AWI PARTNERS LLC "C"	1601 CHARTY DR	BRENTWOOD, TN 37027
144.078H E 00000	GARNIELL MICHAEL & LOGAN HUNTER	600 WEST END CIR	FRANKLIN, TN 37064
145.078H E 00000	SHAEFFER BRIET & ANCHILLE	600 WEST END CIR	FRANKLIN, TN 37064
146.078H E 00000	ROSE BENJAMIN D & HEATHER L	600 WEST END CIR	FRANKLIN, TN 37064
147.078H E 00000	SMITH ERIC & LAUREN	600 WEST END CIR	FRANKLIN, TN 37064
148.078H A 00000	TAYLOR MARTIN GUERRA & GUERRA VANESSA	1251 CHECKERING DR	FRANKLIN, TN 37064
149.078H A 00000	MADE CITY AND LIP	1251 CHECKERING DR	FRANKLIN, TN 37064
150.078H A 00000	BLANCHER ROBERT	1651 PRESTON PLACE	BRENTWOOD, TN 37027
151.078H A 00000	DESOTO STEVEN A & STACY A	605 BARKERS BRIDGE AV #105	FRANKLIN, TN 37067
152.078H A 00000	UNDSHILL TANNY ELISE	1258 CHECKERING DR	FRANKLIN, TN 37064
153.078H A 00000	MCCLUGHA ANDREA L	1254 CHECKERING DR	FRANKLIN, TN 37064
154.078H A 00000	COX KEVIN L	1005 GURLEY COURT AVE	BATON ROUGE, LA 70817
155.078H A 00000	FRITZ JENNIFER GOLDSTEIN	1258 CHECKERING DR	FRANKLIN, TN 37064
156.078H A 00000	SIMPSON DEBRAH LEE HUB	2011 CEDARHILL DR	FRANKLIN, TN 37067
157.078H A 00000	RAMIREZ RAFAEL	1255 WINDSOR DR	FRANKLIN, TN 37064
158.078H A 00000	HORTON JOEL MARK & FELICIA DIANNE	1305 ERLIN LN	FRANKLIN, TN 37064
159.078H A 00000	MARTIN GABRIEL & JANELLE LEANE	1259 WINDSOR DR	FRANKLIN, TN 37064
160.078H B 00000	ARCE VELAZQUEZ ABEL & PEREZ LOUADES	100 SHAWWOOD TER	FRANKLIN, TN 37064
161.078H B 00000	VILLALBA CYNTHIA LUV TRUST	100 SHAWWOOD TER	FRANKLIN, TN 37064
162.078H B 00000	MAHER TODD FRANCIS & WESLEY B	104 SHAWWOOD TER	FRANKLIN, TN 37064
163.078H B 00000	FUCK JEREMY & SARAH H	106 SHAWWOOD TER	FRANKLIN, TN 37064
164.078H B 00000	SONS CHARLNE	1306 ROBIN HILL RD	FRANKLIN, TN 37064
165.078H B 00000	MCGRADY MISTY DAWN MASON	1310 ROBIN HILL RD	FRANKLIN, TN 37064
166.078H B 00000	RICHARDSON REBECCA D	2523 GLEN MEADOW RD	KNOXVILLE, TN 37909

EXISTING CONDITIONS PLAN

CHICKASAW PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
CHICKASAW PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR.	CHK.	DATE	DESCRIPTION
JMD	JRC	08.07.20	FPMC SUBMITTAL
JMD	JRC	09.03.20	RESUBMITTAL
JMD	JRC	10.01.20	RESUBMITTAL

C1.0

COF PROJECT No. 7315
J+A PROJECT No. 1716-11

One Vantage Way, Suite E220 Nashville, Tennessee 37228-541 615-726-4848

Engineers and Planners for Computer Applications

JAMES + ASSOCIATES, INC.

JOHN M. DUFFER
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
NO. 1431
10-01-20

TOTAL SITE ACREAGE 3.81 ACRES
OPEN SPACE SET-ASIDE (5%) 0.19 ACRE
FORMAL OPEN SPACE 0.40 ACRE
TREE PROTECTION 0.81 ACRES

PARKS ORDINANCE - 5.5.4
48 UNITS TOTAL
35 UNITS AT 1,200 SF = 42,000 SF
13 UNITS AT 600 SF = 7,800 SF
TOTAL SQUARE FOOTAGE NEEDED TO MEET ORDINANCE IS 49,800 SF.
(FEES SHALL BE PAID AT OR BEFORE THE FINAL PLAT CAN BE RECORDED)

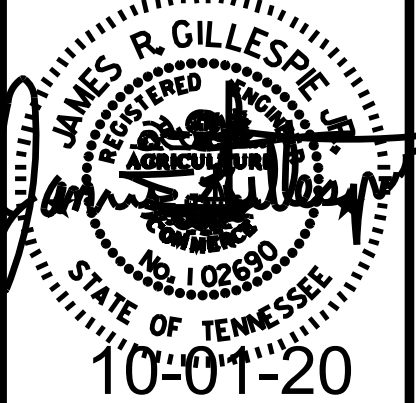
SENIOR LIVING PARKING
SPACES REQUIRED 48 @ 1.5 PER UNIT = 72
SPACES PROVIDED 72

SENIOR LIVING 48 UNITS
NON-RESIDENTIAL N/A

TOTAL SITE ACREAGE 3.81 ACRES
TOTAL HOUSING UNITS 48 UNITS
PROPOSED DENSITY 12.60 UNITS PER ACRE

CONNECTIVITY INDEX
LINKS 11
NODES 6
INDEX = 1.83

TRIP GENERATION
ELDERLY HOUSING - ATTACHED
48 UNITS (5 TRIPS/UNIT) - 240 TRIPS
TOTAL - 240 TRIPS

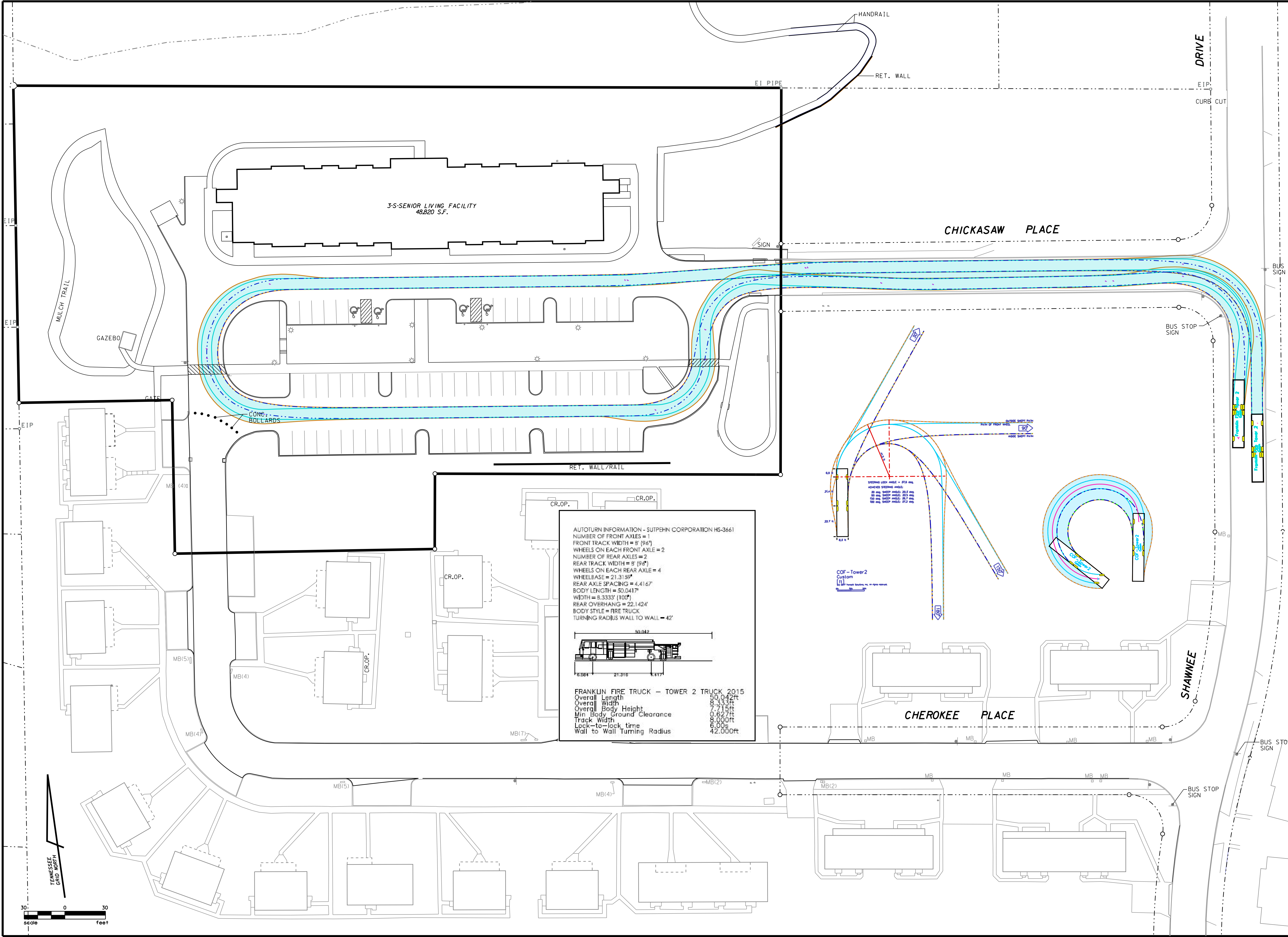


DEVELOPMENT PLAN
CHICKASAW PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
CHICKASAW PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR.	CHK.	DATE	DESCRIPTION
JMD	JRG	08.07.20	FMPC SUBMITTAL
JMD	JRG	09.03.20	RESUBMITTAL
JMD	JRG	10.01.20	RESUBMITTAL

C2.0
COF PROJECT No. 7315
J+A PROJECT No. 1716-11

J+A
Engineers and
Planners and
Computer Applications
JAMES + ASSOCIATES, INC.
One Vantage Way, Suite E228 Nashville, Tennessee 37228-4541 615-726-1848



AUTOTURN INFORMATION - SUTPEHN CORPORATION HS-3661
NUMBER OF FRONT AXLES = 1
FRONT TRACK WIDTH = 8' (96")
WHEELS ON EACH FRONT AXLE = 2
NUMBER OF REAR AXLES = 2
REAR TRACK WIDTH = 8' (96")
WHEELS ON EACH REAR AXLE = 4
WHEELBASE = 21.315'
REAR AXLE SPACING = 4.4167'
BODY LENGTH = 50.042'
WIDTH = 8.3333' (100")
REAR OVERHANG = 22.1424'
BODY STYLE = FIRE TRUCK
TURNING RADIUS WALL TO WALL = 42'

FRANKLIN FIRE TRUCK - TOWER 2 TRUCK 2015
Overall Length 50.042ft
Overall Width 8.333ft
Overall Body Height 7.715ft
Min Body Ground Clearance 0.627ft
Track Width 8.000ft
Lock-to-lock time 6.00s
Wall to Wall Turning Radius 42.000ft

One Vantage Way, Suite E228 Nashville, Tennessee 37228-541 615-726-1848

JAEngineers
Planners and
Computer Applications

JAMES + ASSOCIATES, INC.

REGISTERED
PROFESSIONAL ENGINEER
No. 102690
STATE OF TENNESSEE

10-01-20

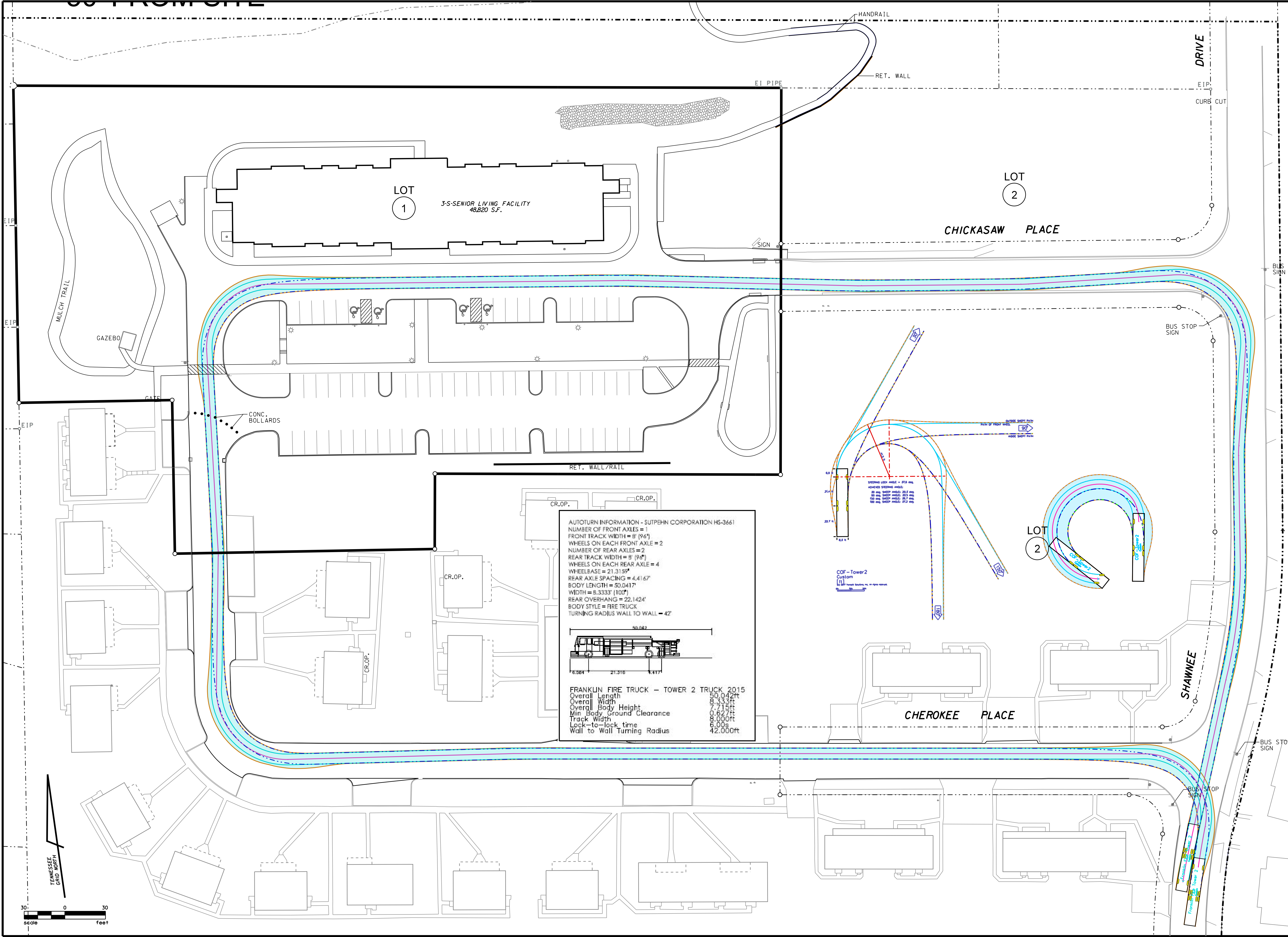
AUTOTURN PLAN - SHEET 1 OF 3

CHICKASAW PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
CHICKASAW PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR.	CHK.	DATE	DESCRIPTION
JMD	JRG	08.07.20	FMPC SUBMITTAL
JMD	JRG	09.03.20	RESUBMITTAL
JMD	JRG	10.01.20	RESUBMITTAL

C2.1

COF PROJECT No. 7315
J+A PROJECT No. 1716-11



One Vantage Way, Suite E228 Nashville, Tennessee 37228-541 615-725-1818

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Engineers
Planners and
Computer Applications

JAMES + ASSOCIATES, INC.

REGISTERED
Professional Engineer
No. 102690
STATE OF TENNESSEE
10-01-20

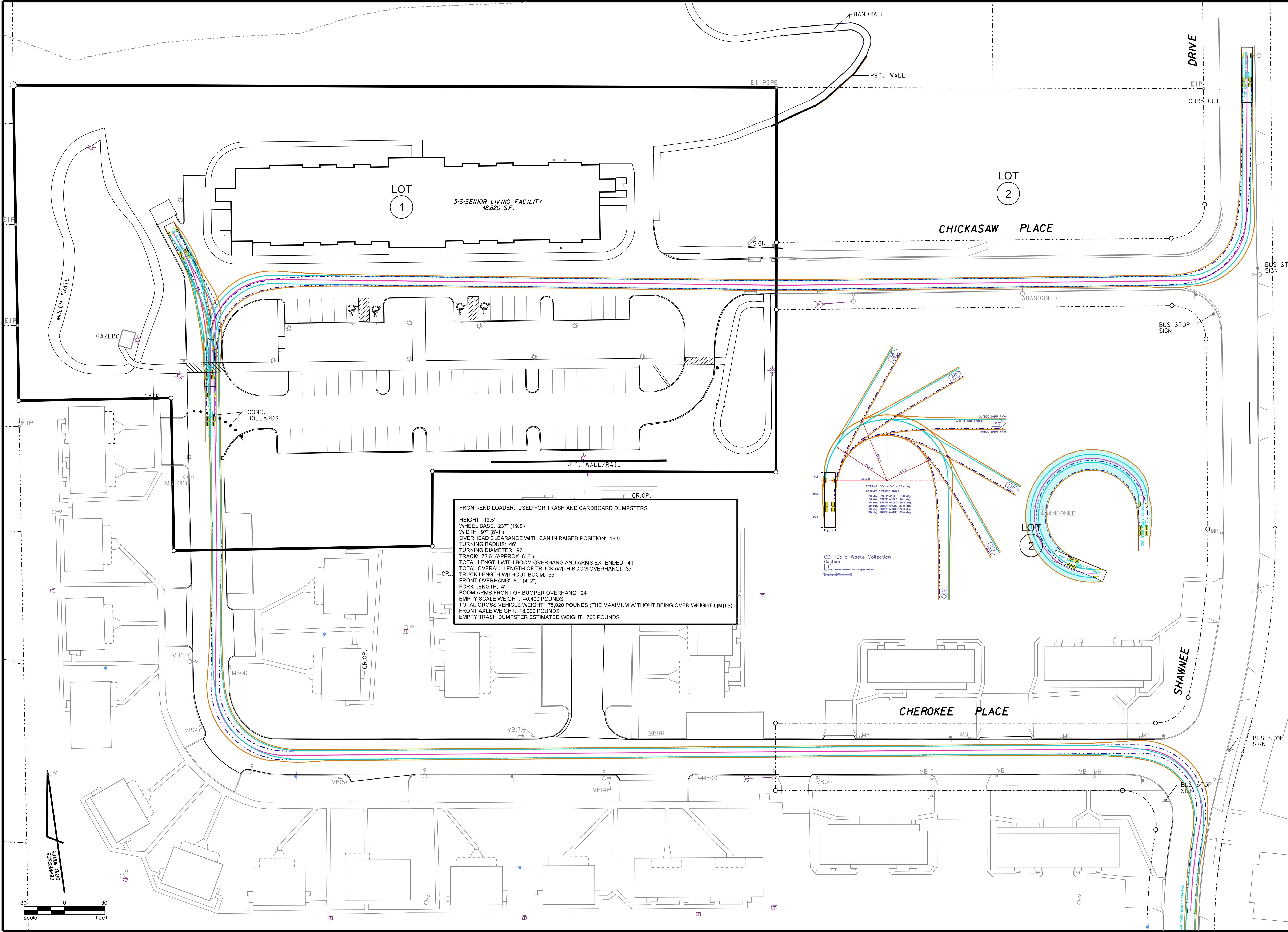
AUTOTURN PLAN - SHEET 2 OF 3

CHICKASAW PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
CHICKASAW PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR.	CHK.	DATE	DESCRIPTION
JMD	JRG	08.07.20	FMPC SUBMITTAL
JMD	JRG	09.03.20	RESUBMITTAL
JMD	JRG	10.01.20	RESUBMITTAL

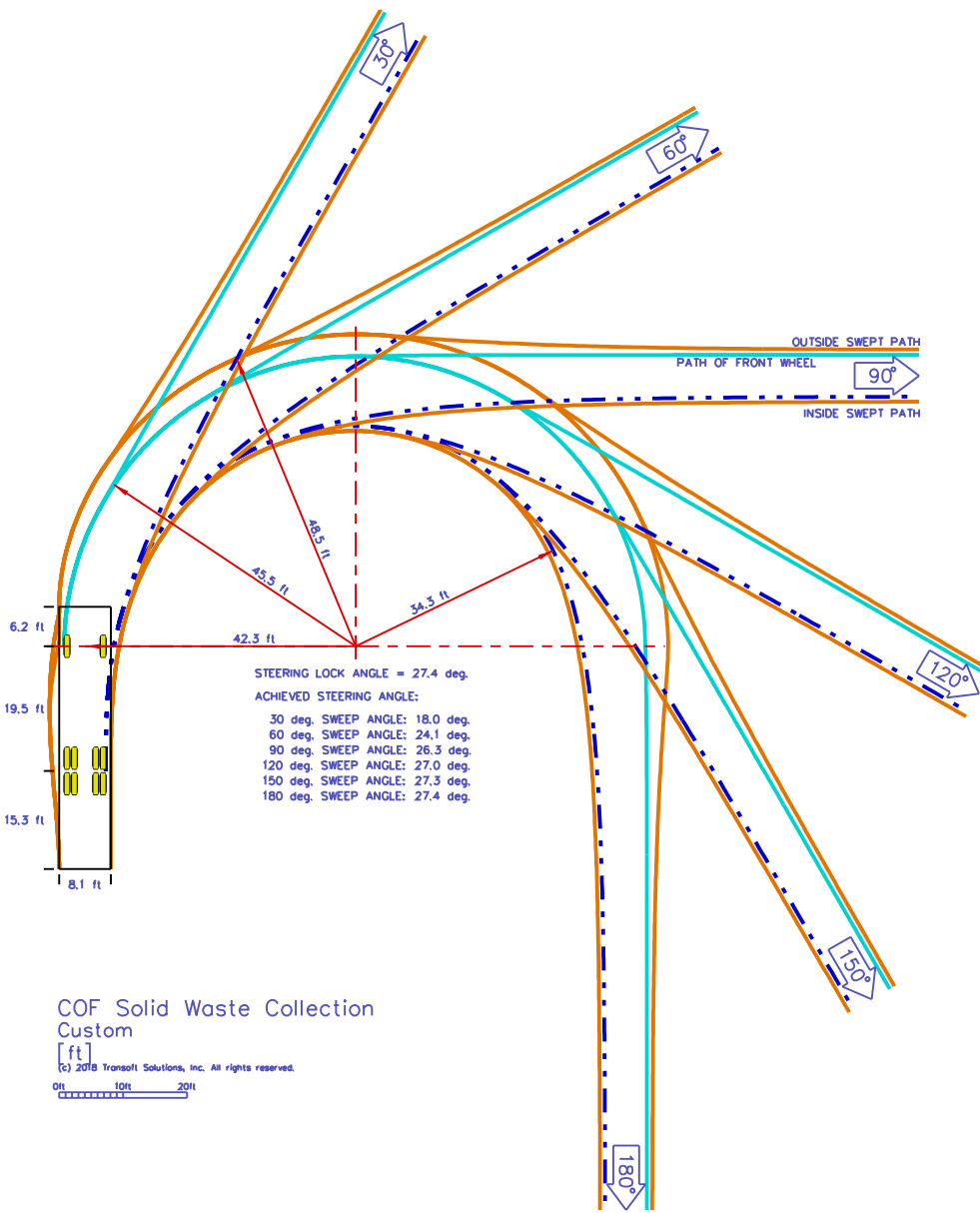
C2.2

COF PROJECT No. 7315
J+A PROJECT No. 1716-11



FRONT-END LOADER: USED FOR TRASH AND CARDBOARD DUMPSTERS

HEIGHT: 12.5'
WHEEL BASE: 237" (19.5')
WIDTH: 97" (8'-1")
OVERHEAD CLEARANCE WITH CAN IN RAISED POSITION: 18.5'
TURNING RADIUS: 46'
TURNING DIAMETER: 92'
TRACK: 78.5" (APPROX. 6'-6")
TOTAL LENGTH WITH BOOM OVERHANG AND ARMS EXTENDED: 41'
TOTAL OVERALL LENGTH OF TRUCK (WITH BOOM OVERHANG): 37'
TRUCK LENGTH WITHOUT BOOM: 35'
FRONT OVERHANG: 50" (4'-2")
FORK LENGTH: 4'
BOOM ARMS FRONT OF BUMPER OVERHANG: 24"
EMPTY SCALE WEIGHT: 40,400 POUNDS
TOTAL GROSS VEHICLE WEIGHT: 75,020 POUNDS (THE MAXIMUM WITHOUT BEING OVER WEIGHT LIMITS)
FRONT AXLE WEIGHT: 18,000 POUNDS
EMPTY TRASH DUMPSTER ESTIMATED WEIGHT: 700 POUNDS



One Vantage Way, Suite E228 Nashville, Tennessee 37228-5461 615-726-1848

JAEngineers
Planners and
Computer Applications

JAMES + ASSOCIATES, INC.

James R. Gillespie, Jr.
REGISTERED
Professional Engineer
No. 102690
STATE OF TENNESSEE
10-01-20

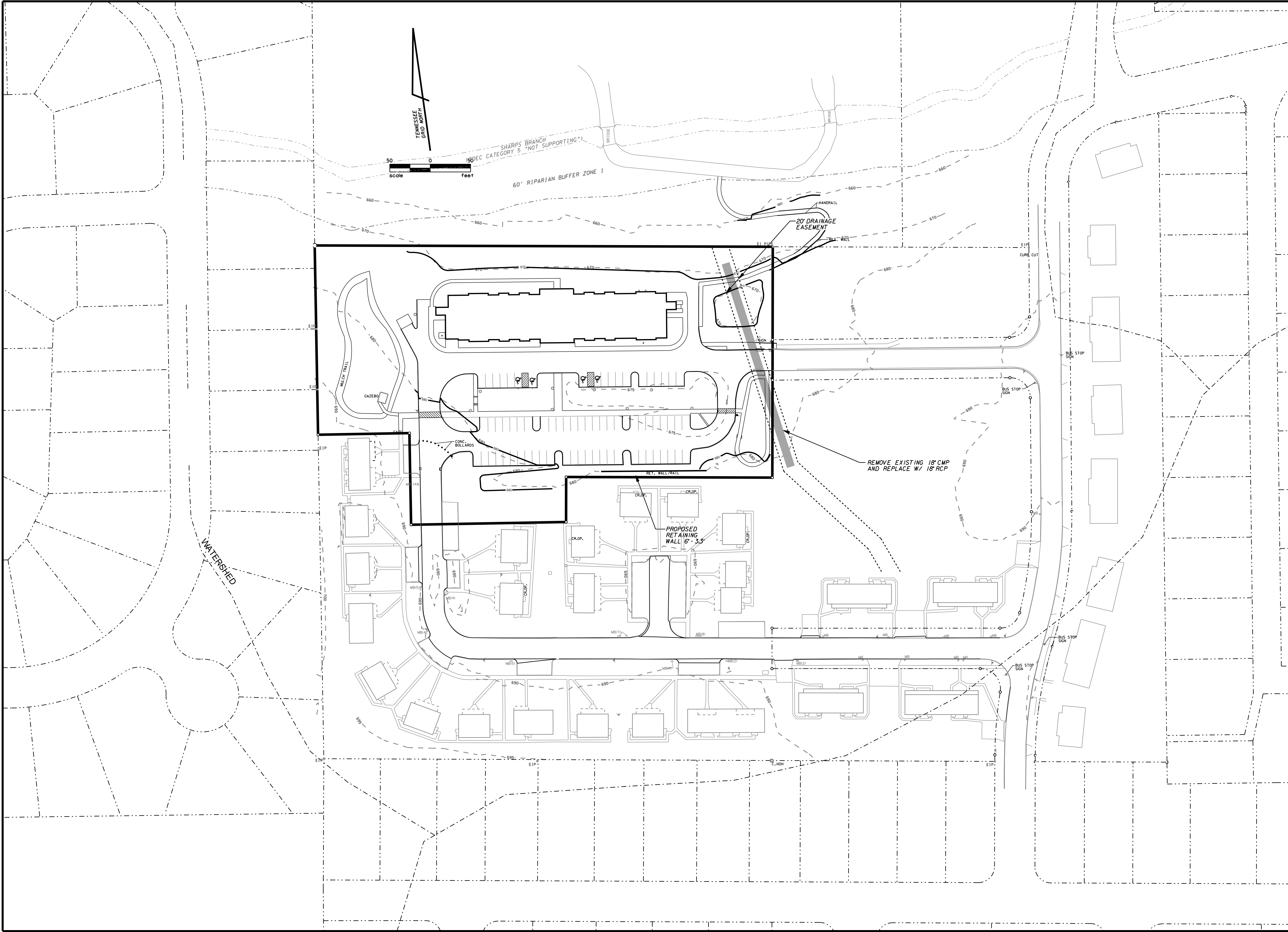
AUTOTURN PLAN - SHEET 3 OF 3

CHICKASAW PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
CHICKASAW PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR.	CHK.	DATE	DESCRIPTION
JMD	JRC	08.07.20	FMPC SUBMITTAL
JMD	JRC	09.03.20	RESUBMITTAL
JMD	JRC	10.01.20	RESUBMITTAL

C2.3

COF PROJECT No. 7315
J+A PROJECT No. 1716-11



DR.

CHK.

DATE

DESCRIPTION

JMD	JRG	08.07.20	FMPC SUBMITTAL
JMD	JRG	09.03.20	RESUBMITTAL
JMD	JRG	10.01.20	RESUBMITTAL

GRADING AND DRAINAGE PLAN

CHICKASAW PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
CHICKASAW PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ONE VANTAGE WAY, SUITE E228
NASHVILLE, TENNESSEE 37228-5451
65-725-1848

J

A

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Planners and
Computer Applications

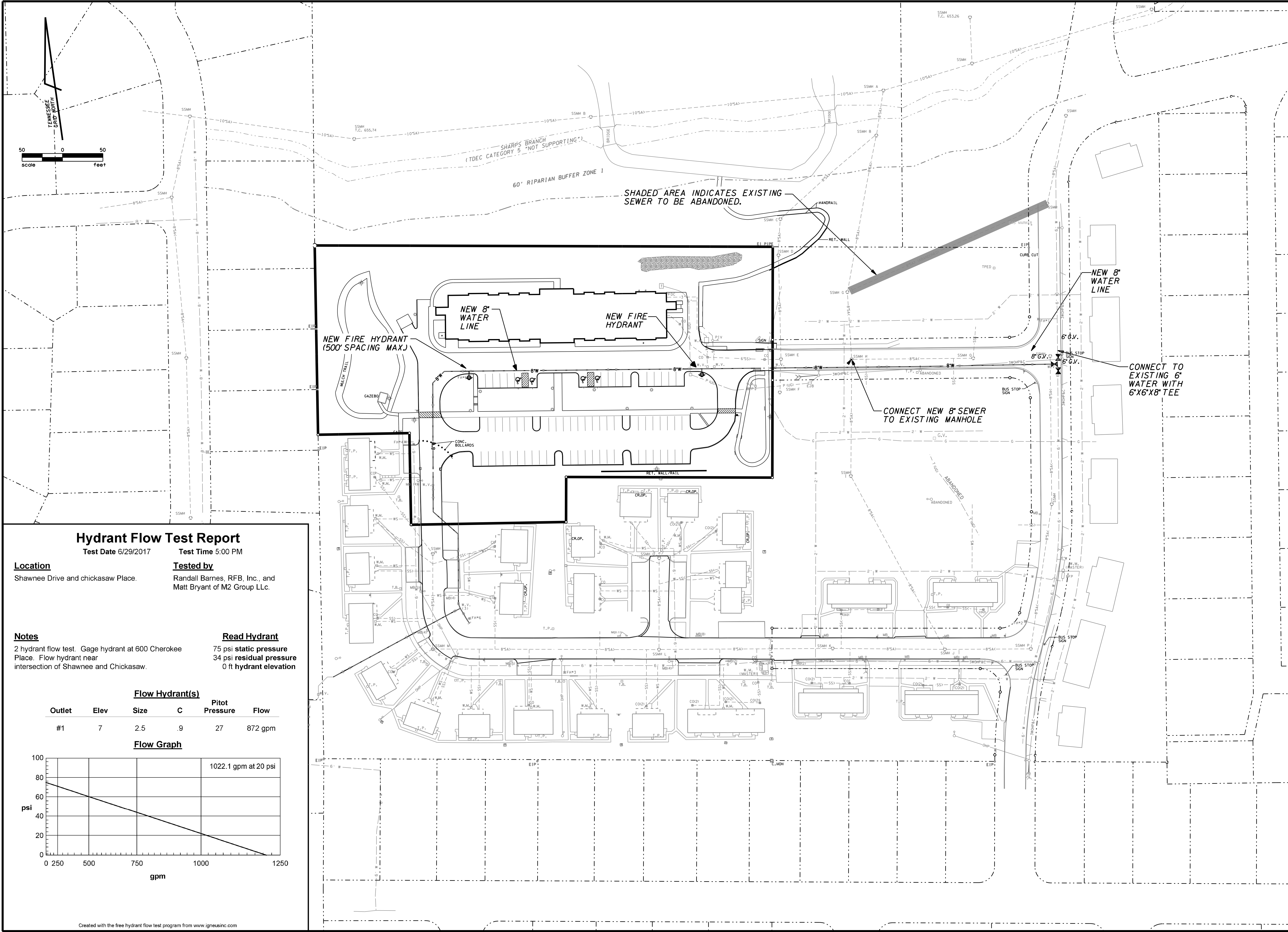
JAMES + ASSOCIATES, INC.

STATE OF TENNESSEE
REGISTERED PROFESSIONAL ENGINEER
JAMES R. GILLESPIE
No. 102690
10-01-20

C3.0

COF PROJECT No. 7315
J+A PROJECT No. 1716-11

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Hydrant Flow Test Report

Test Date 6/29/2017 Test Time 5:00 PM

Location

Shawnee Drive and Chickasaw Place.

Tested by

Randall Barnes, RFB, Inc., and
Matt Bryant of M2 Group LLC.

Notes

2 hydrant flow test. Gage hydrant at 600 Cherokee Place. Flow hydrant near intersection of Shawnee and Chickasaw.

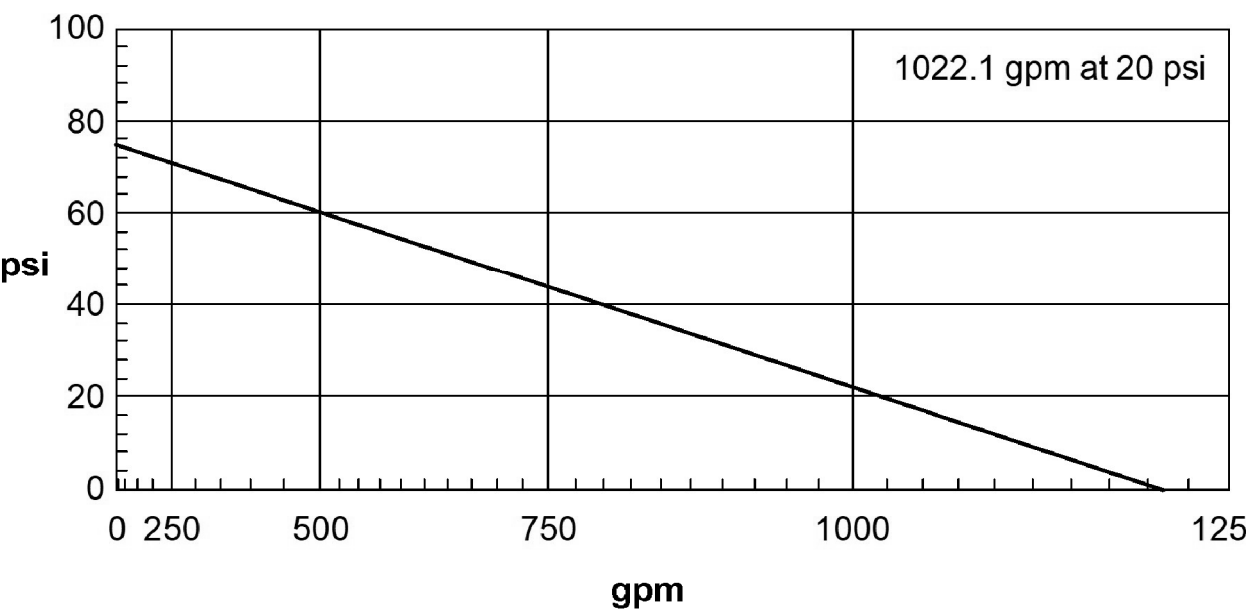
Read Hydrant

75 psi **static pressure**
34 psi **residual pressure**
0 ft **hydrant elevation**

Flow Hydrant(s)

Outlet	Elev	Size	C	Pitot Pressure	Flow
#1	7	2.5	.9	27	872 gpm

Flow Graph



Created with the free hydrant flow test program from www.igneusinc.com

DR.

CHK.

DATE

DESCRIPTION

JMD	JRG	08.07.20	FMPC SUBMITTAL
JMD	JRG	09.03.20	RESUBMITTAL
JMD	JRG	10.04.20	RESUBMITTAL

UTILITY PLAN

CHICKASAW PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
CHICKASAW PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JA

Engineers
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Computer Applications

JAMES + ASSOCIATES, INC.

One Vantage Way, Suite E228 Nashville, Tennessee 37228-5451 615-725-1848

James R. Gillespie
REGISTERED
Professional Engineer
No. 102690
STATE OF TENNESSEE

10-01-20

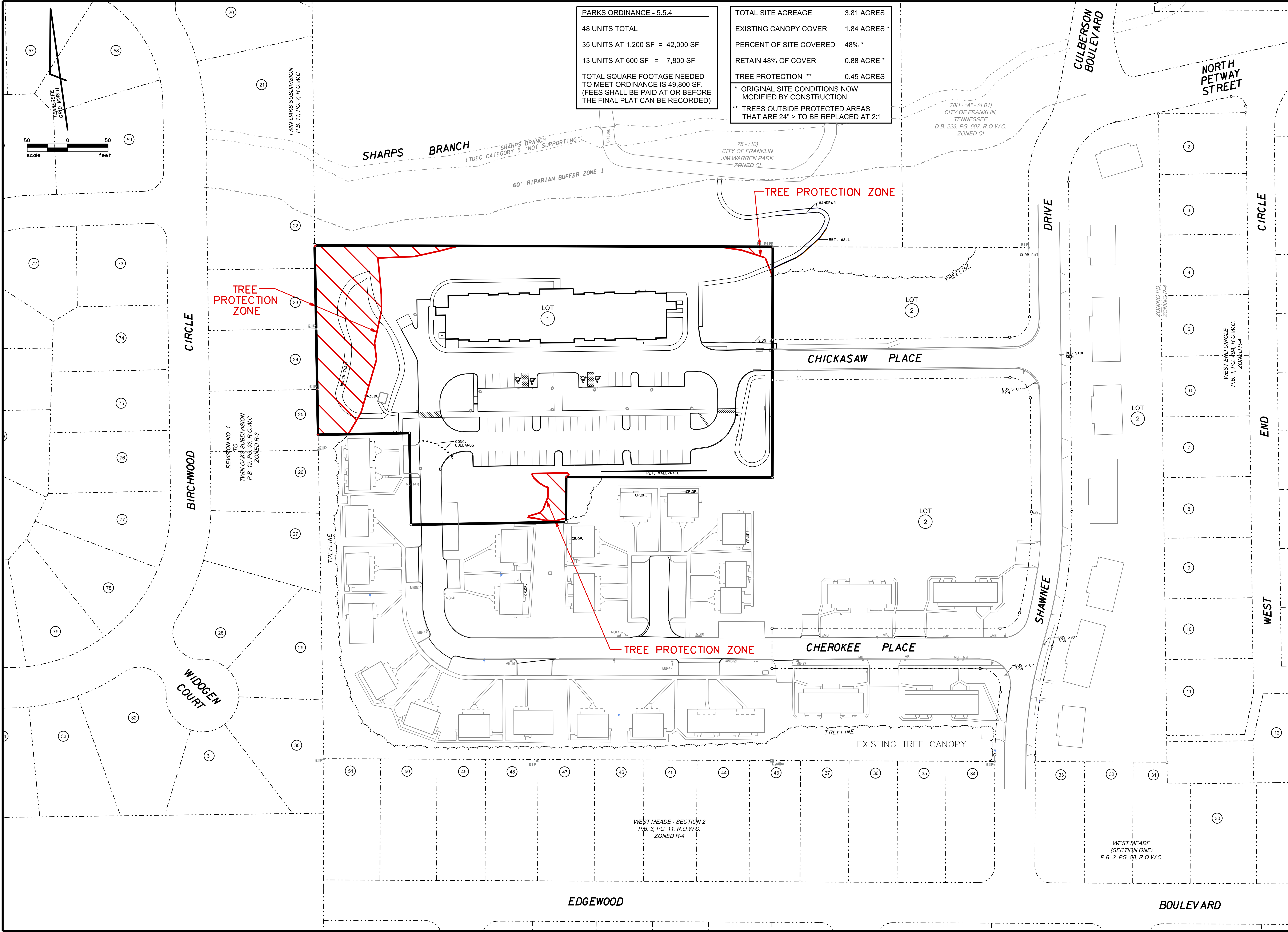
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COF PROJECT No. 7315
J+A PROJECT No. 1716-11

Page 53 of 129

PARKS ORDINANCE - 5.5.4
48 UNITS TOTAL
35 UNITS AT 1,200 SF = 42,000 SF
13 UNITS AT 600 SF = 7,800 SF
TOTAL SQUARE FOOTAGE NEEDED TO MEET ORDINANCE IS 49,800 SF.
(FEES SHALL BE PAID AT OR BEFORE THE FINAL PLAT CAN BE RECORDED)

TOTAL SITE ACREAGE 3.81 ACRES
EXISTING CANOPY COVER 1.84 ACRES *
PERCENT OF SITE COVERED 48% *
RETAIN 48% OF COVER 0.88 ACRE *
TREE PROTECTION ** 0.45 ACRES
* ORIGINAL SITE CONDITIONS NOW MODIFIED BY CONSTRUCTION
** TREES OUTSIDE PROTECTED AREAS THAT ARE 24" > TO BE REPLACED AT 2:1



DR.

CHK.

DATE

DESCRIPTION

JMD	JRG	08.07.20	FMPC SUBMITTAL
JMD	JRG	09.03.20	RESUBMITTAL
JMD	JRG	10.01.20	RESUBMITTAL

TREE PROTECTION PLAN

CHICKASAW PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
CHICKASAW PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

C5.0

COF PROJECT No. 7315
J+A PROJECT No. 1716-11

One Vantage Way, Suite E228 Nashville, Tennessee 37228-541 615-726-1846

JA

Engineers
Planners and
Computer Applications

JAMES + ASSOCIATES, INC.

REGISTERED
PROFESSIONAL ENGINEER
No. 102690
STATE OF TENNESSEE

10-01-20



REQUIREMENTS:			QUANTITY PROVIDED			INCHES PROVIDED
PROJECT ZONING:	PUD		EXISTING TREES	PROPOSED	TOTAL PROVIDED	CALIPER INCHES
ADJACENT ZONING:	XXX					
DEVELOPMENT TYPE:	TRADITIONAL					
SITE AREA:	3.80					
LSR REQUIRED:	.20					
LSR PROVIDED:	.40					
EXISTING CANOPY COVER:	80,000 SF (48.0%)					
PROPOSED CANOPY COVER:	43,560 SF (26.0%)					
MINIMUM ACI REQUIREMENTS:						
CANOPY TREES:	82 X 3.80 = 312 INCHES					
UNDERSTORY TREES:	21 X 3.80 = 80 INCHES					
SHRUBS:	96 X 3.80 = 365 SHRUBS					
FORMAL OPEN SPACE REQUIREMENTS			TO BE DETERMINED			

OPEN SPACE / PARKLAND

CHICKASAW PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
CHICKASAW PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR. CHK. DATE

JMD	RDJ	05.22.17
JMD	RDJ	06.22.17
JMD	JRG	09.03.20
JMD	JRG	10.01.20

DESCRIPTION

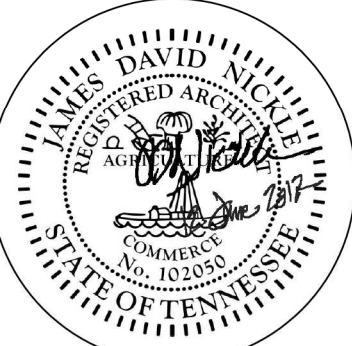
PRE-APPLICATION	JOINT FMPC/BOMA	FMPC RESUBMITTAL	RESUBMITTAL

L1.-0

COF PROJECT No. 7315
J+A PROJECT No. 1716-11

Engineers
Planners and
Computer Applications
JAMES + ASSOCIATES, INC.

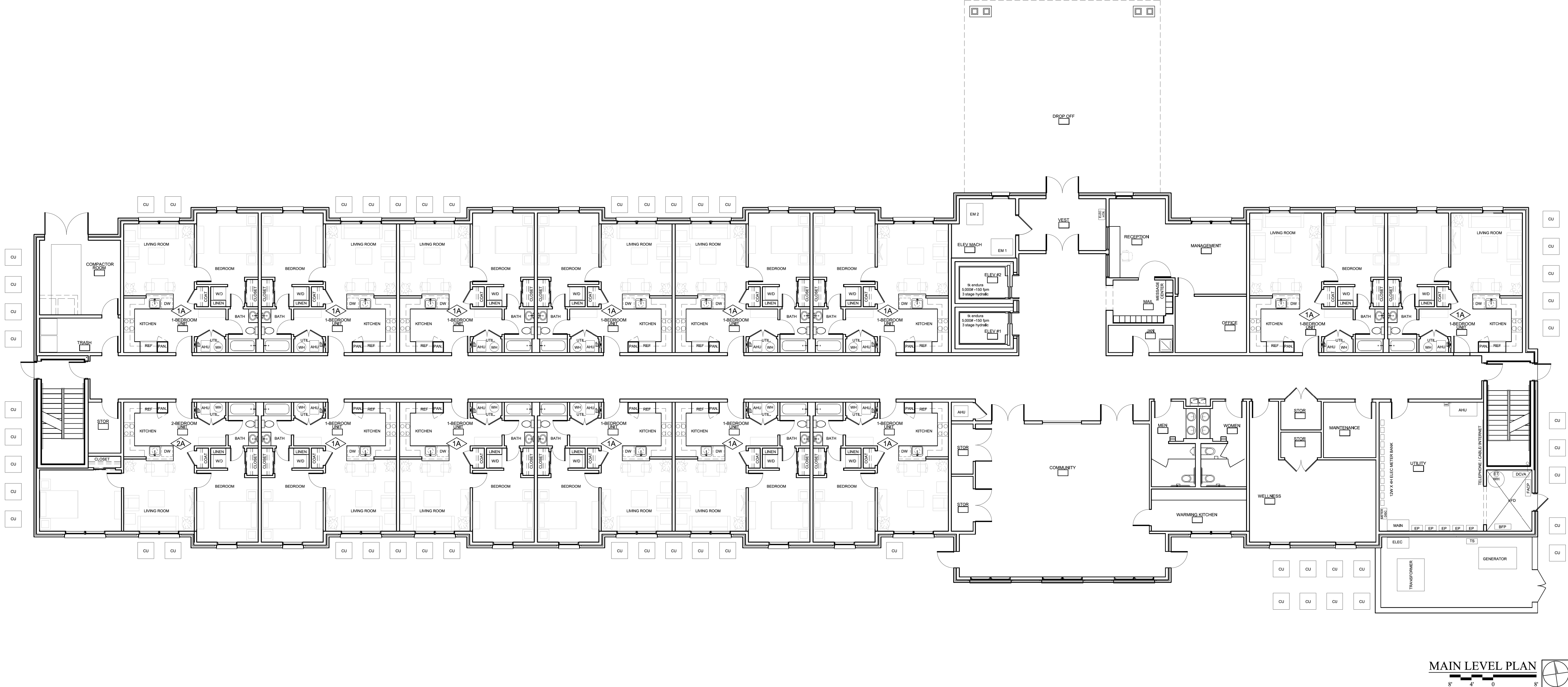
One Venture Way, Suite E220 Nashville, Tennessee 37228-1541 • 615-726-4848



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81 NORTH MAIN STREET
DOVER, TN 37035
P: 615.750.1400
F: 615.750.1470

COF PROJECT NO. 7315 :
**CHICKASAW PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1**
CHICKASAW PLACE AND SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



GENERAL NOTES

TYPICAL (TYP) MEANS IDENTICAL FOR ALL CONDITIONS WHICH MATCH THE ORIGINAL CONDITION INDICATED UNLESS NOTED OTHERWISE.

SIMILAR (SIM) MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITION NOTED. VERIFY DIMENSIONS AND ORIENTATION OF CONDITIONS WHICH MAY VARY FROM TYPICAL OR SIMILAR CONDITIONS INDICATED.

OPPOSITE HAND (O/H) MEANS CONDITION NOTED IS THE MIRROR IMAGE OF THE DETAIL REFERENCED.

REFERENCE SHEET A-REF.X.X FOR U.L. ASSEMBLIES AND SHEET A-REF.X.X FOR ARCHITECTURAL SPECIFICATIONS / PROJECT MANUAL.

COORDINATE WITH SECTIONS, ELEVATIONS, DETAILS AND MANUFACTURERS INSTALLATION CRITERIA TO PROVIDE ADDITIONAL BLOCKING IN WALLS AS NECESSARY.

DIMENSION NOTES

THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS TO VERIFY FIELD CONDITIONS AND SHALL CAREFULLY COMPARE SUCH FIELD MEASUREMENTS, CONDITIONS, AND OTHER INFORMATION KNOWN TO THE CONTRACTOR WITH THE CONTRACT DOCUMENTS BEFORE COMMENCING ACTIVITIES. ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED SHALL BE REPORTED TO THE ARCHITECT AT ONCE.

THE CONTRACTOR SHALL NOT SCALE THE DRAWINGS. DIMENSIONS ARE NOT ADJUSTABLE UNLESS NOTED WITH A PLUS/MINUS (+) TOLERANCE.

ALIGN MEANS ALIGNMENT OF SIMILAR COMPONENTS OF CONSTRUCTION (I.E. WALLS, JAMBS, ETC.) WHICH ARE ADJACENT OR IN LINE WITH EACH OTHER ACROSS VOIDS.

DIMENSIONS ARE INDICATED AS FOLLOWS UNLESS OTHERWISE NOTED ON THE DRAWING:

- COLUMNS - FROM CENTERLINE TO CENTERLINE
- WOOD STUD PARTITIONS - FROM F.O. FIN. TO F.O. FIN.
- CONCRETE - FROM F.O. CONC. TO F.O. CONC.
- MASONRY - FROM F.O. MASONRY TO F.O. MASONRY
- EXTERIOR WALL - FROM EXT. F.O. WALL TO INT.F.O. FINISH
- INTERIOR ELEVATION - FROM FIN. FLR. TO FIN. CEILING

ALL ROUGH OPENING DIMENSIONS FOR WINDOWS AND DOORS SHALL BE FIELD VERIFIED PRIOR TO UNIT FABRICATION OR INSTALLATION.

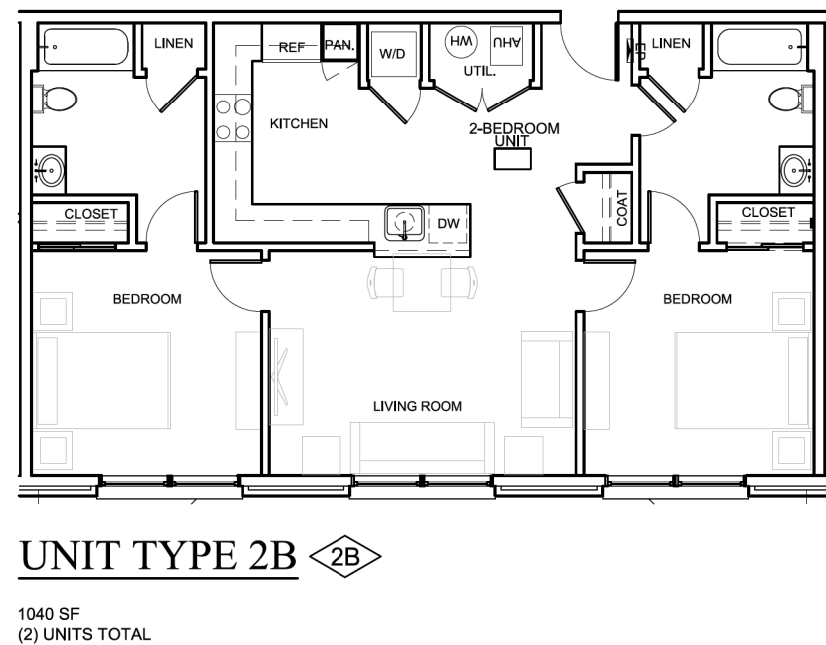
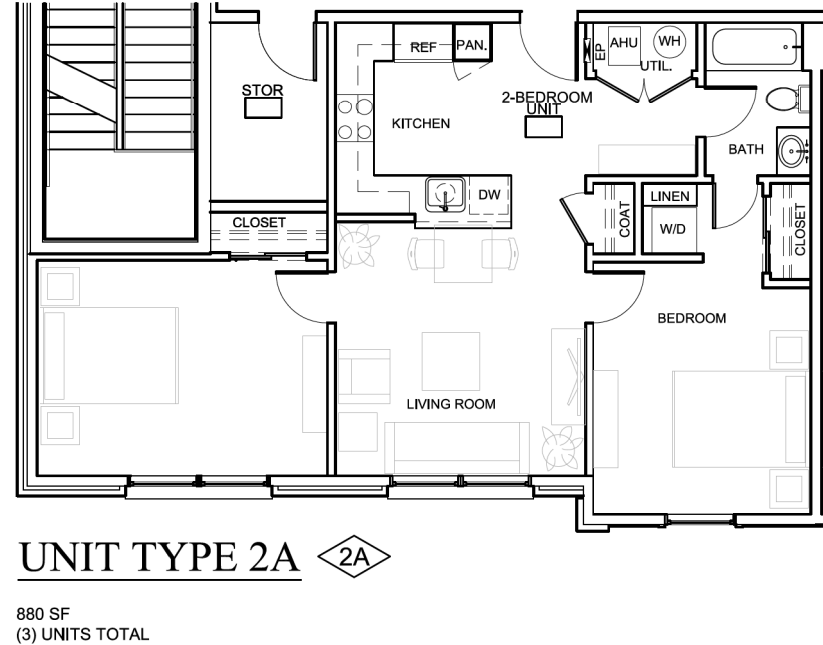
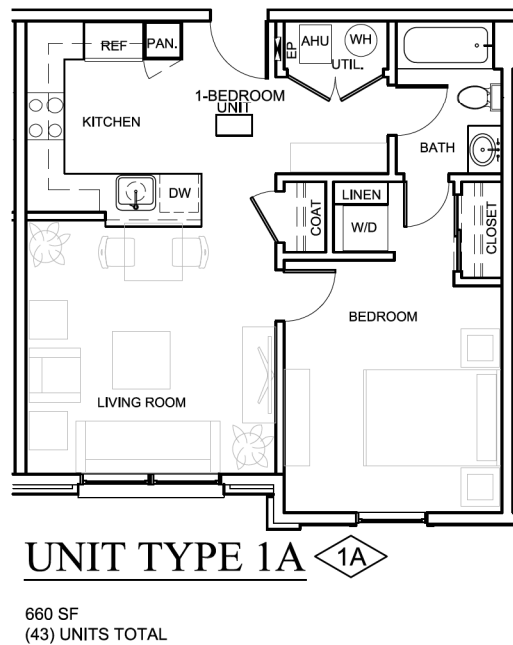
CASEWORK DIMENSIONS SHALL BE FIELD VERIFIED BEFORE UNIT FABRICATION OR INSTALLATION.

ALL FLOOR TO FLOOR AND CEILING HEIGHTS ARE DIMENSIONED FROM FINISHED FLOOR.

REFERENCE CIVIL AND LANDSCAPE SITE PLANS TO COORDINATE EXTERIOR SPOT ELEVATIONS AT EGRESS.

ALL ROOF OVERHANG DIMENSIONS ARE TYPICAL UNLESS NOTED OTHERWISE.

DOORS ARE TO BE INSTALLED IF FROM HINGE EDGE TO NEAREST INTERSECTING WALL - TYPICAL, U.N.D.



MAIN FLOOR F.F.E.
AREA:
1 BR UNITS:
2 BR UNITS:

0'-0"
17,050 GSF
13
1

MAIN LEVEL:
SECOND LEVEL:
THIRD LEVEL:
TOTAL AREA:

17,050 GSF
15,885 GSF
15,885 GSF
48,820 GSF

PER SECTION 5.3.5 OF THE ZONING ORDINANCE, ALL SIDES OF AN ATTACHED RESIDENTIAL BUILDING VISIBLE FROM LANDS OCCUPIED OR DESIGNATED FOR DETACHED RESIDENTIAL USES, AN EXISTING PUBLIC STREET ROW, OR OTHER PUBLIC LANDS SHALL DISPLAY A SIMILAR LEVEL OF QUALITY AND ARCHITECTURAL DETAILING.

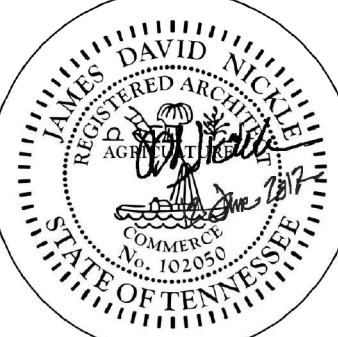
PER THE CITY OF FRANKLIN ADMINISTRATIVE MANUAL, SITE PLAN CHECKLIST - AT 0 ARCHITECTURAL ELEVATIONS, ITEM 15: THESE ELEVATIONS ARE CONCEPTUAL IN NATURE. INDIVIDUAL BUILDING ELEVATIONS MAY VARY BUT WILL BE REVIEWED AND APPROVED BY THE BNS DEPARTMENT ACCORDING TO CITY REQUIREMENTS AT THE TIME OF PERMITTING.

RESUBMITTAL 10.01.20

ISSUED: 09 JUN 2017
PROJECT #: 16048.01

A
1.1

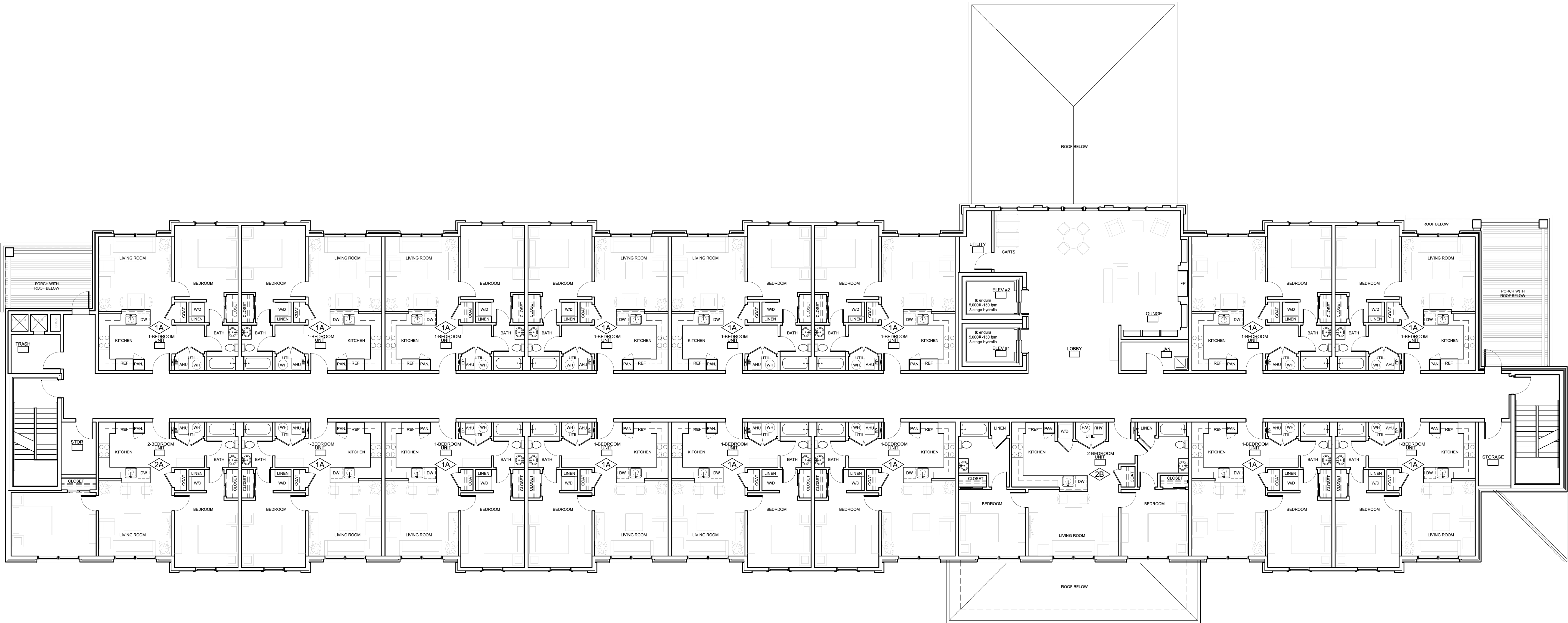
FLOOR PLANS



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JAMES J. JAMES, LEED AP
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NASHVILLE, TN 37203
P: 615.726.0000 F: 615.726.0000

COF PROJECT NO. 7315 :
**CHICKASAW PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1**
CHICKASAW PLACE AND SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



SECOND AND THIRD LEVEL PLAN



GENERAL NOTES

- *TYPICAL: (TYP) MEANS IDENTICAL FOR ALL CONDITIONS WHICH MATCH THE ORIGINAL CONDITION INDICATED UNLESS NOTED OTHERWISE.
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- DIMENSION NOTES**
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- ALL FLOOR TO FLOOR AND CEILING HEIGHTS ARE DIMENSIONED FROM FINISHED FLOOR.
- REFERENCE CIVIL AND LANDSCAPE SITE PLANS TO COORDINATE EXTERIOR SPOT ELEVATIONS AT EGRESS.
- ALL ROOF OVERHANG DIMENSIONS ARE TYPICAL UNLESS NOTED OTHERWISE.
- DOORS ARE TO BE INSTALLED IF FROM HINGE EDGE TO NEAREST INTERSECTING WALL - TYPICAL, U.N.D.



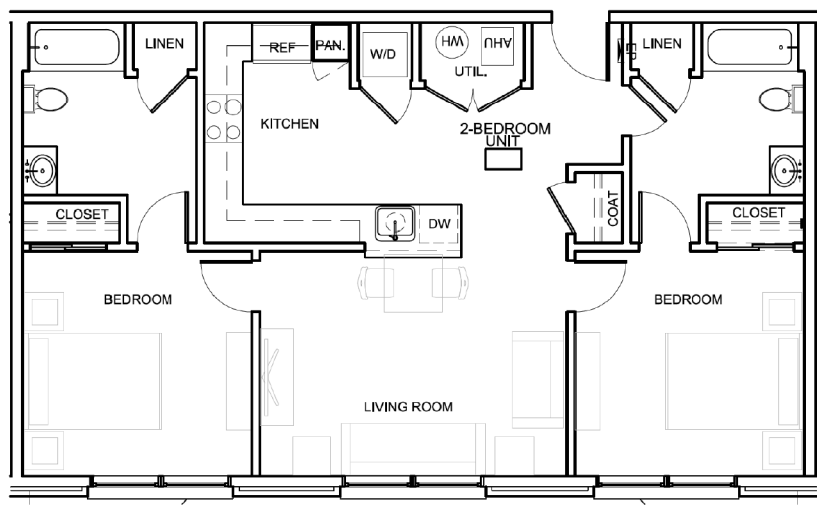
UNIT TYPE 1A ◊1A◊

660 SF
(43) UNITS TOTAL



UNIT TYPE 2A ◊2A◊

880 SF
(9) UNITS TOTAL



UNIT TYPE 2B ◊2B◊

1040 SF
(2) UNITS TOTAL

SECOND FLOOR F.F.E.	+10'-9 3/4"
AREA:	15,885 GSF
1 BR UNITS:	15
2 BR UNITS:	2
THIRD FLOOR F.F.E.	+20'-7 1/2"
AREA:	15,885 GSF
1 BR UNITS:	15
2 BR UNITS:	2

PER SECTION 5.3.5 OF THE ZONING ORDINANCE, ALL SIDES OF AN ATTACHED RESIDENTIAL BUILDING VISIBLE FROM LANDS OCCUPIED OR DESIGNATED FOR DETACHED RESIDENTIAL USES, AN EXISTING PUBLIC STREET ROW, OR OTHER PUBLIC LANDS SHALL DISPLAY A SIMILAR LEVEL OF QUALITY AND ARCHITECTURAL DETAILING.

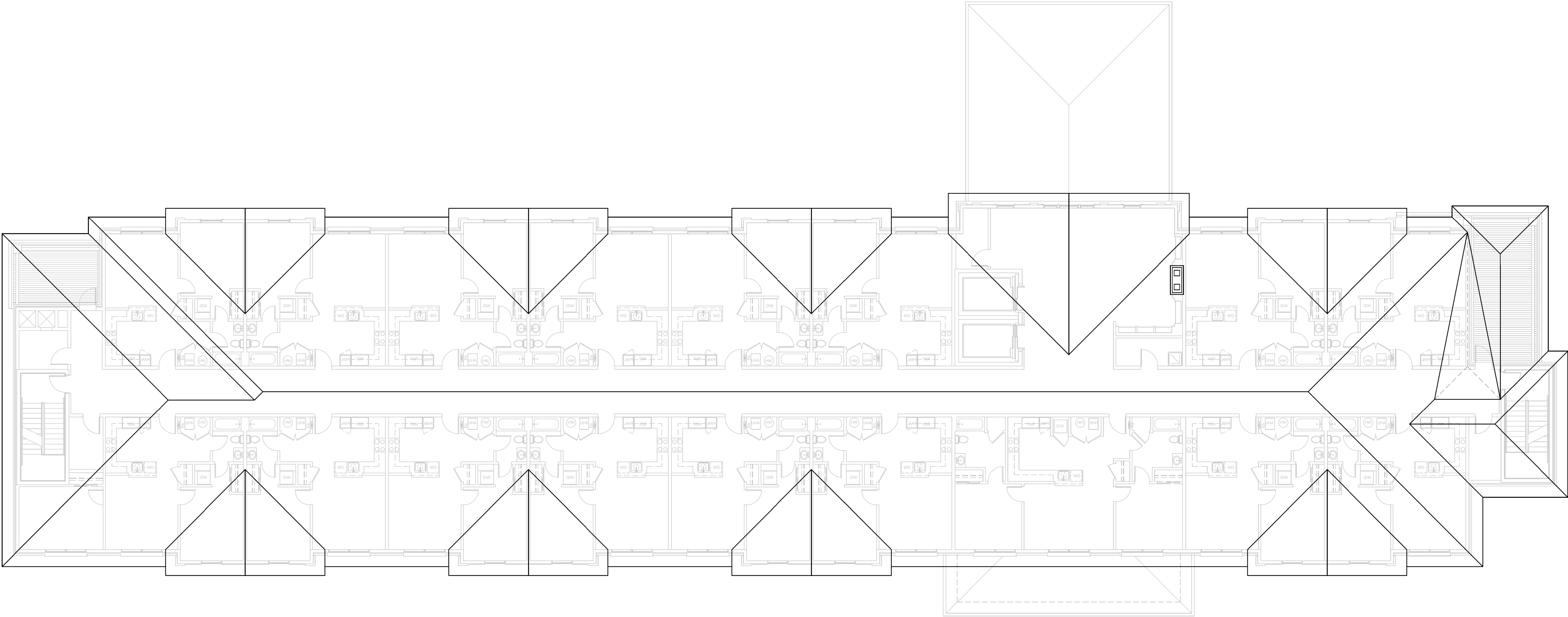
PER THE CITY OF FRANKLIN ADMINISTRATIVE MANUAL - SITE PLAN CHECKLIST - AT 0.0 ARCHITECTURAL ELEVATIONS - ITEM 1H: THESE ELEVATIONS ARE CONCEPTUAL IN NATURE. INDIVIDUAL BUILDING ELEVATIONS MAY VARY BUT WILL BE REVIEWED AND APPROVED BY THE BNS DEPARTMENT ACCORDING TO CITY REQUIREMENTS AT THE TIME OF PERMITTING.

RESUBMITTAL 10.01.20

ISSUED: 08 JUN 2017
PROJECT #: 16048.01

**A
1.2**

FLOOR PLANS

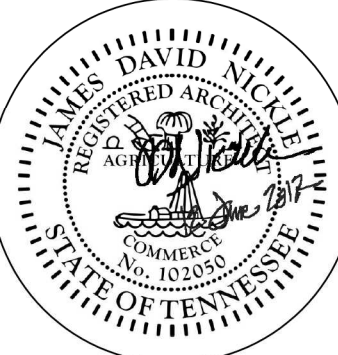


ROOF PLAN



ESTABLISHED
— 2001 —
**SMALLWOOD
NICKLE**
ARCHITECTS
— PLLC —

1412 Seventeenth Avenue South
Nashville, Tennessee 37212



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101 NORTHMAN STREET
NASHVILLE, TN 37203
P: 615.726.6600 F: 615.726.6600

COF PROJECT NO. 7315 :
CHICKASAW PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
CHICKASAW PLACE AND SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

PER SECTION 5.3.5 OF THE ZONING
ORDINANCE, ALL SIDES OF AN
ATTACHED RESIDENTIAL BUILDING
VISIBLE FROM LANDS OCCUPIED OR
DESIGNATED FOR DETACHED
RESIDENTIAL USES, AN EXISTING
PUBLIC STREET ROW, OR OTHER
PUBLIC LANDS SHALL DISPLAY A
SIMILAR LEVEL OF QUALITY AND
ARCHITECTURAL DETAILING.

PER THE CITY OF FRANKLIN
ADMINISTRATIVE MANUAL- SITE PLAN
CHECKLIST - A1.0 ARCHITECTURAL
ELEVATIONS- ITEM 1B: THESE
ELEVATIONS ARE CONCEPTUAL IN
NATURE. INDIVIDUAL BUILDING
ELEVATIONS MAY VARY BUT WILL BE
REVIEWED AND APPROVED BY THE
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CITY REQUIREMENTS AT THE TIME OF
PERMITTING.

RESUBMITTAL 10.01.20

ISSUED 09 JUN 2017
PROJECT # 16048.01

A

1.3

ROOF PLAN

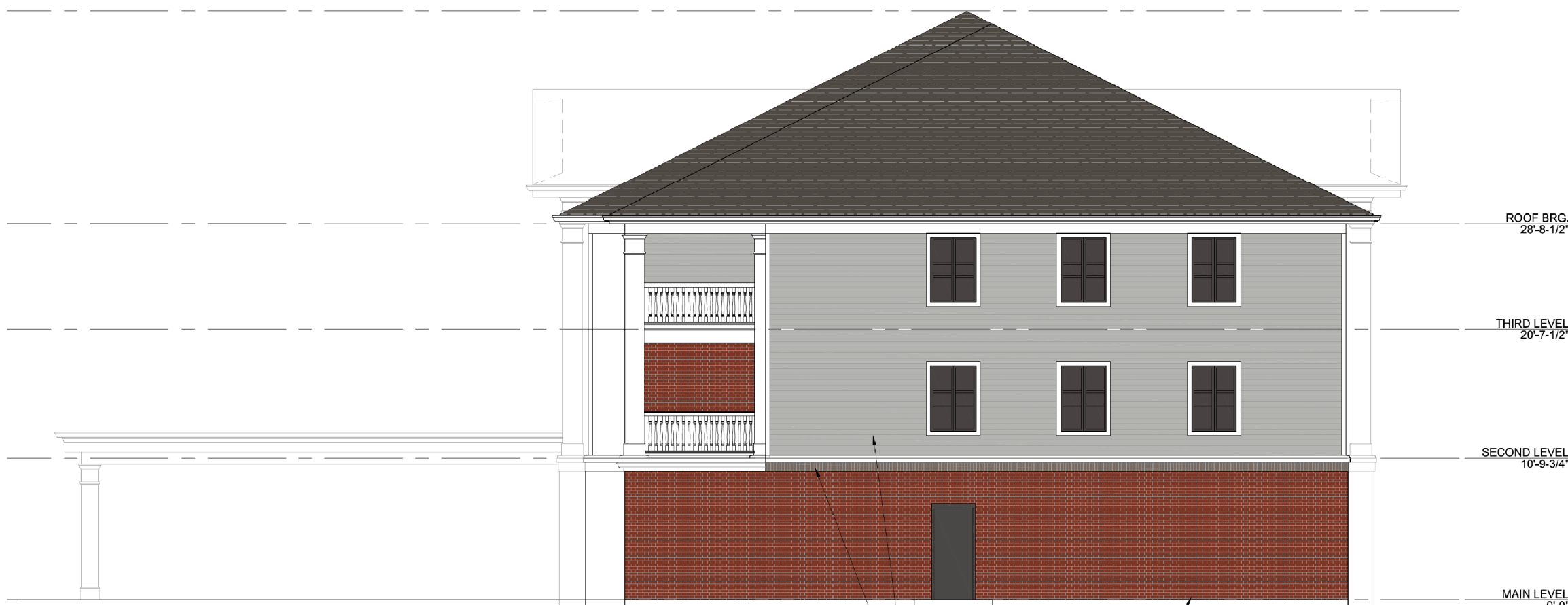


NORTH ELEVATION	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	11,995 SF	N/A
NET OF WALL	5512 SF	N/A
NET BRICK VENEER #1	1550 SF	28 %
NET BRICK VENEER #2	1750 SF	32 %
NET CEMENT SIDING	2212 SF	40 %

OVERALL BUILDING MATL	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	28,500 SF	N/A
NET OF WALL	14,590 SF	N/A
NET BRICK VENEER #1	4480 SF	31 %
NET BRICK VENEER #2	4056 SF	28 %
NET CEMENT SIDING	6054 SF	41 %

FRONT (NORTH) ELEVATION

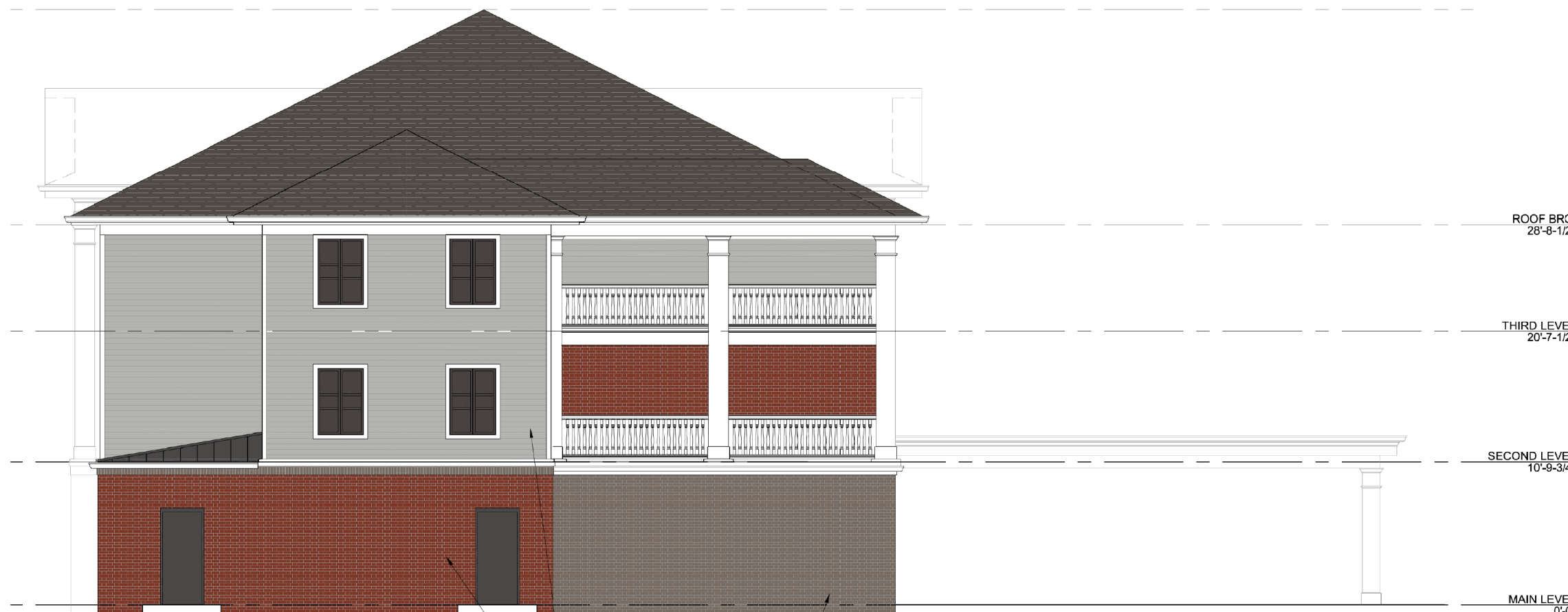
1



NORTH ELEVATION	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	2,162 SF	N/A
NET OF WALL	1365 SF	N/A
NET BRICK VENEER #1	651 SF	48 %
NET BRICK VENEER #2	30 SF	2 %
NET CEMENT SIDING	684 SF	50 %

SIDE (WEST) ELEVATION

2



NORTH ELEVATION	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	2317 SF	N/A
NET OF WALL	1454 SF	N/A
NET BRICK VENEER #1	521 SF	36 %
NET BRICK VENEER #2	295 SF	20 %
NET CEMENT SIDING	638 SF	44 %

SIDE (EAST) ELEVATION

3



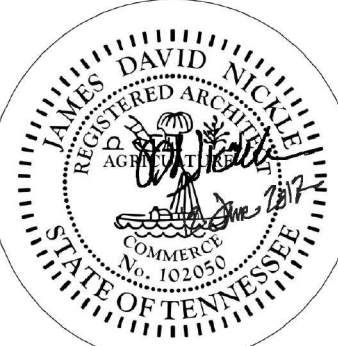
NORTH ELEVATION	SURFACE AREA	PERCENT OF NET*
GROSS OF WALL	12,026 SF	N/A
NET OF WALL	6259 SF	N/A
NET BRICK VENEER #1	1758 SF	28 %
NET BRICK VENEER #2	1981 SF	32 %
NET CEMENT SIDING	2520 SF	40 %

REAR (SOUTH) ELEVATION

4

ESTABLISHED
— 2001 —
**SMALLWOOD
NICKLE
ARCHITECTS**
— PLLC —

1412 Seventeenth Avenue South
Nashville, Tennessee 37212



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JAMES E. ASSOCIATES, INC.
ONE NORTHEAST WILSON STREET
NASHVILLE, TN 37203
P: 615.251.1000 F: 615.251.1000

COF PROJECT NO. 7315 :
CHICKASAW PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
CHICKASAW PLACE AND SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

PER SECTION 5.3.5 OF THE ZONING ORDINANCE, ALL SIDES OF AN ATTACHED RESIDENTIAL BUILDING VISIBLE FROM LANDS OCCUPIED OR DESIGNATED FOR DETACHED RESIDENTIAL USES, AN EXISTING PUBLIC STREET ROW, OR OTHER PUBLIC LANDS SHALL DISPLAY A SIMILAR LEVEL OF QUALITY AND ARCHITECTURAL DETAILING.

RESUBMITTAL 10.01.20

ISSUED 08 JUN 2017
PROJECT # 16048.01

**A
2.0**

ELEVATIONS



File #: 20-01115

DATE: September 11, 2020
TO: Franklin Municipal Planning Commission
FROM: Joseph Bryan, Principal Planner
Amy Diaz-Barriga, Planning Supervisor
Emily Wright, Planning Director

SUBJECT:

Consideration Of Ordinance 2020-25, An Ordinance To Rezone 8.15 Acres From Planned (PD) District 4.75 To Planned (PD) District 12.27 For The Property Located South Of Chickasaw Place And West Of Shawnee Drive, Located At 1101 Shawnee Drive (Cherokee Place PUD).

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7312
Applicant: Jamie Gillespie, James + Associates Engineers and Planners, Inc.
Owner: Franklin Housing Authority, Derwin Jackson

BACKGROUND/STAFF COMMENTS:

The applicant is requesting to rezone the subject property from Planned 4.75 (PD 4.75) District to Planned 12.27 (PD 12.27) District for the Cherokee Place PUD. The Envision Franklin Land Use Plan places this parcel in the Mixed Residential Design Concept, which supports the proposed rezoning. The rezoning and development plan for the Cherokee Place PUD is being done in conjunction with the neighboring Chickasaw PUD rezoning and development plan to accommodate the revised boundaries between the two developments. The Cherokee Place PUD is proposing to tear down the existing structures and replace them with 100 new housing units.

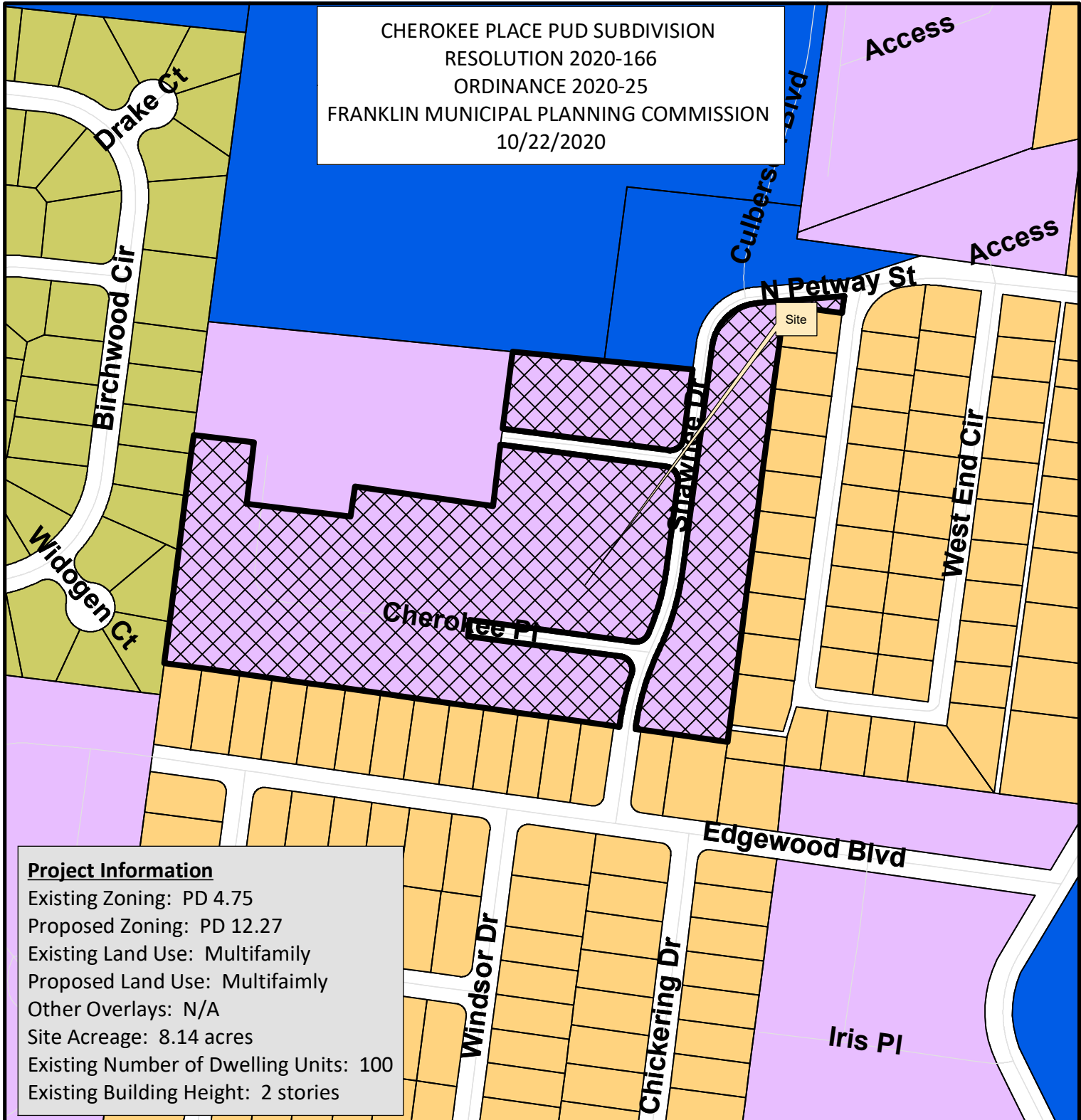
FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval of Ordinance 2020-25 to the Board of Mayor and Aldermen.

CHEROKEE PLACE PUD SUBDIVISION
 RESOLUTION 2020-166
 ORDINANCE 2020-25
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 10/22/2020



Project Information

Existing Zoning: PD 4.75
 Proposed Zoning: PD 12.27
 Existing Land Use: Multifamily
 Proposed Land Use: Multifamily
 Other Overlays: N/A
 Site Acreage: 8.14 acres
 Existing Number of Dwelling Units: 100
 Existing Building Height: 2 stories

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



0 125 250 500
 Feet

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 It was compiled from the most authentic information available.
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ORDINANCE 2020-25

AN ORDINANCE TO REZONE 8.15 ACRES FROM PLANNED (PD) DISTRICT 4.75 TO PLANNED (PD) DISTRICT 12.27 FOR THE PROPERTY LOCATED SOUTH OF CHICKASAW PLACE AND WEST OF SHAWNEE DRIVE, LOCATED AT 1101 SHAWNEE DRIVE (CHEROKEE PLACE PUD).

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

WHEREAS, the Planned (PD 12.27) District provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2020-166 approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

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

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of **Planned 4.75** District to **Planned 12.27** District:

PREMISES CONSIDERED	
Map-Parcel	Acres
078H-4.00	8.15
Total	8.15

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

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

ATTEST:

By: _____
Eric S. Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

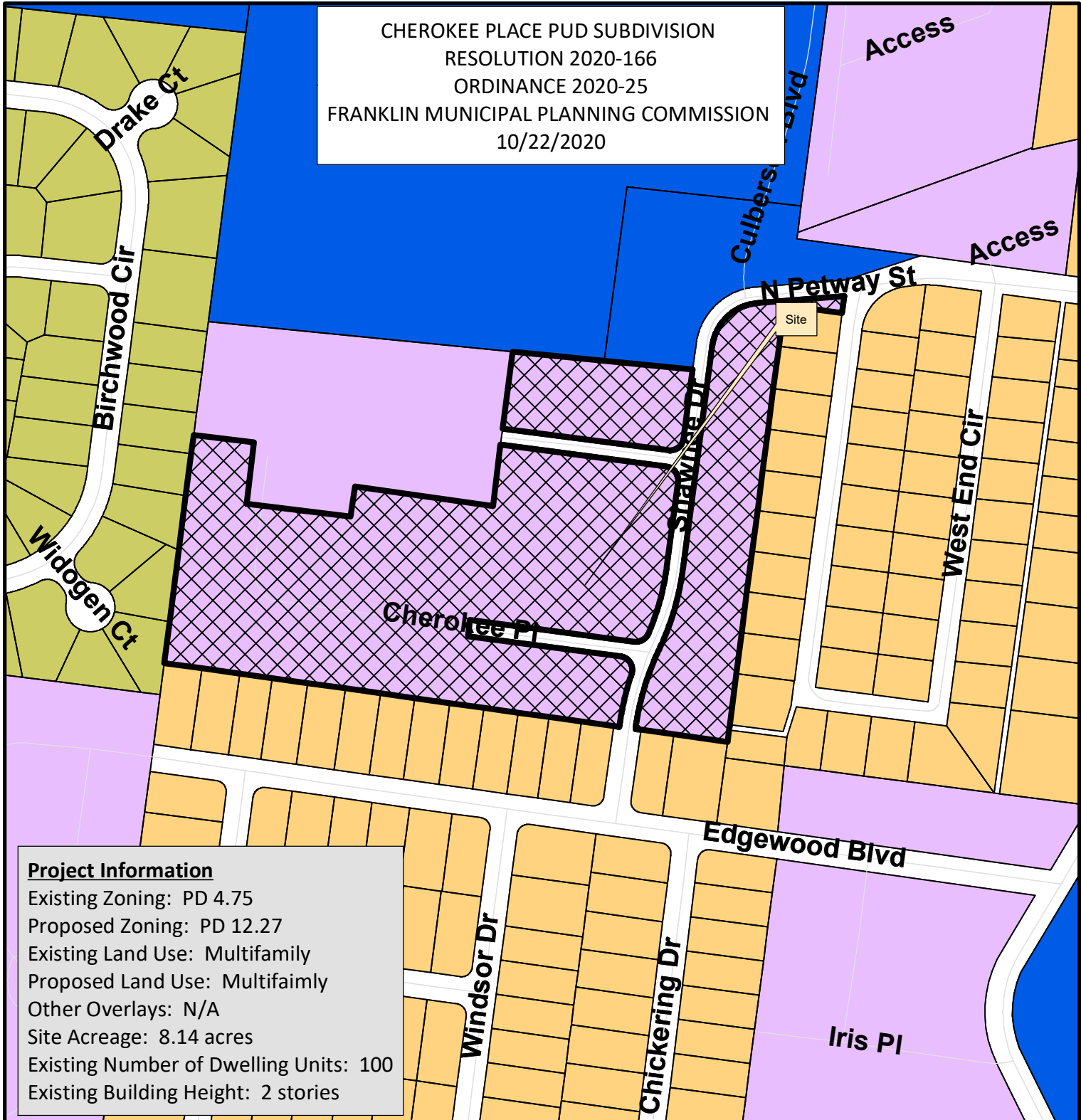
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

CHEROKEE PLACE PUD SUBDIVISION
 RESOLUTION 2020-166
 ORDINANCE 2020-25
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 10/22/2020



Project Information

Existing Zoning: PD 4.75
 Proposed Zoning: PD 12.27
 Existing Land Use: Multifamily
 Proposed Land Use: Multifamily
 Other Overlays: N/A
 Site Acreage: 8.14 acres
 Existing Number of Dwelling Units: 100
 Existing Building Height: 2 stories

Cherokee Place PUD, DP	CI Civic Institutional District
AG Agricultural District	NC Neighborhood Commercial
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R3 Residential 3 District	5TH Avenue District
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R6 Residential 6 District	RC12 Regional Commerce 12 District
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PD Planned District	LI Light Industrial District
OR Office Residential District	HI Heavy Industrial District



0 125 250 500
 Feet

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DEVELOPMENT PLAN

CHEROKEE PLACE PLANNED UNIT DEVELOPMENT

FRANKLIN HOUSING AUTHORITY CHEROKEE PLACE @ 1101 SHAWNEE DRIVE FOURTH ALDERMANIC WARD FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

OWNER

FRANKLIN HOUSING AUTHORITY
200 SPRING STREET
FRANKLIN, TN 37064
(615) 794-1247
CONTACT: DERWIN JACKSON
EMAIL: djackson@franklinhousingauthority.com

CIVIL ENGINEER / APPLICANT

JAMES + ASSOCIATES, INC.
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SUITE E-220
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(615) 726-4848
CONTACT: R. DARRELL JAMES, P.E.
EMAIL: darrell.james@jamesplus.net

ARCHITECT

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NASHVILLE, TN 37212
(615) 269-3130
CONTACT: JAMES D. NICKLE, AIA
EMAIL: jnickle@nicklearchitects.com

LANDSCAPE ARCHITECT

CUMBERLAND LANDESIGN, INC.
104 LEEWARD POINT
HENDERSONVILLE, TN 37075
(615) 333-4636
CONTACT: ROBERT BRIAN WRAY, ASLA
EMAIL: cumberlanddesign@bellsouth.net

ELECTRICAL ENGINEER

OLIVER-LITTLE-GIPSON ENGINEERING, INC.
301 INDUSTRIAL BLVD.
TULLAHOMA, TN 37388
(931) 454-9940
CONTACT: TONY GIPSON, PE
EMAIL: adgipson@olgengineering.com

FRANKLIN, TN UTILITIES

WATER: FRANKLIN WATER & SEWER

124 LUMBER DRIVE
FRANKLIN, TN 37064
(615) 794-4554

SEWER: FRANKLIN WATER & SEWER

124 LUMBER DRIVE
FRANKLIN, TN 37064
(615) 794-4554

ELECTRIC: M.T.E.M.C.

2156 EDWARD CURD LANE
FRANKLIN, TN 37067
(615) 794-3561

GAS: ATMOS ENERGY MID-SOUTH DIVISION

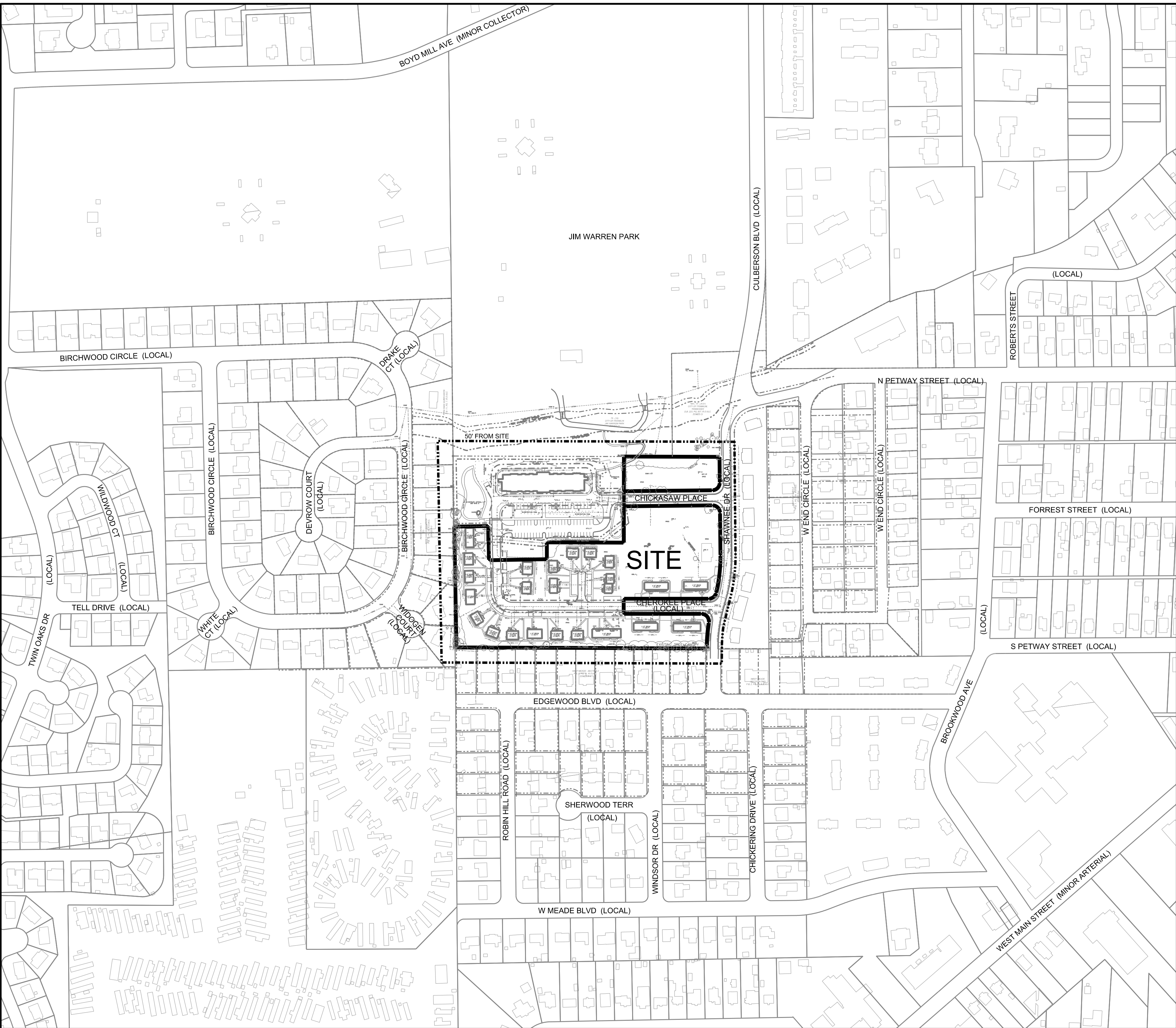
810 CRESCENT CENTRE DRIVE, #60
FRANKLIN, TN 37064
(615) 771-8300
(888) 286-6700

COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT THE SITE PLAN STAGE. PROJECT ENTITLEMENTS APPROVED WITH THIS DEVELOPMENT PLAN DO NOT CONSTITUTE APPROVAL OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS SHOWN ON THE DEVELOPMENT PLAN. IF, UPON APPLICATION OF CITY OF FRANKLIN STREET, STORMWATER, AND UTILITY STANDARDS AT THE SITE PLAN STAGE, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

REQUIRED LOCATION REQUEST INFORMATION

NAME OF CALLER
TELEPHONE NUMBER
BEST TIME TO CALL
COUNTY
CITY
STREET ADDRESS
START DATE
TYPE OF WORK
DRAINAGE
WORK BEING DONE BY
WORK BEING DONE FOR

CALL THREE WORKING DAYS
BEFORE YOU DIG
1-800-351-1111
IN NASHVILLE: 366-1987
1CALL
TENNESSEE
SYSTEM INCORPORATED



PARCEL 4.00
GROUP A
TAX MAP 078H

INDEX OF DRAWINGS

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C2.0	DEVELOPMENT PLAN
C3.0	GRADING & DRAINAGE PLAN
C4.0	ROW & ACCESS PLAN
C4.1	AUTOTURN PLAN
C4.2	AUTOTURN PLAN
C4.3	AUTOTURN PLAN
C4.4	AUTOTURN PLAN
C4.5	AUTOTURN PLAN
C5.0	UTILITY PLAN
C5.1	UTILITY DEMOLITION PLAN
L1.0	TREE PRESERVATION PLAN
L1.1	EXISTING TREE CANOPY AERIAL
L2.0	LANDSCAPE PLAN
L3.0	LANDSCAPE DETAILS
P1.0	SITE LIGHTING PLAN
A1	SITE PLAN & BUILDING BLOCKS
A2	FLOOR PLANS
A3	FLOOR PLANS
A4	ARCHITECTURAL ELEVATIONS - BLDG. M
A5	ARCHITECTURAL ELEVATIONS - BLDG. E
A6	DUMPSTER DETAIL

REQUEST FOR MODIFICATION OF STANDARDS:

MOS #1: Modification of Zoning Ordinance Section 10.1.5 ("Calculation of Minimum Parking") and Section 10.1.6 ("Minimum Parking") to allow the development site to be served by 238 vehicle parking spaces. Based on the current breakdown of residential dwelling units onsite, the unmodified Section 10.1.6 would require a minimum of 256 vehicle parking spaces:

1 Bedroom - 16 @ 1.5 per unit =	24
2 Bedroom - 40 @ 2.5 per unit =	100
3 Bedroom - 38 @ 3.0 per unit =	114
4 Bedroom - 4 @ 3.0 per unit =	12
5 Bedroom - 2 @ 3.0 per unit =	6
Minimum Vehicle Parking Spaces =	256

The site presents significant challenges for parking, as Applicant is unable to utilize parallel parking along Cherokee Place and Chickasaw Place due to insufficient geometry, and stormwater management features have taken up space that otherwise would be dedicated to parking.

Applicant hereby requests a modification of the table entitled "Minimum Parking" in Section 10.1.6, for the row entitled "Duplexes/Multiplexes/Townhouses/Multifamily Residential," to read as follows:

1.5 spaces for a studio
1.5 spaces for a 1 bedroom unit
2.25 spaces for a 2 bedroom unit
2.75 spaces for a 3 bedroom unit
3 spaces for a 4+ bedroom unit

With the approval of MOS #1, the calculation of minimum parking under Sections 10.1.5 and 10.1.6 would be as follows:

1 Bedroom - 16 @ 1.5 per unit =	24
2 Bedroom - 40 @ 2.25 per unit =	90
3 Bedroom - 38 @ 2.75 per unit =	105
4 Bedroom - 4 @ 3.0 per unit =	12
5 Bedroom - 2 @ 3.0 per unit =	6
Minimum Vehicle Parking Spaces =	237

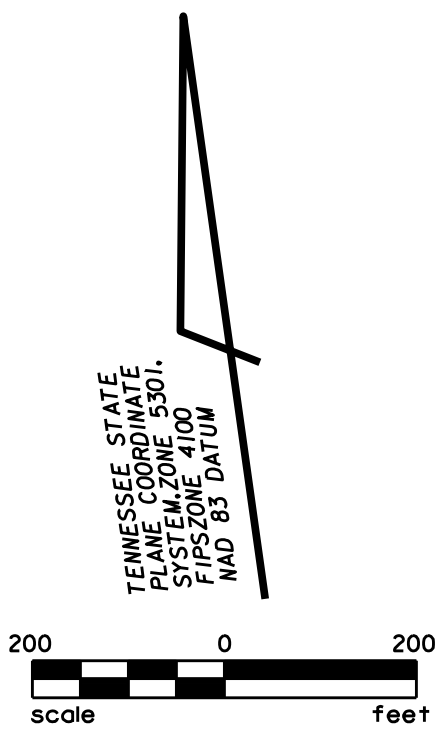
PARKLAND IMPACT FEE:

100 UNITS PURPOSED
72 EXISTING WITH AN INCREASE OF 28 UNITS
28 UNITS x \$4,304 = \$120,512
FEES ARE DUE AT THE FIRST PLAT

ASSOCIATED PD ZONING ENTITLEMENT REQUEST:

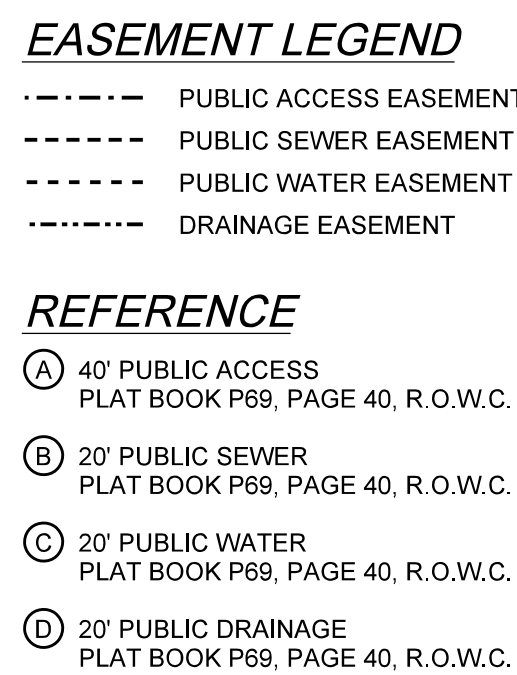
Applicant is submitting a Rezoning Request application reflecting the following:

Existing Zoning District – PD, Planned District, Residential Density 4.75
Proposed Zoning District – PD, Planned District, Residential Density 12.50



JAMES R. GILLESPIE
REGISTERED PROFESSIONAL ENGINEER
AGENCY FOR
TOWNERS
NO. 102250
STATE OF TENNESSEE
08-07-20

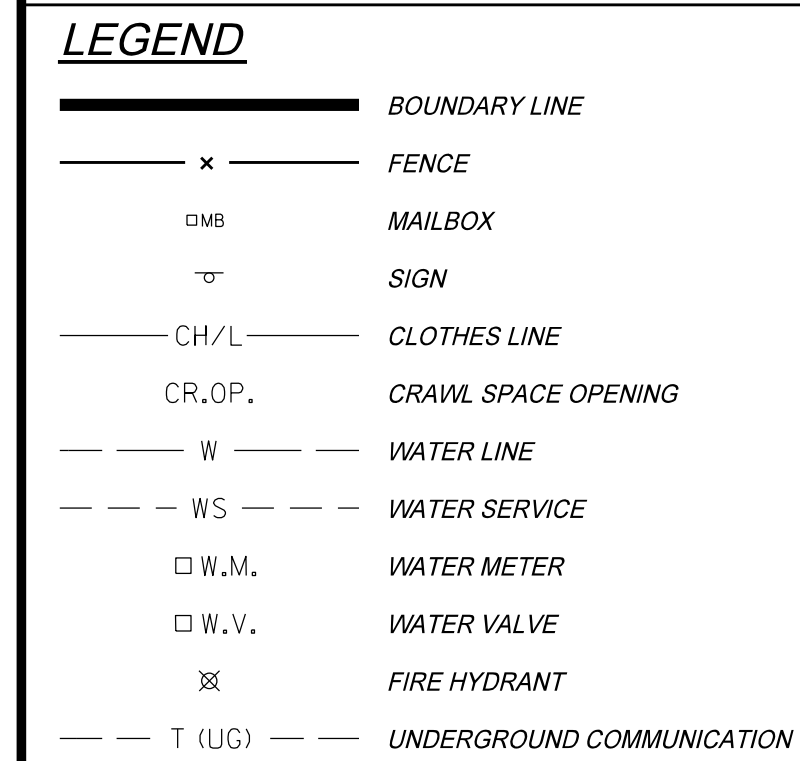
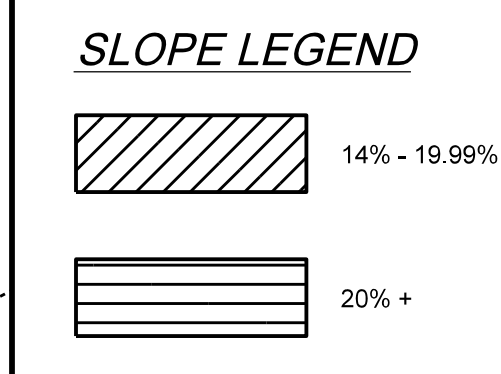
COF PROJECT No. _____
J+A PROJECT No. 1716-20
ISSUE DATE: 08.07.20



1. SITE IS PART OF PARCEL NO. 4, GROUP "A" ON TAX MAP 7894. ALSO BEING A PORTION OF LOT 2 OF CHICKASAW PLUD SUBDIVISION IN THAT PLAT OF RECORD IN PLAT BOOK 899, PAGE 40, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.).
2. OWNER OF RECORD IS FRANKLIN HOUSING AUTHORITY OF RECORD IN DEED BOOKS 127, PAGE 33 AND 166, PAGE 332, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
3. SITE IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). ACCORDING TO FLOOD INSURANCE MANAGEMENT AGENCY FORM FLOOD INSURANCE RATE MAPS COMMUNITY PANEL NO. 47187C01569 DATED DECEMBER 22, 2016.
4. FRANKLIN CORPORATE LIMITS ARE NOT WITHIN A HALF MILE OF SITE.
5. CURRENT ZONING IS PD, PLANNED DISTRICT.
6. SITE AREA IS 354.914 SQUARE FEET OR 8.15 ACRES, MORE OR LESS.
7. UNDERGROUND UTILITY LOCATIONS SHOWN HEREON WERE TAKEN FROM FIELD LOCATION OF VISIBLE ABOVE-GROUND STRUCTURES, PERTINENT UTILITY MAPS AND RECORD DRAWINGS. LOCATIONS SHOULD BE CONSIDERED APPROXIMATE AND UTILITIES SHOULD BE FIELD VERIFIED BY THE UTILITY AUTHORITY OF RECORD OR A PRIVATE UNDERGROUND UTILITY LOCATOR PRIOR TO ANY DIGGING OR GROUND DISTURBANCE ACTIVITIES. UNDERGROUND ELECTRICAL AND COMMUNICATION LINES TO EXISTING UTILITIES IS NOT SHOWN, SINCE NO RECORD DRAWINGS COULD BE LOCATED.
8. EXISTING CONDITIONS ARE BASED ON FIELD-TURN TOPOGRAPHIC SURVEY DEVELOPED BY THE FRANKLIN HOUSING AUTHORITY OF RECORD IN 1979.

STRUCTURE NO	SANITARY SEWER STRUCTURE TABLE			
	CASTING ELEV.	INVERT IN	INVERT IN	INVERT OUT
*SSMH A	653.20	-	647.45	647.25
*SSMH B	654.00	648.50	647.87	647.67
*SSMH C	663.96	-	657.80	657.62
*SSMH D	670.00	-	664.79	663.98
*SSMH E	676.42	667.88	667.86	667.78
SSMH F	678.33	-	-	668.20
*SSMH G	678.82	-	672.59	672.54
*SSMH H	679.40	-	675.14	674.94
*SSMH I	684.00	677.97	677.97	677.94
*SSMH J	684.32	683.46	679.20	679.06
*SSMH K	686.29	-	682.32	682.27
*SSMH L	689.76	683.36	683.41	683.40
*SSMH M	690.77	685.57	684.66	684.63
*SSMH N	696.06	-	684.81	684.80
*SSMH O	690.00	684.40	684.37	684.11
*SSMH P	685.48	679.98	679.88	679.75
*SSMH Q	687.85	-	-	680.66

STORM SEWER STRUCTURE TABLE									
NO.	CASTING ELEV.	INVERT ELEV.	NO.	CASTING ELEV.	INVERT ELEV.	NO.	CASTING ELEV.	INVERT ELEV.	
D1	N/A	664.27	D18	683.51	679.62	D35	676.01	671.69	
D2	671.30	665.60	D19	683.58	680.49	D36	N/A	N/A	
D3	675.70	669.95	D20	684.70	680.35	D37	675.40	671.96	
D4	670.79	670.71	D21	684.12	678.35	D38	675.35	671.90	
D5	672.90	670.31	D22	670.50	664.47	D39	675.84	672.84	
* D6	676.68	671.32	D23	N/A	665.24	D40	675.47	672.42	
D7	677.94	672.37	D24	674.95	665.90	D41	675.99	672.60	
D8	679.82	673.43	D25	673.65	665.55	D42	674.92	671.35	
D9	679.21	674.52	D26	674.73	666.53	D43	675.28	671.53	
D10	679.75	674.60	D27	669.05	665.05	D44	671.88	671.80	
D11	684.84	677.89	* D28	674.37	669.69	D45	676.20	672.00	
D12	684.94	678.61	* D29	674.80	666.65	D46	674.88	672.09	
D13	685.65	676.35	D30	N/A	663.15	D47	675.23	672.51	
D14	687.84	680.99	D31	670.95	663.83	D48	676.12	672.93	
D15	687.77	681.85	D32	N/A	670.92	D49	676.00	672.95	
D16	680.97	677.43	D33	674.83	671.16				
D17	683.66	678.66	D34	675.60	671.50				



□ T.P.	TELEPHONE PEDESTAL (SEE NOTE 7)
□ T.B.	COMMUNICATION BOX (SEE NOTE 7)
□	ELECTRICAL TRANSFORMER (SEE NOTE 7)
⌀	UTILITY POLE
○—○	UTILITY / LIGHT POLE
—	GUY WIRE
—OHP—	OVERHEAD POWER (SINGLE WIRE)
—3WHPLC—	3 WIRE OVERHEAD POWER & COMMUNICATION
—G.V.—	GAS VALVE
—S&—	SANITARY SEWER WITH FLOW DIRECTION
—SS—	SEWER SERVICE WITH FLOW DIRECTION
SSMH A	SANITARY SERVICE MANHOLE (SEE SANITARY TABLE)

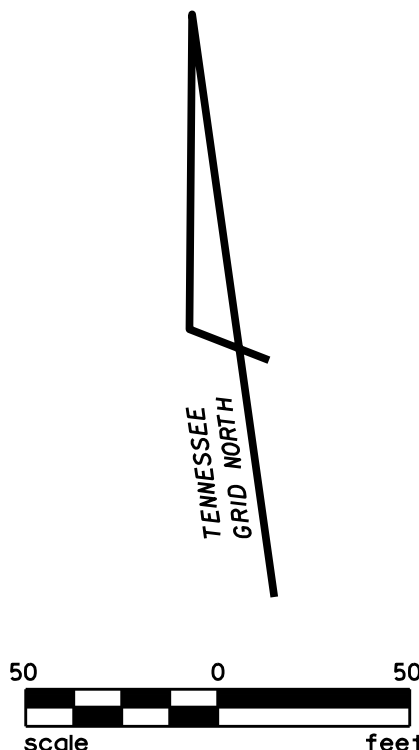
	SANITARY SEWER CLEANOUT
	STORM SEWER / FLOW DIRECTION
	STORM SEWER MANHOLE (SEE STORM SEWER TABLE)
	DRAINAGE INLET (SEE STORM SEWER TABLE)
	DRAINAGE ENDWALL (SEE STORM SEWER TABLE)
	INDEX CONTOUR
	INTERVAL CONTOUR
	SPOT ELEVATION
	ASPHALT AREA
	CONCRETE AREA
	TREE

GRADING AND DRAINAGE DATA CHARTS

- SITE ANALYSIS AREA: 9.2 +/- ACRES
- IMPERVIOUS AREA: 2.73 ACRES
- DISTURBED AREA: N/A
- RV VALUE: 0.40
- PEAK FLOW RUNOFF (ACTUAL CONDITIONS)
 - 2 YEAR: 14.40 CFS
 - 5 YEAR: 21.70 CFS
 - 10 YEAR: 28.00 CFS
 - 25 YEAR: 37.40 CFS
 - 50 YEAR: 45.40 CFS
 - 100 YEAR: 53.90 CFS

STORMWATER NARRATIVE

THE EXISTING PROJECT SITE IS APPROXIMATELY 9 ACRES IN SIZE, AND CONSISTS OF MULTIPLE HOUSING UNITS. THE CURRENT SITE COVERAGE CONSISTS OF OPEN TUFF GRASS MEADOWS, EXISTING ROADWAYS, SIDEWALKS, AND SMALL PARKING AREAS ADJACENT TO THE HOUSING UNITS. THE SOIL TYPE OF THE SITE RANGES FROM HYDROLOGIC A SOILS TO HYDROLOGIC C SOILS, AND THE NATIVE VEGETATION APPEARS TO BE IN GOOD CONDITION OVERALL. THE SITE IS PART OF A LARGER TRACT OF LAND, APPROXIMATELY 4.5 ACRES, THAT INCLUDES A 30 INCH DRAINAGE BASIN. THIS LARGER TRACT OF LAND CONTAINS SMALLER SUB-BASINS, AND THE MAIN BASIN OUTFALL IS AT SHARPS BRANCH LOCATED TO THE NORTH OF THE PROPOSED DEVELOPMENT. DRAINAGE FROM THE OVERALL BASIN MAKES ITS WAY TO SHARPS BRANCH BY WAY OF OVERLAND AND SHEET FLOW, STREET GUTTER FLOW AND EXISTING STORM SEWER NETWORKS. THIS EXISTING DRAINAGE EXISTS THE SITE PRIMARILY BY WAY OF A STORM SEWER LINE WHICH DISCHARGES AT A NEW LEVEL SPREADER COMPLETED BY THE CHICKSAW DEVELOPMENT. THIS LINE TRAVELS ALONG THE CHICKSAW DEVELOPMENT BOUNDARY, AND FLOW FROM THE DEVELOPMENT IS CAPTURED BY WAY OF TWO NETWORK BRANCHES THAT FLOW 1) SOUTH TO NORTH THROUGH THE CENTER OF THE SITE AND 2) WEST TO EAST THROUGH THE CENTER OF THE SITE ALONG THE CHICKSAW DEVELOPMENT BOUNDARY. AFTER THIS 30 INCH TRUNK LINE DISCHARGES TO THE LEVEL SPREADER FLOW TRAVELS NORTH TO SHARPS BRANCH TO THE ABOVE MENTIONED PRIMARY OUTFALL. THE STORMWATER RUNOFF FROM THE EXISTING DEVELOPMENT IS NOT TREATED OR DETAINED IN ANYWAY PRIOR TO EXITING THE SITE.



COF PROJECT NO.

EXISTING CONDITIONS PLAN

DEVELOPMENT PLAN
CHEROKEE PLACE PLANNED UNIT DEVELOPMENT
CHEROKEE PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR.	CHK.	DATE	DESCRIPTION
TEAM	JRG	07-24-20	PRE-APPLICATION SUBMITTAL
TEAM	JRG	08-07-20	DEVELOPMENT PLANS SUBMITTAL

C1.0

JA Engineers
Planners and
Computer Applications

JAMES + ASSOCIATES, INC.

One Vantage Way, Suite E-220 • Nashville, Tennessee 37226-556 • 615/756/4846

James R. Gillespie

JAMES R. GILLESPIE
REGISTERED PROFESSIONAL ENGINEER
NO. 02950
STATE OF TENNESSEE

08-07-20

SITE DATA CHART
PROJECT NAME: CHEROKEE PLANNED UNIT DEVELOPMENT
PROJECT #:
ADDRESS: 1101 SHAWNEE DRIVE, FRANKLIN, TENNESSEE, 37064
PARCEL(S): 078H A 00400, 00009078H
ACREAGE/SQUARE FOOTAGE OF SITE: 8.15 ACRES/354,914 SF
VESTING (DATE DEVELOPMENT FIRST BECAME VESTED, IF A REVISION): N/A

REGULATIONS:
BASE ZONING: PD 4.75
PROPOSED ZONING: PD 12.50
OVERLAY ZONING: N/A
BUILDING TYPES APPLIED: MULTIFAMILY
FRONTAGE TYPES APPLIED: URBAN LANDSCAPE FRONTAGE
LOT WIDTH (RESIDENTIAL): N/A
LOT SIZE (RESIDENTIAL): N/A
SET BACKS:
FRONT YARD: 5 FT. FROM BACK OF CURB
SIDE YARD: 10 FT. FROM PROPERTY LINE
REAR YARD: 10 FT. FROM PROPERTY LINE
DWELLING UNIT COUNT, BY TYPE:
1 BEDROOM UNIT = 16
2 BEDROOM UNIT = 40
3 BEDROOM UNIT = 38
4 BEDROOM UNIT = 4
5 BEDROOM UNIT = 2
COMMERCIAL SF, BY USE: N/A
HOTEL KEYS: N/A
BUILDING HEIGHT RANGE: 29'-4" TO 36'-6" MAX.
MINIMUM LANDSCAPE SURFACE AREA: 20%
OPEN SPACE SF REQUIRED: 17,751 S.F. (5%)
NATURAL AREA SF REQUIRED: 35,501 S.F. (ADDITIONAL 10%)
TREE CANOPY RETENTION ACREAGE: 0.173 AC.
PARKING REQUIRED, BY USE: 256 SPACES
PARKING PROVIDED, BY USE: 237 SPACES
HISTORIC RESOURCE TREATMENT (Y/N): N

OPEN SPACE PROVIDED: 30,019 S.F.
NATURAL AREA PROVIDED: 49,228 S.F.

COMPLIANCE WITH THE OBJECTIVES OF "ENVISION FRANKLIN"

GUIDING PRINCIPLES: THIS DEVELOPMENT PLAN IS CONSISTENT WITH ENVISION FRANKLIN'S GOAL OF CREATING EXCEPTIONAL PLACES FOR CITIZENS WHILE PRESERVING THE CITY'S UNIQUE IDENTITY AND CHARACTER.
MANAGED GROWTH: DENSITY IS ONLY INCREASING SLIGHTLY AND IS SUPPORTED BY IMPROVEMENTS TO THE CITY UTILITY INFRASTRUCTURE ONSITE.
ECONOMIC VITALITY: THE DEVELOPMENT WILL INCREASE THE AMOUNT OF AFFORDABLE AND LOW-INCOME HOUSING IN THE CITY.
VIBRANT NEIGHBORHOODS: BUILDINGS ON THE DEVELOPMENT SITE ARE BEING DESIGNED TO BE VISUALLY APPEALING. COMMUNITY FACILITIES ARE BEING MADE AVAILABLE AND ACCESSIBLE TO RESIDENTS.
HISTORIC PRESERVATION: THE DEVELOPMENT SITE DOES NOT LIE WITHIN A HISTORIC DISTRICT AND DOES NOT CONTAIN ANY SITES ELIGIBLE FOR INCLUSION ON THE NATIONAL REGISTER OF HISTORIC PLACES.
NATURAL BEAUTY: THE DEVELOPMENT WILL COMPLY WITH ZONING ORDINANCE REQUIREMENTS REGARDING LANDSCAPING, TREE CANOPY, NATURAL AREA, AND OPEN SPACE. THERE ARE NO SCENIC VISTAS OR VIEWSHEDS TO PRESERVE ONSITE.
EXCEPTIONAL DESIGN: BUILDINGS WILL BE COMPOSED OF HIGH-QUALITY MATERIALS AND WILL FRONT THE STREET. OPEN SPACE AND NATURAL AREA ARE BEING SET ASIDE FOR PUBLIC GATHERING AND PASSIVE ENJOYMENT.
CONNECTED COMMUNITY: THE DEVELOPMENT LIES ADJACENT TO AN EXISTING PUBLIC TRANSIT NETWORK. BICYCLE PARKING IS PROVIDED, AND A PEDESTRIAN CIRCULATION SYSTEM CONNECTS THE BUILDINGS AND OPEN SPACE IN THE DEVELOPMENT.
CONTEXT-RESPONSIVE INFILL: AS A "TRANSITIONAL AREA" INFILL (PER APPENDIX E), THE REDEVELOPMENT OF THE DEVELOPMENT SITE WILL SERVE TO ENHANCE COMMUNITY CHARACTER, WITH NEW, WELL-DESIGNED BUILDINGS AND LANDSCAPING THAT ARE AN IMPROVEMENT OVER THE EXISTING SITE.
CHARACTER AREA: ACCORDING TO APPENDIX B OF ENVISION FRANKLIN, THE DEVELOPMENT SITE LIES WITHIN THE CENTRAL FRANKLIN CHARACTER AREA. THE DEVELOPMENT DOES NOT LIE WITHIN THE CENTRAL FRANKLIN OVERLAY DISTRICT.
SPECIAL AREA: THE DEVELOPMENT SITE DOES NOT LIE WITHIN A "SPECIAL AREA".
DESIGN CONCEPTS: THE DEVELOPMENT WILL BE A MIXED RESIDENTIAL NEIGHBORHOOD COMPOSED PRIMARILY OF MULTIFAMILY BUILDINGS, WHICH IS CONSISTENT WITH THE "MIXED RESIDENTIAL" DESIGNATION SHOWN IN APPENDIX F, FIGURE F.2 ("CORRIDOR CHARACTER MAP") OF ENVISION FRANKLIN. THE DEVELOPMENT HAS BEEN DESIGNED TO BE WALKABLE FOR RESIDENTS. OPEN SPACE AND NATURAL AREA HAVE BEEN SET ASIDE, AND LANDSCAPING HAS BEEN INCLUDED THROUGHOUT, IN ORDER TO ENHANCE THE NEIGHBORHOOD FEEL OF THE DEVELOPMENT. A BUFFER IN TRANSITION ZONE 1 ADJACENT TO THE SOUTHERN AND WESTERN BOUNDARIES HELPS WITH STREAMLINING THE DEVELOPMENT SITE INTO THE EXISTING ADJACENT RESIDENTIAL AREAS.

PARKING REQUIRED
ZONING ORDINANCE TABLE 10.1.6
RESIDENTIAL MULTI-FAMILY

1 BEDROOM - 16 @ 1.5 PER UNIT = 24
2 BEDROOM - 40 @ 2.5 PER UNIT = 100
3 BEDROOM - 38 @ 3.0 PER UNIT = 114
4 BEDROOM - 4 @ 3.0 PER UNIT = 12
5 BEDROOM - 2 @ 3.0 PER UNIT = 6
TOTAL REQUIRED = 256
TOTAL PROVIDED = 237

13 BUILDING TYPES
21 BUILDINGS TOTAL
1 MAINTENANCE BUILDING

1 BEDROOM UNIT = 16
2 BEDROOM UNIT = 40
3 BEDROOM UNIT = 38
4 BEDROOM UNIT = 4
5 BEDROOM UNIT = 2
TOTAL UNITS = 100
URBAN LANDSCAPE FRONTAGE

POKET PARK 1
SIZE PROVIDED: 22,311 SF / 0.512 ACRES
AMENITIES: WALKING TRAIL; BENCHES

POKET PARK 2
SIZE PROVIDED: 3,409 SF / 0.078 ACRES
AMENITIES: PLAYGROUND EQUIPMENT; SEATING AREA

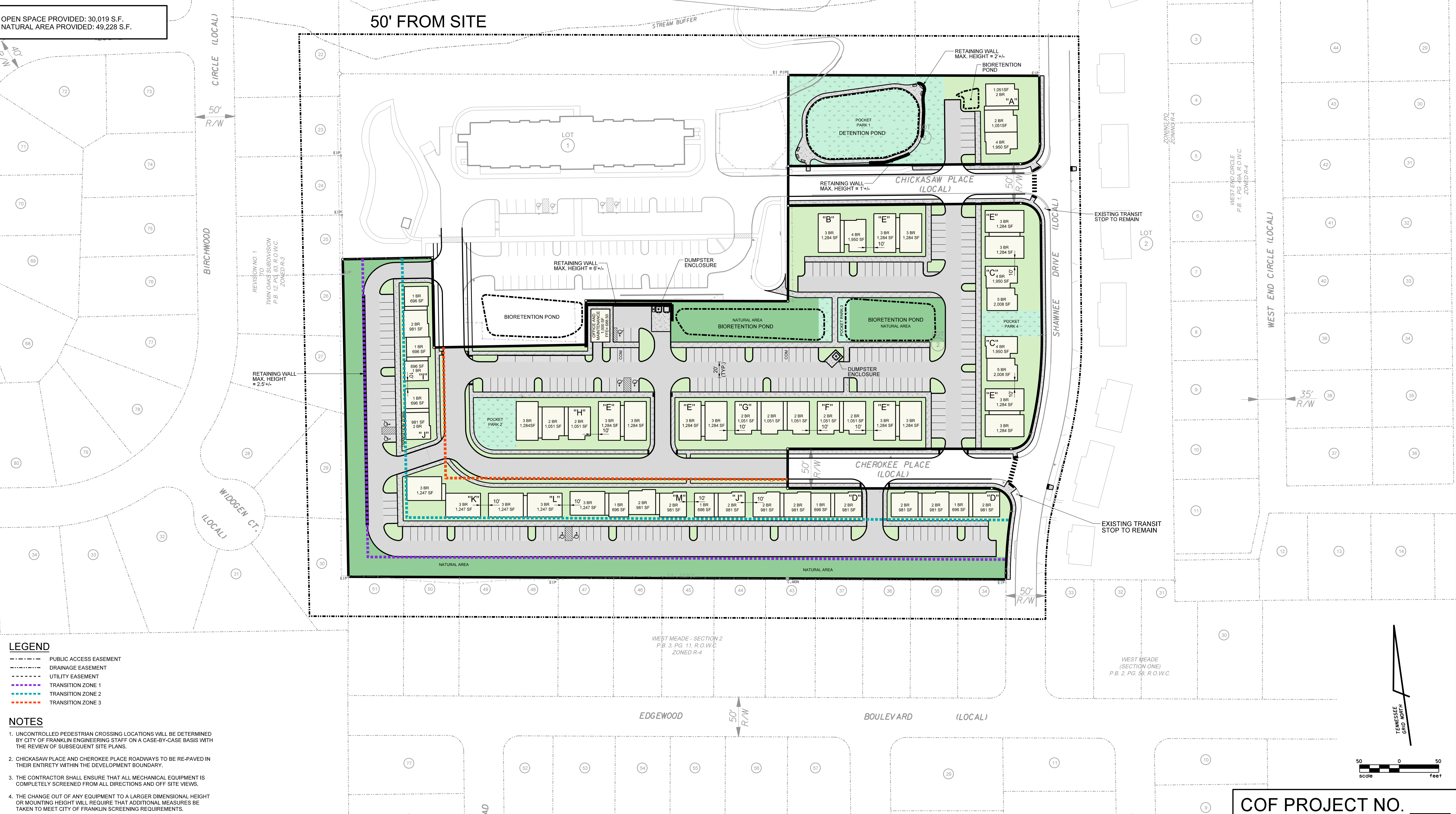
POKET PARK 3
SIZE PROVIDED: 1,793 SF / 0.041 ACRES
AMENITIES: BENCHES

POKET PARK 4
SIZE PROVIDED: 2,506 SF / 0.058 ACRES
AMENITIES: GAZEBO; BENCHES

TOTAL SITE ACREAGE 8.15 ACRES
TOTAL HOUSING UNITS 100 UNITS
PROPOSED DENSITY 12.27 UNITS PER ACRE

STATEMENT OF IMPACTS:

THE NEW DEVELOPMENT ONLY REPRESENTS A NET INCREASE OF 28 DWELLING UNITS OVER THE PREVIOUS DEVELOPMENT LOCATED ONSITE. BECAUSE THIS INCREASE IN UNITS IS LIMITED IN SIZE, THE IMPACT ON POLICE, FIRE, SOLID WASTE, AND PUBLIC RECREATIONAL FACILITIES WILL BE RELATIVELY SMALL. THE PUBLIC STREETS ADJUTING THE DEVELOPMENT SITE (CHEROKEE PLACE, CHICKASAW PLACE, AND SHAWNEE DRIVE) ARE REMAINING BASICALLY UNCHANGED, SO POLICE AND FIRE ACCESSIBILITY WILL REMAIN THE SAME. THERE WILL BE A FEW MORE BUILDINGS FOR POLICE AND FIRE TO SERVICE ONSITE, BUT ONLY A LIMITED INCREASE. LIKEWISE, THE NET INCREASE OF 28 UNITS WILL NOT SIGNIFICANTLY IMPACT SOLID WASTE, AND DUMPSTERS LOCATED ONSITE WILL SERVE RESIDENTS. THE DEVELOPMENT WILL HAVE ITS OWN PRIVATE POKET PARKS, WHICH WILL ALLEVIATE THE POTENTIAL IMPACTS ON PUBLIC PARKS SUCH AS JIM WARREN PARK.



LEGEND

- PUBLIC ACCESS EASEMENT
- DRAINAGE EASEMENT
- UTILITY EASEMENT
- TRANSITION ZONE 1
- TRANSITION ZONE 2
- TRANSITION ZONE 3

NOTES

- UNCONTROLLED PEDESTRIAN CROSSING LOCATIONS WILL BE DETERMINED BY CITY OF FRANKLIN ENGINEERING STAFF ON A CASE-BY-CASE BASIS WITH THE REVIEW OF SUBSEQUENT SITE PLANS.
- CHICKASAW PLACE AND CHEROKEE PLACE ROADWAYS TO BE RE-PAVED IN THEIR ENTIRETY WITHIN THE DEVELOPMENT BOUNDARY.
- THE CONTRACTOR SHALL ENSURE THAT ALL MECHANICAL EQUIPMENT IS COMPLETELY SCREENED FROM ALL DIRECTIONS AND OFF SITE VIEWS.
- THE CHANGE OUT OF ANY EQUIPMENT TO A LARGER DIMENSIONAL HEIGHT OR MOUNTING HEIGHT WILL REQUIRE THAT ADDITIONAL MEASURES BE TAKEN TO MEET CITY OF FRANKLIN SCREENING REQUIREMENTS.

One Vantage Way, Suite E-220 • Knoxville, Tennessee 37228-955 • 615/726/4148

JA Engineers
Planners and
Computer Applications

JAMES + ASSOCIATES, INC.

James R. Gillespie, Jr.
REGISTERED PROFESSIONAL ENGINEER
No. 102950
STATE OF TENNESSEE

08-07-20

DEVELOPMENT PLAN

DEVELOPMENT PLAN
CHEROKEE PLACE PLANNED UNIT DEVELOPMENT
CHEROKEE PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR	CHK	DATE	DESCRIPTION
TEAM	JRG	07-24-20	PRE-APPLICATION SUBMITTAL
TEAM	JRG	08-07-20	DEVELOPMENT PLANS SUBMITTAL

C2.0
FILE NO. 1716-20

COF PROJECT NO. _____

REZONING REQUEST

CHEROKEE PLACE PLANNED UNIT DEVELOPMENT

FRANKLIN HOUSING AUTHORITY
CHEROKEE PLACE @ 1101 SHAWNEE DRIVE
FOURTH ALDERMANIC WARD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

FRANKLIN, TN UTILITIES

WATER: FRANKLIN WATER & SEWER
124 LUMBER DRIVE
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810 CRESCENT CENTRE DRIVE, #60
FRANKLIN, TN 37064
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(888) 286-6700

OWNER

FRANKLIN HOUSING AUTHORITY
200 SPRING STREET
FRANKLIN, TN 37064
(615) 794-1247
CONTACT: DERWIN JACKSON
EMAIL: djackson@franklinhousingauthority.com

CIVIL ENGINEER / APPLICANT

JAMES + ASSOCIATES, INC.
ONE VANTAGE WAY
SUITE E-220
NASHVILLE, TN 37228
(615) 726-4848
CONTACT: R. DARRELL JAMES, P.E.
EMAIL: darrell.james@jamesplus.net

ARCHITECT

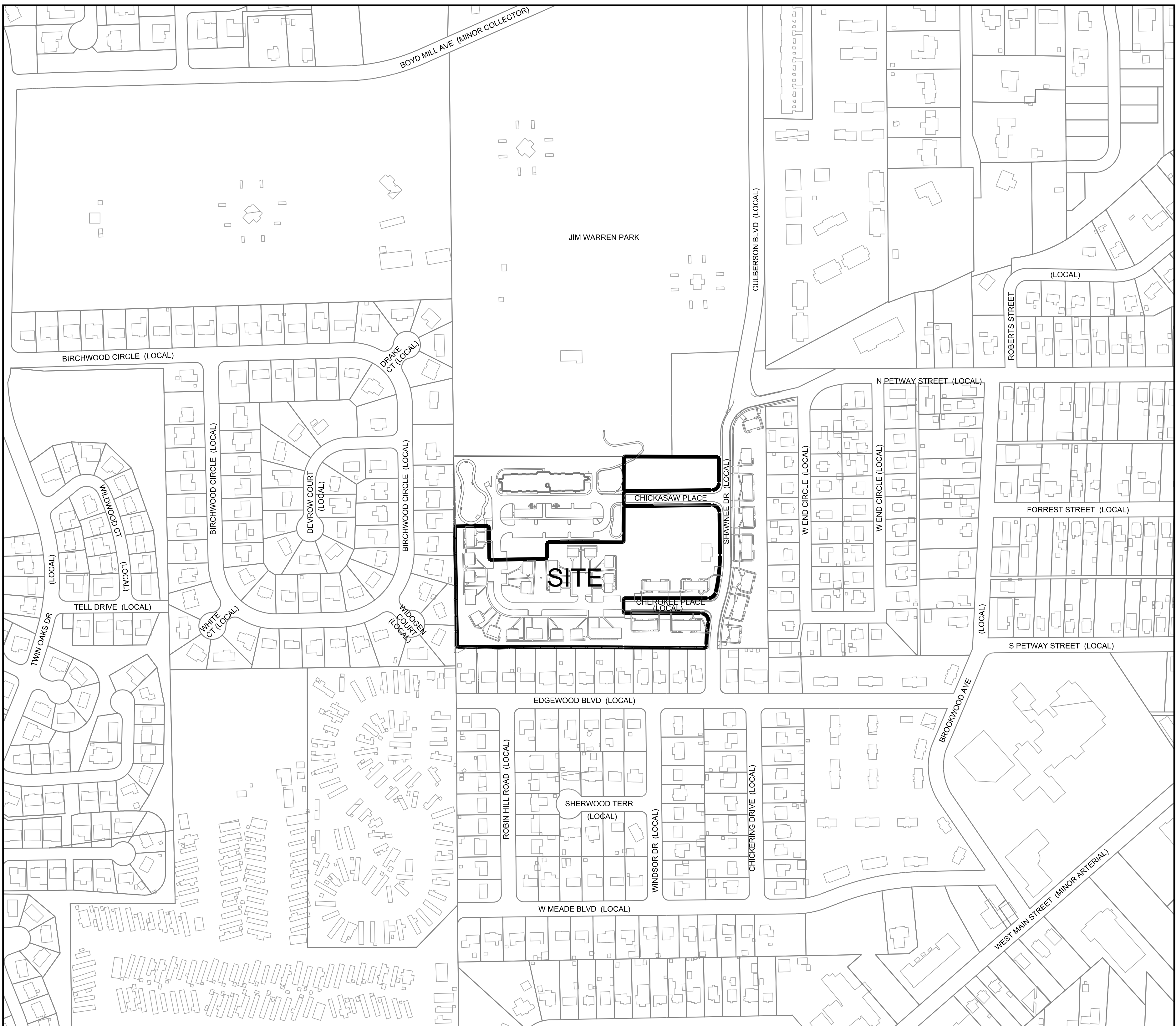
NICKLE ARCHITECTS, PLLC
1612 17TH AVENUE SOUTH
NASHVILLE, TN 37212
(615) 269-3130
CONTACT: JAMES D. NICKLE, AIA
EMAIL: jnickle@nicklearchitects.com

LANDSCAPE ARCHITECT

CUMBERLAND LANDESIGN, INC.
104 LEEWARD POINT
HENDERSONVILLE, TN 37075
(615) 333-4636
CONTACT: ROBERT BRIAN WRAY, ASLA
EMAIL: cumberlandesign@bellsouth.net

ELECTRICAL ENGINEER

OLIVER-LITTLE-GIPSON ENGINEERING, INC.
301 INDUSTRIAL BLVD.
TULLAHOMA, TN 37388
(931) 454-9940
CONTACT: TONY GIPSON, PE
EMAIL: adgipson@olengineering.com



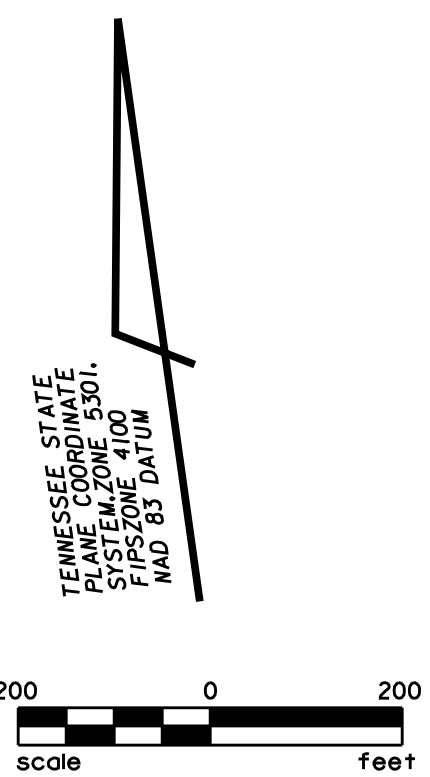
INDEX OF DRAWINGS

C0.0 COVER SHEET
C1.0 REZONING PLAN

REZONING FOR TAX MAP 78H,
GROUP "A", PARCEL 4 (part)

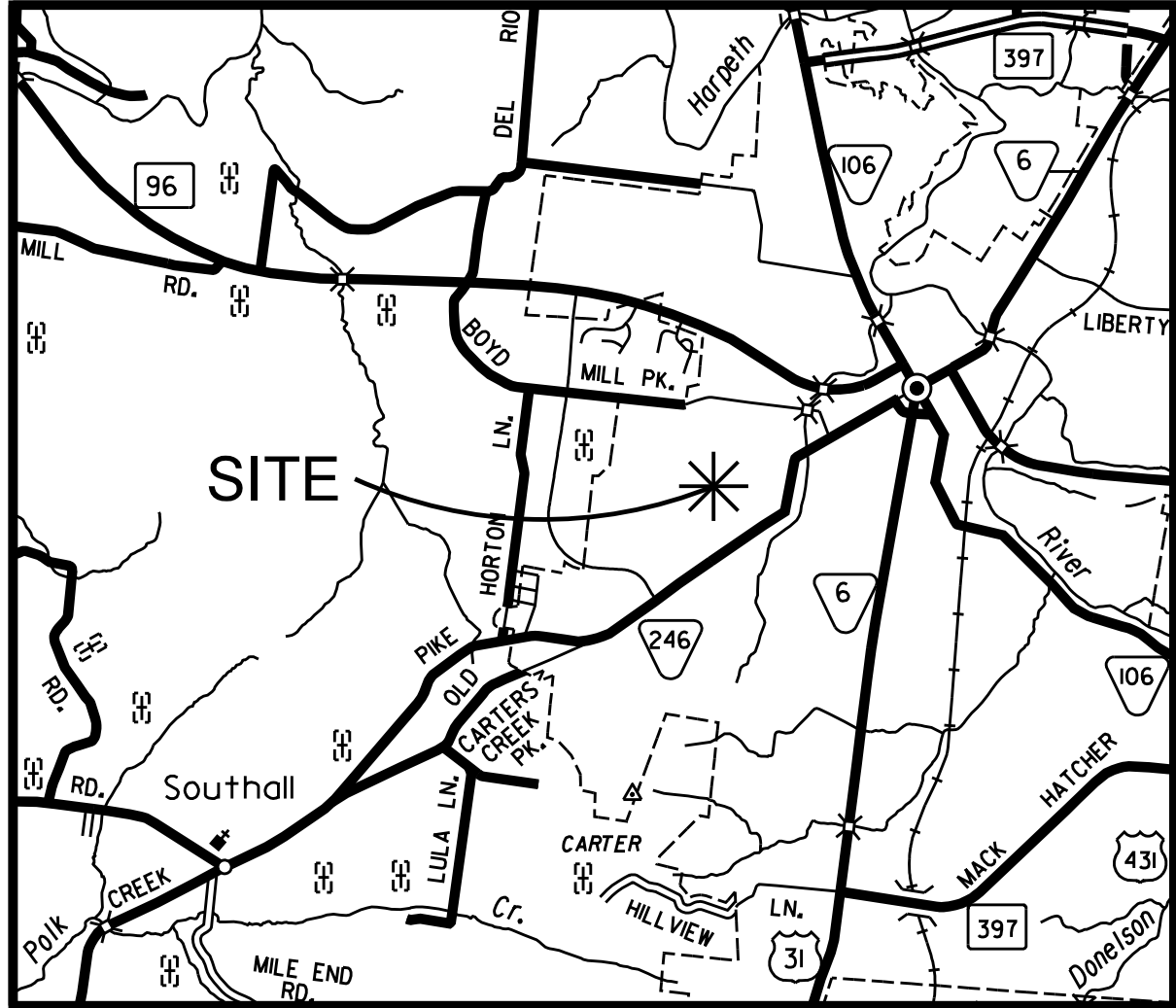
EXISTING ZONING DISTRICT:
PD, PLANNED DISTRICT
RESIDENTIAL DENSITY 4.75

PROPOSED ZONING DISTRICT:
PD, PLANNED DISTRICT
RESIDENTIAL DENSITY 12.27



PARCEL 4.00
GROUP A
TAX MAP 078H

COF PROJECT No. 7312
J+A PROJECT No. 1716-20
SUBMITTAL DATE: 07.24.20
RESUBMITTAL DATE: 09.03.20
RESUBMITTAL DATE: 10.01.20



FEATURE LEGEND

- UTILITY POLE
- LIGHT POLE
- WATER VALVE
- FIRE HYDRANT
- GAS VALVE
- SANITARY SEWER MANHOLE
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- OVERHEAD POWER
- FENCE
- GAS METER
- UNDERGROUND
- SEWER CLEAN OUT

NOTES

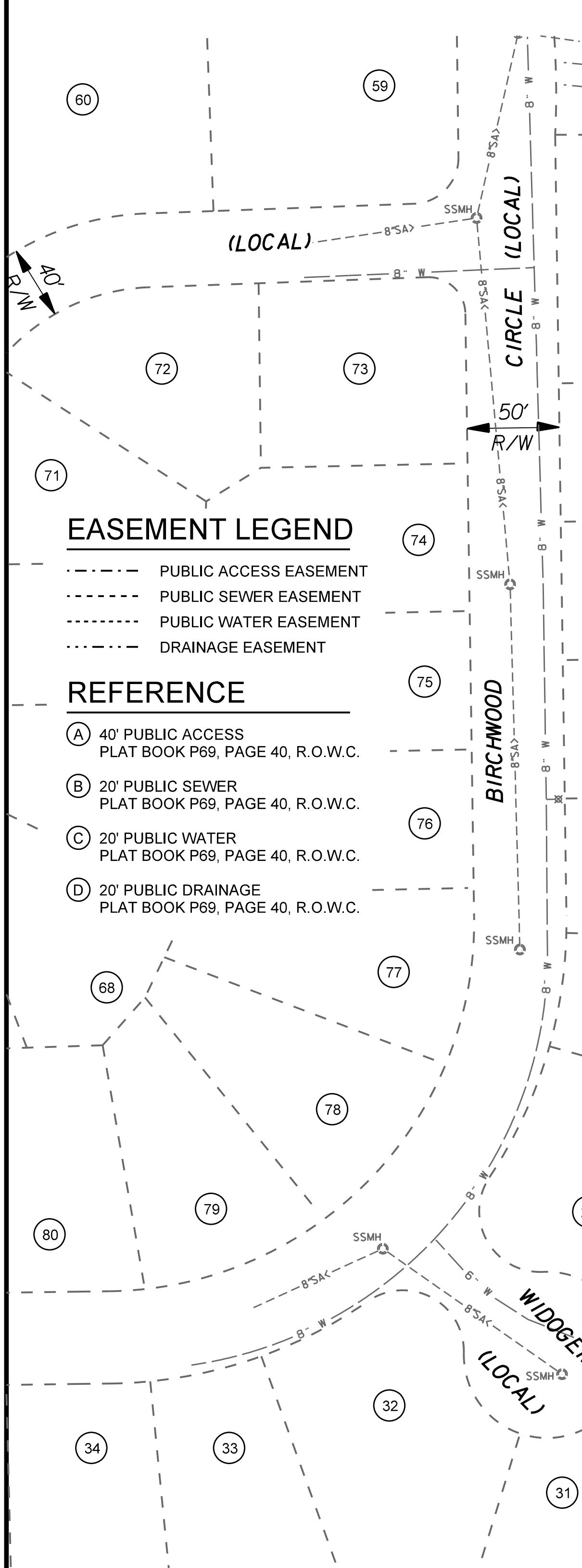
1. SITE IS PART OF PARCEL No.4, GROUP "A" ON TAX MAP 78H, ALSO BEING A PORTION OF LOT 2 OF CHICKASAW PUD SUBDIVISION IN THAT PLAT OF RECORD IN PLAT BOOK P69, PAGE 40, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.D.W.C.)
2. OWNER OF RECORD IS FRANKLIN HOUSING AUTHORITY OF RECORD IN DEED BOOKS 127, PAGE 33 AND 166, PAGE 332, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
3. SITE IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 47187C0192G DATED DECEMBER 22, 2016.
4. FRANKLIN CORPORATE LIMITS ARE NOT WITHIN A HALF MILE OF SITE.
5. SITE AREA IS 354914 SQUARE FEET OR 8.15 ACRES, MORE OR LESS.
6. ENVISION FRANKLIN IDENTIFIES DESIGN CONCEPT FOR SITE AS MIXED RESIDENTIAL.

REZONING FOR TAX MAP 78H, GROUP "A", PARCEL 4 (part)

EXISTING ZONING DISTRICT:
PD, PLANNED DISTRICT
RESIDENTIAL DENSITY 4.75

PROPOSED ZONING DISTRICT:
PD, PLANNED DISTRICT
RESIDENTIAL DENSITY 12.27

VICINITY MAP
NOT TO SCALE



EASEMENT LEGEND

- PUBLIC ACCESS EASEMENT
- PUBLIC SEWER EASEMENT
- PUBLIC WATER EASEMENT
- DRAINAGE EASEMENT

REFERENCE

- A 40' PUBLIC ACCESS PLAT BOOK P69, PAGE 40, R.O.W.C.
- B 20' PUBLIC SEWER PLAT BOOK P69, PAGE 40, R.O.W.C.
- C 20' PUBLIC WATER PLAT BOOK P69, PAGE 40, R.O.W.C.
- D 20' PUBLIC DRAINAGE PLAT BOOK P69, PAGE 40, R.O.W.C.

ADJACENT PROPERTY OWNERS

078H A 01500 WRAY CASSANDRA B	626 EDGEWOOD BLVD	FRANKLIN, TN 37064
078H A 01400 MATA A JOSE	1069 HARVEY SPRINGS DR	SPRING HILL, TN 37174
078H A 01300 LUSTER BYRON K	622 EDGEWOOD BLVD	FRANKLIN, TN 37064
078H A 01200 SALYER KENNETH	618 EDGEWOOD BLVD	FRANKLIN, TN 37064
078H A 01102 SMITHSON DEBORAH L	2021 CEDARMONT DR	FRANKLIN, TN 37067
078H A 01101 FRANCO-CHEN MILDRED	1125 E COLLEGE ST	PULASKI, TN 38478
078H A 01100 SMITHSON ROBBIE A	1317 COLUMBIA AVE	FRANKLIN, TN 37064
078H A 01000 AGUAYO JAIME	610 EDGEWOOD BLVD	FRANKLIN, TN 37064
078H A 00900 BUTLER AMANDA P	608 EDGEWOOD BLVD	FRANKLIN, TN 37064
078H A 00800 PRITZEL WENDELL L	219 DEVROW CT	FRANKLIN, TN 37064
078H A 00700 HORTON JOEL MARK	1305 ERIN LN	FRANKLIN, TN 37064
078H A 00600 SMITHSON JAMES W	1317 COLUMBIA AVE	FRANKLIN, TN 37064
078H A 00500 TINCH JIMMIE	600 EDGEWOOD BLVD	FRANKLIN, TN 37064
078H E 02500 BANALES AURELIO GARCIA & MONICA	1552 BIRCHWOOD CIRCLE	FRANKLIN, TN 37064
078H E 02600 ARTMEIER PAUL	1548 BIRCHWOOD CIRCLE	FRANKLIN, TN 37064
078H E 02700 CONATSER ROGER LEE & MARIA A	1544 BIRCHWOOD CIRCLE	FRANKLIN, TN 37064
078H E 02900 SMITH MARK S	308 WIDOGEN CT	FRANKLIN, TN 37064
078H E 03000 KEEN DANIEL T & KIMBERLY A	312 WIDOGEN COURT	FRANKLIN, TN 37064

WEST MEADE - SECTION 2
P.B.3, PG. 11, R.O.W.C.
ZONED R-4

WEST MEADE
(SECTION ONE)
P.B.2, PG. 58, R.O.W.C.

CURVE DATA

No.	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	89°57'56"	25.00'	24.98'	39.25'	35.34' @ S52°25'24"W
C2	90°02'04"	25.00'	25.02'	39.28'	35.37' @ S37°34'36"E
C3	142°1'19"	500.00'	63.41'	126.15'	125.81' @ S14°40'05.5"W
C4	76°05'35"	25.00'	19.56'	33.20'	30.82' @ S59°56'32.5"W
C5	99°09'05"	25.00'	29.35'	43.26'	38.06' @ S32°26'07.5"E
C6	08°59'59"	525.00'	41.32'	82.46'	82.38' @ S12°38'25.5"W

COF PROJECT NO. 7312

REZONING PLAN

CHEROKEE PLACE PLANNED UNIT DEVELOPMENT
FRANKLIN HOUSING AUTHORITY
CHEROKEE PLACE AND SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR	CHK	DATE	DESCRIPTION
AYS	JRG	07-24-20	SUBMITTAL TO CITY OF FRANKLIN
JMD	JRG	09-03-20	RESUBMITTAL
JMD	JRG	10-01-20	RESUBMITTAL

C1.0

FILE NO. 1716-20



JAMES + ASSOCIATES, INC.
Engineers
Planners and
Computer Applications

One Vantage Way, Suite E-220 • Nashville, Tennessee 37228-955 • 615/726/4848



File #: 20-01116

DATE: September 11, 2020
TO: Franklin Municipal Planning Commission
FROM: Joseph Bryan, Principal Planner
Amy Diaz-Barriga, Planning Supervisor
Emily Wright, Planning Director

SUBJECT:

Consideration Of Resolution 2020-166, A Resolution Approving A Development Plan For Cherokee Place PUD, With 2 Modification Of Development Standards For Parking Standards And Foundation Requirements, For The Property Located South Of Chickasaw Place And West Of Shawnee Drive, Located At 1101 Shawnee Drive.

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7313

Applicant: Jamie Gillespie, James + Associates Engineers and Planners, Inc.

Owner: Franklin Housing Authority, Derwin Jackson, Rep.

BACKGROUND/STAFF COMMENTS:

The applicant is proposing to construct 100 dwelling units in 21 new residential buildings as part of the Cherokee Place PUD. The plan calls for the removal of the existing buildings and new buildings to be constructed. The Envision Franklin Land Use Plan places this lot in the Mixed Residential Design Concept. Envision Franklin states, " contains residential neighborhoods with a combination of single-family dwellings, big houses, duplexes, and townhouses. The defined character across this design concept may vary by neighborhood, but new development should transition from existing development patterns in adjacent neighborhoods." It further states, "Infill and redevelopment near Downtown Franklin should maintain the traditional residential character and reflect the scale of the area. Architecture, building setbacks, housing choices, scale, and walkability are important components of this design concept." The plan as proposed features a variety of building types with setbacks and architectural styling that is compatible with the surrounding neighborhoods. Walkways create a pedestrian-friendly community that connect to city parks and green spaces. The plan overall meets the recommendations and principles of Envision Franklin.

MODIFICATION OF STANDARDS:

There are two Modification of Standards requests with this plan.

MOS #1: Requesting to revise minimum parking standards for multifamily to 2.25 spaces per 2-bedroom unit and 2.75 spaces per 3-bedroom unit.

The applicant is requesting to revise the minimum parking standards for multifamily use as follows:

2.25 spaces per 2-bedroom unit and 2.75 spaces per 3-bedroom unit. Section 10.1.6 of the Zoning Ordinance states that a minimum of 2.5 spaces be required for every 2-bedroom unit and 3 spaces for every 3-bedroom unit. In addition to the site constraints, the applicant has provided additional examples and supplementary information that justifies this request.

Staff recommends **approval** of MOS #1.

MOS #2: Requesting to remove the 18-inch minimum height for foundations for non-multifamily residential building types.

The applicant is requesting to remove the 18-inch minimum height for the non-multifamily building types foundation requirement. The Zoning Ordinance requires townhouse and duplex building types to have a minimum 18-inch foundation. In order to comply with applicable housing regulations, the residential buildings must be constructed at ground level or feature ADA accessible ramps to the various entries. Given the public nature of this housing project, it is important to provide as much accessibility for each dwelling unit as possible.

Staff recommends **approval** of MOS #2.

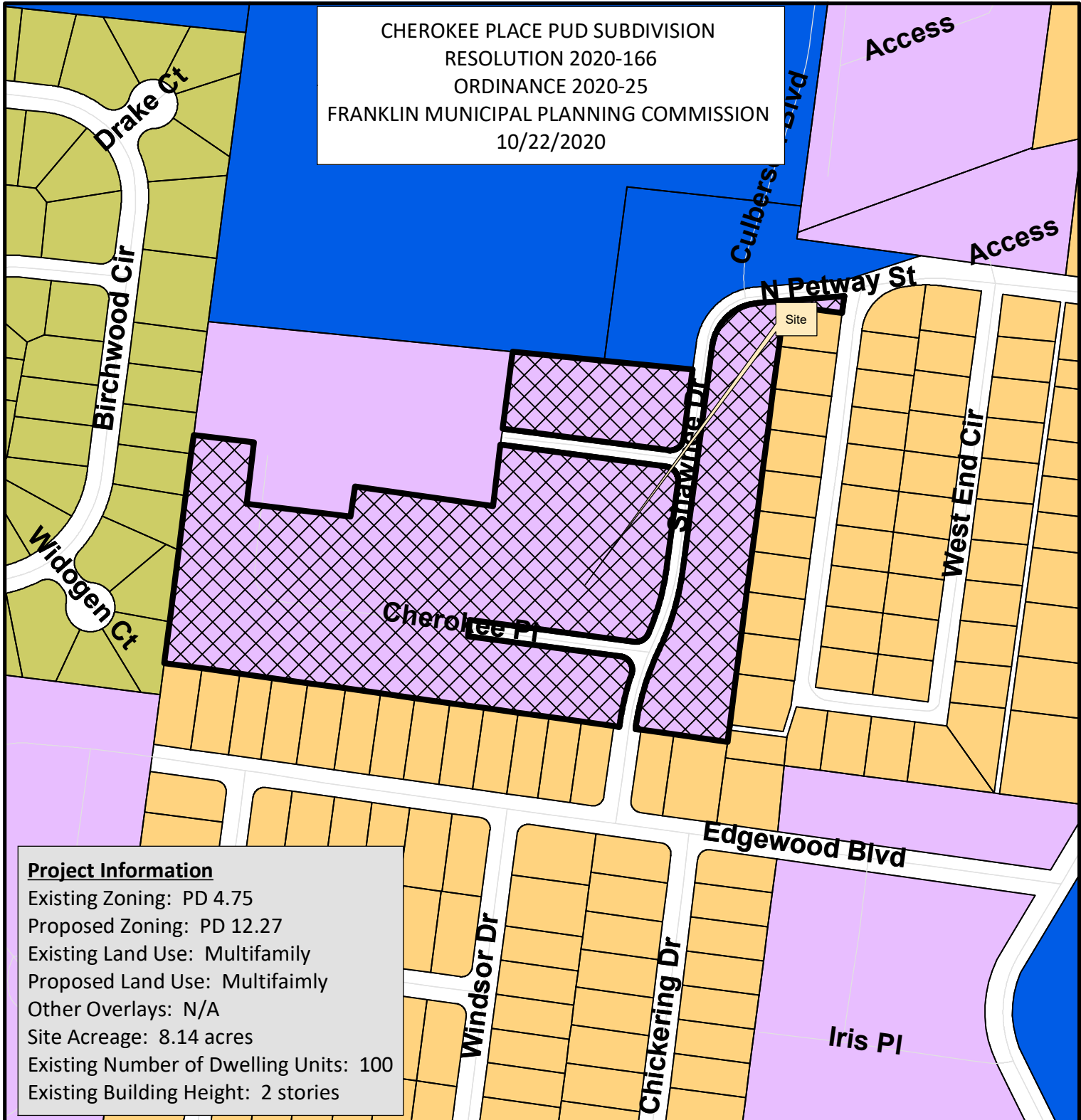
FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of Resolution 2020-166 to the Board of Mayor and Aldermen. Conditions of Approval are attached to this staff report.

CHEROKEE PLACE PUD SUBDIVISION
 RESOLUTION 2020-166
 ORDINANCE 2020-25
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 10/22/2020



Project Information

Existing Zoning: PD 4.75
 Proposed Zoning: PD 12.27
 Existing Land Use: Multifamily
 Proposed Land Use: Multifamily
 Other Overlays: N/A
 Site Acreage: 8.14 acres
 Existing Number of Dwelling Units: 100
 Existing Building Height: 2 stories

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



0 125 250 500
 Feet

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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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RESOLUTION 2020-166

**A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR CHEROKEE PLACE PUD WITH
2 MODIFICATION OF DEVELOPMENT STANDARDS FOR PARKING STANDARDS AND
FOUNDATION REQUIREMENTS, FOR THE PROPERTY LOCATED SOUTH OF CHICKASAW
PLACE AND WEST OF SHAWNEE DRIVE, LOCATED AT 1101 SHAWNEE DRIVE.**

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2020-25; and

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

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

WHEREAS, the PUD process requires the approval of a Development Plan that is reviewed and approved by BOMA, after a public hearing and a recommendation by the Franklin Municipal Planning Commission; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by Tennessee Code Annotated § 13-4-310, as amended, the approval of the Development Plan by the BOMA will initiate a vesting period during which the development standards adopted by the City and in effect on the date of approval shall remain the standards applicable to the approved Development Plan.

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

SECTION I. That the legal description of the property included in the Development Plan is as follows:

PREMISES CONSIDERED	
Map-Parcel	Acres
078H-4.00	8.15
Total	8.15

SECTION II. That the attached Location Map and Survey shall serve the purpose of further delineating the geographical boundaries as described by this Resolution.

SECTION III. That the overall entitlements for the Cherokee Place PUD are as follows:

Entitlements	Cherokee Place PUD
Base Zone District	PD 12.27
Number of Dwelling Units	100
Number of Nonresidential Square Footage	N/A
Number of Hotel Rooms	N/A
Open Space Requirements	5% Open Space 10% Natural
Number of Phases in Development	1

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

SECTION V. That the following Modifications of Development Standards (MOS) were requested and acted upon by the Board of Mayor and Aldermen, after review and recommendation by the Franklin Municipal Planning Commission:

MOS 1: Request to revise minimum parking spaces for multifamily to 2.25 spaces per 2-bedroom unit and 2.75 spaces per 3-bedroom unit. Approved: _____ Denied: _____	10.1.6. Minimum Parking For Multifamily: • 2.5 spaces per 2-bedroom unit • 3 spaces per 3-bedroom unit <i>Staff recommended approval.</i>
MOS 2: Request to remove 18-inch foundation minimum requirement for non-multifamily building types. Approved: _____ Denied: _____	6.6.-Townhouse-Foundations, Porches, and Stoops • Minimum 18-inches above grade at front façade. <i>Staff recommended approval.</i>

SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2020-25, on third and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

THE CITY OF FRANKLIN, TENNESSEE:

Eric S. Stuckey
City Administrator

Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:

_____8/4/20_____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:

_____8/27/20_____

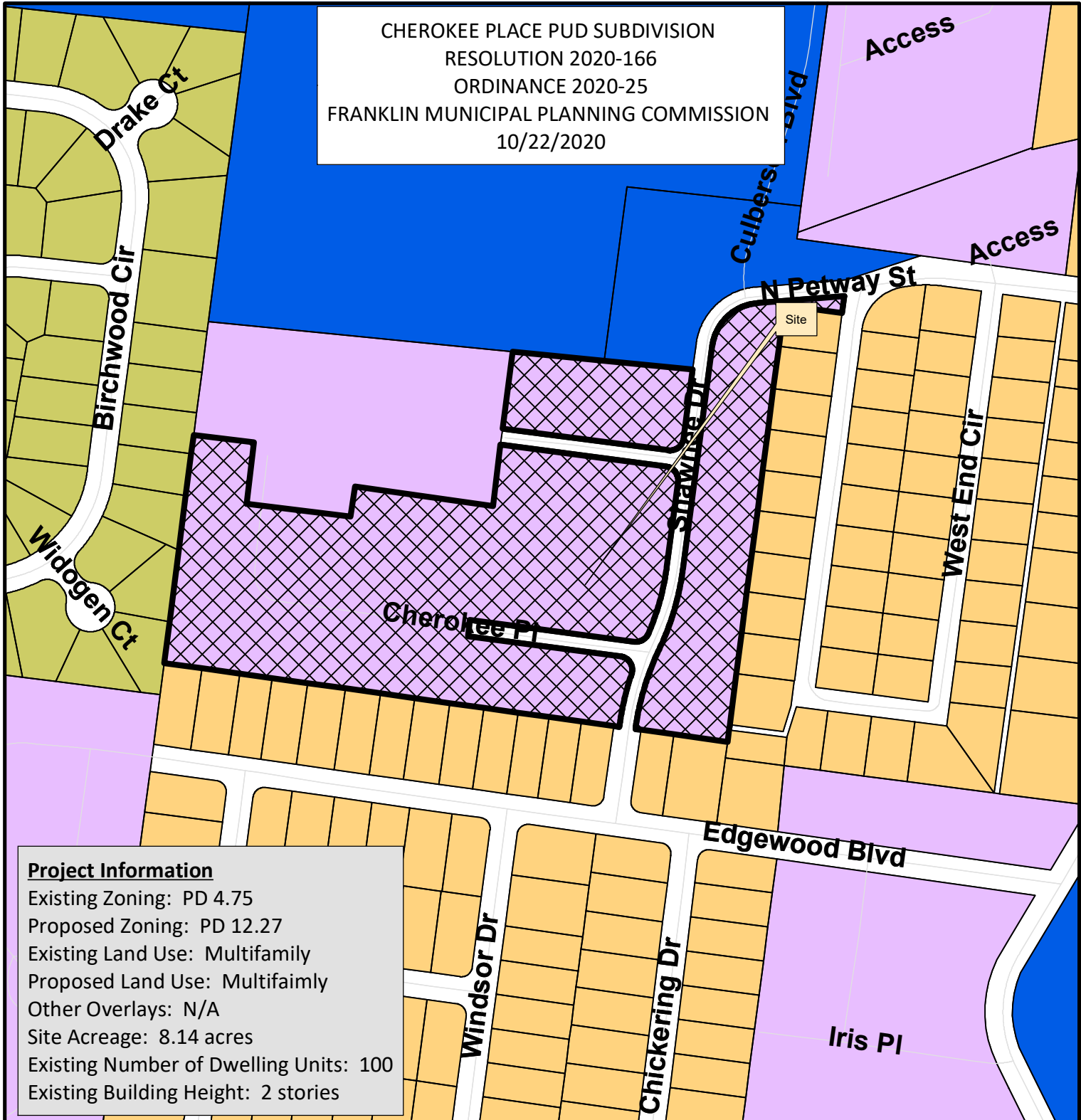
NEIGHBORHOOD MEETING:

_____8/5/20_____

PLANNING COMMISSION RECOMMENDED APPROVAL:

PUBLIC HEARING AND BOMA APPROVAL:

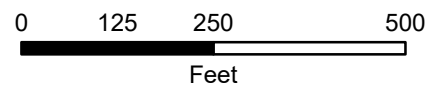
CHEROKEE PLACE PUD SUBDIVISION
 RESOLUTION 2020-166
 ORDINANCE 2020-25
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 10/22/2020



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R4 Residential 4 District	RC6 Regional Commerce 6 District
R6 Residential 6 District	RC12 Regional Commerce 12 District
MR Mixed Residential District	GO General Office District
PD Planned District	LI Light Industrial District
OR Office Residential District	HI Heavy Industrial District



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DEVELOPMENT PLAN

CHEROKEE PLACE PLANNED UNIT DEVELOPMENT

FRANKLIN HOUSING AUTHORITY
CHEROKEE PLACE @ 1101 SHAWNEE DRIVE
FOURTH ALDERMANIC WARD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

OWNER
FRANKLIN HOUSING AUTHORITY
200 SPRING STREET
FRANKLIN, TN 37064
(615) 794-1247
CONTACT: DERWIN JACKSON
EMAIL: djackson@franklinhousingauthority.com

CIVIL ENGINEER / APPLICANT
JAMES + ASSOCIATES, INC.
ONE VANTAGE WAY
SUITE E-220
NASHVILLE, TN 37228
(615) 726-4848
CONTACT: R. DARRELL JAMES, P.E.
EMAIL: darrell.james@jamesplus.net

ARCHITECT
NICKLE ARCHITECTS, PLLC
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NASHVILLE, TN 37212
(615) 269-3130
CONTACT: JAMES D. NICKLE, AIA
EMAIL: jnickle@nicklearchitects.com

LANDSCAPE ARCHITECT
CUMBERLAND LANDESIGN, INC.
104 LEEWARD POINT
HENDERSONVILLE, TN 37075
(615) 333-4636
CONTACT: ROBERT BRIAN WRAY, ASLA
EMAIL: cumberlanddesign@bellsouth.net

ELECTRICAL ENGINEER
OLIVER-LITTLE-GIPSON ENGINEERING, INC.
301 INDUSTRIAL BLVD.
TULLAHOMA, TN 37388
(931) 454-9940
CONTACT: TONY GIPSON, PE
EMAIL: adgipson@olgengineering.com

FRANKLIN, TN UTILITIES

WATER: FRANKLIN WATER & SEWER
124 LUMBER DRIVE
FRANKLIN, TN 37064
(615) 794-4554

SEWER: FRANKLIN WATER & SEWER
124 LUMBER DRIVE
FRANKLIN, TN 37064
(615) 794-4554

ELECTRIC: M.T.E.M.C.
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
(615) 794-3561

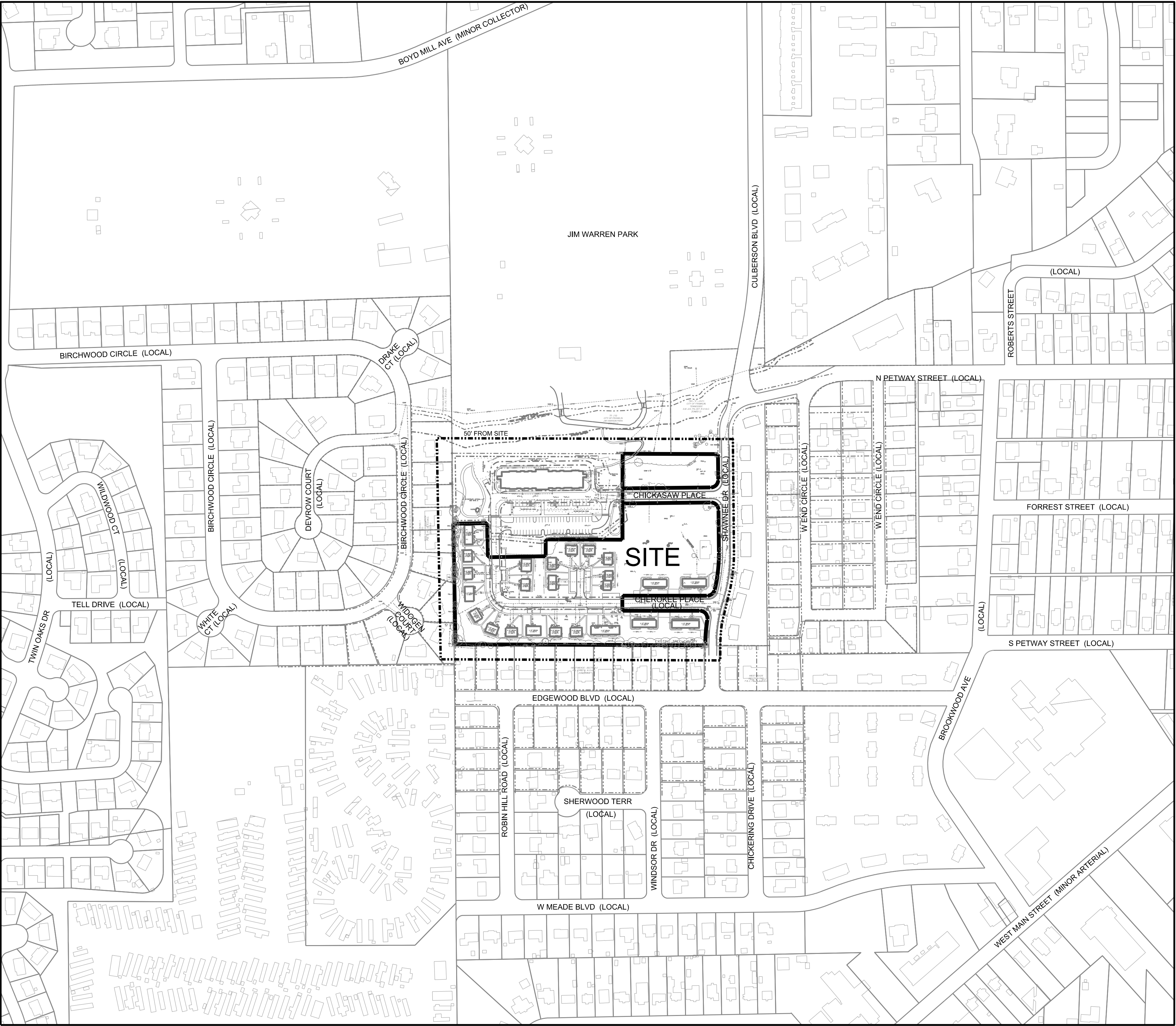
GAS: ATMOS ENERGY MID-SOUTH DIVISION
810 CRESCENT CENTRE DRIVE, #60
FRANKLIN, TN 37064
(615) 771-8300
(888) 286-6700

COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT THE SITE PLAN STAGE. PROJECT ENTITLEMENTS APPROVED WITH THIS DEVELOPMENT PLAN DO NOT CONSTITUTE APPROVAL OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS SHOWN ON THE DEVELOPMENT PLAN. IF, UPON APPLICATION OF CITY OF FRANKLIN STREET, STORMWATER, AND UTILITY STANDARDS AT THE SITE PLAN STAGE, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

REQUIRED LOCATION
REQUEST INFORMATION
NAME OF CALLER
TELEPHONE NUMBER
BEST TIME TO CALL
COUNTY
CITY
STREET ADDRESS
START DATE START TIME
TYPE OF WORK
DRAINAGE
WORK BEING DONE BY
WORK BEING DONE FOR

CALL THREE WORKING DAYS
BEFORE YOU DIG
1-800-351-1111
IN NASHVILLE: 366-1987
1CALL
Tennessee
SYSTEM INCORPORATED

One Vantage Way, Suite E-220 Nashville, Tennessee 37228-1505 615/726/4848
JA Engineers
Planners and
Computer Applications
JAMES + ASSOCIATES, INC.



PARCEL 4.00
GROUP A
TAX MAP 078H

INDEX OF DRAWINGS

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C2.0	DEVELOPMENT PLAN
C3.0	GRADING & DRAINAGE PLAN
C4.0	ROW & ACCESS PLAN
C4.1	AUTOTURN PLAN
C4.2	AUTOTURN PLAN
C4.3	AUTOTURN PLAN
C4.4	AUTOTURN PLAN
C4.5	AUTOTURN PLAN
C5.0	UTILITY PLAN
C5.1	UTILITY DEMOLITION PLAN
L1.0	TREE PRESERVATION PLAN
L1.1	EXISTING TREE CANOPY AERIAL
L2.0	LANDSCAPE PLAN
L3.0	LANDSCAPE DETAILS
P1.0	SITE LIGHTING PLAN
A1	SITE PLAN & BUILDING BLOCKS
A2	FLOOR PLANS
A3	FLOOR PLANS
A4	ARCHITECTURAL ELEVATIONS - BLDG. M
A5	ARCHITECTURAL ELEVATIONS - BLDG. E
A6	DUMPSTER DETAIL

REQUEST FOR MODIFICATION OF STANDARDS:

MOS #1: Modification of Zoning Ordinance Section 10.1.5 ("Calculation of Minimum Parking") and Section 10.1.6 ("Minimum Parking") to allow the development site to be served by 238 vehicle parking spaces. Based on the current breakdown of residential dwelling units onsite, the unmodified Section 10.1.6 would require a minimum of 256 vehicle parking spaces:

1 Bedroom - 16 @ 1.5 per unit =	24
2 Bedroom - 40 @ 2.5 per unit =	100
3 Bedroom - 38 @ 3.0 per unit =	114
4 Bedroom - 4 @ 3.0 per unit =	12
5 Bedroom - 2 @ 3.0 per unit =	6
Minimum Vehicle Parking Spaces =	256

The site presents significant challenges for parking, as Applicant is unable to utilize parallel parking along Cherokee Place and Chickasaw Place due to insufficient geometry, and stormwater management features have taken up space that otherwise would be dedicated to parking.

Applicant hereby requests a modification of the table entitled "Minimum Parking" in Section 10.1.6, for the row entitled "Duplexes/Multiplexes/Townhouses/Multifamily Residential," to read as follows:

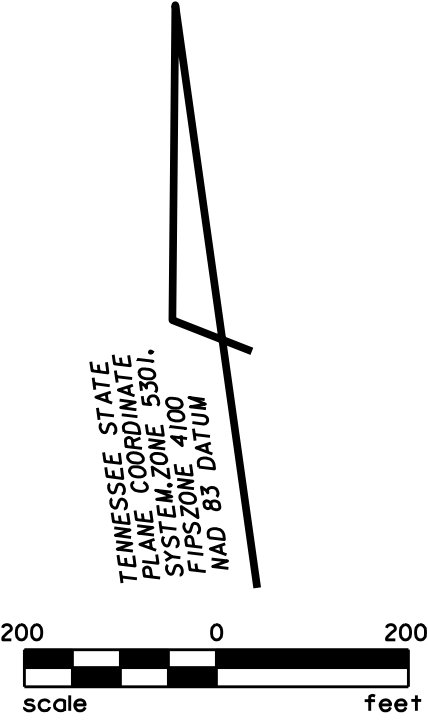
1.5 spaces for a studio
1.5 spaces for a 1 bedroom unit
2.25 spaces for a 2 bedroom unit
2.75 spaces for a 3 bedroom unit
3 spaces for a 4+ bedroom unit

With the approval of MOS #1, the calculation of minimum parking under Sections 10.1.5 and 10.1.6 would be as follows:

1 Bedroom - 16 @ 1.5 per unit =	24
2 Bedroom - 40 @ 2.25 per unit =	90
3 Bedroom - 38 @ 2.75 per unit =	105
4 Bedroom - 4 @ 3.0 per unit =	12
5 Bedroom - 2 @ 3.0 per unit =	6
Minimum Vehicle Parking Spaces =	237

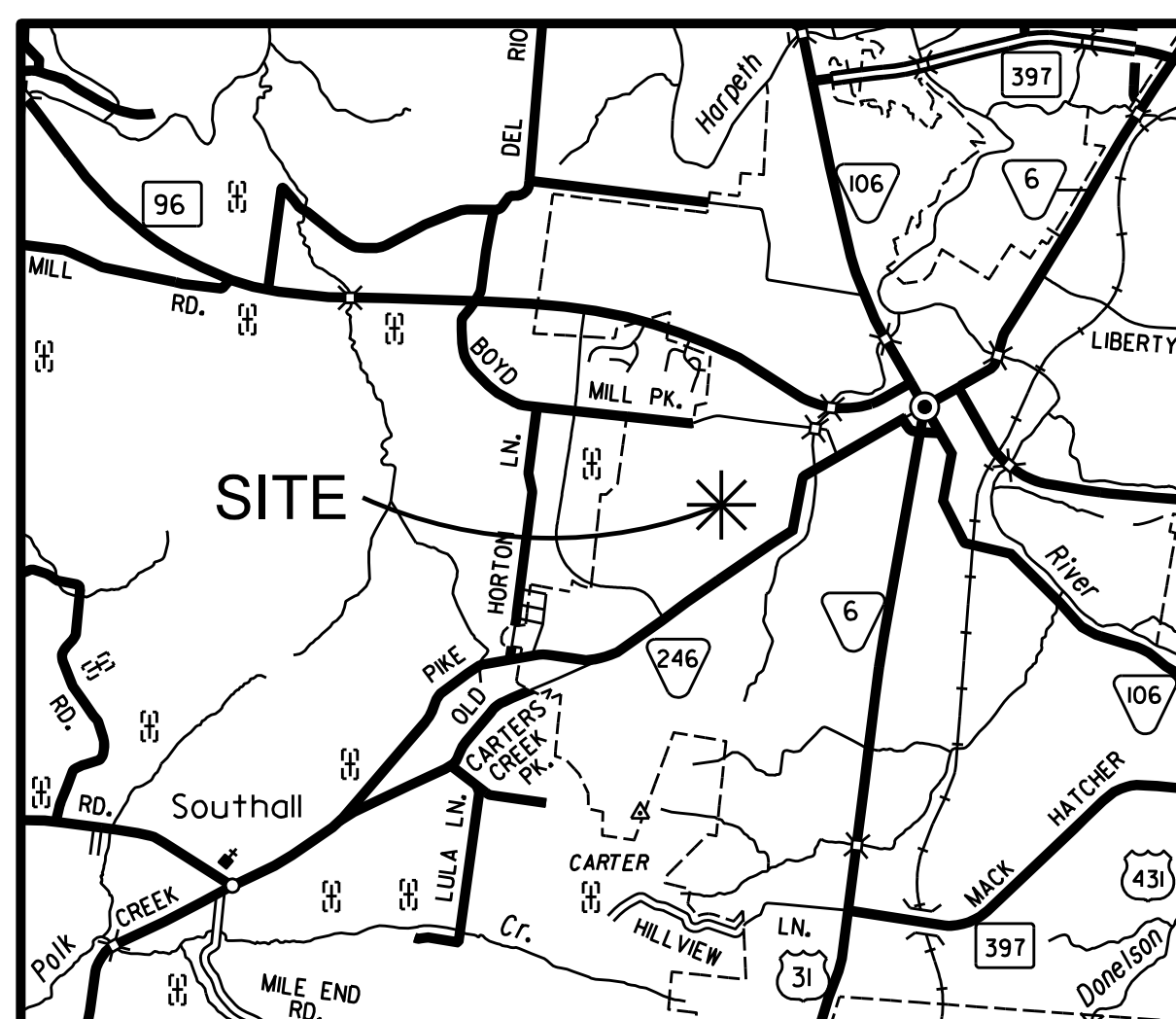
PARKLAND IMPACT FEE:
100 UNITS PURPOSED
72 EXISTING WITH AN INCREASE OF 28 UNITS
28 UNITS x \$4,304 = \$120,512
FEES ARE DUE AT THE FIRST PLAT

ASSOCIATED PD ZONING ENTITLEMENT REQUEST:
Applicant is submitting a Rezoning Request application reflecting the following:
Existing Zoning District – PD, Planned District, Residential Density 4.75
Proposed Zoning District – PD, Planned District, Residential Density 12.50



JAMES R. GILLESPIE
REGISTERED PROFESSIONAL ENGINEER
AGENCY FOR
TOWNERS
NO. 102250
STATE OF TENNESSEE
08-07-20

COF PROJECT No. _____
J+A PROJECT No. 1716-20
ISSUE DATE: 08.07.20

VICINITY MAP
NOT TO SCALE

EASEMENT LEGEND

--- PUBLIC ACCESS EASEMENT
--- PUBLIC SEWER EASEMENT
--- PUBLIC WATER EASEMENT
--- DRAINAGE EASEMENT

REFERENCE

- (A) 40' PUBLIC ACCESS
PLAT BOOK P69, PAGE 40, R.O.W.C.
- (B) 20' PUBLIC SEWER
PLAT BOOK P69, PAGE 40, R.O.W.C.
- (C) 20' PUBLIC WATER
PLAT BOOK P69, PAGE 40, R.O.W.C.
- (D) 20' PUBLIC DRAINAGE
PLAT BOOK P69, PAGE 40, R.O.W.C.

NOTES

- SITE IS PART OF PARCEL No. 4, GROUP "A" ON TAX MAP 78H, ALSO BEING A PORTION OF LOT 2 OF CHICKASAW PUD SUBDIVISION IN THAT PLAT OF RECORD IN PLAT BOOK P69, PAGE 40, REGISTERS' OFFICE FOR WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.).
- OWNER OF RECORD IS FRANKLIN HOUSING AUTHORITY OF RECORD IN DEED BOOKS 127, PAGE 33 AND 108, PAGE 332, REGISTERS' OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
- SITE IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM FLOOD INSURANCE RATE MAP) COMMUNITY PANEL No. 47187C0182G DATED DECEMBER 22, 2016.
- FRANKLIN CORPORATE LIMITS ARE NOT WITHIN A HALF MILE OF SITE.
- CURRENT ZONING IS PD, PLANNED DISTRICT.
- SITE AREA IS 354,914 SQUARE FEET OR 8.15 ACRES, MORE OR LESS.
- UNDERGROUND UTILITY LOCATIONS SHOWN HEREON WERE TAKEN FROM FIELD LOCATION OF VISIBLE ABOVE-GROUND STRUCTURES, PERTINENT UTILITY MAPS AND RECORD DRAWINGS. LOCATIONS SHOULD BE CONSIDERED APPROXIMATE AND UTILITIES SHOULD BE FIELD VERIFIED BY THE PROPER UTILITY AUTHORITY HAVING JURISDICTION OR A PRIVATE UNDERGROUND UTILITY LOCATOR PRIOR TO ANY DIGGING OR GROUND DISTURBANCE ACTIVITIES. UNDERGROUND ELECTRICAL AND COMMUNICATION LINES TO EXISTING UNITS IS NOT SHOWN, SINCE NO RECORD DRAWINGS COULD BE LOCATED.
- EXISTING CONDITIONS ARE BASED ON FIELD-RUN TOPOGRAPHIC SURVEY DEVELOPED BY JAMES + ASSOCIATES PERFORMED IN JULY 2020.

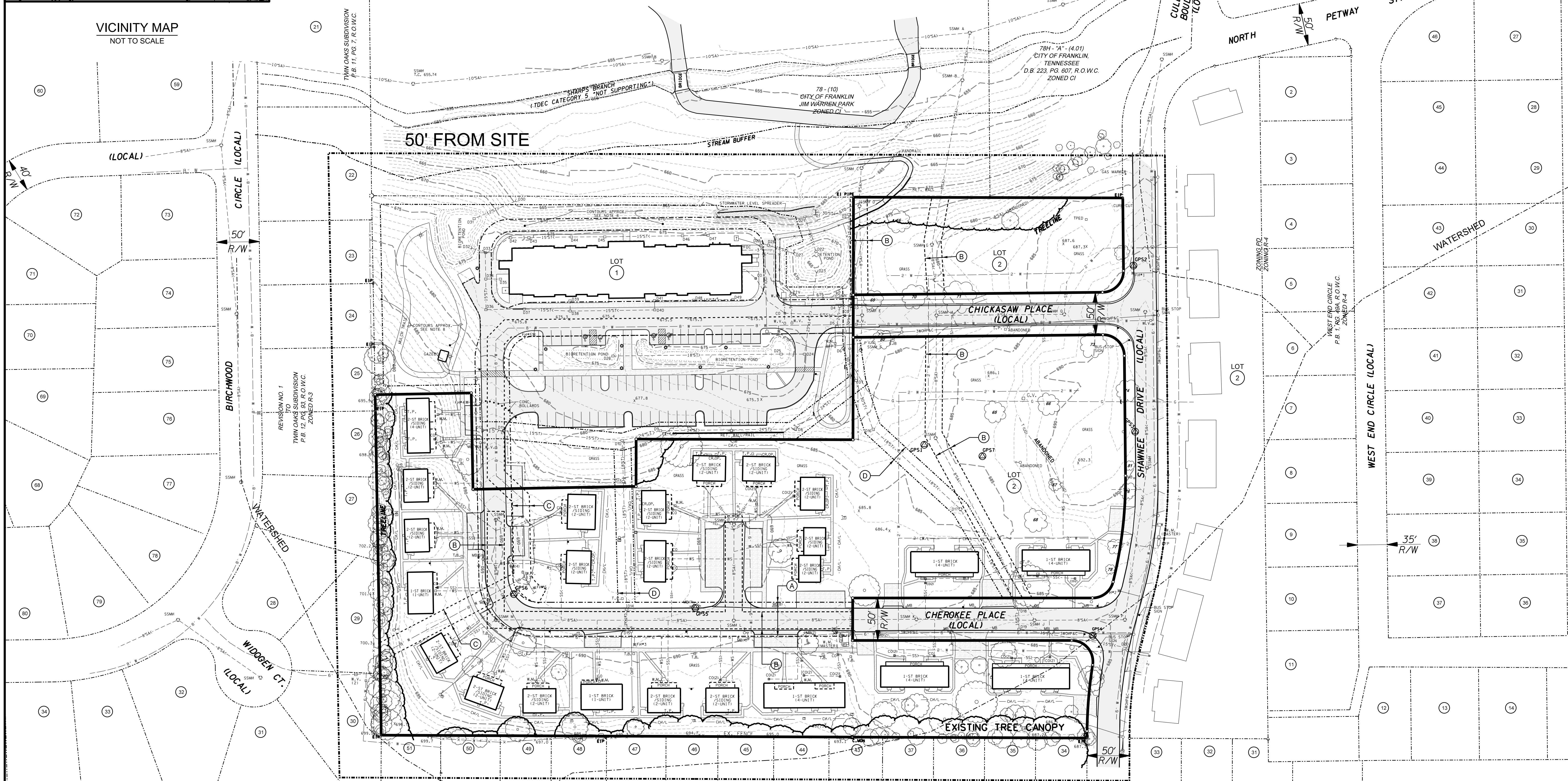
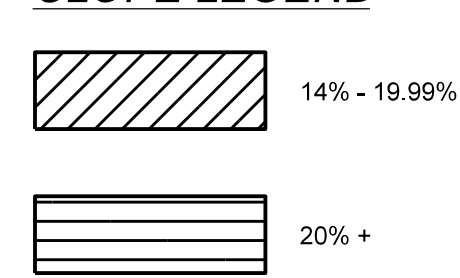
STRUCTURE NO.	CASTING ELEV.	INVERT IN	INVERT IN	INVERT OUT
*SSMH A	653.20	-	647.45	647.25
*SSMH B	654.00	648.50	647.87	647.67
SSMH C	653.95	-	657.80	657.62
SSMH D	670.76	-	664.79	663.06
SSMH E	676.42	667.88	667.86	667.78
SSMH F	678.33	-	-	668.20
SSMH G	678.82	-	672.59	672.54
**SSMH H	679.40	-	675.14	674.94
SSMH I	684.77	-	677.97	677.94
SSMH J	684.32	681.46	679.20	679.06
SSMH K	686.29	-	682.32	682.27
SSMH L	689.76	683.36	683.41	683.40
SSMH M	689.77	685.57	684.66	684.63
SSMH N	690.06	-	684.81	684.80
SSMH O	690.17	684.40	684.37	684.11
SSMH P	685.48	679.98	679.88	679.75
**SSMH Q	687.73	-	-	680.66

* MANHOLES NOT SHOWN, LOCATED DOWNSTREAM / NORTH OF MANHOLE C.

** UNABLE TO REMOVE MANHOLE LID, INVERTS SCALED FROM RECORD DRAWINGS.

NO.	CASTING ELEV.	INVERT ELEV.	NO.	CASTING ELEV.	INVERT ELEV.	NO.	CASTING ELEV.	INVERT ELEV.
D1	N/A	664.27	D18	683.51	679.62	D35	676.01	671.69
D2	671.30	665.60	D19	683.58	680.49	D36	N/A	N/A
D3	675.70	669.95	D20	684.70	680.35	D37	675.40	671.96
D4	675.79	670.74	D21	N/A	664.12	D38	675.35	672.33
D5	675.92	670.31	D22	670.50	664.47	D39	675.84	672.42
*D6	676.68	671.32	D23	N/A	665.24	D40	675.47	672.42
D7	677.94	672.37	D24	674.95	665.90	D41	675.99	672.60
D8	679.82	673.43	D25	673.65	665.55	D42	674.92	671.35
D9	679.21	674.52	D26	674.73	666.53	D43	675.28	671.53
D10	678.75	674.50	D27	N/A	669.05	D44	675.48	671.80
D11	684.84	677.89	*D28	674.32	669.69	D45	676.20	672.00
D12	684.94	678.61	*D29	674.80	669.76	D46	674.88	672.09
D13	685.65	676.35	D30	N/A	663.15	D47	675.23	672.51
D14	687.84	680.99	D31	670.95	663.83	D48	676.12	672.93
D15	687.77	681.85	D32	N/A	670.92	D49	676.00	672.95
D16	680.97	677.43	D33	674.93	671.16			
D17	683.66	678.66	D34	675.60	671.50			

* INVERTS TAKEN FROM RECORD DESIGN DRAWINGS.

SLOPE LEGEND**LEGEND**

--- BOUNDARY LINE	□ T.P.	TELEPHONE PEDESTAL (SEE NOTE 7)	--- S1 ---	SANITARY SEWER CLEANOUT
--- FENCE	□ T.B.	COMMUNICATION BOX (SEE NOTE 7)	--- S2 ---	STORM SEWER / FLOW DIRECTION
--- MAILBOX	□ E.T.F.	ELECTRICAL TRANSFORMER (SEE NOTE 7)	--- S3 ---	STORM SEWER MANHOLE (SEE STORM SEWER TABLE)
--- SIGN	□ U.P.	UTILITY POLE	--- S4 ---	DRAINAGE INLET (SEE STORM SEWER TABLE)
--- CLOTHES LINE	□ L.P.	UTILITY / LIGHT POLE	--- S5 ---	DRAINAGE ENDWALL (SEE STORM SEWER TABLE)
--- CRAWL SPACE OPENING	□ G.W.	GUY WIRE	--- S6 ---	INDEX CONTOUR
--- WATER LINE	--- OHP ---	OVERHEAD POWER (SINGLE WIRE)	--- S7 ---	INTERVAL CONTOUR
--- W.S. ---	--- 3WOHPLC ---	3 WIRE OVERHEAD POWER & COMMUNICATION	--- S8 ---	SPOT ELEVATION
□ W.M.	□ G.V.	GAS VALVE	--- S9 ---	ASPHALT AREA
□ W.V.	--- SA ---	SANITARY SEWER WITH FLOW DIRECTION	--- S10 ---	CONCRETE AREA
--- SS ---	--- SS ---	SEWER SERVICE WITH FLOW DIRECTION	--- S11 ---	TREE
--- T (UG) ---	--- SSMH A ---	SANITARY SEWER MANHOLE (SEE SANITARY TABLE)		

GRADING AND DRAINAGE DATA CHARTS

- SITE ANALYSIS AREA: 9.2 +/- ACRES
- IMPERVIOUS AREA: 2.73 ACRES
- DISTURBED AREA: N/A
- RV VALUE: 0.40
- PEAK FLOW RUNOFF (ACTUAL CONDITIONS)
 - 2 YEAR: 14.40 CFS
 - 5 YEAR: 21.70 CFS
 - 10 YEAR: 28.00 CFS
 - 25 YEAR: 37.40 CFS
 - 50 YEAR: 45.40 CFS
 - 100 YEAR: 53.90 CFS

STORMWATER NARRATIVE

THE EXISTING PROJECT SITE IS APPROXIMATELY 9 ACRES IN SIZE AND CONSISTS OF MULTIPLE HOUSING UNITS. THE CURRENT SITE COVERAGE CONSISTS OF OPEN TURF GRASS MEADOWS, EXISTING ROADWAYS, SIDEWALKS, AND SMALL PARKING AREAS ADJACENT TO THE HOUSING UNITS. THE SOIL TYPE OF THE SITE RANGES FROM HYDROLOGIC A SOILS TO HYDROLOGIC C SOILS, AND THE NATIVE VEGETATION APPEARS TO BE IN GOOD CONDITION OVERALL. THE SITE IS PART OF A LARGER DRAINAGE BASIN CONTAINING APPROXIMATELY 14.6 ACRES. THIS DRAINAGE BASIN CONTAINS SMALLER SUB-BASINS, AND THE MAIN BASIN OUTFALL IS AT SHARPS BRANCH LOCATED TO THE NORTH OF THE PROPOSED DEVELOPMENT. DRAINAGE FROM THE OVERALL BASIN MAKES ITS WAY TO SHARPS BRANCH BY WAY OF OVERLAND AND SHEET FLOW, STREET GUTTER FLOW, AND EXISTING STORM SEWER NETWORKS. THIS EXISTING DRAINAGE EXISTS THE SITE PRIMARILY BY WAY OF A STORM SEWER LINE WHICH DISCHARGES AT A NEW LEVEL SPREADER COMPLETED WITH THE CHICKASAW DEVELOPMENT. THIS TRUNK LINE IS A 30 INCH DIAMETER RCP, AND FLOW FROM THE DEVELOPMENT IS CAPTURED BY WAY OF TWO NETWORK BRANCHES THAT FLOW 1) SOUTH TO NORTH THROUGH THE CENTER OF THE SITE AND 2) WEST TO EAST THROUGH THE CENTER OF THE SITE ALONG THE CHICKASAW DEVELOPMENT BOUNDARY. AFTER THIS 30 INCH TRUNK LINE DISCHARGES TO THE LEVEL SPREADER FLOW TRAVELS NORTH TO SHARPS BRANCH TO THE ABOVE MENTIONED PRIMARY OUTFALL. THE STORMWATER RUNOFF FROM THE EXISTING DEVELOPMENT IS NOT TREATED OR DETAINED IN ANYWAY PRIOR TO EXITING THE SITE.

COF PROJECT NO. _____

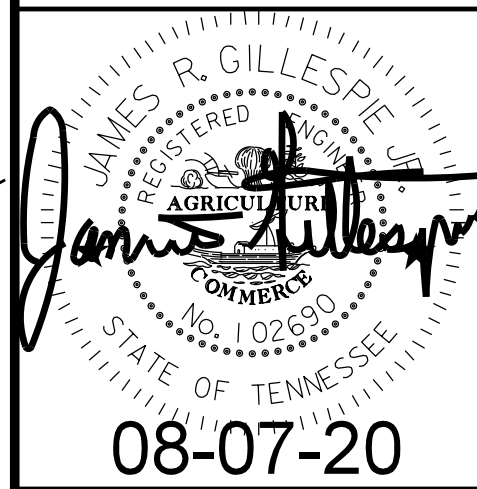
EXISTING CONDITIONS PLAN

DEVELOPMENT PLAN
CHEROKEE PLACE PLANNED UNIT DEVELOPMENT
CHEROKEE PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR.	CHK.	DATE	DESCRIPTION
TEAM	JRG	07-24-20	PRE-APPLICATION SUBMITTAL
TEAM	JRG	08-07-20	DEVELOPMENT PLANS SUBMITTAL

C1.0

FILE NO. 1716-20



One Vantage Way, Suite E-220 • Nashville, Tennessee 37228-95 • 615/726/4148
Engineers
Planners and
Computer Applications
JAMES + ASSOCIATES, INC.

SITE DATA CHART
PROJECT NAME: CHEROKEE PLANNED UNIT DEVELOPMENT
PROJECT #:
ADDRESS: 1101 SHAWNEE DRIVE, FRANKLIN, TENNESSEE, 37064
PARCEL(S): 078H A 00400, 00009078H
ACREAGE/SQUARE FOOTAGE OF SITE: 8.15 ACRES/354,914 SF
VESTING (DATE DEVELOPMENT FIRST BECAME VESTED, IF A REVISION): N/A

REGULATIONS:
BASE ZONING: PD 4.75
PROPOSED ZONING: PD 12.50
OVERLAY ZONING: N/A
BUILDING TYPES APPLIED: MULTIFAMILY
FRONTAGE TYPES APPLIED: URBAN LANDSCAPE FRONTAGE
LOT WIDTH (RESIDENTIAL): N/A
LOT SIZE (RESIDENTIAL): N/A
SET BACKS:
FRONT YARD: 5 FT. FROM BACK OF CURB
SIDE YARD: 10 FT. FROM PROPERTY LINE
REAR YARD: 10 FT. FROM PROPERTY LINE
DWELLING UNIT COUNT, BY TYPE:
1 BEDROOM UNIT = 16
2 BEDROOM UNIT = 40
3 BEDROOM UNIT = 38
4 BEDROOM UNIT = 4
5 BEDROOM UNIT = 2
COMMERCIAL SF, BY USE: N/A
HOTEL KEYS: N/A
BUILDING HEIGHT RANGE: 29'-4" TO 36'-6" MAX.
MINIMUM LANDSCAPE SURFACE AREA: 20%
OPEN SPACE SF REQUIRED: 17,751 S.F. (5%)
NATURAL AREA SF REQUIRED: 35,501 S.F. (ADDITIONAL 10%)
TREE CANOPY RETENTION ACREAGE: 0.173 AC.
PARKING REQUIRED, BY USE: 256 SPACES
PARKING PROVIDED, BY USE: 237 SPACES
HISTORIC RESOURCE TREATMENT (Y/N): N

COMPLIANCE WITH THE OBJECTIVES OF "ENVISION FRANKLIN"
GUIDING PRINCIPLES: THIS DEVELOPMENT PLAN IS CONSISTENT WITH ENVISION FRANKLIN'S GOAL OF CREATING EXCEPTIONAL PLACES FOR CITIZENS WHILE PRESERVING THE CITY'S UNIQUE IDENTITY AND CHARACTER.
MANAGED GROWTH: DENSITY IS ONLY INCREASING SLIGHTLY AND IS SUPPORTED BY IMPROVEMENTS TO THE CITY UTILITY INFRASTRUCTURE ONSITE.
ECONOMIC VITALITY: THE DEVELOPMENT WILL INCREASE THE AMOUNT OF AFFORDABLE AND LOW-INCOME HOUSING IN THE CITY.
VIBRANT NEIGHBORHOODS: BUILDINGS ON THE DEVELOPMENT SITE ARE BEING DESIGNED TO BE VISUALLY APPEALING. COMMUNITY FACILITIES ARE BEING MADE AVAILABLE AND ACCESSIBLE TO RESIDENTS.
HISTORIC PRESERVATION: THE DEVELOPMENT SITE DOES NOT LIE WITHIN A HISTORIC DISTRICT AND DOES NOT CONTAIN ANY SITES ELIGIBLE FOR INCLUSION ON THE NATIONAL REGISTER OF HISTORIC PLACES.
NATURAL BEAUTY: THE DEVELOPMENT WILL COMPLY WITH ZONING ORDINANCE REQUIREMENTS REGARDING LANDSCAPING, TREE CANOPY, NATURAL AREA, AND OPEN SPACE. THERE ARE NO SCENIC VISTAS OR VIEWSHEDS TO PRESERVE ONSITE.
EXCEPTIONAL DESIGN: BUILDINGS WILL BE COMPOSED OF HIGH-QUALITY MATERIALS AND WILL FRONT THE STREET. OPEN SPACE AND NATURAL AREA ARE BEING SET ASIDE FOR PUBLIC GATHERING AND PASSIVE ENJOYMENT.
CONNECTED COMMUNITY: THE DEVELOPMENT LIES ADJACENT TO AN EXISTING PUBLIC TRANSIT NETWORK. BICYCLE PARKING IS PROVIDED, AND A PEDESTRIAN CIRCULATION SYSTEM CONNECTS THE BUILDINGS AND OPEN SPACE IN THE DEVELOPMENT.
CONTEXT-RESPONSIVE INFILL: AS A "TRANSITIONAL AREA" INFILL (PER APPENDIX E), THE REDEVELOPMENT OF THE DEVELOPMENT SITE WILL SERVE TO ENHANCE COMMUNITY CHARACTER, WITH NEW, WELL-DESIGNED BUILDINGS AND LANDSCAPING THAT ARE AN IMPROVEMENT OVER THE EXISTING SITE.
CHARACTER AREA: ACCORDING TO APPENDIX B OF ENVISION FRANKLIN, THE DEVELOPMENT SITE LIES WITHIN THE CENTRAL FRANKLIN CHARACTER AREA. THE DEVELOPMENT DOES NOT LIE WITHIN THE CENTRAL FRANKLIN OVERLAY DISTRICT.
SPECIAL AREA: THE DEVELOPMENT SITE DOES NOT LIE WITHIN A "SPECIAL AREA".
DESIGN CONCEPTS: THE DEVELOPMENT WILL BE A MIXED RESIDENTIAL NEIGHBORHOOD COMPOSED PRIMARILY OF MULTIFAMILY BUILDINGS, WHICH IS CONSISTENT WITH THE "MIXED RESIDENTIAL" DESIGNATION SHOWN IN APPENDIX F, FIGURE F.2 ("CORRIDOR CHARACTER MAP") OF ENVISION FRANKLIN. THE DEVELOPMENT HAS BEEN DESIGNED TO BE WALKABLE FOR RESIDENTS. OPEN SPACE AND NATURAL AREA HAVE BEEN SET ASIDE, AND LANDSCAPING HAS BEEN INCLUDED THROUGHOUT, IN ORDER TO ENHANCE THE NEIGHBORHOOD FEEL OF THE DEVELOPMENT. A BUFFER IN TRANSITION ZONE 1 ADJACENT TO THE SOUTHERN AND WESTERN BOUNDARIES HELPS WITH STREAMLINING THE DEVELOPMENT SITE INTO THE EXISTING ADJACENT RESIDENTIAL AREAS.

PARKING REQUIRED
ZONING ORDINANCE TABLE 10.1.6
RESIDENTIAL MULTI-FAMILY
1 BEDROOM - 16 @ 1.5 PER UNIT = 24
2 BEDROOM - 40 @ 2.5 PER UNIT = 100
3 BEDROOM - 38 @ 3.0 PER UNIT = 114
4 BEDROOM - 4 @ 3.0 PER UNIT = 12
5 BEDROOM - 2 @ 3.0 PER UNIT = 6
TOTAL REQUIRED = 256
TOTAL PROVIDED = 237

13 BUILDING TYPES
21 BUILDINGS TOTAL
1 MAINTENANCE BUILDING
1 BEDROOM UNIT = 16
2 BEDROOM UNIT = 40
3 BEDROOM UNIT = 38
4 BEDROOM UNIT = 4
5 BEDROOM UNIT = 2
TOTAL UNITS = 100
URBAN LANDSCAPE FRONTAGE

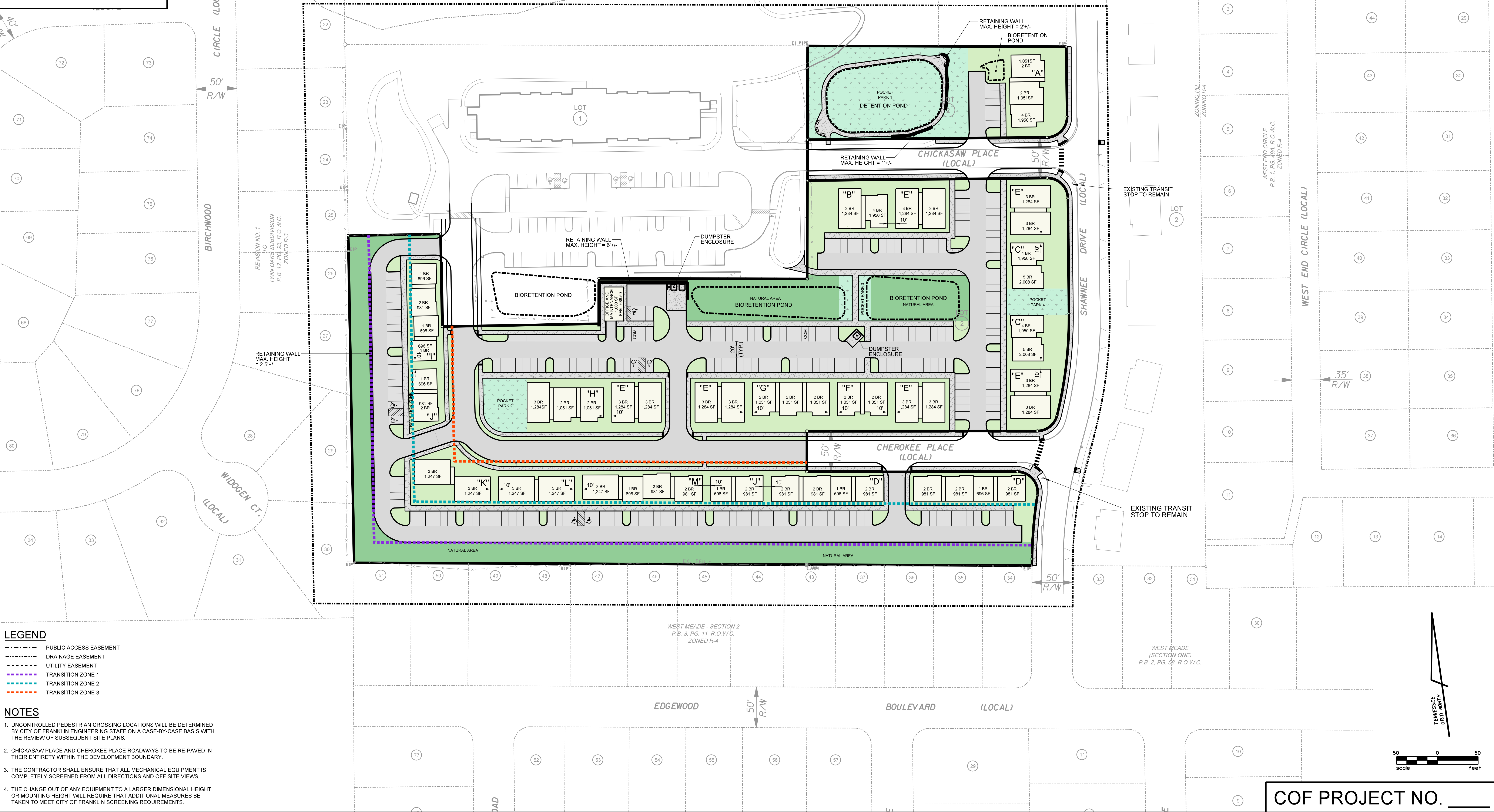
POCKET PARK 1
SIZE PROVIDED: 22,311 SF / 0.512 ACRES
AMENITIES: WALKING TRAIL; BENCHES
POCKET PARK 2
SIZE PROVIDED: 3,409 SF / 0.078 ACRES
AMENITIES: PLAYGROUND EQUIPMENT; SEATING AREA
POCKET PARK 3
SIZE PROVIDED: 1,793 SF / 0.041 ACRES
AMENITIES: BENCHES
POCKET PARK 4
SIZE PROVIDED: 2,506 SF / 0.058 ACRES
AMENITIES: GAZEBO; BENCHES

TOTAL SITE ACREAGE 8.15 ACRES
TOTAL HOUSING UNITS 100 UNITS
PROPOSED DENSITY 12.27 UNITS PER ACRE

STATEMENT OF IMPACTS:
THE NEW DEVELOPMENT ONLY REPRESENTS A NET INCREASE OF 28 DWELLING UNITS OVER THE PREVIOUS DEVELOPMENT LOCATED ONSITE. BECAUSE THIS INCREASE IN UNITS IS LIMITED IN SIZE, THE IMPACT ON POLICE, FIRE, SOLID WASTE, AND PUBLIC RECREATIONAL FACILITIES WILL BE RELATIVELY SMALL. THE PUBLIC STREETS ADJUTING THE DEVELOPMENT SITE (CHICKASAW PLACE, CHICKASAW PLACE, AND SHAWNEE DRIVE) ARE REMAINING BASICALLY UNCHANGED, SO POLICE AND FIRE ACCESSIBILITY WILL REMAIN THE SAME. THERE WILL BE A FEW MORE BUILDINGS FOR POLICE AND FIRE TO SERVICE ONSITE, BUT ONLY A LIMITED INCREASE. LIKEWISE, THE NET INCREASE OF 28 UNITS WILL NOT SIGNIFICANTLY IMPACT SOLID WASTE, AND DUMPSTERS LOCATED ONSITE WILL SERVE RESIDENTS. THE DEVELOPMENT WILL HAVE ITS OWN PRIVATE POCKET PARKS, WHICH WILL ALLEVIATE THE POTENTIAL IMPACTS ON PUBLIC PARKS SUCH AS JIM WARREN PARK.

OPEN SPACE PROVIDED: 30,019 S.F.
NATURAL AREA PROVIDED: 49,228 S.F.

50' FROM SITE



LEGEND
--- PUBLIC ACCESS EASEMENT
--- DRAINAGE EASEMENT
--- UTILITY EASEMENT
--- TRANSITION ZONE 1
--- TRANSITION ZONE 2
--- TRANSITION ZONE 3

NOTES
1. UNCONTROLLED PEDESTRIAN CROSSING LOCATIONS WILL BE DETERMINED BY CITY OF FRANKLIN ENGINEERING STAFF ON A CASE-BY-CASE BASIS WITH THE REVIEW OF SUBSEQUENT SITE PLANS.
2. CHICKASAW PLACE AND CHEROKEE PLACE ROADWAYS TO BE RE-PAVED IN THEIR ENTIRETY WITHIN THE DEVELOPMENT BOUNDARY.
3. THE CONTRACTOR SHALL ENSURE THAT ALL MECHANICAL EQUIPMENT IS COMPLETELY SCREENED FROM ALL DIRECTIONS AND OFF SITE VIEWS.
4. THE CHANGE OUT OF ANY EQUIPMENT TO A LARGER DIMENSIONAL HEIGHT OR MOUNTING HEIGHT WILL REQUIRE THAT ADDITIONAL MEASURES BE TAKEN TO MEET CITY OF FRANKLIN SCREENING REQUIREMENTS.

One Vantage Way, Suite E-220 • Knoxville, Tennessee 37228-955 • 615/726/4148
JA Engineers
Planners and
Computer Applications
JAMES + ASSOCIATES, INC.

James R. Gillespie, III
REGISTERED PROFESSIONAL ENGINEER
No. 102950
STATE OF TENNESSEE
08-07-20

DEVELOPMENT PLAN
DEVELOPMENT PLAN
CHEROKEE PLACE PLANNED UNIT DEVELOPMENT
CHICKASAW PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR	CHK	DATE	DESCRIPTION
TEAM	JRG	07-24-20	PRE-APPLICATION SUBMITTAL
TEAM	JRG	08-07-20	DEVELOPMENT PLANS SUBMITTAL

C2.0
FILE NO. 1716-20

COF PROJECT NO. _____

CONDITIONS OF APPROVAL:

Open Issues: 6 These issues are currently being filtered

Addressing

General Issues**57. Addressing**

lori.jarosz@franklintn.gov Start looking at 2 to 3 street names before site plan approval. Please submit street names to lori.jarosz@franklintn.gov
[Edited By Lori Jarosz]

FIRE--Planning

General Issues**14. Flow Test**

curt.edelmann@franklintn.gov Insufficient water supply will be addressed at site plan and will not hold-up approval of the development plan. This comment will remain open to remind future reviewers that this issue must be addressed.

Parks

General Issues**1. Parkland Impact Fee**

kevinl@franklintn.gov Law has this agreement under review.

Planning

General Issues**41. PUD Boundaries**

joseph.bryan@franklintn.gov Comment to remain open. Final approval of this development plan is dependent on approval of the revised development plan for the Chickasaw PUD.

58. Modification of Standards

joseph.bryan@franklintn.gov Based on the information provided, Staff is able to support the Modification Of Standards for the reduced parking requirements and foundation height for non-multifamily buildings.

Ultimate approval of the two MOS requests is made by the Board of Mayor and Aldermen.

FHA_PRE APP_SUBMITTAL_07-24-20.pdf**42. Architecture**

joseph.bryan@franklintn.gov See comment related to MOS requests.

Applicant shall additional detailing on the elevations as described above and in the Zoning Ordinance.

DEVELOPMENT PLAN

CHEROKEE PLACE PLANNED UNIT DEVELOPMENT

FRANKLIN HOUSING AUTHORITY
CHEROKEE PLACE @ 1101 SHAWNEE DRIVE
FOURTH ALDERMANIC WARD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

OWNER

FRANKLIN HOUSING AUTHORITY
200 SPRING STREET
FRANKLIN, TN 37064
(615) 794-1247
CONTACT: DERWIN JACKSON
EMAIL: djackson@franklinhousingauthority.com

CIVIL ENGINEER / APPLICANT

JAMES + ASSOCIATES, INC.
ONE VANTAGE WAY
SUITE E-220
NASHVILLE, TN 37228
(615) 726-4848
CONTACT: R. DARRELL JAMES, P.E.
EMAIL: darrell.james@jamesplus.net

ARCHITECT

NICKLE ARCHITECTS, PLLC
1612 17TH AVENUE SOUTH
NASHVILLE, TN 37212
(615) 269-3130
CONTACT: JAMES D. NICKLE, AIA
EMAIL: jnickle@nicklearchitects.com

FRANKLIN, TN UTILITIES

WATER: FRANKLIN WATER & SEWER
124 LUMBER DRIVE
FRANKLIN, TN 37064
(615) 794-4554

SEWER: FRANKLIN WATER & SEWER
124 LUMBER DRIVE
FRANKLIN, TN 37064
(615) 794-4554

ELECTRIC: M.T.E.M.C.
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
(615) 794-3561

GAS: ATMOS ENERGY MID-SOUTH DIVISION
810 CRESCENT CENTRE DRIVE, #60
FRANKLIN, TN 37064
(615) 771-8300
(888) 286-6700

COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT THE SITE PLAN STAGE. PROJECT ENTITLEMENTS APPROVED WITH THIS DEVELOPMENT PLAN DO NOT CONSTITUTE APPROVAL OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS SHOWN ON THE DEVELOPMENT PLAN. IF, UPON APPLICATION OF CITY OF FRANKLIN STREET, STORMWATER, AND UTILITY STANDARDS AT THE SITE PLAN STAGE, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

ASSOCIATED PD ZONING ENTITLEMENT REQUEST:
Applicant is submitting a Rezoning Request application reflecting the following:

Existing Zoning District – PD, Planned District, Residential Density 4.75
Proposed Zoning District – PD, Planned District, Residential Density 12.27

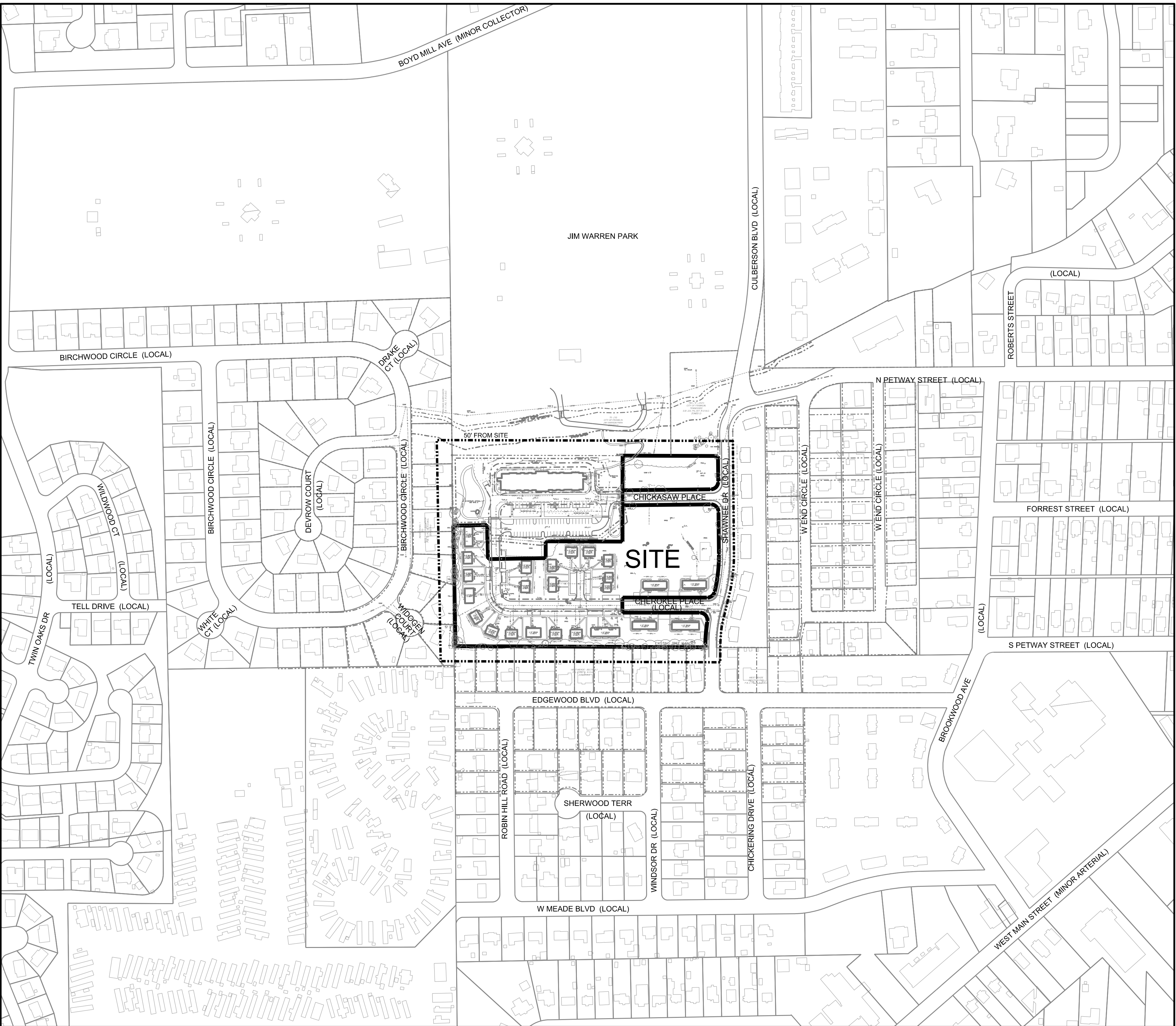
PARKLAND IMPACT FEE:
100 UNITS PURPOSED
72 EXISTING WITH AN INCREASE OF 28 UNITS
28 UNITS x \$4,304 = \$120,512
FEES ARE DUE AT THE FIRST PLAT

LANDSCAPE ARCHITECT

CUMBERLAND LANDESIGN, INC.
104 LEEWARD POINT
HENDERSONVILLE, TN 37075
(615) 333-4636
CONTACT: ROBERT BRIAN WRAY, ASLA
EMAIL: cumberlanddesign@bellsouth.net

ELECTRICAL ENGINEER

OLIVER-LITTLE-GIPSON ENGINEERING, INC.
301 INDUSTRIAL BLVD.
TULLAHOMA, TN 37388
(931) 454-9940
CONTACT: TONY GIPSON, PE
EMAIL: adgipson@olgengineering.com



PARCEL 4.00
GROUP A
TAX MAP 078H

INDEX OF DRAWINGS

C0.0	COVER SHEET	L1.0	TREE PRESERVATION PLAN
C1.0	EXISTING CONDITIONS PLAN	L1.1	EXISTING TREE CANOPY AERIAL
C2.0	DEVELOPMENT PLAN	L2.0	LANDSCAPE PLAN
C3.0	GRADING & DRAINAGE PLAN	L3.0	LANDSCAPE DETAILS
C4.0	ROW & ACCESS PLAN	P1.0	SITE LIGHTING PLAN
C4.1	AUTOTURN PLAN	A1	SITE PLAN & BUILDING BLOCKS
C4.2	AUTOTURN PLAN	A2	FLOOR PLANS
C4.3	AUTOTURN PLAN	A3	FLOOR PLANS
C4.4	AUTOTURN PLAN	A4	ARCHITECTURAL ELEVATIONS - BLDG. M
C4.5	AUTOTURN PLAN	A5	ARCHITECTURAL ELEVATIONS - BLDG. E
C5.0	UTILITY PLAN	A6	DUMPSTER DETAIL
C5.1	UTILITY DEMOLITION PLAN		

REQUEST FOR MODIFICATION OF STANDARDS:

MOS #1: Modification of Zoning Ordinance Section 10.1.5 ("Calculation of Minimum Parking") and Section 10.1.6 ("Minimum Parking") to allow the development site to be served by 238 vehicle parking spaces. Based on the current breakdown of residential dwelling units onsite, the unmodified Section 10.1.6 would require a minimum of 256 vehicle parking spaces:

1 Bedroom - 16 @ 1.5 per unit =	24
2 Bedroom - 40 @ 2.5 per unit =	100
3 Bedroom - 38 @ 3.0 per unit =	114
4 Bedroom - 4 @ 3.0 per unit =	12
5 Bedroom - 2 @ 3.0 per unit =	6
Minimum Vehicle Parking Spaces =	256

The site presents significant challenges for parking, as Applicant is unable to utilize parallel parking along Cherokee Place and Chickasaw Place due to insufficient geometry, and stormwater management features have taken up space that otherwise would be dedicated to parking.

Applicant hereby requests a modification of the table entitled "Minimum Parking" in Section 10.1.6, for the row entitled "Duplexes/Multiplexes/Townhouses/Multifamily Residential," to read as follows:

1.5 spaces for a studio
1.5 spaces for a 1 bedroom unit
2.25 spaces for a 2 bedroom unit
2.75 spaces for a 3 bedroom unit
3 spaces for a 4+ bedroom unit

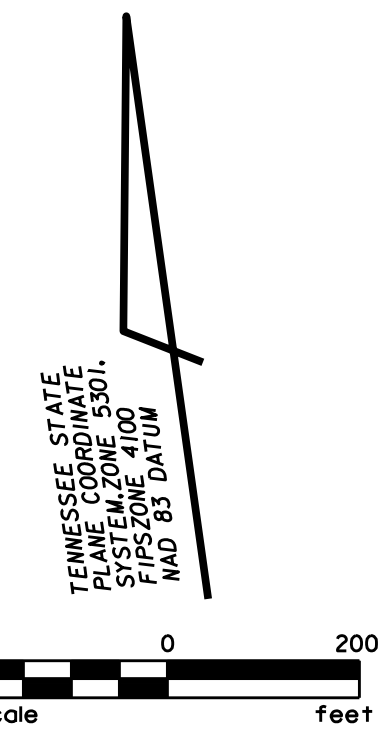
With the approval of MOS #1, the calculation of minimum parking under Sections 10.1.5 and 10.1.6 would be as follows:

1 Bedroom - 16 @ 1.5 per unit =	24
2 Bedroom - 40 @ 2.25 per unit =	90
3 Bedroom - 38 @ 2.75 per unit =	105
4 Bedroom - 4 @ 3.0 per unit =	12
5 Bedroom - 2 @ 3.0 per unit =	6
Minimum Vehicle Parking Spaces =	237

MOS #2: Modification of Zoning Ordinance Section 6.6 ("Building Types: Townhouse") to remove, for non-multifamily buildings (containing fewer than 5 units per building), the requirement that the finished floor elevation must be a minimum of 18 inches above grade at front façade.

In order to serve the Franklin community and to comply with applicable regulations, Franklin Housing Authority (FHA) must provide a minimum number of accessible units and adaptable units. With accessibility requirements in mind, it would be a substantial burden for FHA to provide 18-inch minimum foundations for non-multifamily buildings, as this would require constructing complex ramps in order to make these units accessible or adaptable. Removing the requirement to provide these 18-inch minimum foundations would better enable FHA to serve its residents and the Franklin community.

Applicant hereby requests a modification of Zoning Ordinance Section 6.6, Subsection "Foundations, Porches, and Stoops" by deleting the words "Finished Floor Elevation: Minimum 18 inches above grade at front façade" and thereby removing the requirement to provide the same.

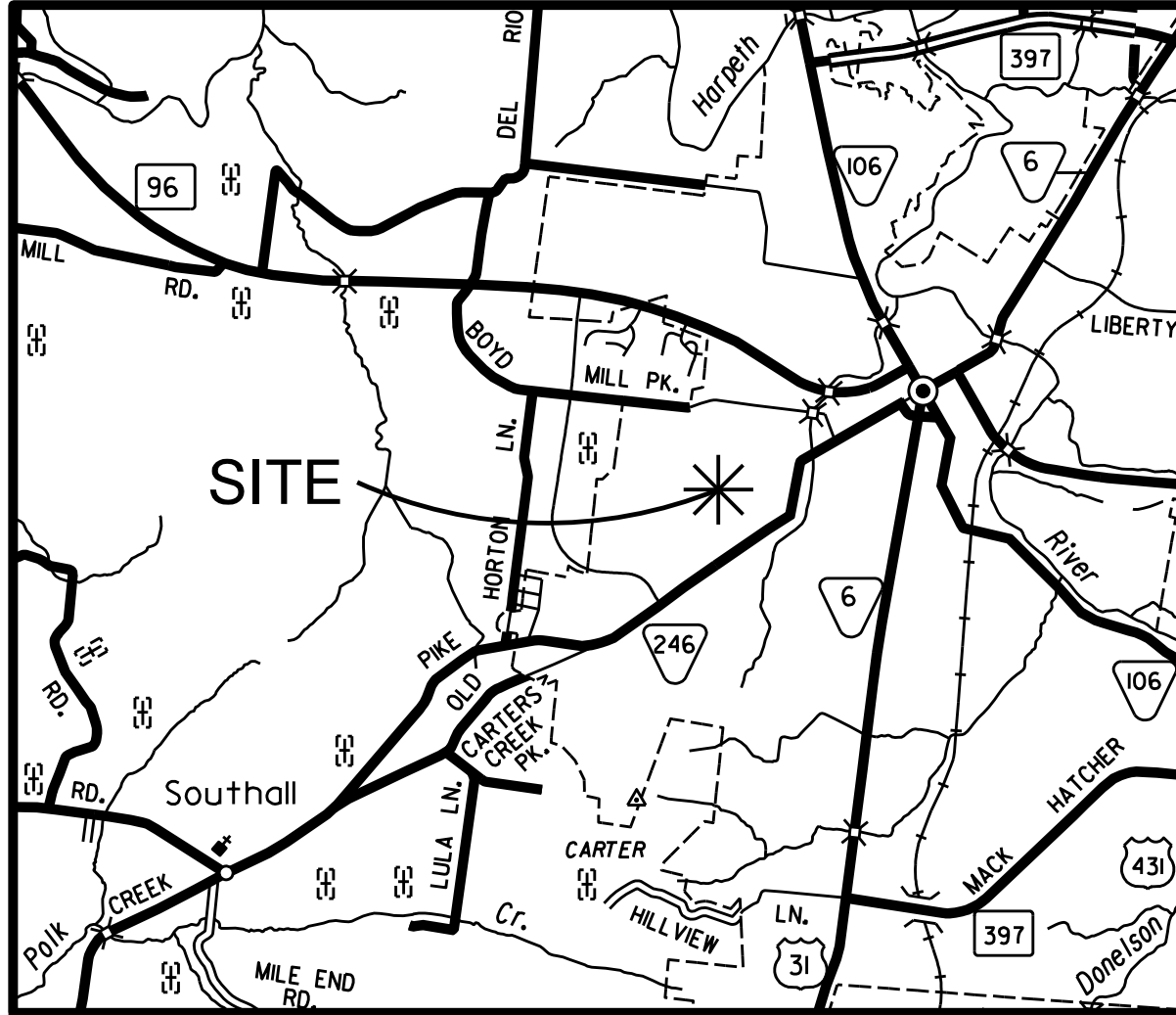


JAMES R. GILLESPIE
REGISTERED PROFESSIONAL ENGINEER
AGENCY FOR
TOWNSHIPS
NO. 102250
STATE OF TENNESSEE
10-01-20

COF PROJECT No. 7313
J+A PROJECT No. 1716-20
ISSUE DATE: 08.07.20
RESUBMITTAL: 10.01.20

One Vantage Way, Suite E-220 Nashville, Tennessee 37228-155 615/726/4848
Engineers
Planners and
Computer Applications
JAMES + ASSOCIATES, INC.

REQUIRED LOCATION
REQUEST INFORMATION
NAME OF CALLER
TELEPHONE NUMBER
BEST TIME TO CALL
COUNTY
ZONING
STREET ADDRESS
START DATE START TIME
TYPE OF WORK
DRAINAGE
WORK BEING DONE BY
WORK BEING DONE FOR
CALL THREE WORKING DAYS
BEFORE YOU DIG
1-800-351-1111
IN NASHVILLE: 366-1987
Tennessee
SYSTEM INCORPORATED



VICINITY MAP
NOT TO SCALE

- EASEMENT LEGEND**
- PUBLIC ACCESS EASEMENT
 - PUBLIC SEWER EASEMENT
 - PUBLIC WATER EASEMENT
 - DRAINAGE EASEMENT
- REFERENCE**
- (A) 40' PUBLIC ACCESS PLAT BOOK P69, PAGE 40, R.O.W.C.
 - (B) 20' PUBLIC SEWER PLAT BOOK P69, PAGE 40, R.O.W.C.
 - (C) 20' PUBLIC WATER PLAT BOOK P69, PAGE 40, R.O.W.C.
 - (D) 20' PUBLIC DRAINAGE PLAT BOOK P69, PAGE 40, R.O.W.C.

NOTES

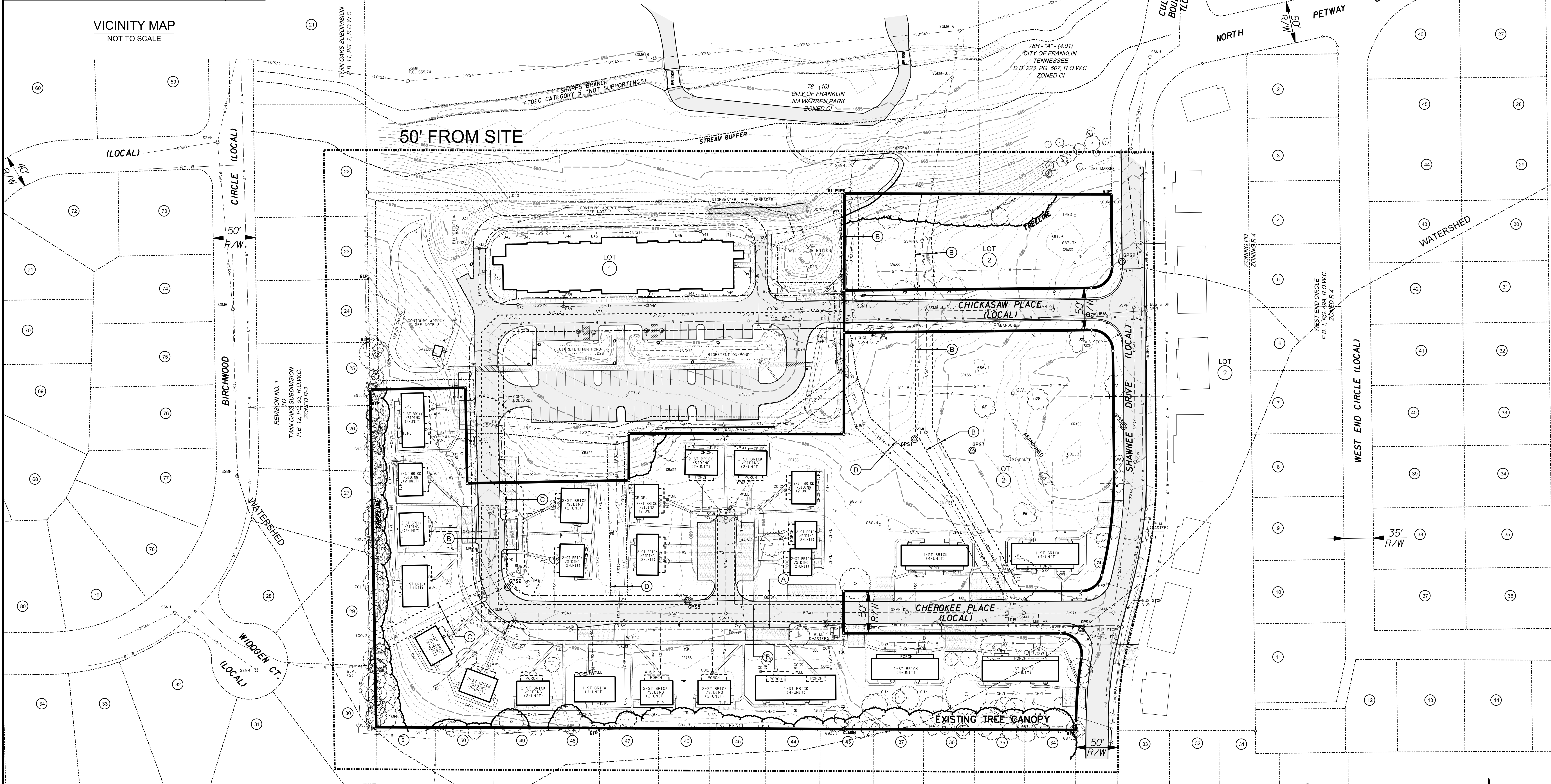
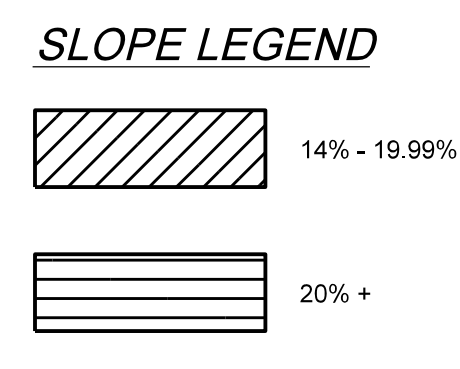
- SITE IS PART OF PARCEL No. 4, GROUP "A" ON TAX MAP 78H, ALSO BEING A PORTION OF LOT 2 OF CHICKASAW PUD SUBDIVISION IN THAT PLAT OF RECORD IN PLAT BOOK P69, PAGE 40, REGISTERS OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
- OWNER OF RECORD IS FRANKLIN HOUSING AUTHORITY OF RECORD IN DEED BOOKS 127, PAGE 33 AND 108, PAGE 332, REGISTERS OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
- SITE IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM FLOOD INSURANCE RATE MAP) COMMUNITY PANEL No. 47187C0182G DATED DECEMBER 22, 2016.
- FRANKLIN CORPORATE LIMITS ARE NOT WITHIN A HALF MILE OF SITE.
- CURRENT ZONING IS PD, PLANNED DISTRICT.
- SITE AREA IS 354,914 SQUARE FEET OR 8.15 ACRES, MORE OR LESS.
- UNDERGROUND UTILITY LOCATIONS SHOWN HEREON WERE TAKEN FROM FIELD LOCATION OF VISIBLE ABOVE-GROUND STRUCTURES, PERTINENT UTILITY MAPS AND RECORD DRAWINGS. LOCATIONS SHOULD BE CONSIDERED APPROXIMATE AND UTILITIES SHOULD BE FIELD VERIFIED BY THE PROPER UTILITY AUTHORITY HAVING JURISDICTION OR A PRIVATE UNDERGROUND UTILITY LOCATOR PRIOR TO ANY DIGGING OR GROUND DISTURBANCE ACTIVITIES. UNDERGROUND ELECTRICAL AND COMMUNICATION LINES TO EXISTING UNITS IS NOT SHOWN, SINCE NO RECORD DRAWINGS COULD BE LOCATED.
- EXISTING CONDITIONS ARE BASED ON FIELD-RUN TOPOGRAPHIC SURVEY DEVELOPED BY JAMES + ASSOCIATES PERFORMED IN JULY 2020.

SANITARY SEWER STRUCTURE TABLE				
STRUCTURE NO.	CASTING ELEV.	INVERT IN	INVERT IN	INVERT OUT
*SSMH A	653.20	-	647.45	647.25
*SSMH B	654.00	648.50	647.87	647.67
SSMH C	653.95	-	657.80	657.62
SSMH D	670.76	-	664.79	663.06
SSMH E	676.42	667.88	667.86	667.78
SSMH F	678.33	-	-	668.20
SSMH G	678.82	-	672.59	672.54
**SSMH H	679.40	-	675.14	674.94
SSMH I	684.77	-	677.97	677.94
SSMH J	684.32	681.46	679.20	679.06
SSMH K	686.29	-	682.32	682.27
SSMH L	689.76	683.36	683.41	683.40
SSMH M	689.77	685.57	684.66	684.63
SSMH N	690.06	-	684.81	684.80
SSMH O	690.17	684.40	684.37	684.11
SSMH P	685.48	679.98	679.98	679.75
**SSMH Q	687.73	-	-	680.66

* MANHOLES NOT SHOWN, LOCATED DOWNSTREAM / NORTH OF MANHOLE C.
** UNABLE TO REMOVE MANHOLE LID, INVERTS SCALED FROM RECORD DRAWINGS.

STORM SEWER STRUCTURE TABLE								
NO.	CASTING ELEV.	INVERT ELEV.	NO.	CASTING ELEV.	INVERT ELEV.	NO.	CASTING ELEV.	INVERT ELEV.
D1	N/A	664.27	D18	683.51	679.62	D35	676.01	671.69
D2	671.30	665.60	D19	683.58	680.49	D36	N/A	N/A
D3	675.70	669.95	D20	684.70	680.35	D37	675.40	671.96
D4	675.79	670.74	D21	N/A	664.12	D38	675.35	672.33
D5	675.92	670.31	D22	670.50	664.47	D39	675.84	672.42
*D6	676.68	671.32	D23	N/A	665.24	D40	675.47	672.42
D7	677.94	672.37	D24	674.95	665.90	D41	675.99	672.60
D8	679.82	673.43	D25	673.65	665.55	D42	675.92	671.35
D9	679.21	674.52	D26	674.73	666.53	D43	675.28	671.54
D10	678.75	674.60	D27	N/A	669.05	D44	675.48	671.80
D11	684.84	677.89	*D28	674.32	669.69	D45	676.20	672.00
D12	684.94	678.61	*D29	674.80	669.76	D46	674.88	672.09
D13	685.65	676.35	D30	N/A	663.15	D47	675.23	672.51
D14	687.84	680.99	D31	670.95	663.83	D48	676.12	672.93
D15	687.77	681.85	D32	N/A	670.92	D49	676.00	672.95
D16	680.97	677.43	D33	674.93	671.16			
D17	683.66	678.66	D34	675.60	671.50			

* INVERTS TAKEN FROM RECORD DESIGN DRAWINGS.



LEGEND

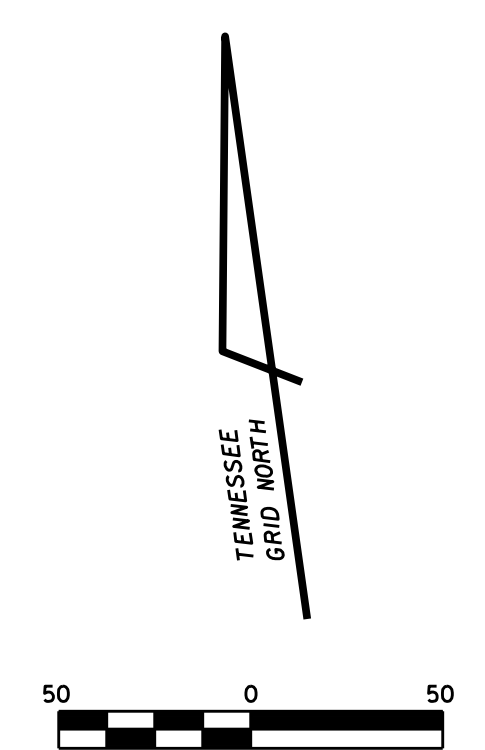
- BOUNDARY LINE
- FENCE
- MAILBOX
- SIGN
- CH/L --- CLOTHES LINE
- CR.OP. --- CRAWL SPACE OPENING
- W --- WATER LINE
- W.S --- WATER SERVICE
- W.M. --- WATER METER
- W.V. --- WATER VALVE
- X --- FIRE HYDRANT
- T (UG) --- UNDERGROUND COMMUNICATION
- T.P. --- TELEPHONE PEDESTAL (SEE NOTE 7)
- T.B. --- COMMUNICATION BOX (SEE NOTE 7)
- E.T.F. --- ELECTRICAL TRANSFORMER (SEE NOTE 7)
- U.P. --- UTILITY POLE
- U.L.P. --- UTILITY LIGHT POLE
- GUY WIRE
- OHP --- OVERHEAD POWER (SINGLE WIRE)
- 3WOHP/C --- 3 WIRE OVERHEAD POWER & COMMUNICATION
- G.V. --- GAS VALVE
- S.A --- SANITARY SEWER WITH FLOW DIRECTION
- S.S --- SEWER SERVICE WITH FLOW DIRECTION
- SSMH A --- SANITARY SEWER MANHOLE (SEE SANITARY TABLE)
- S.C --- SANITARY SEWER CLEANOUT
- S.F --- STORM SEWER FLOW DIRECTION
- S.M --- STORM SEWER MANHOLE (SEE STORM SEWER TABLE)
- S.I --- DRAINAGE INLET (SEE STORM SEWER TABLE)
- D1 --- DRAINAGE ENDWALL (SEE STORM SEWER TABLE)
- I.C --- INDEX CONTOUR
- I.V --- INTERVAL CONTOUR
- S.E --- SPOT ELEVATION
- A --- ASPHALT AREA
- C --- CONCRETE AREA
- T --- TREE

GRADING AND DRAINAGE DATA CHARTS

- SITE ANALYSIS AREA: 9.2 +/- ACRES
- IMPERVIOUS AREA: 2.73 ACRES
- DISTURBED AREA: N/A
- RV VALUE: 0.40
- PEAK FLOW RUNOFF (ACTUAL CONDITIONS)
- 2 YEAR: 14.40 CFS
- 5 YEAR: 21.70 CFS
- 10 YEAR: 28.00 CFS
- 25 YEAR: 37.40 CFS
- 50 YEAR: 45.40 CFS
- 100 YEAR: 53.90 CFS

STORMWATER NARRATIVE

THE EXISTING PROJECT SITE IS APPROXIMATELY 9 ACRES IN SIZE AND CONSISTS OF MULTIPLE HOUSING UNITS. THE CURRENT SITE COVERAGE CONSISTS OF OPEN TURF GRASS MEADOWS, EXISTING ROADWAYS, SIDEWALKS, AND SMALL PARKING AREAS ADJACENT TO THE HOUSING UNITS. THE SOIL TYPE OF THE SITE RANGES FROM HYDROLOGIC A SOILS TO HYDROLOGIC C SOILS, AND THE NATIVE VEGETATION APPEARS TO BE IN GOOD CONDITION OVERALL. THE SITE IS PART OF A LARGER DRAINAGE BASIN CONTAINING APPROXIMATELY 14.6 ACRES. THIS DRAINAGE BASIN CONTAINS SMALLER SUB-BASINS, AND THE MAIN BASIN OUTFALL IS AT SHARPS BRANCH LOCATED TO THE NORTH OF THE PROPOSED DEVELOPMENT. DRAINAGE FROM THE OVERALL BASIN MAKES ITS WAY TO SHARPS BRANCH BY WAY OF OVERLAND AND SHEET FLOW, STREET GUTTER FLOW, AND EXISTING STORM SEWER NETWORKS. THIS EXISTING DRAINAGE EXISTS THE SITE PRIMARILY BY WAY OF A STORM SEWER LINE WHICH DISCHARGES AT A NEW LEVEL SPREADER COMPLETED WITH THE CHICKASAW DEVELOPMENT. THIS TRUNK LINE IS A 30 INCH DIAMETER RCP, AND FLOW FROM THE DEVELOPMENT IS CAPTURED BY WAY OF TWO NETWORK BRANCHES THAT FLOW 1) SOUTH TO NORTH THROUGH THE CENTER OF THE SITE AND 2) WEST TO EAST THROUGH THE CENTER OF THE SITE ALONG THE CHICKASAW DEVELOPMENT BOUNDARY. AFTER THIS 30 INCH TRUNK LINE DISCHARGES TO THE LEVEL SPREADER FLOW TRAVELS NORTH TO SHARPS BRANCH TO THE ABOVE MENTIONED PRIMARY OUTFALL. THE STORMWATER RUNOFF FROM THE EXISTING DEVELOPMENT IS NOT TREATED OR DETAINED IN ANYWAY PRIOR TO EXITING THE SITE.



COF PROJECT NO. 7313

One Vantage Way, Suite E-220 • Nashville, Tennessee 37228-95 • 615/726/4148

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JAMES + ASSOCIATES, INC.

James R. Gillespie, Jr.
REGISTERED PROFESSIONAL ENGINEER
No. 182950
STATE OF TENNESSEE

10-01-20

EXISTING CONDITIONS PLAN

DEVELOPMENT PLAN

CHEROKEE PLACE PLANNED UNIT DEVELOPMENT
CHEROKEE PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR	CHK	DATE	DESCRIPTION
TEAM	JRG	07-24-20	PRE-APPLICATION SUBMITTAL
TEAM	JRG	08-07-20	DEVELOPMENT PLAN SUBMITTAL
TEAM	JRG	09-03-20	RESUBMITTAL
TEAM	JRG	10-01-20	RESUBMITTAL

C1.0

FILE NO. 1716-20

SITE DATA CHART
PROJECT NAME: CHEROKEE PLANNED UNIT DEVELOPMENT
PROJECT #:
ADDRESS: 1101 SHAWNEE DRIVE, FRANKLIN, TENNESSEE, 37064
PARCEL(S): 078H A 00400, 00009078H
ACREAGE/SQUARE FOOTAGE OF SITE: 8.15 ACRES/354,914 SF
VESTING (DATE DEVELOPMENT FIRST BECAME VESTED, IF A REVISION): N/A

REGULATIONS:
BASE ZONING: PD 4.75
PROPOSED ZONING: PD 12.27
OVERLAY ZONING: N/A
BUILDING TYPES APPLIED: MULTIFAMILY
FRONTAGE TYPES APPLIED: URBAN LANDSCAPE FRONTAGE
LOT WIDTH (RESIDENTIAL): N/A
LOT SIZE (RESIDENTIAL): N/A
SET BACKS:
FRONT YARD: 5 FT. FROM BACK OF CURB
SIDE YARD: 10 FT. FROM PROPERTY LINE
REAR YARD: 10 FT. FROM PROPERTY LINE
DWELLING UNIT COUNT, BY TYPE:
1 BEDROOM UNIT = 16
2 BEDROOM UNIT = 40
3 BEDROOM UNIT = 38
4 BEDROOM UNIT = 4
5 BEDROOM UNIT = 2
COMMERCIAL SF, BY USE: N/A
HOTEL KEYS: N/A
BUILDING HEIGHT RANGE: 29'-4" TO 36'-6" MAX.
MINIMUM LANDSCAPE SURFACE AREA: 20%
OPEN SPACE SF REQUIRED: 17,751 S.F. (5%)
NATURAL AREA SF REQUIRED: 35,501 S.F. (ADDITIONAL 10%)
TREE CANOPY RETENTION ACREAGE: 0.75 AC.
PARKING REQUIRED, BY USE: 256 SPACES
PARKING PROVIDED, BY USE: 237 SPACES
HISTORIC RESOURCE TREATMENT (Y/N): N

OPEN SPACE PROVIDED: 30,019 S.F.
NATURAL AREA PROVIDED: 49,228 S.F.

COMPLIANCE WITH THE OBJECTIVES OF "ENVISION FRANKLIN"

GUIDING PRINCIPLES: THIS DEVELOPMENT PLAN IS CONSISTENT WITH ENVISION FRANKLIN'S GOAL OF CREATING EXCEPTIONAL PLACES FOR CITIZENS WHILE PRESERVING THE CITY'S UNIQUE IDENTITY AND CHARACTER.
MANAGED GROWTH: DENSITY IS ONLY INCREASING SLIGHTLY AND IS SUPPORTED BY IMPROVEMENTS TO THE CITY UTILITY INFRASTRUCTURE ONSITE.
ECONOMIC VITALITY: THE DEVELOPMENT WILL INCREASE THE AMOUNT OF AFFORDABLE AND LOW-INCOME HOUSING IN THE CITY.
VIBRANT NEIGHBORHOODS: BUILDINGS ON THE DEVELOPMENT SITE ARE BEING DESIGNED TO BE VISUALLY APPEALING. COMMUNITY FACILITIES ARE BEING MADE AVAILABLE AND ACCESSIBLE TO RESIDENTS.
HISTORIC PRESERVATION: THE DEVELOPMENT SITE DOES NOT LIE WITHIN A HISTORIC DISTRICT AND DOES NOT CONTAIN ANY SITES ELIGIBLE FOR INCLUSION ON THE NATIONAL REGISTER OF HISTORIC PLACES.
NATURAL BEAUTY: THE DEVELOPMENT WILL COMPLY WITH ZONING ORDINANCE REQUIREMENTS REGARDING LANDSCAPING, TREE CANOPY, NATURAL AREA, AND OPEN SPACE. THERE ARE NO SCENIC VISTAS OR VIEWSHEDS TO PRESERVE ONSITE.
EXCEPTIONAL DESIGN: BUILDINGS WILL BE COMPOSED OF HIGH-QUALITY MATERIALS AND WILL FRONT THE STREET. OPEN SPACE AND NATURAL AREA ARE BEING SET ASIDE FOR PUBLIC GATHERING AND PASSIVE ENJOYMENT.
CONNECTED COMMUNITY: THE DEVELOPMENT LIES ADJACENT TO AN EXISTING PUBLIC TRANSIT NETWORK. BICYCLE PARKING IS PROVIDED, AND A PEDESTRIAN CIRCULATION SYSTEM CONNECTS THE BUILDINGS AND OPEN SPACE IN THE DEVELOPMENT.
CONTEXT-RESPONSIVE INFILL: AS A "TRANSITIONAL AREA" INFILL (PER APPENDIX E), THE REDEVELOPMENT OF THE DEVELOPMENT SITE WILL SERVE TO ENHANCE COMMUNITY CHARACTER, WITH NEW, WELL-DESIGNED BUILDINGS AND LANDSCAPING THAT ARE AN IMPROVEMENT OVER THE EXISTING SITE.
CHARACTER AREA: ACCORDING TO APPENDIX B OF ENVISION FRANKLIN, THE DEVELOPMENT SITE LIES WITHIN THE CENTRAL FRANKLIN CHARACTER AREA. THE DEVELOPMENT DOES NOT LIE WITHIN THE CENTRAL FRANKLIN OVERLAY DISTRICT.
SPECIAL AREA: THE DEVELOPMENT SITE DOES NOT LIE WITHIN A "SPECIAL AREA".
DESIGN CONCEPTS: THE DEVELOPMENT WILL BE A MIXED RESIDENTIAL NEIGHBORHOOD COMPOSED PRIMARILY OF MULTIFAMILY BUILDINGS, WHICH IS CONSISTENT WITH THE "MIXED RESIDENTIAL" DESIGNATION SHOWN IN APPENDIX F, FIGURE F.2 ("CORRIDOR CHARACTER MAP") OF ENVISION FRANKLIN. THE DEVELOPMENT HAS BEEN DESIGNED TO BE WALKABLE FOR RESIDENTS. OPEN SPACE AND NATURAL AREA HAVE BEEN SET ASIDE, AND LANDSCAPING HAS BEEN INCLUDED THROUGHOUT, IN ORDER TO ENHANCE THE NEIGHBORHOOD FEEL OF THE DEVELOPMENT. A BUFFER IN TRANSITION ZONE 1 ADJACENT TO THE SOUTHERN AND WESTERN BOUNDARIES HELPS WITH STREAMLINING THE DEVELOPMENT SITE INTO THE EXISTING ADJACENT RESIDENTIAL AREAS.

PARKING REQUIRED
ZONING ORDINANCE TABLE 10.1.6
RESIDENTIAL MULTI-FAMILY

1 BEDROOM - 16 @ 1.5 PER UNIT = 24
2 BEDROOM - 40 @ 2.5 PER UNIT = 100
3 BEDROOM - 38 @ 3.0 PER UNIT = 114
4 BEDROOM - 4 @ 3.0 PER UNIT = 12
5 BEDROOM - 2 @ 3.0 PER UNIT = 6
TOTAL REQUIRED = 256
TOTAL PROVIDED = 237

13 BUILDING TYPES
21 BUILDINGS TOTAL
1 MAINTENANCE BUILDING

1 BEDROOM UNIT = 16
2 BEDROOM UNIT = 40
3 BEDROOM UNIT = 38
4 BEDROOM UNIT = 4
5 BEDROOM UNIT = 2
TOTAL UNITS = 100
URBAN LANDSCAPE FRONTAGE

POCKET PARK 1
SIZE PROVIDED: 22,311 SF / 0.512 ACRES
AMENITIES: WALKING TRAIL; BENCHES

POCKET PARK 2
SIZE PROVIDED: 3,409 SF / 0.078 ACRES
AMENITIES: PLAYGROUND EQUIPMENT; SEATING AREA

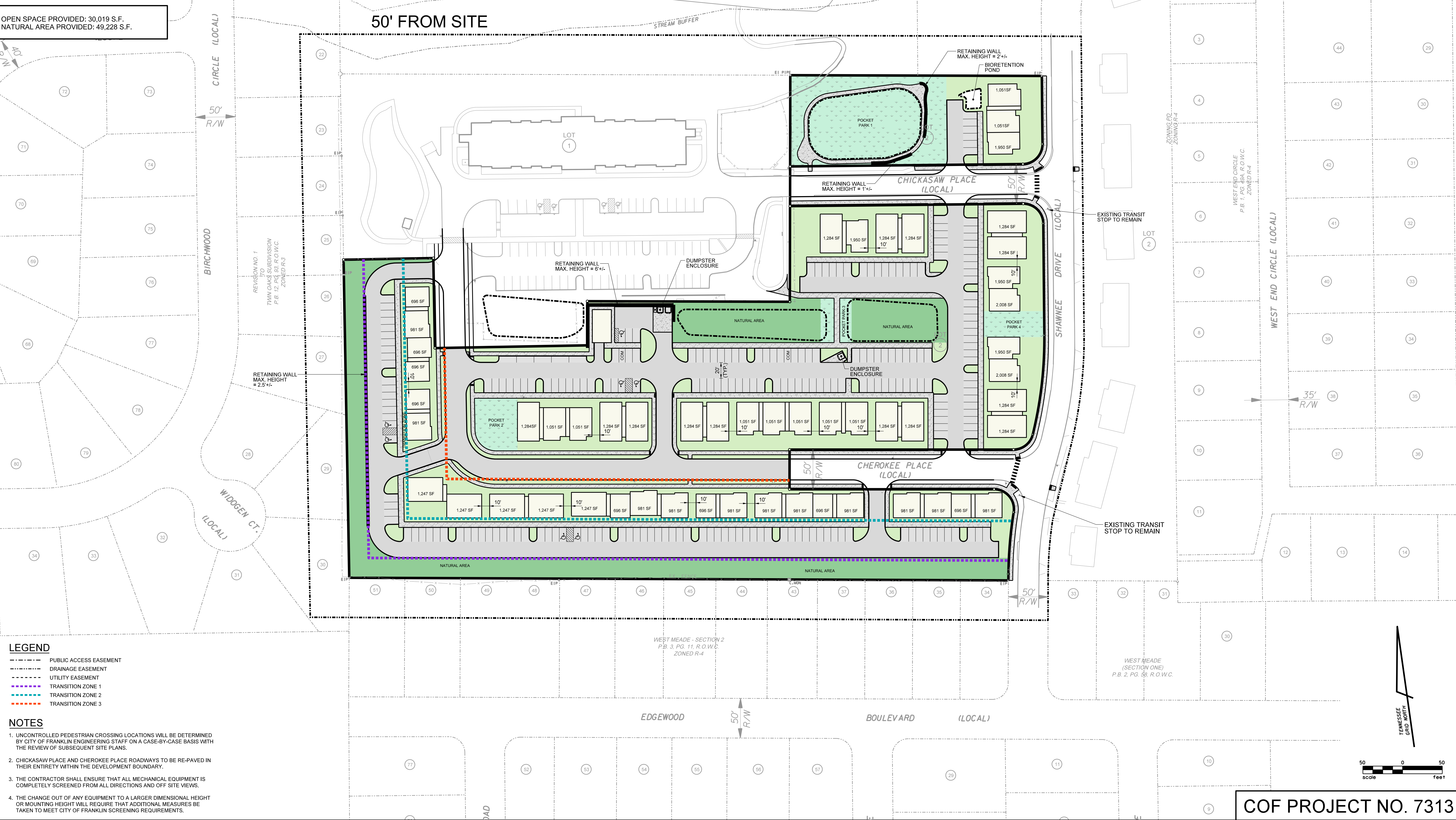
POCKET PARK 3
SIZE PROVIDED: 1,793 SF / 0.041 ACRES
AMENITIES: BENCHES

POCKET PARK 4
SIZE PROVIDED: 2,506 SF / 0.058 ACRES
AMENITIES: GAZEBO; BENCHES

TOTAL SITE ACREAGE 8.15 ACRES
TOTAL HOUSING UNITS 100 UNITS
PROPOSED DENSITY 12.27 UNITS PER ACRE

STATEMENT OF IMPACTS:

THE NEW DEVELOPMENT ONLY REPRESENTS A NET INCREASE OF 28 DWELLING UNITS OVER THE PREVIOUS DEVELOPMENT LOCATED ONSITE. BECAUSE THIS INCREASE IN UNITS IS LIMITED IN SIZE, THE IMPACT ON POLICE, FIRE, SOLID WASTE, AND PUBLIC RECREATIONAL FACILITIES WILL BE RELATIVELY SMALL. THE PUBLIC STREETS ABUTTING THE DEVELOPMENT SITE (CHICKASAW PLACE, CHICKASAW PLACE, AND SHAWNEE DRIVE) ARE REMAINING BASICALLY UNCHANGED, SO POLICE AND FIRE ACCESSIBILITY WILL REMAIN THE SAME. THERE WILL BE A FEW MORE BUILDINGS FOR POLICE AND FIRE TO SERVICE ONSITE, BUT ONLY A LIMITED INCREASE. LIKEWISE, THE NET INCREASE OF 28 UNITS WILL NOT SIGNIFICANTLY IMPACT SOLID WASTE, AND DUMPSTERS LOCATED ONSITE WILL SERVE RESIDENTS. THE DEVELOPMENT WILL HAVE ITS OWN PRIVATE POCKET PARKS, WHICH WILL ALLEVIATE THE POTENTIAL IMPACTS ON PUBLIC PARKS SUCH AS JIM WARREN PARK.



LEGEND
--- PUBLIC ACCESS EASEMENT
--- DRAINAGE EASEMENT
--- UTILITY EASEMENT
--- TRANSITION ZONE 1
--- TRANSITION ZONE 2
--- TRANSITION ZONE 3

NOTES

- UNCONTROLLED PEDESTRIAN CROSSING LOCATIONS WILL BE DETERMINED BY CITY OF FRANKLIN ENGINEERING STAFF ON A CASE-BY-CASE BASIS WITH THE REVIEW OF SUBSEQUENT SITE PLANS.
- CHICKASAW PLACE AND CHEROKEE PLACE ROADWAYS TO BE RE-PAVED IN THEIR ENTIRETY WITHIN THE DEVELOPMENT BOUNDARY.
- THE CONTRACTOR SHALL ENSURE THAT ALL MECHANICAL EQUIPMENT IS COMPLETELY SCREENED FROM ALL DIRECTIONS AND OFF SITE VIEWS.
- THE CHANGE OUT OF ANY EQUIPMENT TO A LARGER DIMENSIONAL HEIGHT OR MOUNTING HEIGHT WILL REQUIRE THAT ADDITIONAL MEASURES BE TAKEN TO MEET CITY OF FRANKLIN SCREENING REQUIREMENTS.

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James R. Gillespie, Jr.
REGISTERED PROFESSIONAL ENGINEER
No. 102550
STATE OF TENNESSEE
10-01-20

DEVELOPMENT PLAN

DEVELOPMENT PLAN
CHEROKEE PLACE PLANNED UNIT DEVELOPMENT
CHICKASAW PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR	CHK	DATE	DESCRIPTION
TEAM	JRG	07-24-20	PRE-APPLICATION SUBMITTAL
TEAM	JRG	08-07-20	DEVELOPMENT PLAN SUBMITTAL
TEAM	JRG	09-03-20	RESUBMITTAL
TEAM	JRG	10-01-20	RESUBMITTAL

C2.0
FILE NO. 1716-20

COF PROJECT NO. 7313

GRADING AND DRAINAGE GENERAL NOTES

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

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- × 67.432 SPOT ELEVATIONS
- ST STORM SEWER
- PROPOSED DRAINAGE EASEMENT

GRADING AND DRAINAGE DATA CHART

- SITE ANALYSIS AREA: 9.2 +/- ACRES
- IMPERVIOUS AREA: 5 ACRES +/-
- DISTURBED AREA: N/A
- RV VALUE: TBD
- PEAK FLOW RUNOFF
 - 2 YEAR: XX CFS
 - 5 YEAR: XX CFS
 - 10 YEAR: XX CFS
 - 25 YEAR: XX CFS
 - 50 YEAR: XX CFS
 - 100 YEAR: XX CFS

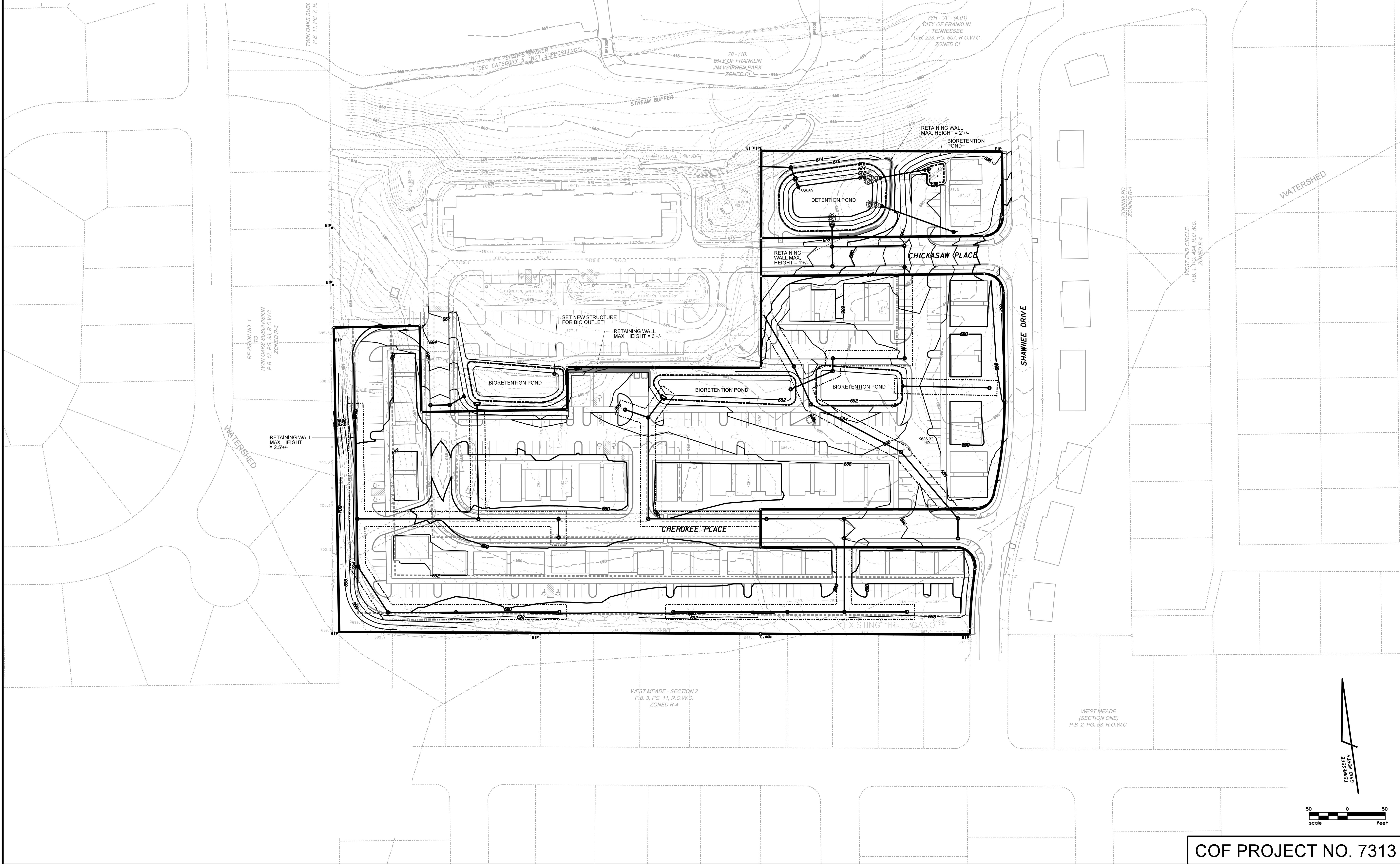
STORMWATER NARRATIVE AND STATEMENT OF IMPACTS

THE PROPOSED DEVELOPMENT IS APPROXIMATELY 9 ACRES IN SIZE, AND CONSISTS OF MULTIPLE HOUSING UNITS AND PARKINGS AREAS. THE SITE COVERAGE WILL CONSIST OF OPEN TURF GRASS MEADOWS, ROADWAYS, SIDEWALKS, AND LARGE SHARED PARKING AREAS. WITHIN THIS DEVELOPMENT WILL ALSO BE POCKET PARKS AND NATURAL AREAS TO SERVE THE RESIDENTS OF THE DEVELOPMENT. OVERALL DRAINAGE PATHS WILL REMAIN SIMILAR TO EXISTING CONDITIONS, WITH OFF-SITE WATER BYPASSED THROUGH THE SITE UTILIZING NEW STORM LINES CONNECTED TO THE EXISTING 30 INCH TRUNK LINE THAT RUNS SOUTH TO NORTH THROUGH THE SITE. NEW STORM NETWORKS WILL BE CONSTRUCTED TO CONVEY WATER TO NEW BIORETENTION AREAS OR THE PROPOSED DETENTION POND. THESE PONDS WILL BE USED TO TREAT AND DETAIN WATER TO LIMIT POST-DEVELOPED PEAK FLOWS TO VALUES LESS THAN OR EQUAL TO THE PRE-DEVELOPED CONDITIONS. BY LIMITING POST-DEVELOPED FLOWS TO VALUES LESS THAN OR EQUAL TO THE PRE-DEVELOPED CONDITIONS, IMPACTS ON DOWNSTREAM STRUCTURES SHOULD NOT OCCUR. THE PROPOSED DEVELOPMENT WILL UTILIZE THE OUTFALLS FROM THE EXISTING CONDITIONS, INCLUDING THE 30 INCH TRUNK LINE AND LEVEL SPREADER INSTALLED DURING THE CHICKASAW SENIOR DEVELOPMENT PROJECT.

RIPARIAN BUFFER NOTE

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

NOTE:
SEE SHEET C5.1 FOR STORM
LINES TO BE DEMOLISHED.



GRADING & DRAINAGE PLAN

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CHEROKEE PLACE PLANNED UNIT DEVELOPMENT
CHEROKEE PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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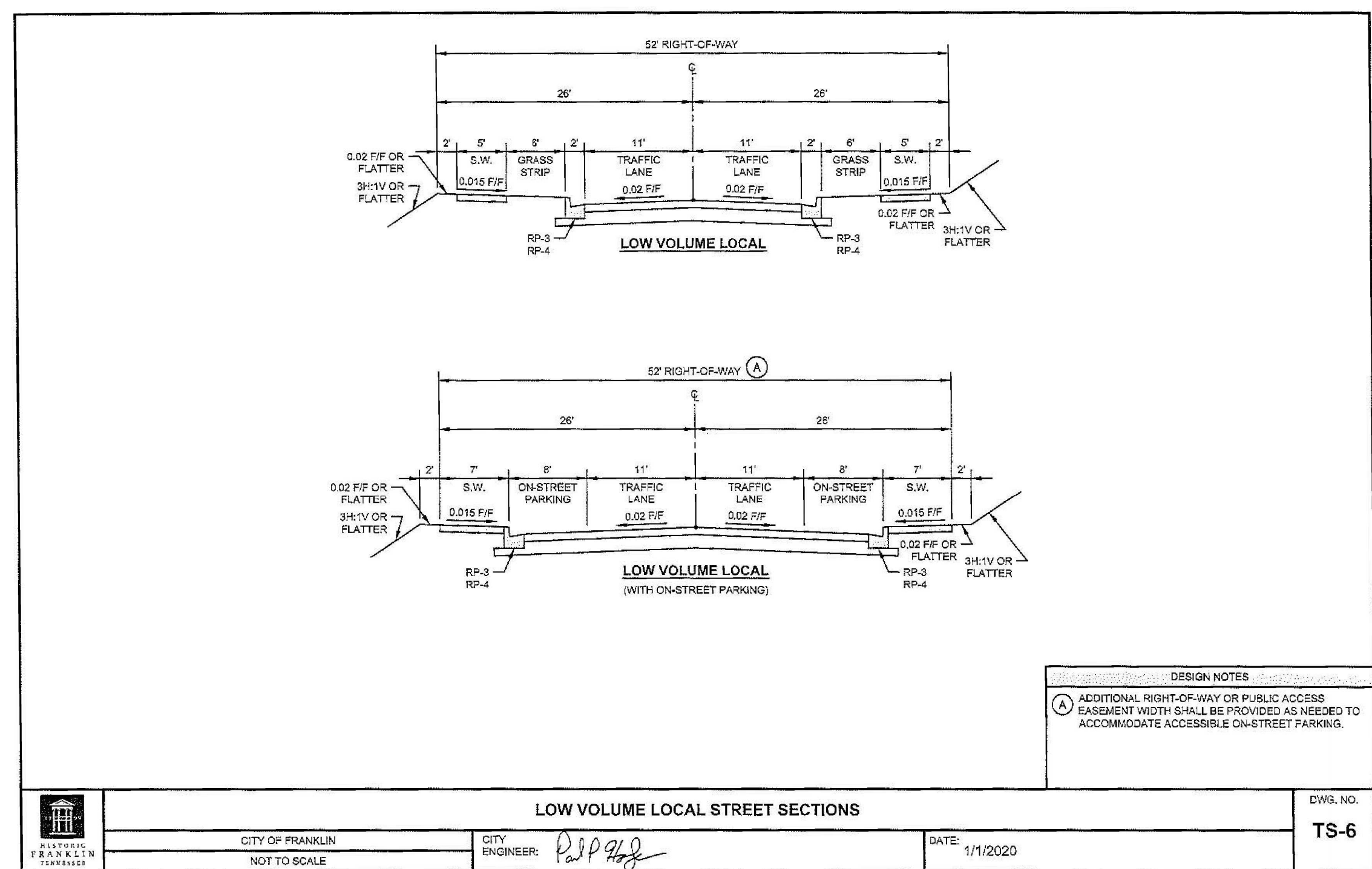
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R.O.W. & ACCESS GENERAL NOTES

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

STATEMENT OF IMPACTS:

THE PROPOSED DEVELOPMENT WILL HAVE A TOTAL OF 100 UNITS. CURRENTLY THERE ARE 72 UNITS ON THE SITE THAT WILL BE DEMOLISHED AND REPLACED. THE IMPROVEMENT WILL RESULT IN 28 NEW UNITS AND TRIP GENERATION FOR THIS USE HAS BEEN ANALYZED. BASED ON INFORMATION FROM THE TRIP GENERATION MANUAL IT APPEARS THE ADDITIONAL UNITS WILL RESULT IN 21 ADDITIONAL TRIPS IN THE A.M. PEAK AND 27 ADDITIONAL TRIPS IN THE P.M. PEAK.

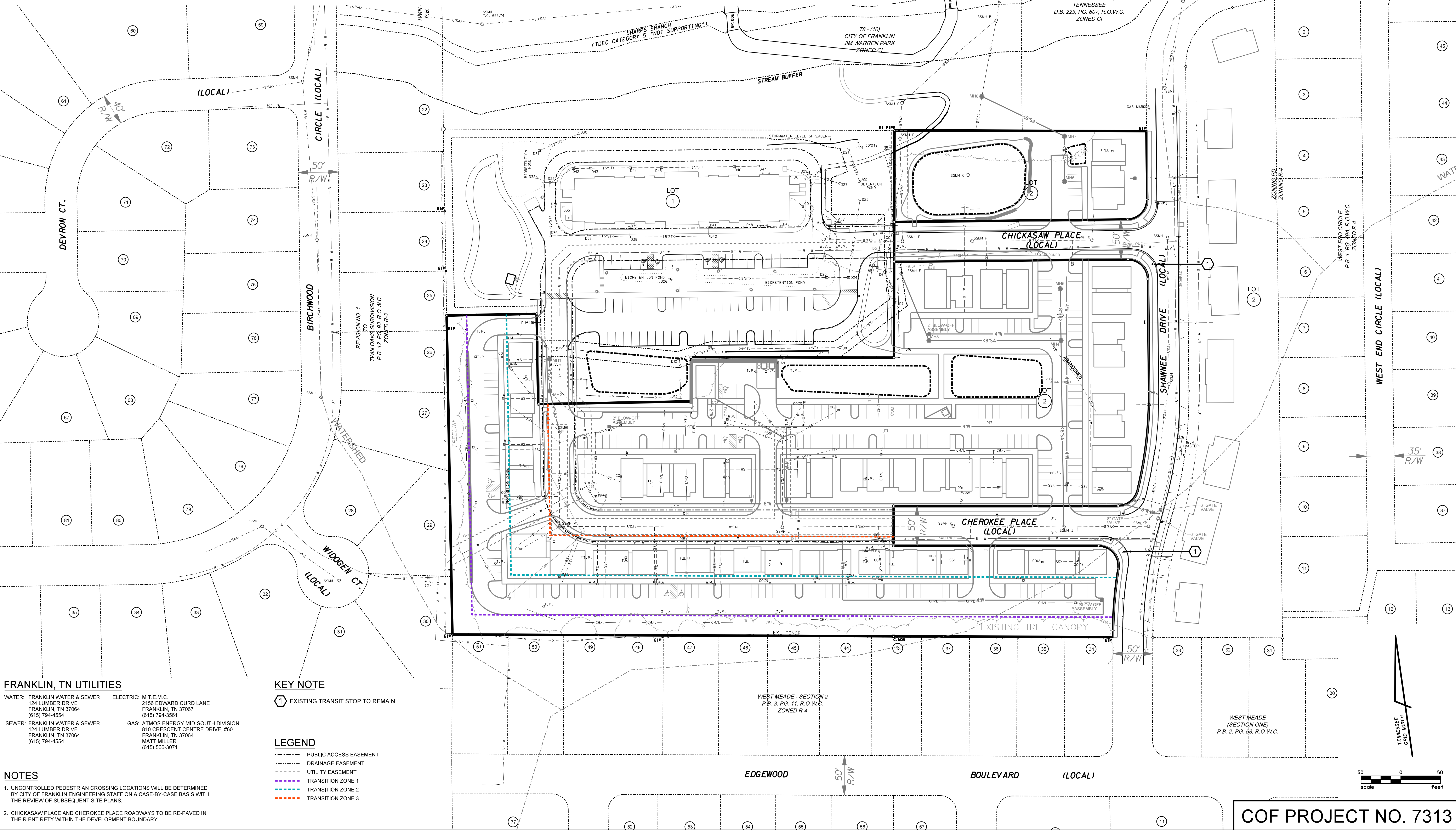
Land Use & Data Source	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing Data Source: Trip Gen Manual, 10th Ed	Dwelling Units	28	Weekday	Average	132	132	264
			AM Peak Hour	Average	5	16	21
			PM Peak Hour	Average	17	10	27

THE PROPOSED DEVELOPMENT WILL HAVE MINIMAL IMPACT ON THE EXISTING ROADWAY NETWORK. CHICKASAW PLACE HAS BEEN RECENTLY EXTENDED TO CONNECT TO CHEROKEE PLACE TO PROVIDE A CONTINUOUS ACCESS. CURRENTLY THE ACCESS IS CONTROLLED WITH REMOVABLE BOLLARDS.

THE INTERSECTIONS OF CHEROKEE PLACE/SHAWNEE AND CHICKASAW PLACE/SHAWNEE ARE STOP CONTROLLED AND THEY WILL CONTINUE TO OPERATE THIS WAY. CROSS WALKS AT THESE INTERSECTIONS AND A SIDEWALK ALONG THE BOUNDARY COMMON TO THE DEVELOPMENT AND WESTERLY BOUNDARY OF SHAWNEE ROAD WILL PROVIDE PEDESTRIAN ACCESS.

FEATURE LEGEND

- UTILITY POLE
- LIGHT POLE
- WATER VALVE
- FIRE HYDRANT
- GAS VALVE
- SANITARY SEWER MANHOLE
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- OVERHEAD POWER
- FENCE
- GAS METER
- UNDERGROUND
- SEWER CLEAN OUT



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JAMES + ASSOCIATES, INC.

JAMES R. GILLESPIE
REGISTERED PROFESSIONAL ENGINEER
No. 102950
STATE OF TENNESSEE

10-01-20

ROW & ACCESS PLAN

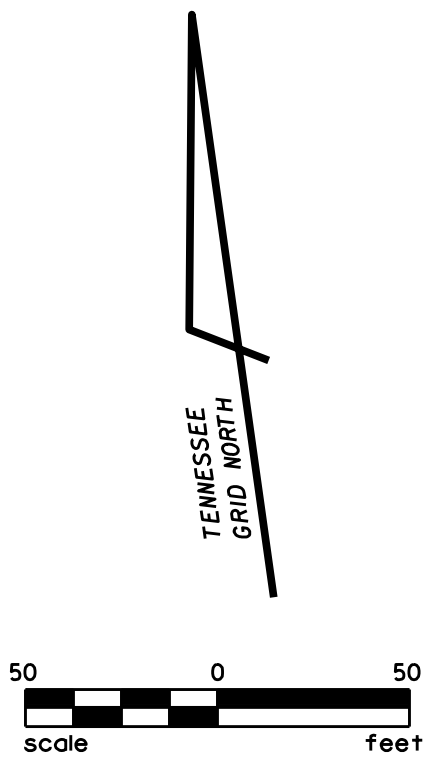
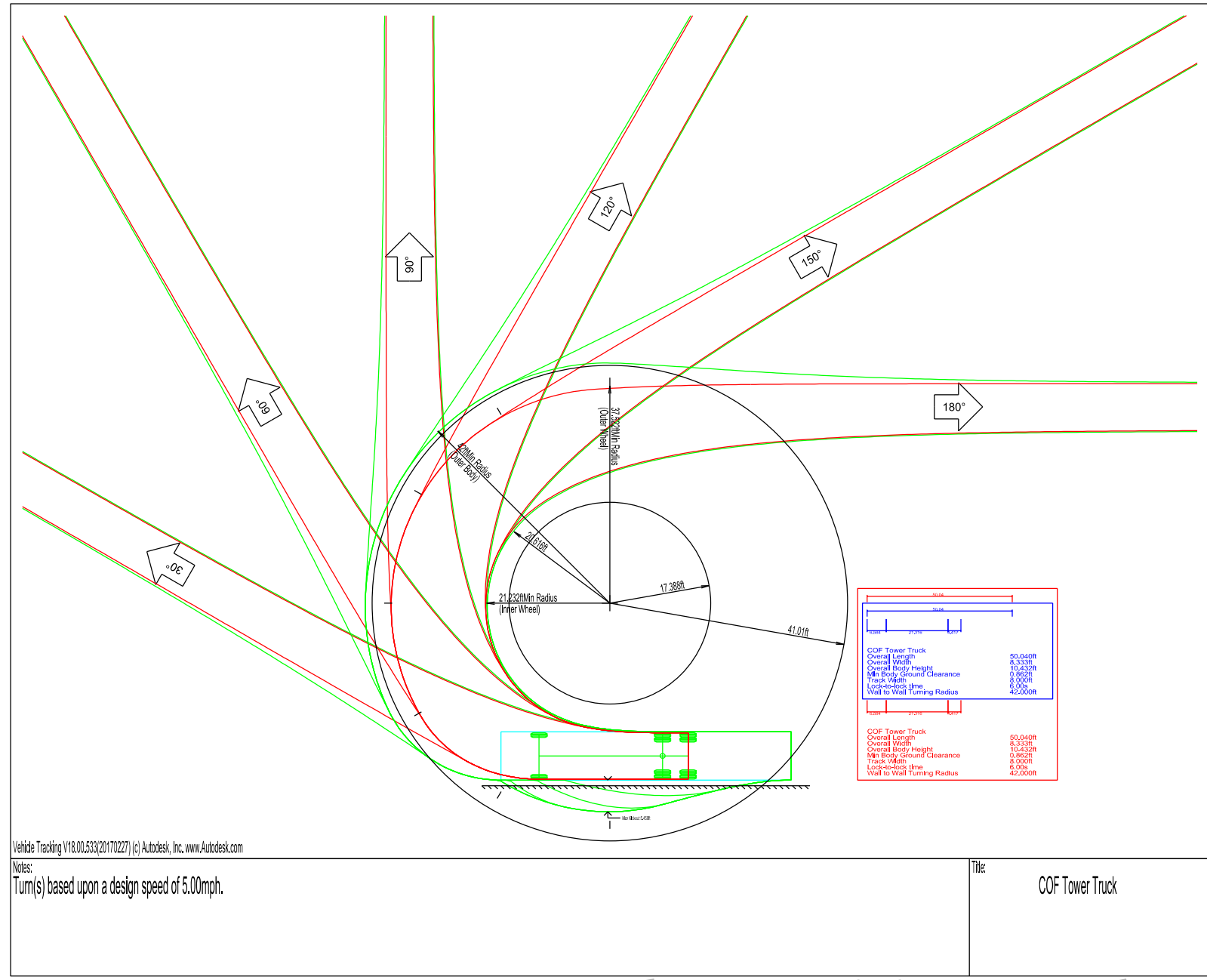
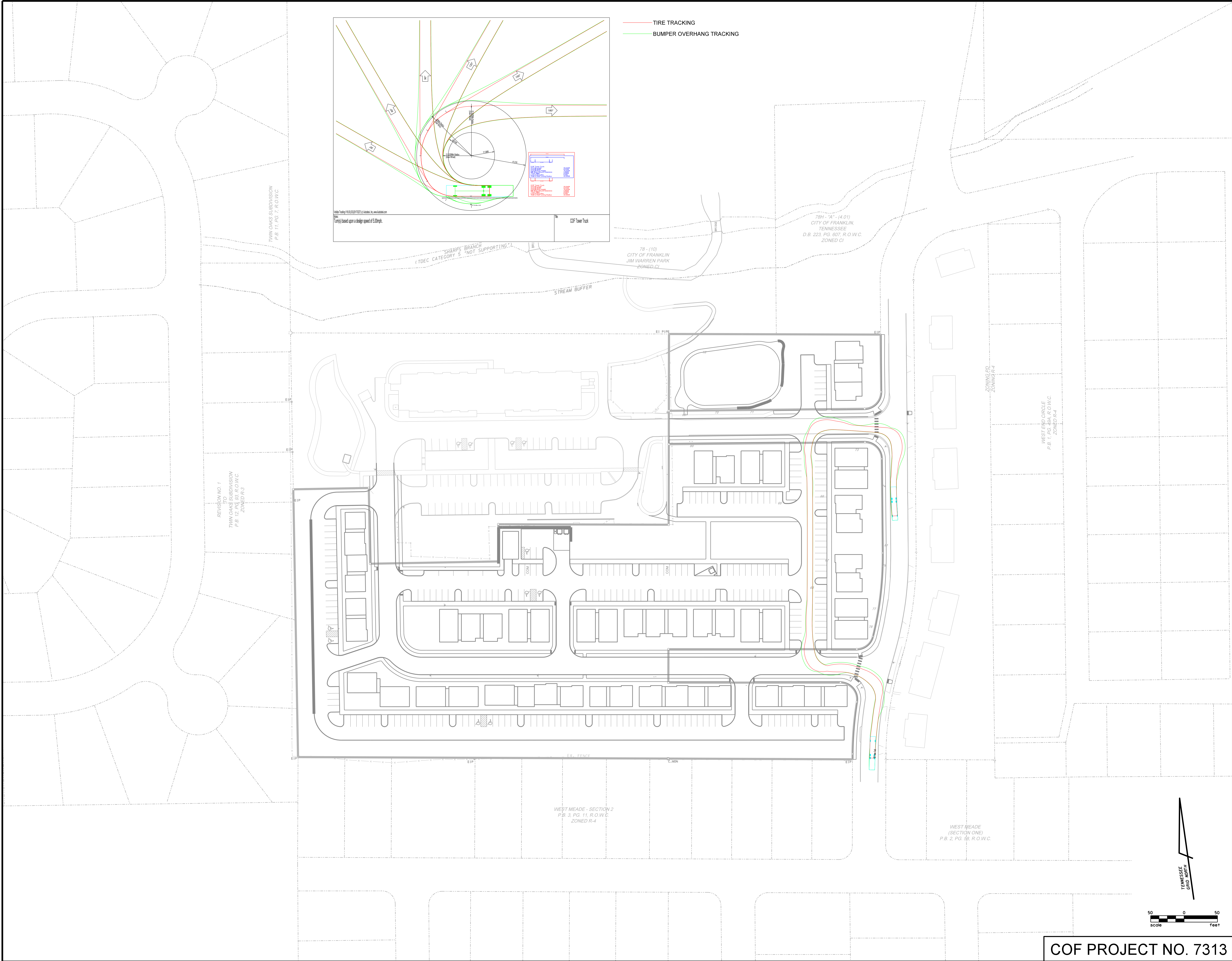
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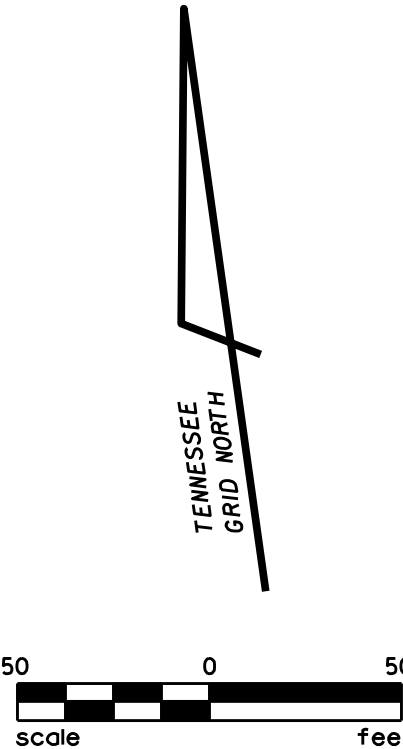
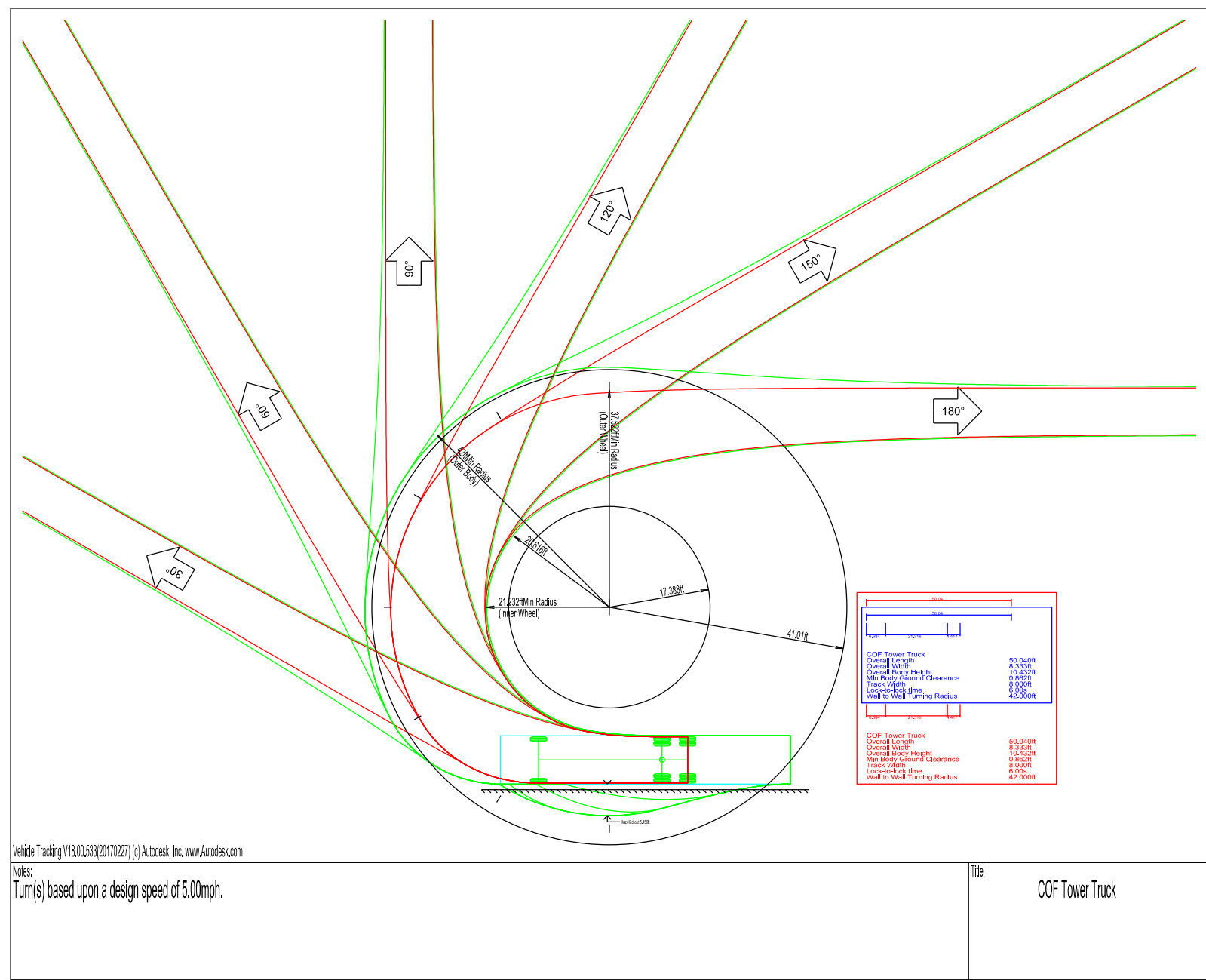
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10-01-20 James R. Gillespie				
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FRANKLIN, WILLIAMSON COUNTY, TENNESSEE				
C4.2 FILE NO. 1716-20				

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JAMES R. GILLESPIE

REGISTERED PROFESSIONAL ENGINEER

NO. 102550

STATE OF TENNESSEE

10-01-20

JAMES R. GILLESPIE

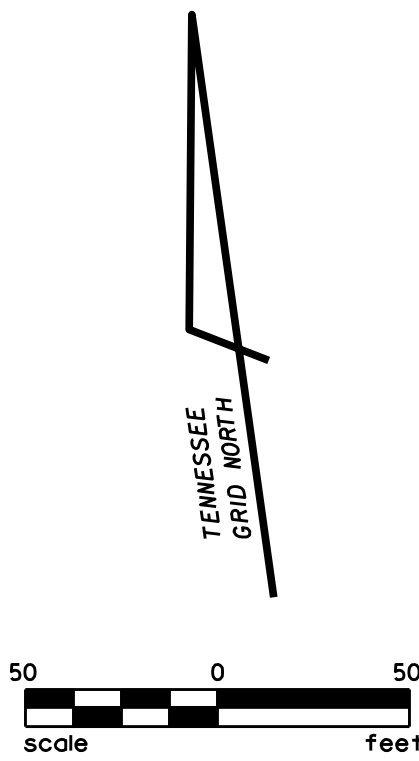
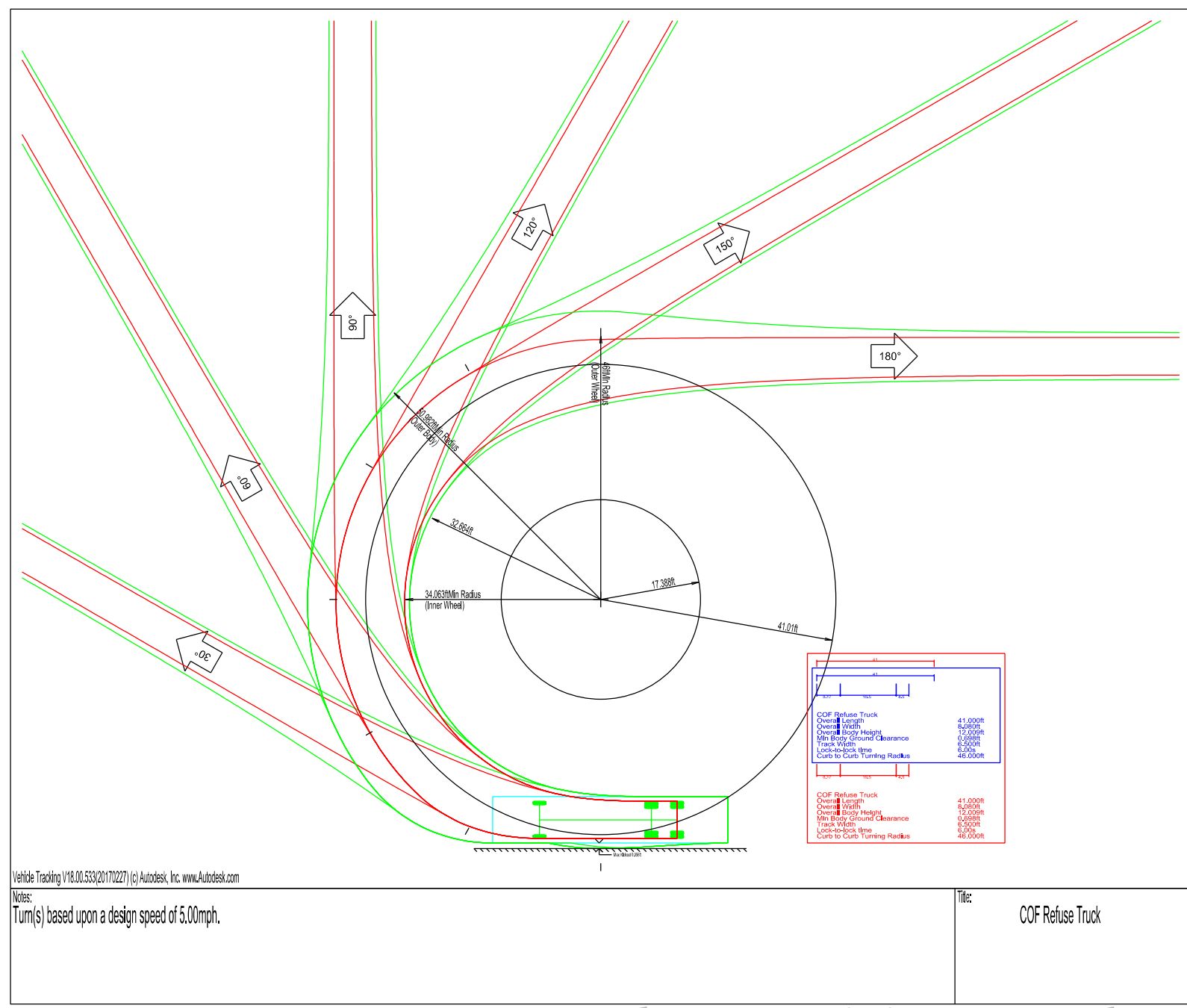
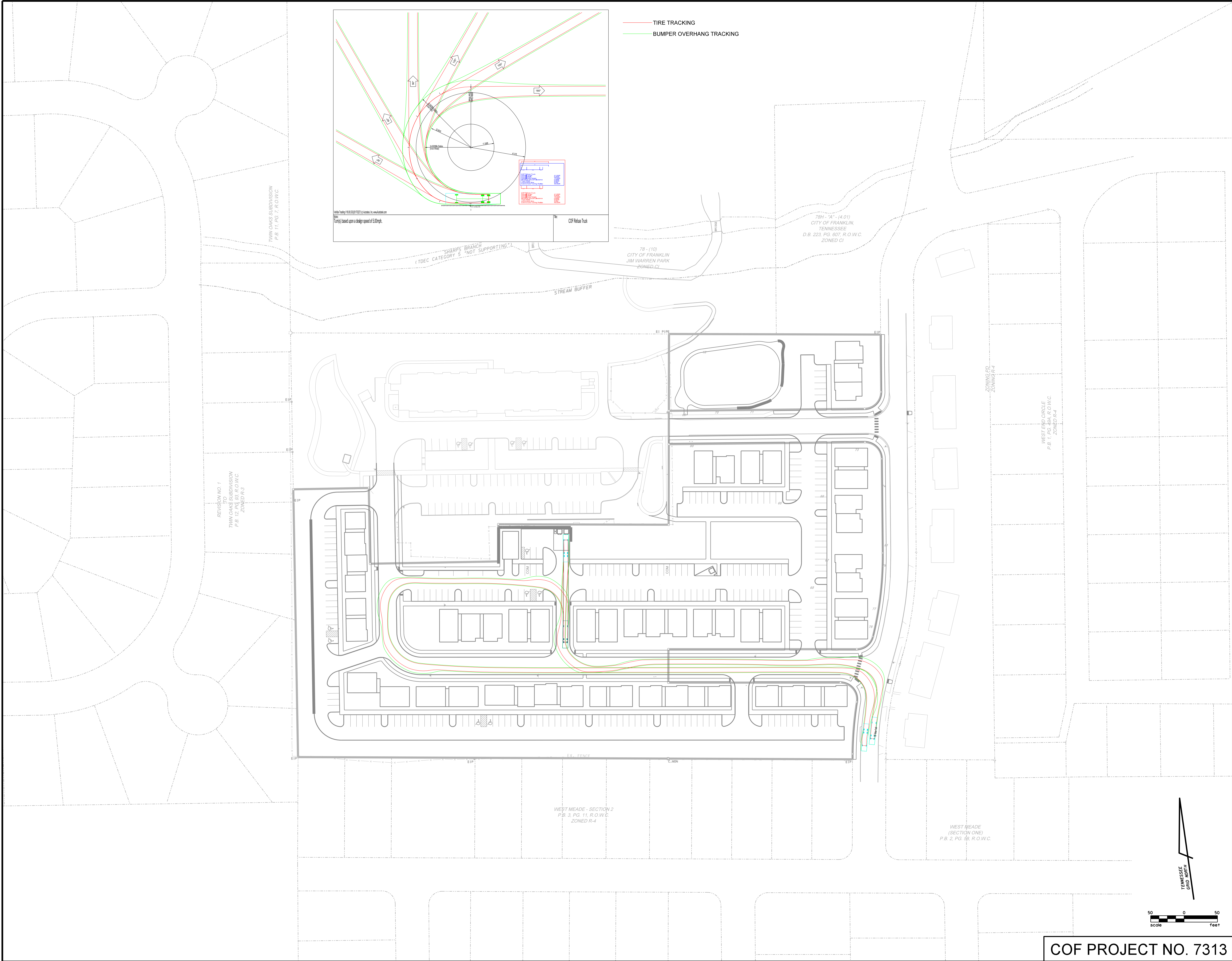
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JAMES R. GILLESPIE

James R. Gillespie

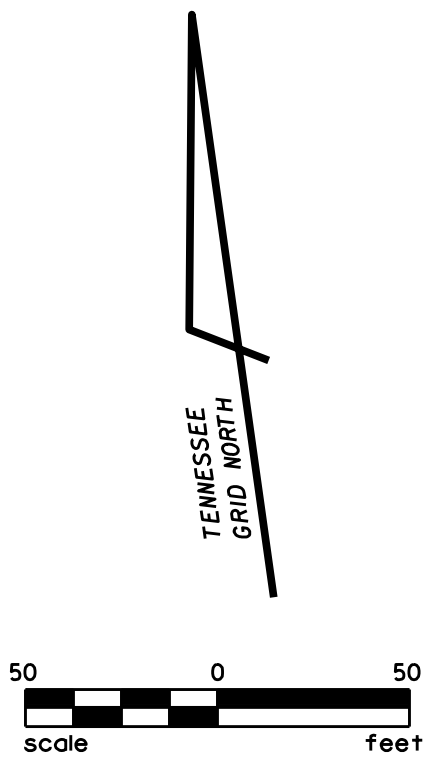
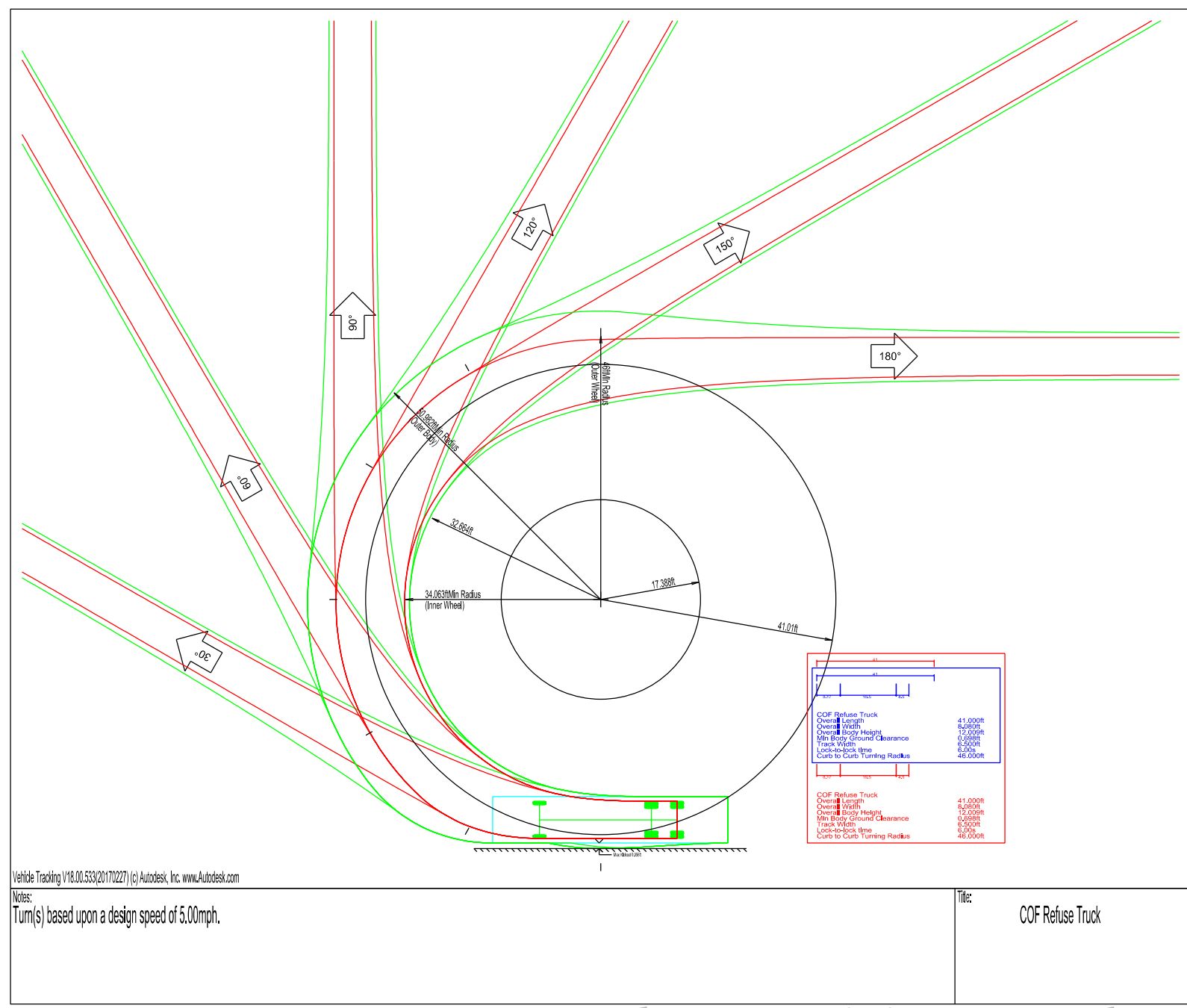
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C4.6

FILE NO. 1716-20

JAMES R. GILLESPIE

James R. Gillespie

10-01-20

STATE OF TENNESSEE

JAMES + ASSOCIATES, INC.

Engineers
Planners and
Computer Applications

One Vantage Way, Suite E-220 • Knoxville, Tennessee 37228-955 • 615/726/4848

WATER AND SEWER GENERAL NOTES:

- ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS AND TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALEDERMEN BY RESOLUTION.
- CONTRACTOR SHALL OBTAIN WATER AND SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRE-CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION: A) APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS. B) WATER AND SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES. C) COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER. D) A COPY OF ALL APPROVED CUT SHEETS.
- ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
- PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
- ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
- ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.
- WATER AND SEWER DATA CHART:
FACILITY TYPE - RESIDENTIAL HOUSING UNITS
UNIT FLOW IN GPD - VARIES 250-350 GPD PER UNIT TYPE
NUMBER OF UNITS - 100 RESIDENTIAL HOUSING UNITS
TOTAL FLOW IN GPD - 31,500 GPD
- WATER FOR EACH HOUSING UNIT WILL BE SUB-METERED.
- HORIZONTAL UTILITY CLEAR SEPARATIONS:
WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY WASTEWATER MAIN, STORM SEWER OR SEWER MANHOLE. THE DISTANCE SHALL BE MEASURED EDGE-TO-EDGE.
- ANTICIPATED UTILITY DEPTHS:
THE DEPTH OF COVER OVER WATER AND SEWER LINES IS ANTICIPATED TO BE 36" OR GREATER. MINIMUM DEPTH OF COVER FOR WATER MAINS SHALL BE 36" AND THE FOLLOWING: 36" UNDER DRIVEWAYS AND 42" UNDER ROADWAYS. MINIMUM DEPTH OF COVER FOR GRAVITY SEWER PIPE SHALL BE 2'-0". CONCRETE PROTECTION OR CONCRETE CAP SHALL BE PROVIDED FOR INSTALLATIONS THAT HAVE LESS THAN 2.5 FEET OF COVER IN NON-TRAFFIC AREAS AND LESS THAN 4.0 FEET OF COVER IN TRAFFIC AREAS.

HYDRANT FLOW TEST REPORT

TEST DATE: 06-02-2020
TEST TIME: 9:00 A.M.
LOCATION: 600 CHICKASAW PLACE, FRANKLIN, TN
TESTED BY: GAGE CROWDER, GRAND FIRE PROTECTION
WITNESSED BY BEN CONNER, CITY OF FRANKLIN
WATER DEPARTMENT
TEST HYDRANT #2: 74 PSI STATIC PRESSURE
54 PSI RESIDUAL PRESSURE
FLOW HYDRANT #1: 40 PSI
1060 GPM

HYDRANT FLOW TEST REPORT

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LOCATION: 600 CHICKASAW PLACE, FRANKLIN, TN
TESTED BY: GAGE CROWDER AND BRIAN CAMPBELL,
GRAND FIRE PROTECTION
WITNESSED BY BEN CONNER, CITY OF FRANKLIN
WATER DEPARTMENT
TEST HYDRANT #4: 68 PSI STATIC PRESSURE
30 PSI RESIDUAL PRESSURE
FLOW HYDRANT #3: 20 PSI
750 GPM

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WATER DEPARTMENT
TEST HYDRANT #5: 80 PSI STATIC PRESSURE
68 PSI RESIDUAL PRESSURE
FLOW HYDRANT #6: 45 PSI
1130 GPM

FEATURE LEGEND

- UTILITY POLE
- LIGHT POLE
- WATER VALVE
- FIRE HYDRANT
- GAS VALVE
- SANITARY SEWER MANHOLE
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- OVERHEAD POWER
- FENCE
- GAS METER
- UNDERGROUND
- SEWER CLEAN OUT

UTILITY KEY NOTES

- 8" SDR-35 SANITARY SEWER LINE, APPROX. 40 L.F. @ 1.0%.
- 8" SDR-35 SANITARY SEWER LINE, APPROX. 54 L.F. @ 1.0%.
- 6" SDR-35 SANITARY SEWER LATERAL, APPROX. 98 L.F. @ 1.0%.
- 8" SDR-35 SANITARY SEWER LINE, APPROX. 80 L.F. @ 2.0%.
- 8" SDR-35 SANITARY SEWER LINE, APPROX. 180 L.F. @ 2.0%.
- 8" SDR-35 SANITARY SEWER LINE, APPROX. 240 L.F. @ 2.0%.
- 8" SDR-35 SANITARY SEWER LINE, APPROX. 65 L.F. @ 2.0%.
- 8" SDR-35 SANITARY SEWER LINE, APPROX. 57 L.F. @ 2.0%.
- 8" SDR-35 SANITARY SEWER LINE, APPROX. 115 L.F. @ 9.20%.
- CONNECT PROPOSED 8" WATER MAIN TO EXISTING 8" WATER MAIN.
- CONNECT PROPOSED 4" DOMESTIC WATER LINE TO EXISTING 6" WATER LINE.
- CONNECT PROPOSED 8" WATER MAIN TO EXISTING 6" WATER LINE WITH 6"X6"X8" TEE.
- EXISTING MASTER METER AND REDUCED PRESSURE BACKFLOW PREVENTER TO REMAIN ON EXISTING 6" WATER LINE.
- 4" MASTER METER AND REDUCED PRESSURE BACKFLOW PREVENTER ON PROPOSED 4" WATER LINE.
- 2" MASTER METER AND REDUCED PRESSURE BACKFLOW PREVENTER ON EXISTING 2" WATER LINE.
- EXISTING UNDERGROUND POWER LINE WILL BE UTILIZED TO DISTRIBUTE ELECTRIC POWER TO PROPOSED HOUSING UNITS.
- EXISTING POWER POLE WITH 2 ELECTRICAL RISERS.
- EXISTING POWER POLE WITH ELECTRICAL TRANSFORMER. EXISTING POLE SHALL BE RELOCATED OUT OF PROPOSED DRIVEWAY.

LEGEND

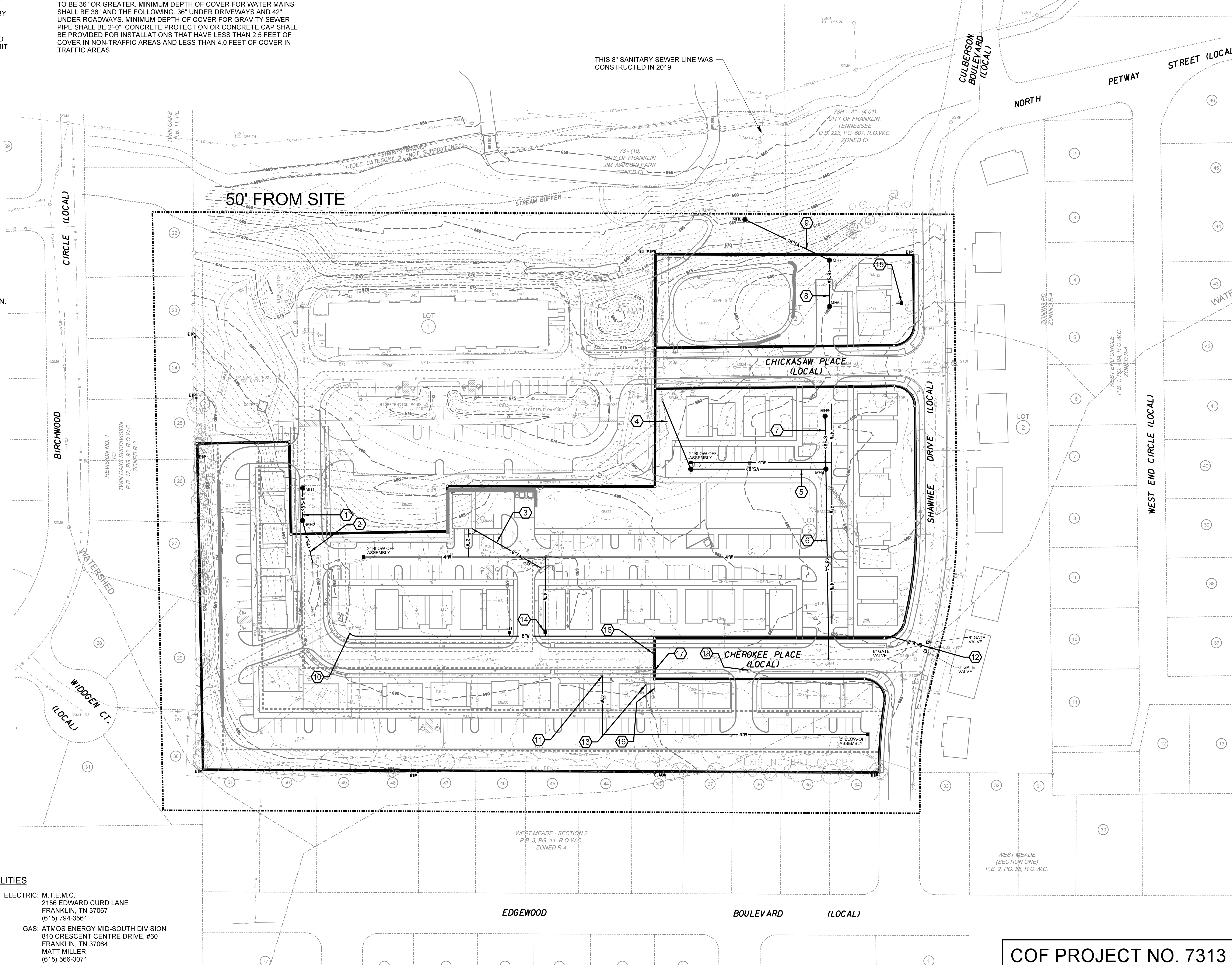
- PUBLIC ACCESS EASEMENT
- DRAINAGE EASEMENT
- UTILITY EASEMENT
- TRANSITION ZONE 1
- TRANSITION ZONE 2
- TRANSITION ZONE 3

FRANKLIN, TN UTILITIES

WATER: FRANKLIN WATER & SEWER
124 LUMBER DRIVE
FRANKLIN, TN 37064
(615) 794-4554
SEWER: FRANKLIN WATER & SEWER
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FRANKLIN, TN 37064
(615) 794-4554
ELECTRIC: M.T.E.M.C.
2158 EDWARD CURD LANE
FRANKLIN, TN 37067
(615) 794-3561
GAS: ATMOS ENERGY MID-SOUTH DIVISION
810 CRESCENT CENTRE DRIVE, #60
FRANKLIN, TN 37064
MATT MILLER
(615) 568-3071

STATEMENT OF IMPACTS FOR WATER AND SEWER:

THE PROPOSED DEVELOPMENT WILL HAVE A TOTAL OF 100 UNITS. CURRENTLY THERE ARE 72 UNITS ON THE SITE THAT WILL BE DEMOLISHED AND REPLACED. THE IMPROVEMENT WILL RESULT IN 28 NEW UNITS WHICH WILL HAVE AN EFFECT OF APPROXIMATELY 9,000 GPD ADDITIONAL WATER USAGE AND SANITARY SEWER FLOW.



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REGISTERED PROFESSIONAL ENGINEER
No. 182950
STATE OF TENNESSEE

10-01-20

UTILITY PLAN

DEVELOPMENT PLAN
CHEROKEE PLACE PLANNED UNIT DEVELOPMENT
CHEROKEE PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DR	CHK	DATE	DESCRIPTION
TEAM	JRG	07-24-20	PRE-APPLICATION SUBMITTAL
TEAM	JRG	08-07-20	DEVELOPMENT PLAN SUBMITTAL
TEAM	JRG	09-03-20	RESUBMITTAL
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DEMOLITION KEY NOTES

- CUT AND CAP EXISTING 2" WATER LINE. COORDINATE WITH CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT.
- ABANDON EXISTING 2" WATER LINE IN PLACE.
- EXISTING 2" WATER LINE TO REMAIN IN SERVICE FOR FUTURE USE.
- EXISTING 2" WATER LINE TO BE REMOVED.
- EXISTING FIRE HYDRANT SHALL BE REMOVED.
- CUT AND CAP EXISTING SANITARY SEWER LINE. COORDINATE WORK WITH CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT.
- EXISTING MANHOLE TO BE REMOVED.
- EXISTING MANHOLE TO BE REMOVED AND REPLACED WITH NEW MANHOLE.
- EXISTING SEWER LINE TO BE REMOVED AFTER PROPOSED SEWER LINE IS IN SERVICE.
- EXISTING SEWER LINE TO BE REMOVED ABOVE PROPOSED MANHOLE.
- EXISTING SEWER LINES AND MANHOLES IN CHICKASAW PLACE SHALL BE ABANDONED IN PLACE BY FILLING WITH GROUT.
- SANITARY SEWER LINE SHALL BE REMOVED AND RECONSTRUCTED IF EXISTING PIPE MATERIAL IS VITRIFIED CLAY.
- CONSTRUCTABILITY NOTE: PROPOSED 8" SANITARY SEWER LINE WILL BE CONSTRUCTED BELOW THE EXISTING SANITARY SEWER LINE AT THIS APPROXIMATE LOCATION.
- EXISTING GAS LINE TO BE REMOVED. CUT AND CAP EXISTING GAS LINE. COORDINATE WORK WITH ATMOS ENERGY CORPORATION.
- EXISTING 6" WATER LINE TO REMAIN IN SERVICE.
- EXISTING STORM TO BE REMOVED.

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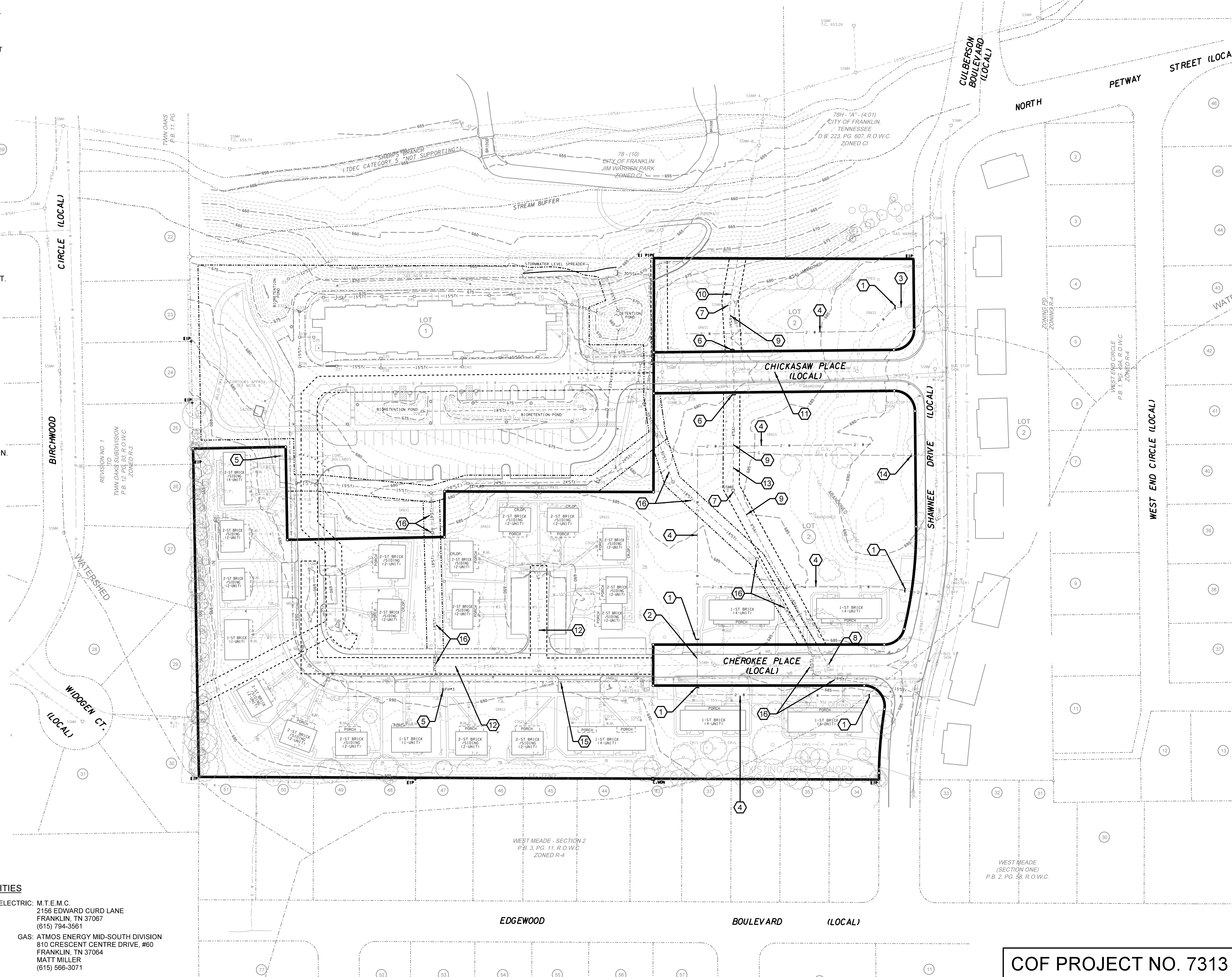
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UTILITY DEMOLITION PLAN

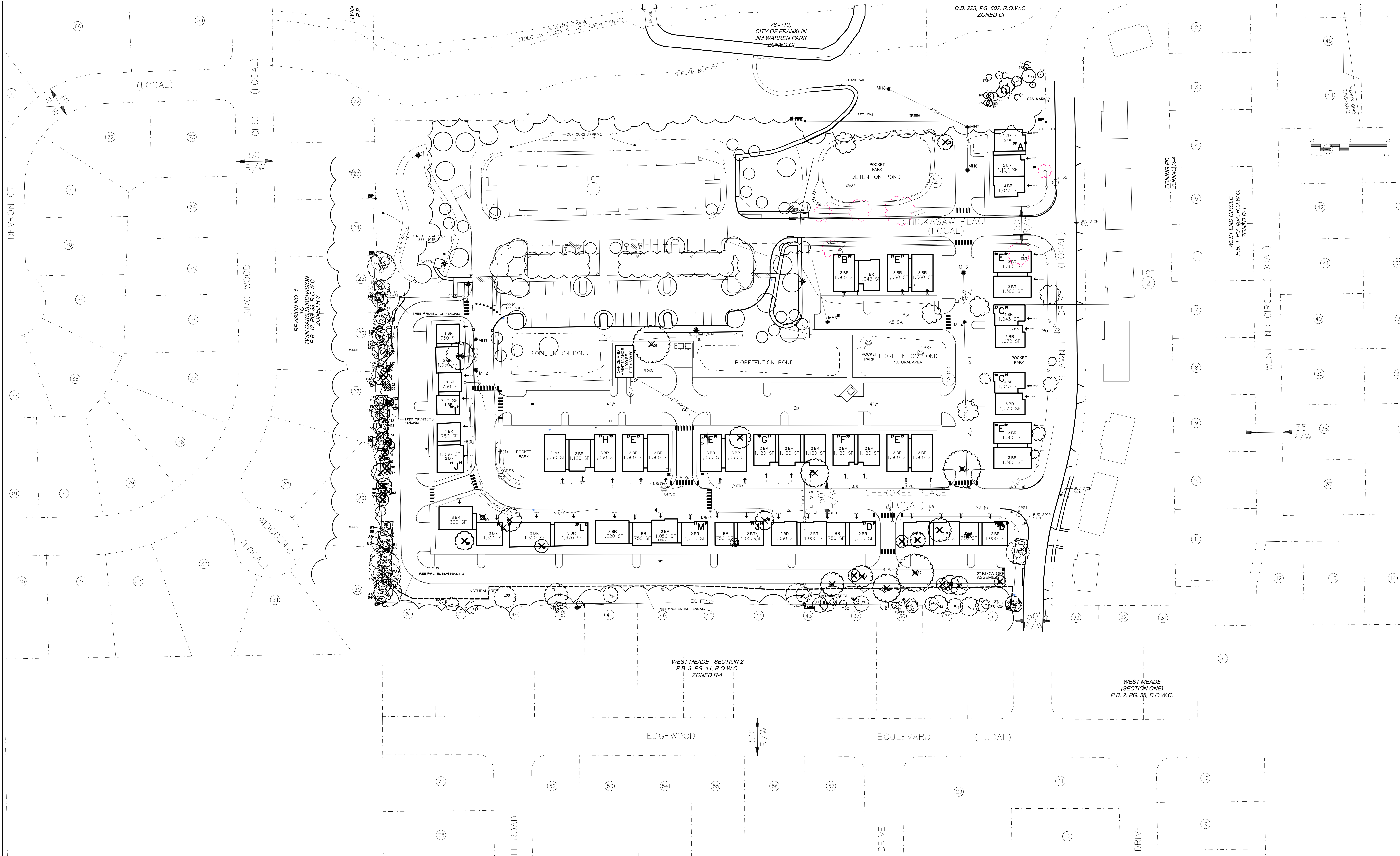
DEVELOPMENT PLAN
CHEROKEE PLACE PLANNED UNIT DEVELOPMENT
CHEROKEE PLACE @ SHAWNEE DRIVE
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DR	CHK	DATE	DESCRIPTION
TEAM	JRG	07-24-20	PRE-APPLICATION SUBMITTAL
TEAM	JRG	08-07-20	DEVELOPMENT PLAN SUBMITTAL
TEAM	JRG	09-03-20	RESUBMITTAL
TEAM	JRG	10-01-20	RESUBMITTAL

C5.1

FILE NO. 1716-20

COF PROJECT NO. 7313

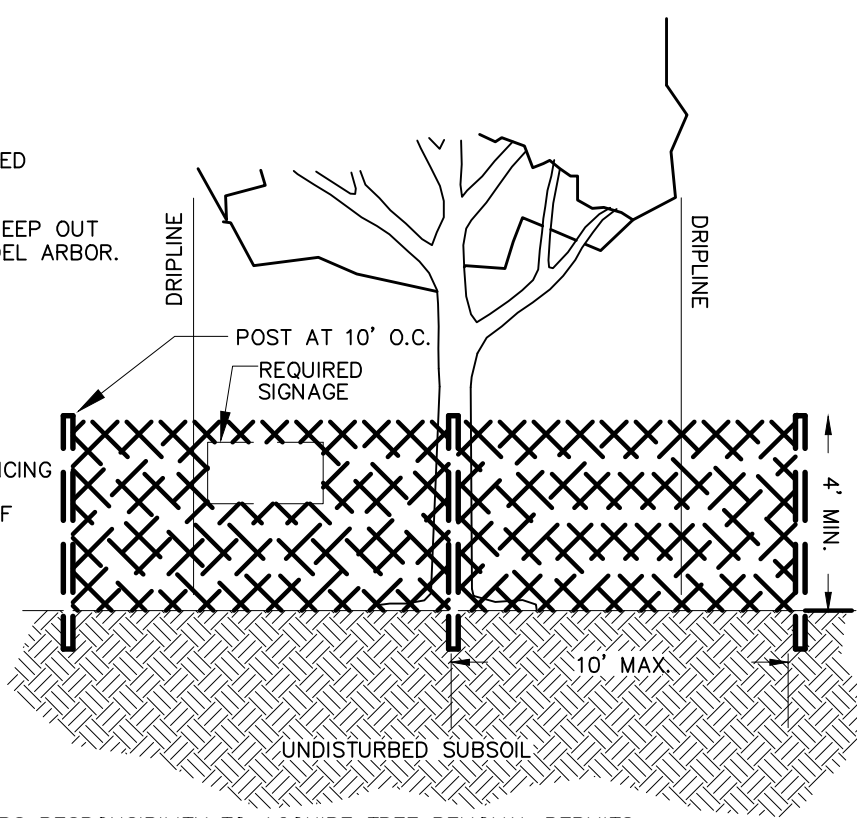


LANDSCAPE DATA CHART

SITE ACREAGE:	8.15 ACRES
SITE ZONING DISTRICT & APPLICABLE OVERLAYS:	PD - MULTI FAMILY
REQUIRED LANDSCAPE SURFACE AREA:	.20
PROVIDED LANDSCAPE SURFACE AREA:	.20
ORIGINAL CANOPY COVER:	22% 1.79 ACRES
TREE CANOPY REQUIRED:	48% 0.86 ACRES
CANOPY RETENTION PROVIDED:	49% .88 ACRES
SPECIMEN TREES REMOVED:	18 584 INCHES

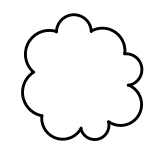
NOTE:

SIGNAGE SHALL BE INSTALLED AT 150 LF INTERVALS. SIGNAGE SHALL READ: "TREE PROTECTION ZONE: KEEP OUT ZONA DE LA PROTECCION DEL ARBOR. NO SE PERMITE ENTRAR". NO STOCKPILING OR STORAGE OF MATERIALS IS PERMITTED WITHIN THE LIMITS OF THE PROTECTION AREA. CONTINUOUS BARRIER OF 4" HIGH CHAIN LINK FENCING WITH TEMPORARY SIGNAGE DELINEATING BOUNDARIES OF TREE PROTECTION FENCING. FENCING TO ENCOMPASS THE CRITICAL ROOT ZONE OF THE TREE. MIN. 10' SQUARE PROTECTED AREA REQUIRED.

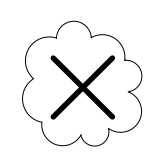


KEY

TREES TO REMAIN:



TREES TO BE REMOVED:



COVERAGE

SITE AREA:	8.15 ACRES
EXISTING TREE COVER:	1.79 ACRES (22%)
PROPOSED TREE COVER:	0.88 ACRES (49%)
REFERENCE AERIAL PHOTO FOR TREE COVERAGE	

TREES TO REMAIN

PT. NO.	CALIPER	SPECIES	PT. NO.	CALIPER	SPECIES	PT. NO.	CALIPER	SPECIES
12 (S)	30"	TREE	67	24"	TREE	129	12"	TREE
26	18"	MAPLE	68	20"	TREE	130	20"	TREE
32	20"	TREE	70	16"	TREE	131	8"	TREE
33	30"	TREE	71	8"	TREE	132	10"	TREE
35	20"	TREE	88	12"	TREE	133	16"	TREE
36	10"	TREE	105	24"	TREE	134	8"	TREE
37	6"	TREE	106	10"	TREE	135	6"	TREE
38	12"	TREE	107	6"	TREE	136	6"	TREE
42	24"	TREE	108	10"	TREE	137	8"	TREE
43	18"	TREE	109	12"	TREE	138	22"	TREE
45	16"	TREE	110	20"	TREE	139	12"	TREE
46	8"	TREE	111	20"	TREE	140	12"	TREE
50	20"	TREE	112	12"	TREE	141	6"	TREE
51	8"	TREE	113	8"	TREE	142	6"	TREE
52	10"	TREE	114	12"	TREE	143	12"	TREE
53	10"	TREE	115	10"	TREE	144	16"	TREE
54	20"	TREE	116	24"	TREE	145	16"	TREE
60 (S)	28"	TREE	117	12"	TREE	146	20"	TREE
63	8"	TREE	118	16"	TREE	147	6"	TREE
64	10"	TREE	119	14"	TREE	148	20"	TREE
65	14"	TREE	126	24"	TREE	149	12"	TREE
66	36"	TREE	128	6"	TREE	161	8"	TREE

TREES TO BE REMOVED

PT. NO.	CALIPER	SPECIES	PT. NO.	CALIPER	SPECIES	PT. NO.	CALIPER	SPECIES
01	16"	TREE	18	4"	TREE	96 (S)	24"	TREE
02	16"	TREE	19	4"	TREE	97	10"	TREE
03	16"	TREE	21 (S)	48"	SYCAMORE	98	10"	TREE
04	16"	TREE	22 (S)	48"	TREE	99	6"	TREE
06	20"	TREE	23 (S)	48"	TREE	100	8"	TREE
07 (S)	24"	TREE	27	12"	TREE	101	10"	TREE
08 (S)	24"	TREE	28 (S)	24"	TREE	102	16"	TREE
09 (S)	28"	MAPLE	29 (S)	24"	TREE	103	12"	TREE
10 (S)	28"	TREE	30 (S)	36"	TREE	120	6"	TREE
11 (S)	30"	SYCAMORE	31	18"	TREE	121	12"	TREE
12 (S)	30"	TREE	72 (S)	36"	TREE	122	6"	TREE
14 (S)	30"	TREE	92	8"	TREE	123	6"	TREE
15 (S)	30"	TREE	93	10"	TREE	124	16"	TREE
16 (S)	36"	TREE	94	8"	TREE	125	12"	TREE
17 (S)	36"	TREE	95	20"	TREE	127	6"	TREE

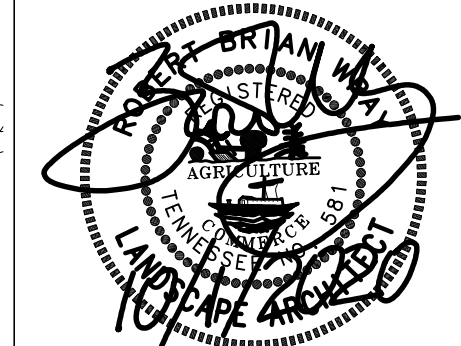
TREE PRESERVATION PLAN

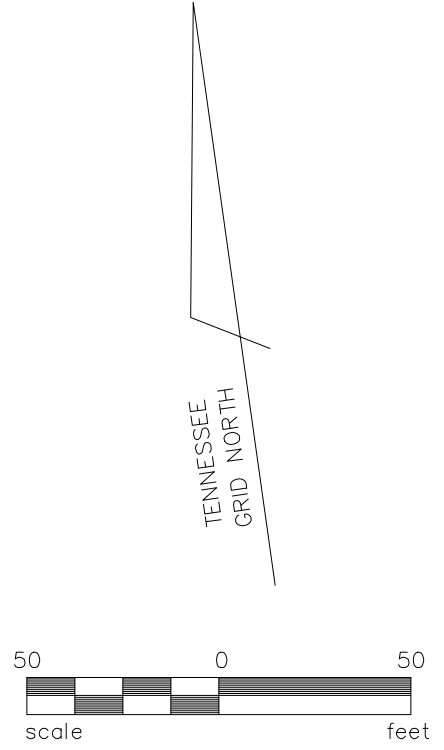
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COF# 7313

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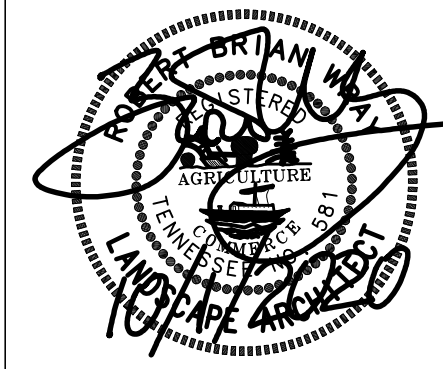
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1.1

FILE NO. 1716-20



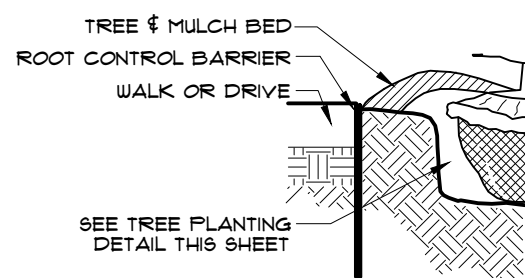
EXISTING TREE CANOPY AERIAL

DEVELOPMENT PLAN

CHEROKEE PLACE PLANNED UNIT DEVELOPMENT

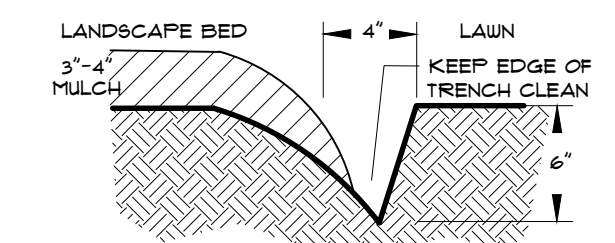
CHEROKEE PLACE @ SHAWNEE DRIVE

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

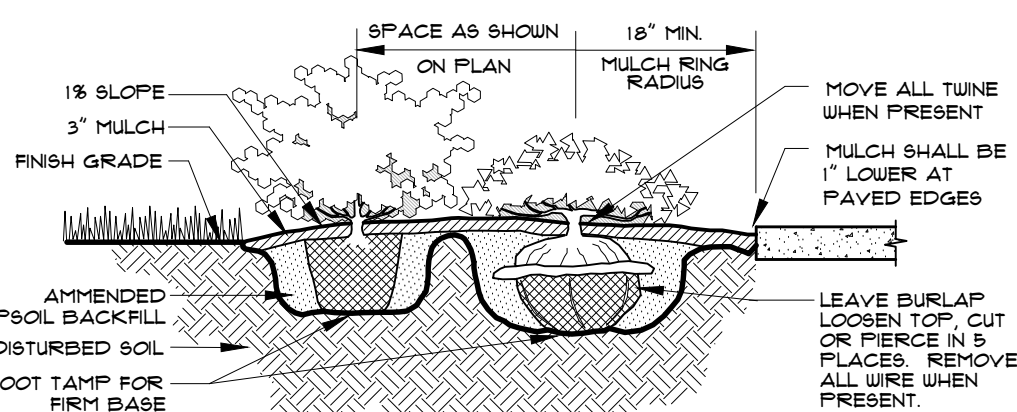


24" DEPTH UNIVERSAL BARRIER BY DEEPROOT OR APPROVED EQUAL. INSTALL IN LINEAR APPLICATION ALONG BACK OF CURB AND EDGE OF SIDEWALK AT 18" FROM CENTER OF TREE EACH SIDE (60" TOTAL EACH FACE).
INSTALL PER MANUFACTURER'S SPECIFICATIONS.
DETAIL BY CUMBERLAND LANDSCAPE INC. 615-333-4636

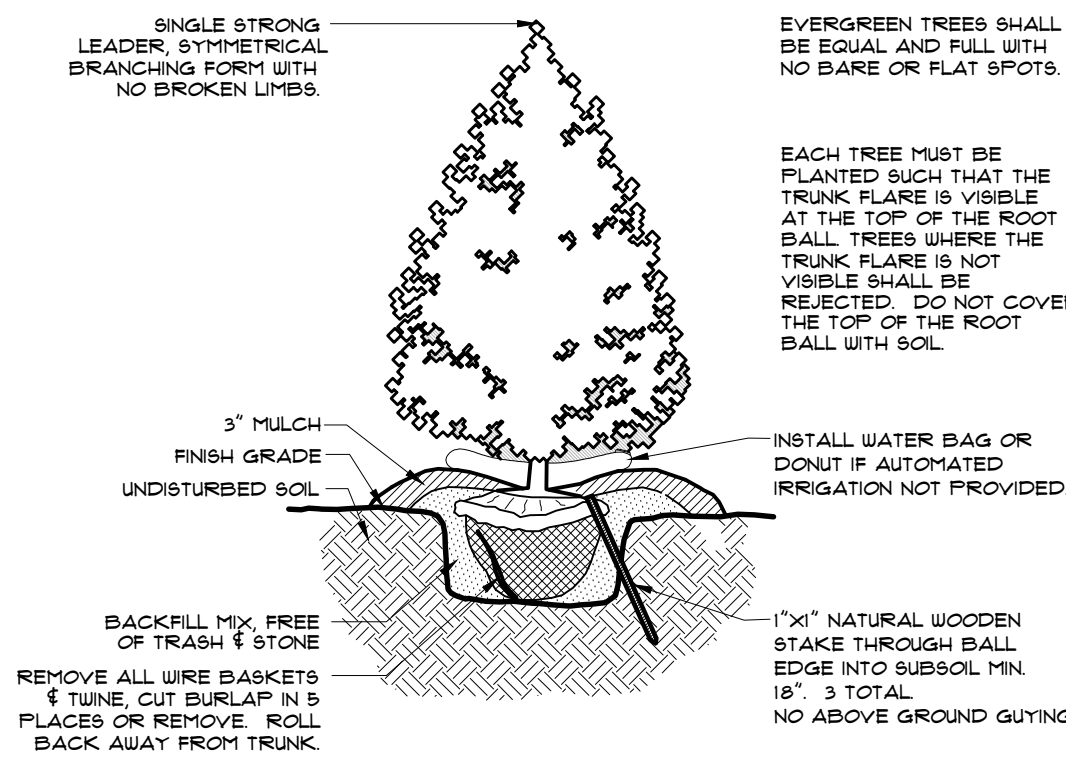
ROOT BARRIER DETAIL



MULCH BED EDGE

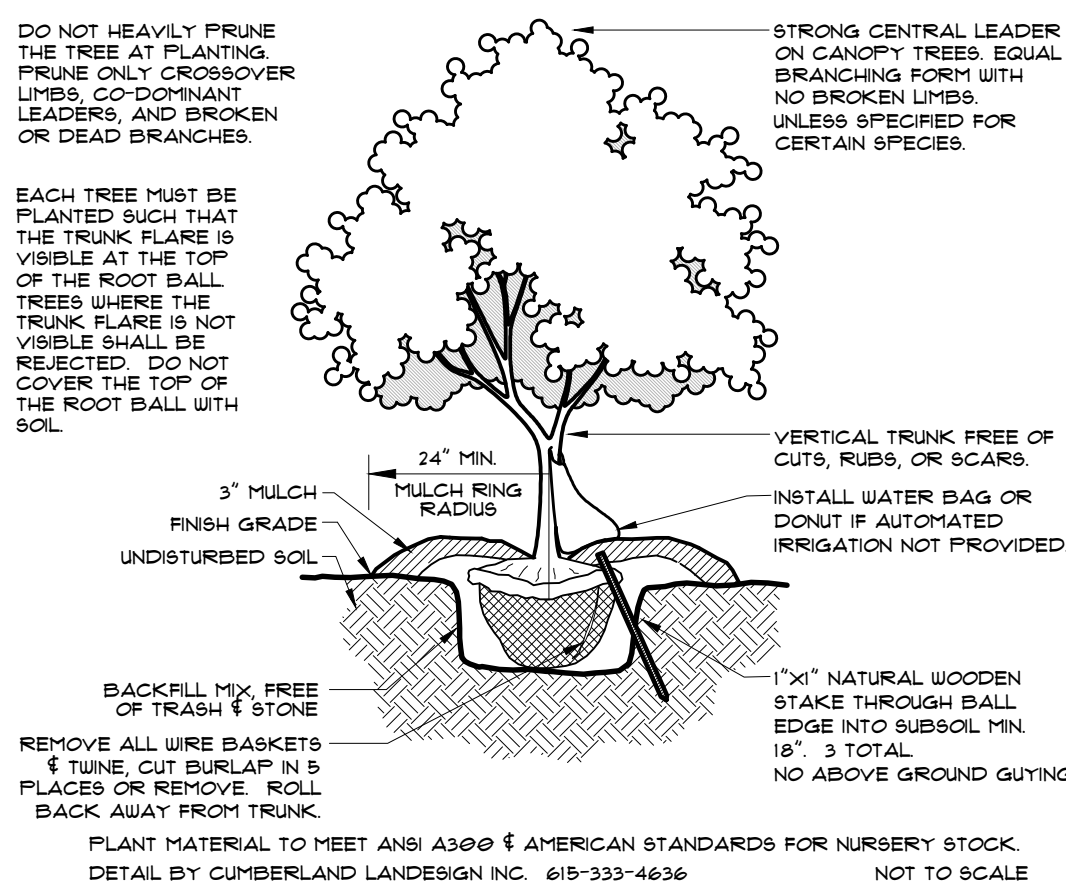


SHRUB PLANTING DETAIL



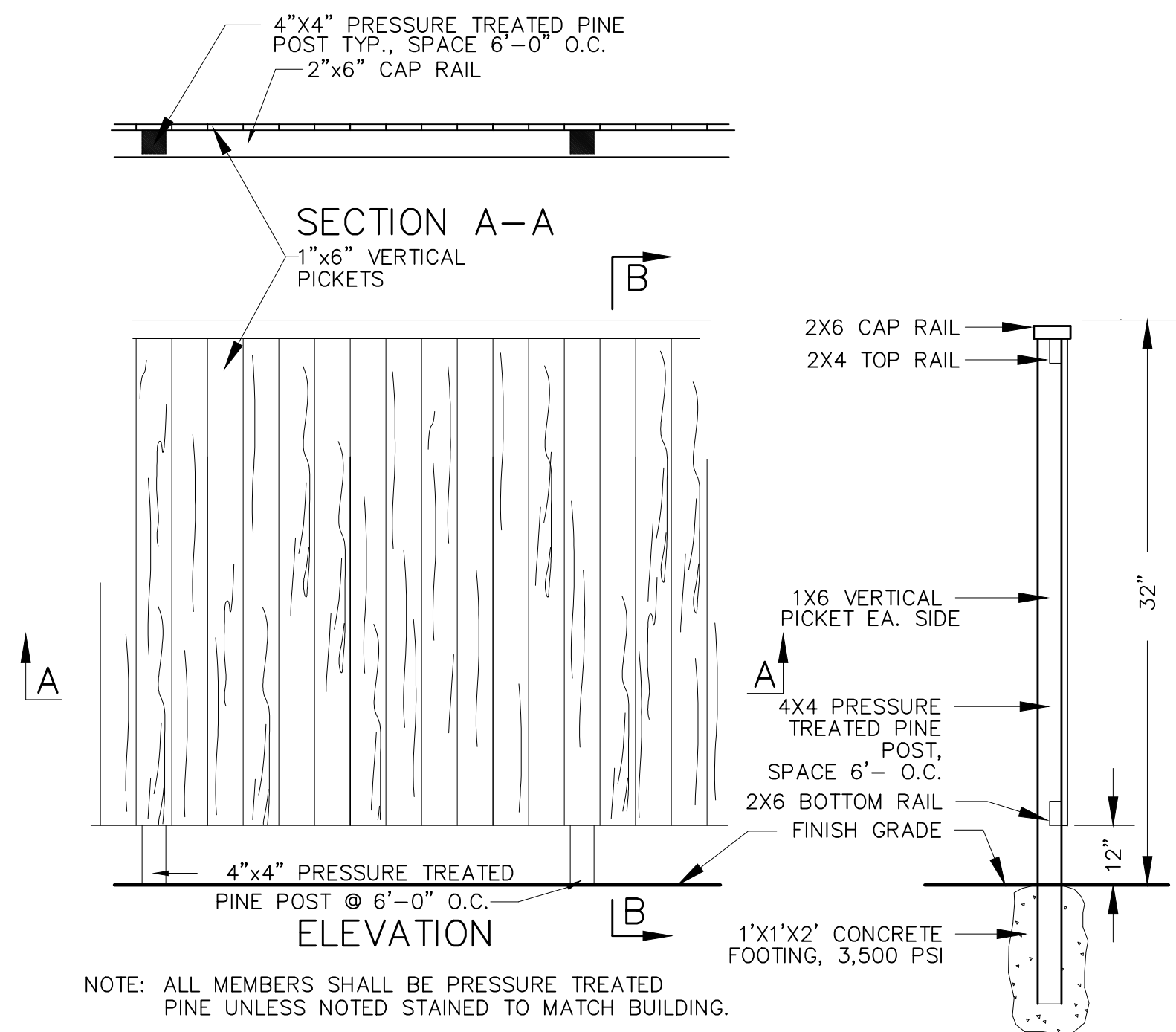
PLANT MATERIAL TO MEET ANSI A309 & AMERICAN STANDARDS FOR NURSERY STOCK.
DETAIL BY CUMBERLAND LANDSCAPE INC. 615-333-4636

EVERGREEN TREE PLANTING DETAIL



PLANT MATERIAL TO MEET ANSI A309 & AMERICAN STANDARDS FOR NURSERY STOCK.
DETAIL BY CUMBERLAND LANDSCAPE INC. 615-333-4636

DECIDUOUS TREE PLANTING DETAIL



SOLID WOOD FENCE DETAIL

MATERIALS SCHEDULE

KEY AMOUNT SCIENTIFIC NAME / COMMON NAME HEIGHT SPREAD TRUNK ACI VALUE REMARKS % GENUS

CANOPY SITE TREES

UNDERSTORY SITE TREES

FOUNDATION & SITE SHRUBS

BIORETENTION SHRUBS

NATIVE GRASSES / FLOWERS

MISCELLANEOUS

TURF
SEED XXX sf Fine Bladed Fescue Seed Seed at 5lbs. per 1,000 sf.
SOD XXX sf Fine Bladed Fescue Sod Rebel II, Sod where noted.
MISCELLANEOUS
Shredded Hardwood Bark Mulch REMARKS
Minimum 3" depth throughout.
NOTES
F.T.B. = Full To Bottom
Substitution with LA approval only.

FRANKLIN LANDSCAPE NOTES

1. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFLOLIATES SHALL BE REPLACED WITHIN ONE YEAR OR BY THE NEXT GROWING SEASON, WHICHEVER COMES FIRST. OTHER DEFECTIVE LANDSCAPE MATERIAL SHALL BE REPLACED WITHIN THREE MONTHS.
2. ALL TREES SHALL BE STRAIGHT - TRUNKED, FULL - HEADED, AND MEET ALL REQUIREMENTS SPECIFIED. ALL TREES AND SHRUBS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED WITH SIZES INDICATED IN THE PLANT SCHEDULE. ON THE APPROVED PLAN ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE FROM PEST AND DISEASE. ALL ROOTBALLS, CONTAINERS AND HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION.
3. ALL REQUIRED TREES AND SHRUBS SHALL MEET THE MINIMUM SIZE STANDARDS AS LISTED IN THE PLANT SCHEDULE.
4. PLANT MATERIAL SHALL NOT OBSCURE TRAFFIC OR PARKING SIGNS/SIGNALS OR VEHICULAR SIGHT LINES.
5. TREE TOPPING IS NOT PERMITTED.
6. ADDITIONAL SCREENING MAY BE REQUIRED IF THE INSPECTION FOR THE RELEASE OF PERFORMANCE BOND REVEALS THAT THE REQUIRED SCREENING IS NOT EFFECTIVE.
7. ALL REQUIRED TREE PROTECTION FENCING MUST BE INSTALLED PRIOR TO LAND DISTURBING ACTIVITIES AND MUST BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED.
8. ANY SITE OR LANDSCAPE CHANGES (INCLUDING BUT NOT LIMITED TO A CHANGE IN DESIGN, A REDUCTION IN SIZE OR NUMBER OF PLANT MATERIAL, OR THE RELOCATION OF OVERHEAD OR UNDERGROUND UTILITIES) WILL REQUIRE A REVISED LANDSCAPE PLAN TO BE SUBMITTED AND APPROVED PRIOR TO THE LANDSCAPE INSTALLATION.
9. EXISTING TREES ACCEPTED IN PARTIAL COMPLIANCE OF THE LANDSCAPE REQUIREMENTS FOR THIS SITE SHALL BE ACCESSIBLE AND FLAGGED PRIOR TO ALL LANDSCAPE INSPECTIONS.
10. ANY EXISTING TREE, SHOWN AS BEING PRESERVED ON APPROVED PLANS, WHETHER FOR CREDIT OR NOT, THAT IS REMOVED, DIES OR IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH THE EQUIVALENT NUMBER OF CALIPER INCHES OF A SIMILAR SPECIES IN AN APPROVED LOCATION.
11. SCREENING PROPOSED AROUND ANY UTILITY BOX OR TRANSFORMER IS REQUIRED TO BE EVERGREEN AND ADEQUATELY SCREEN THE OBJECT. THE PROPOSED EVERGREEN PLANT MATERIAL SHALL BE REPLACED IF IT IS NOT OF A HEIGHT SUFFICIENT TO SCREEN THE OBJECT.
12. ALL PLANT MATERIAL SHALL BE FROM THE FRANKLIN PLANT LIST UNLESS PRIOR APPROVAL IS RECEIVED FROM THE CITY.
13. ALL TREE-PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.
14. TOP SOIL USED IN ALL LANDSCAPE AREAS SHALL BE SCREENED PRIOR TO DEPOSITION IN PLANTING AREAS AND ISLANDS.
15. ANY PLANT MATERIAL LOCATED ADJACENT TO A PARKING AREA SHALL BE PLANTED SO AS TO ALLOW FOR A TWO AND A HALF FOOT VEHICULAR BUMPER OVERHANG FROM THE FACE OF CURB TO THE EDGE OF THE MATURE ADJACENT PLANT MATERIAL.

BIORETENTION SEED MIX SHALL ACHIEVE FULL COVERAGE AND SOIL STABILIZATION BEFORE LANDSCAPE BONDS WILL BE RELEASED.

AFTER INSTALLATION THE LANDSCAPING WILL BE MAINTAINED BY: Franklin Housing Authority

ATTENTION OWNER/INSTALLER:
THE LANDSCAPE PLAN HAS BEEN DESIGNED TO MEET THE MINIMUM REQUIREMENTS OF THE CITY OF FRANKLIN ZONING ORDINANCE, THE APPROVAL OF THE PLANNING COMMISSION, AND PLANNING DEPARTMENT POLICY. RELOCATING, SUBSTITUTING, RESIZING, REDUCING, OR DELETING MATERIAL MAY CAUSE THE SITE TO NO LONGER CONFORM TO THE REQUIREMENTS. THUS PROBLEMS MAY ARISE WITH RELEASING THE PERFORMANCE/MAINTENANCE BOND FOR LANDSCAPING. DEVIATION FROM THE APPROVED LANDSCAPE PLAN SHALL NOT BE MADE WITHOUT FIRST CONSULTING THE LANDSCAPE ARCHITECT WHO DESIGNED THE PROJECT. THE DESIGNING LANDSCAPE ARCHITECT SHALL REVIEW PROPOSED SUBSTITUTIONS TO ENSURE THAT ALL CITY STANDARDS AND REQUIREMENTS ARE MET. THE CITY SHALL BE NOTIFIED IN WRITING UPON FINAL APPROVAL OF ANY PLANT SUBSTITUTIONS.

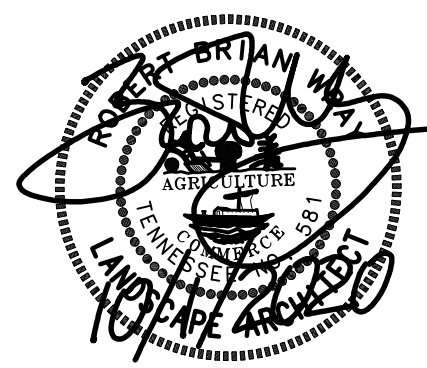
OWNER: Franklin Housing Authority
CONTACT NAME & NUMBER

LANDSCAPE ARCHITECT: Robert Brian Wray (615) 333-4636
CONTACT NAME & NUMBER
FRANKLIN PLANNING DEPARTMENT: (615) 791-3212

HVAC EQUIPMENT IS GROUND MOUNTED

THIS DEVELOPMENT IS REQUIRED TO HAVE THE FOLLOWING BUFFER/SCREENING YARDS, AND THE REQUIRED LANDSCAPING IMPROVEMENTS, PER THE ZONING ORDINANCE:

PERIMETER PLANTING STRIP
LOADING/SERVICE AREA
ELECTRICAL TRANSFORMER SCREEN



LANDSCAPE DETAILS

DEVELOPMENT PLAN
CHEROKEE PLACE PLANNED UNIT DEVELOPMENT
CHEROKEE PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

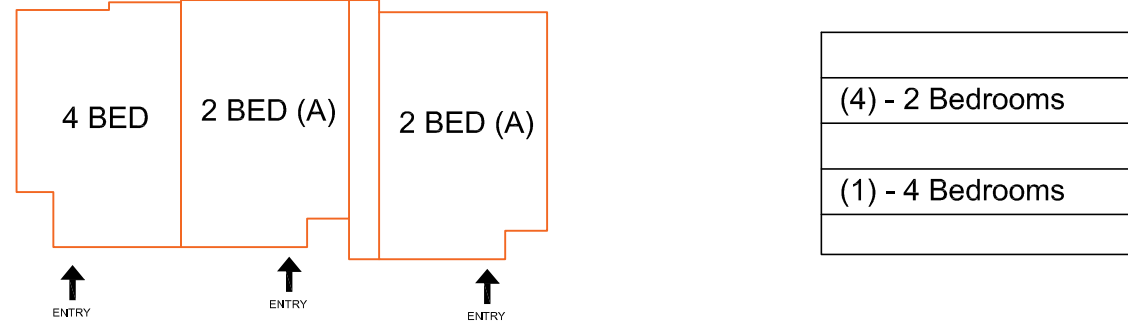
DR.	CHK.	DATE	DESCRIPTION
TEAM	JRG07-24	28	BRIE APPLICATION SUBMITTAL
TEAM	JRG08-07	28	DEVELOPMENT PLAN SUBMITTAL
TEAM	JRG09-03	20	RESUBMITTAL
TEAM	JRG10-01	20	RESUBMITTAL

COF# 7313

L3.0

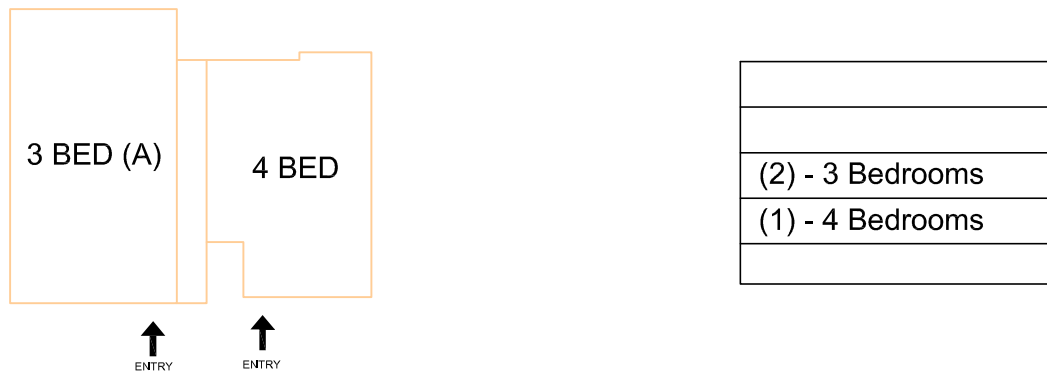
FILE NO. 1716-20

BUILDING A
5 UNITS



(4) - 2 Bedrooms
(1) - 4 Bedrooms

BUILDING B
3 UNITS



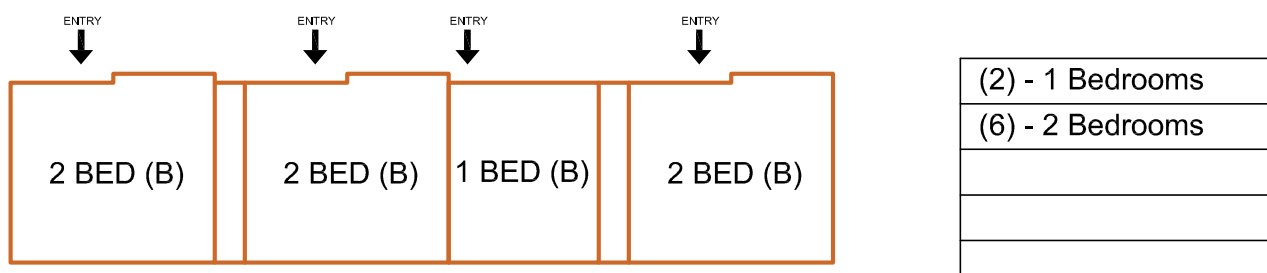
(2) - 3 Bedrooms
(1) - 4 Bedrooms

BUILDING C
2 UNITS



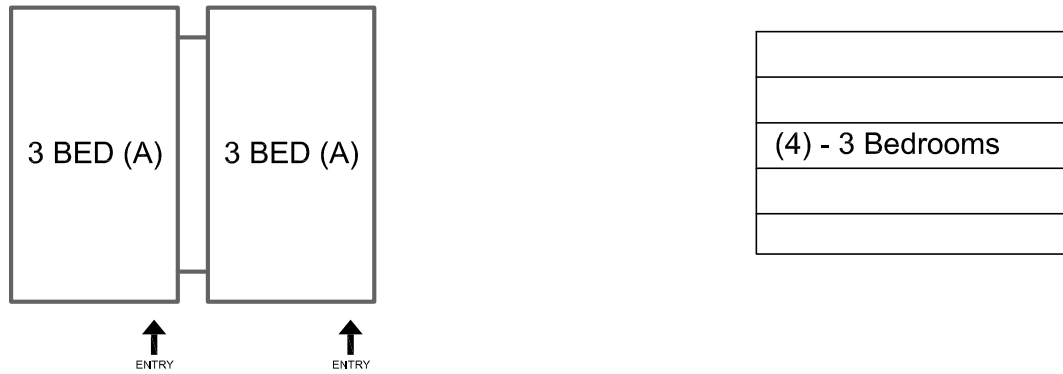
(1) - 4 Bedrooms
(1) - 5 Bedrooms

BUILDING D
8 UNITS



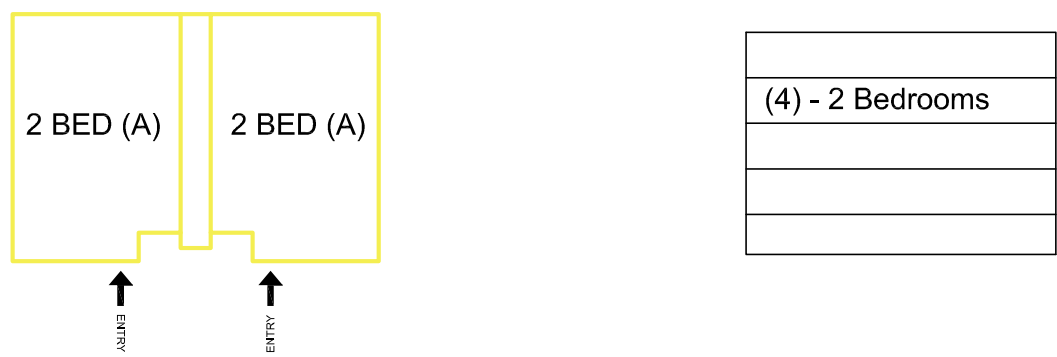
(2) - 1 Bedrooms
(6) - 2 Bedrooms

BUILDING E
4 UNITS



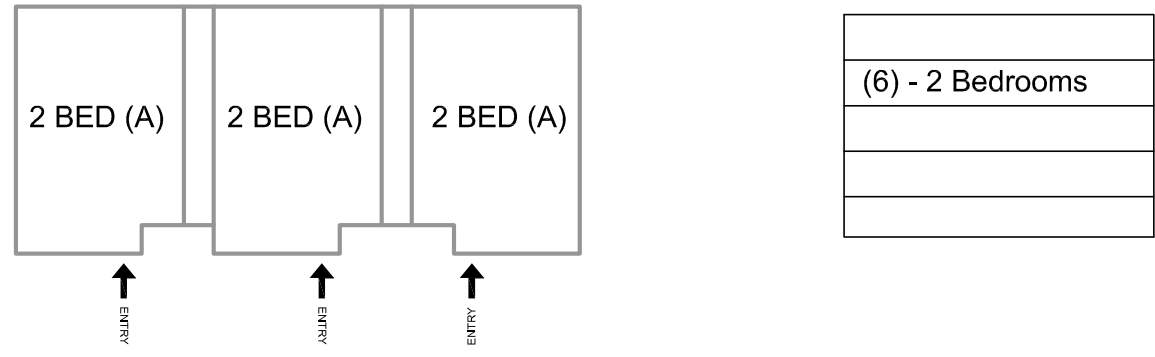
(4) - 3 Bedrooms

BUILDING F
4 UNITS



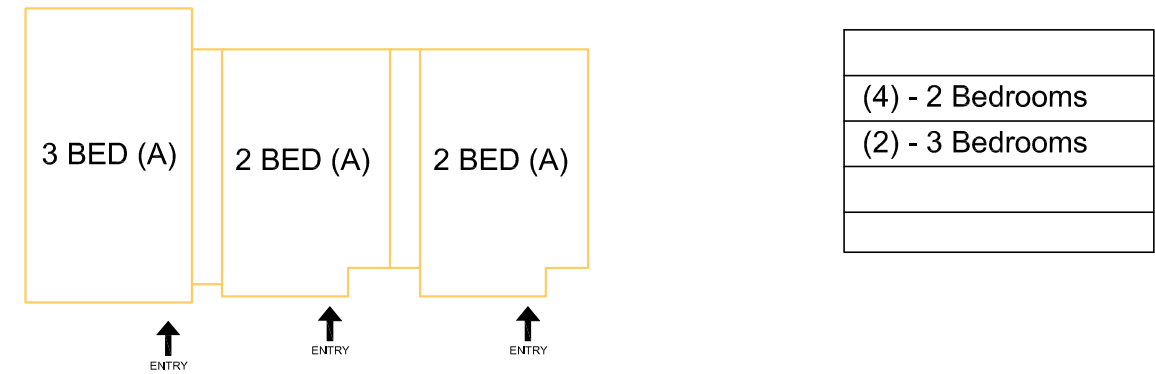
(4) - 2 Bedrooms

BUILDING G
6 UNITS



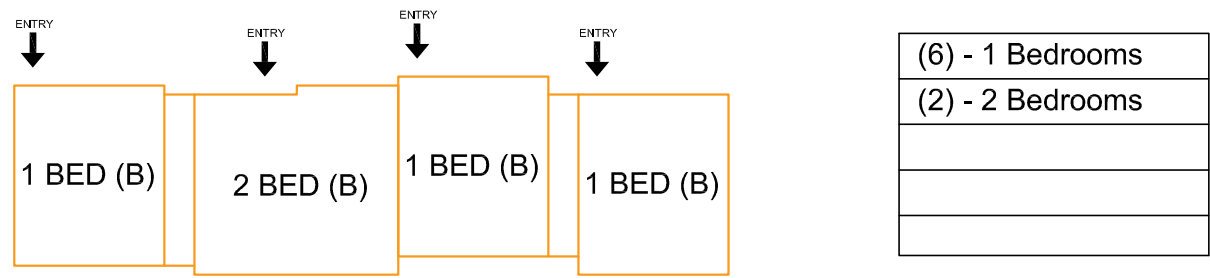
(6) - 2 Bedrooms

BUILDING H
6 UNITS



(4) - 2 Bedrooms
(2) - 3 Bedrooms

BUILDING I
8 UNITS



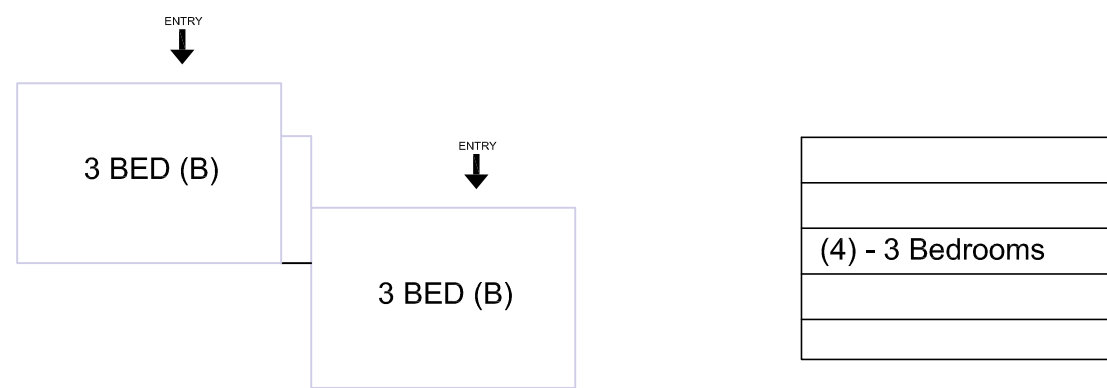
(6) - 1 Bedrooms
(2) - 2 Bedrooms

BUILDING J
4 UNITS



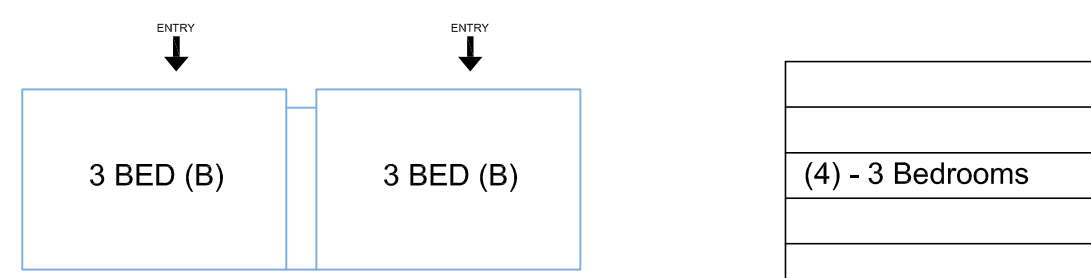
(2) - 1 Bedrooms
(2) - 2 Bedrooms

BUILDING K
4 UNITS



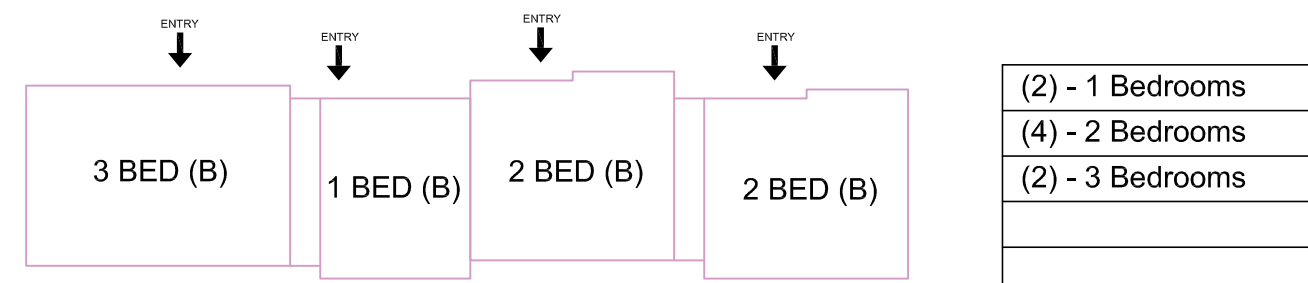
(4) - 3 Bedrooms

BUILDING L
4 UNITS



(4) - 3 Bedrooms

BUILDING M
8 UNITS



(2) - 1 Bedrooms
(4) - 2 Bedrooms
(2) - 3 Bedrooms

ESTABLISHED
— 2002 —
**SMALLWOOD
NICKLE**
ARCHITECTS
— PLLC —



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JA Engineers
Planners and
Computer Applications

JAMES + ASSOCIATES, INC.

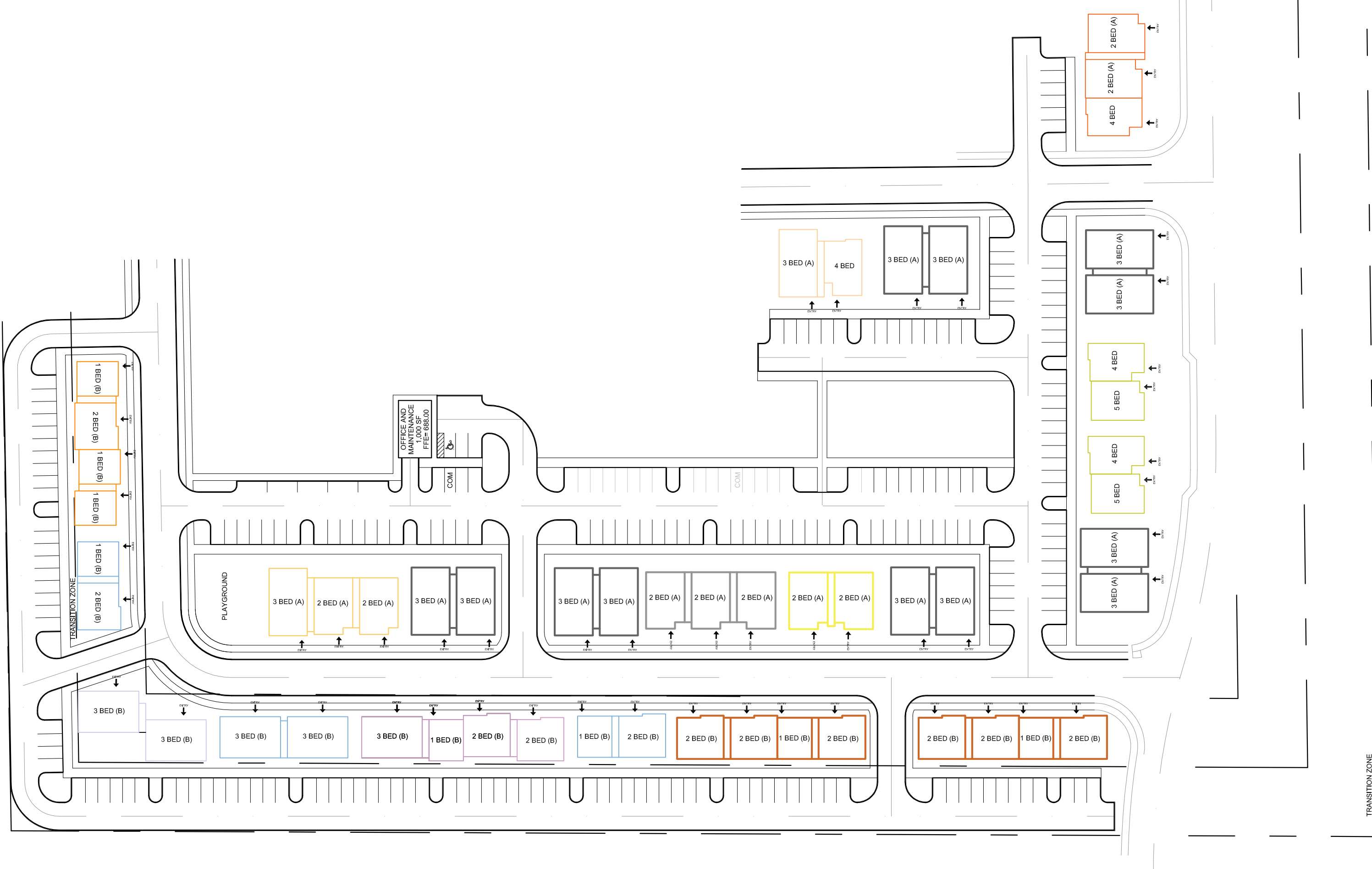
BUILDING TYPES

1

TOTAL UNITS = 100
13 BUILDING TYPES
21 BUILDINGS TOTAL

1 BEDROOM UNIT = 16 @ 696 - 754 SQ. FT.
2 BEDROOM UNIT = 40 @ 981 - 1051 SQ. FT.
3 BEDROOM UNIT = 38 @ 1247 - 1284 SQ. FT.
4 BEDROOM UNIT = 4 @ 1950 SQ. FT.
5 BEDROOM UNIT = 2 @ 2008 SQ. FT.

MAX BUILDING HEIGHT
RANGE: 29'-4" TO 36'-6"
MAX BUILDING STORY = 2



SITE PLAN - SCALE 1/64" = 1'-0"

2

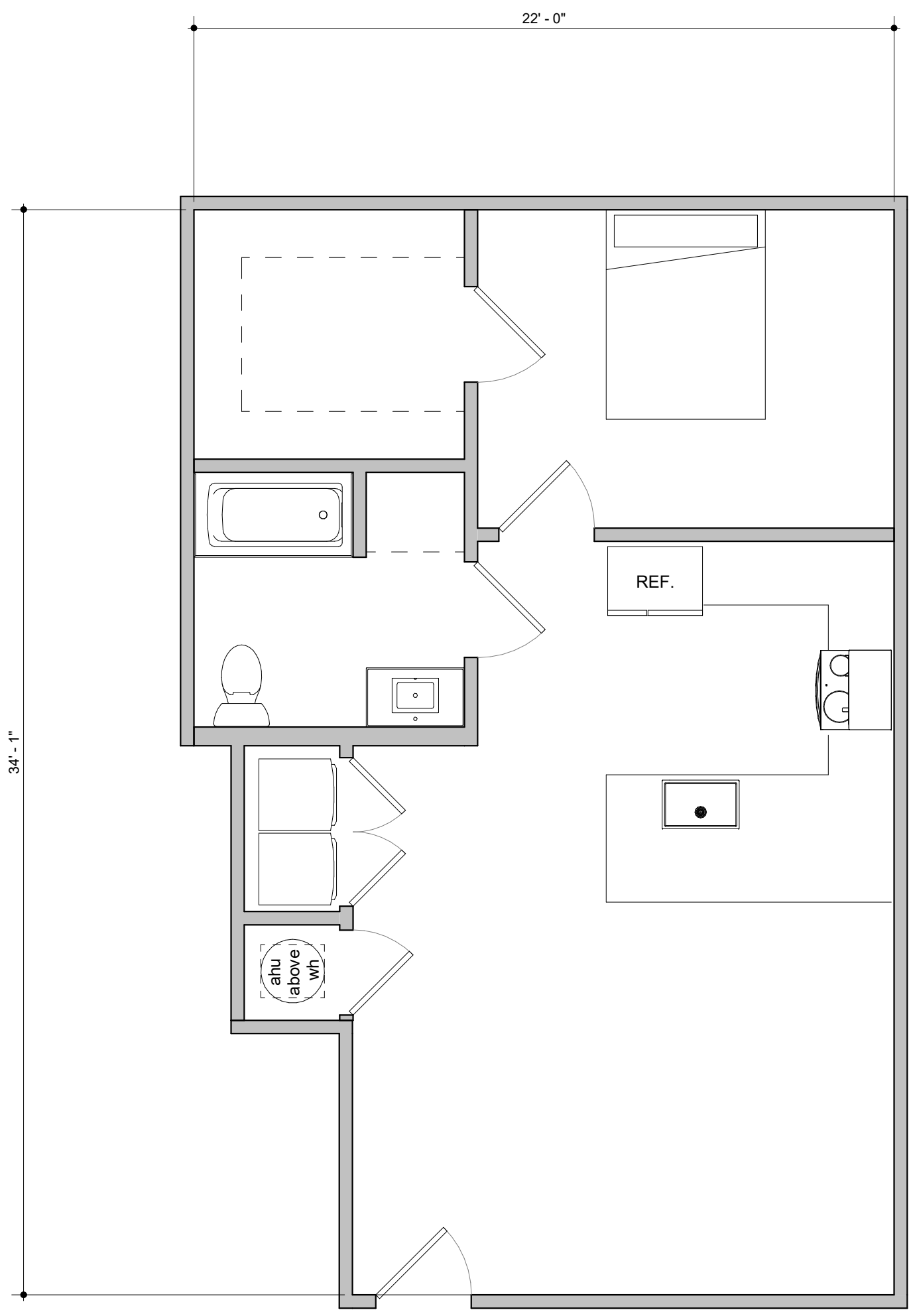
COF PROJECT NO. 7313

DR.	CHK.	DATE	DESCRIPTION
TEAM	JRG	07-24-20	PRE-APPLICATION SUBMITTAL
TEAM	JRG	08-07-20	DEVELOPMENT PLANS SUBMITTAL
TEAM	JRG	09-03-20	RESUBMITTAL
TEAM	JRG	10-01-20	RESUBMITTAL

A1

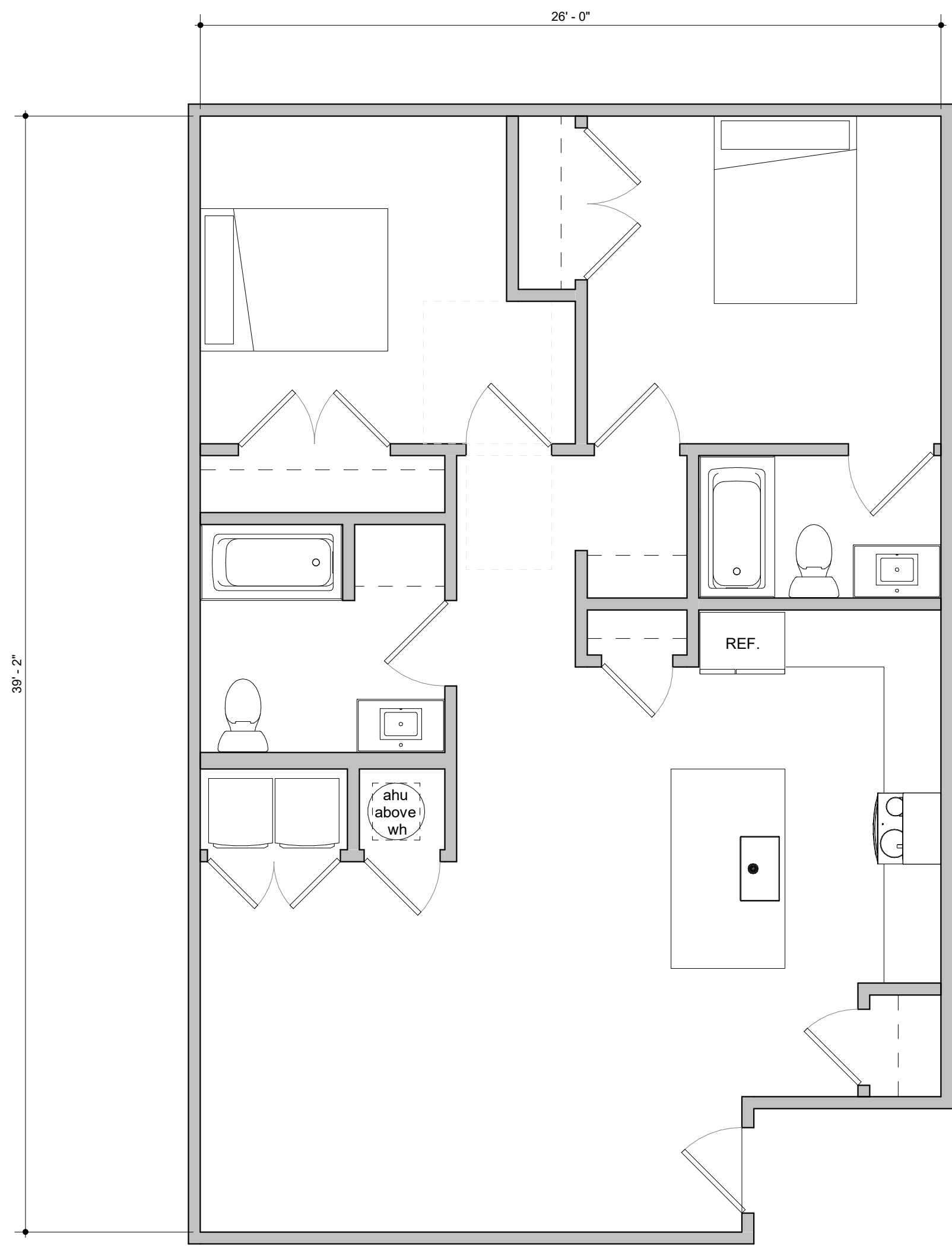
SITE PLAN & BUILDING
BLOCKS
FILE NO. 1716-20

DEVELOPMENT PLAN
CHEROKEE PLACE PLANNED UNIT DEVELOPMENT
CHEROKEE PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



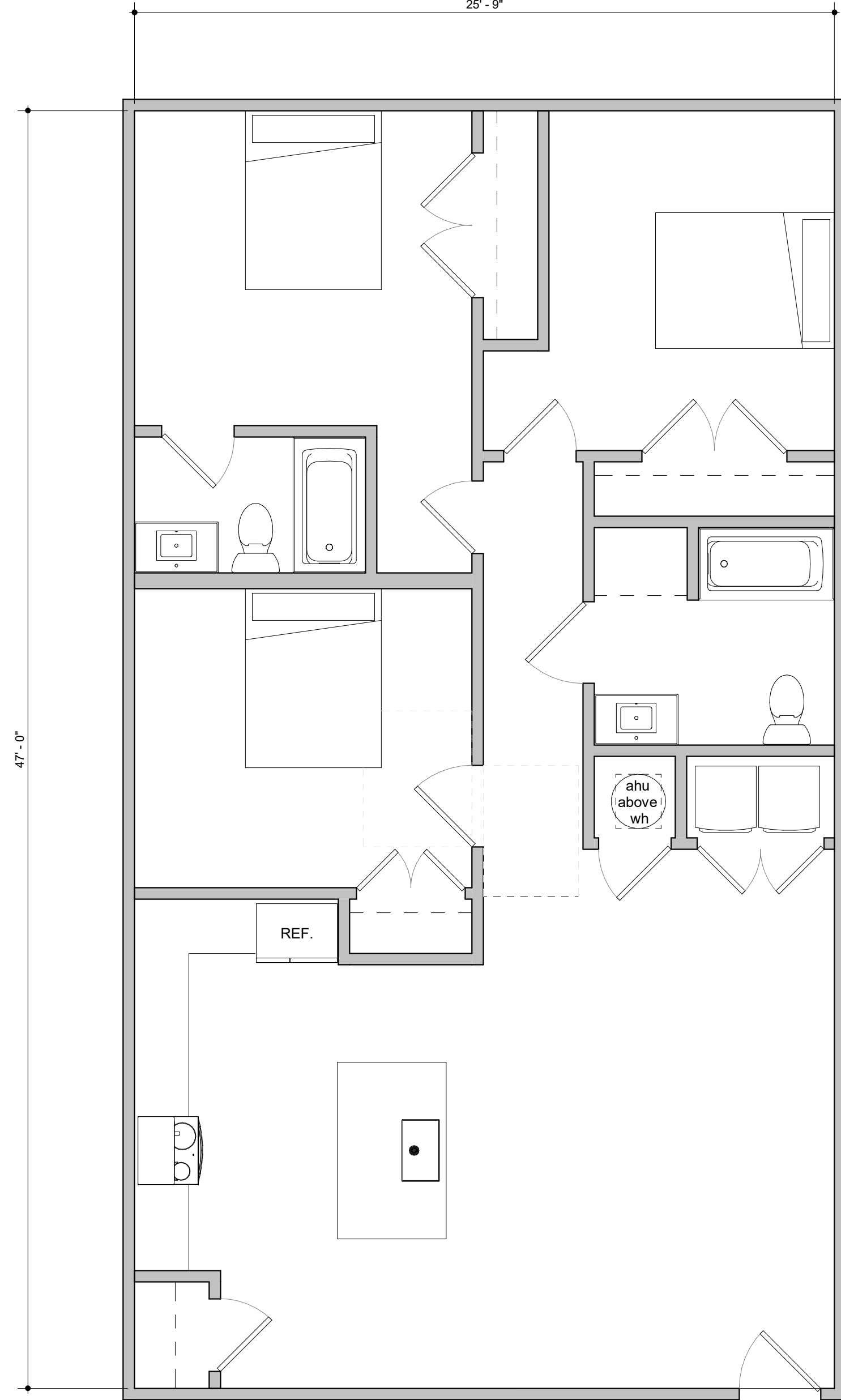
FLAT A - 1 BED & 1 BATH - 750 SF

1A



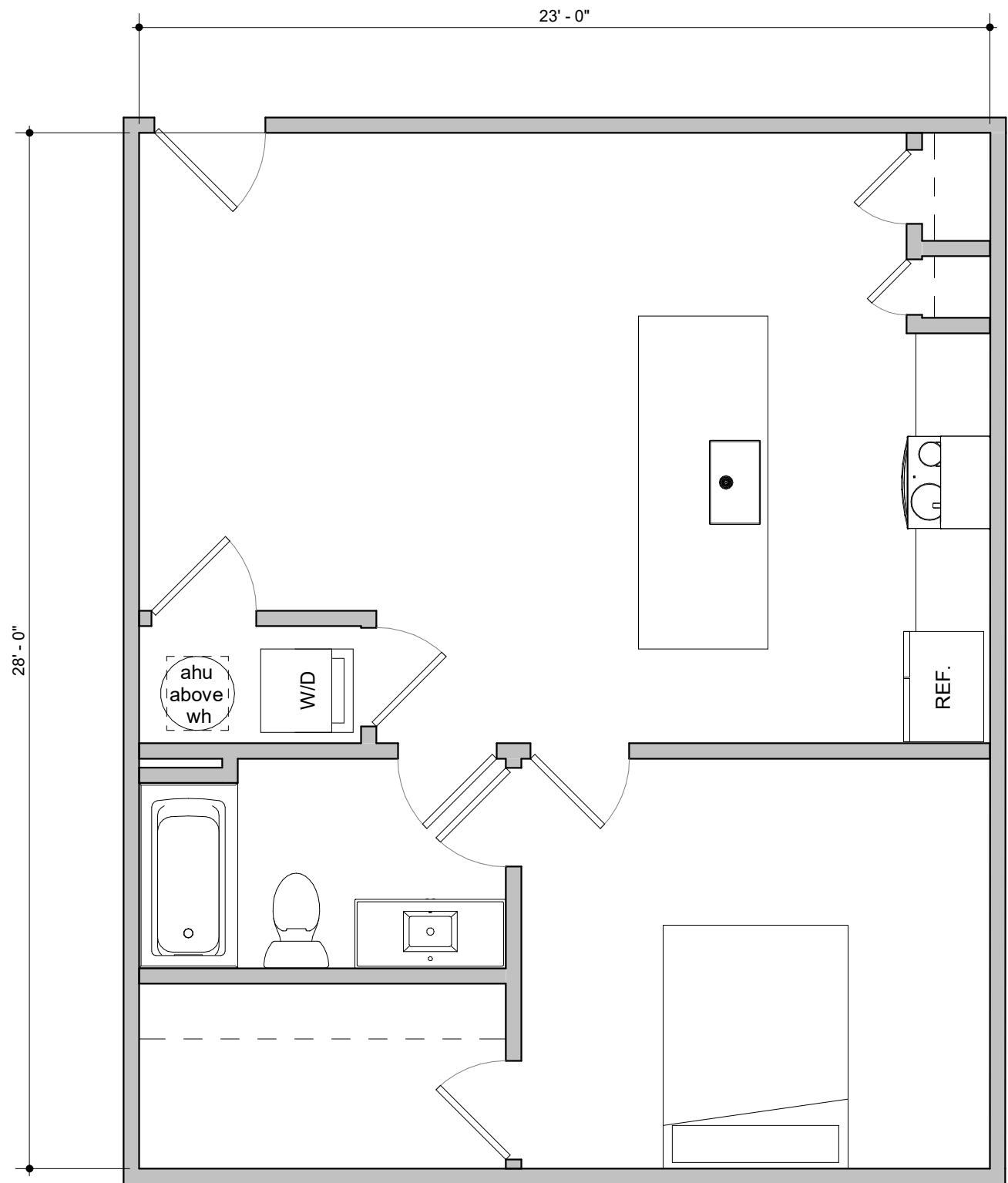
FLAT A - 2 BED & 2 BATH - 1051 SF

2A



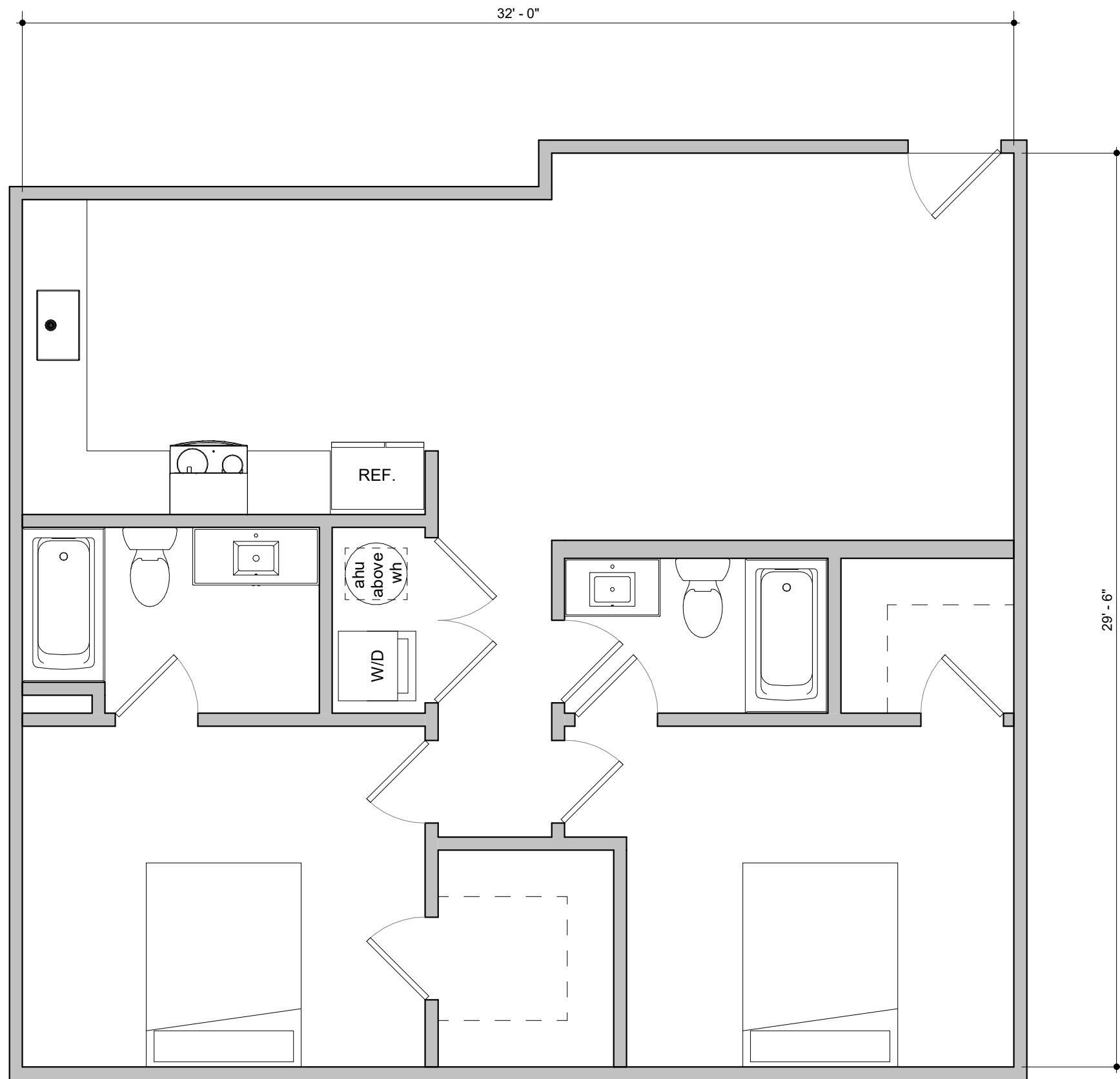
FLAT A - 3 BED & 2 BATH - 1284 SF

3A



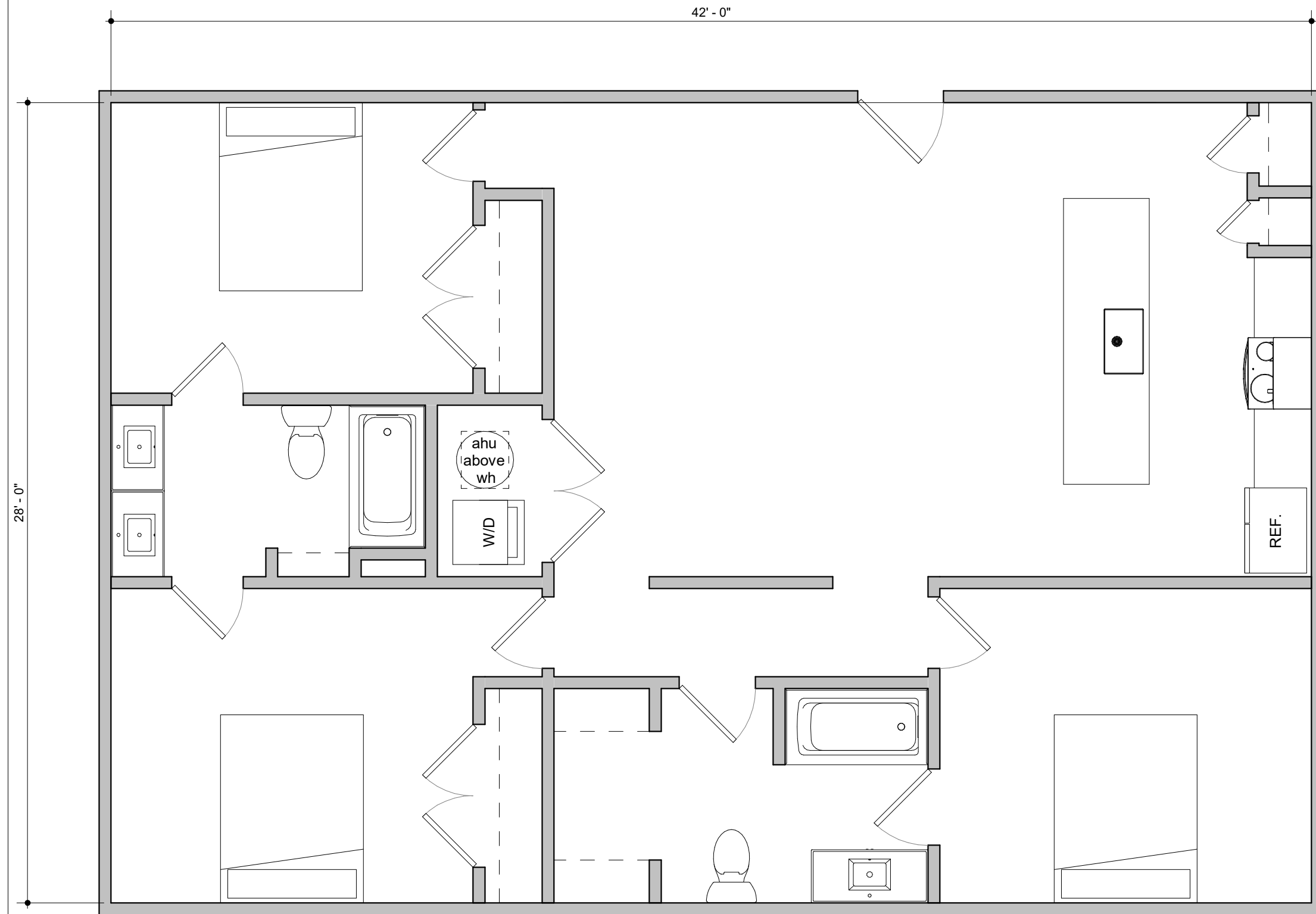
FLAT B - 1 BED & 1 BATH - 696 SF

1B



FLAT B - 2 BED & 2 BATH - 981 SF

2B



FLAT B - 3 BED & 2 BATH - 1247 SF

3B

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DR.	CHK.	DATE	DESCRIPTION
TEAM	JRG	07-24-20	PRE-APPLICATION SUBMITTAL
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TEAM	JRG	09-03-20	RESUBMITTAL
TEAM	JRG	10-01-20	RESUBMITTAL

A2

FLOOR PLANS

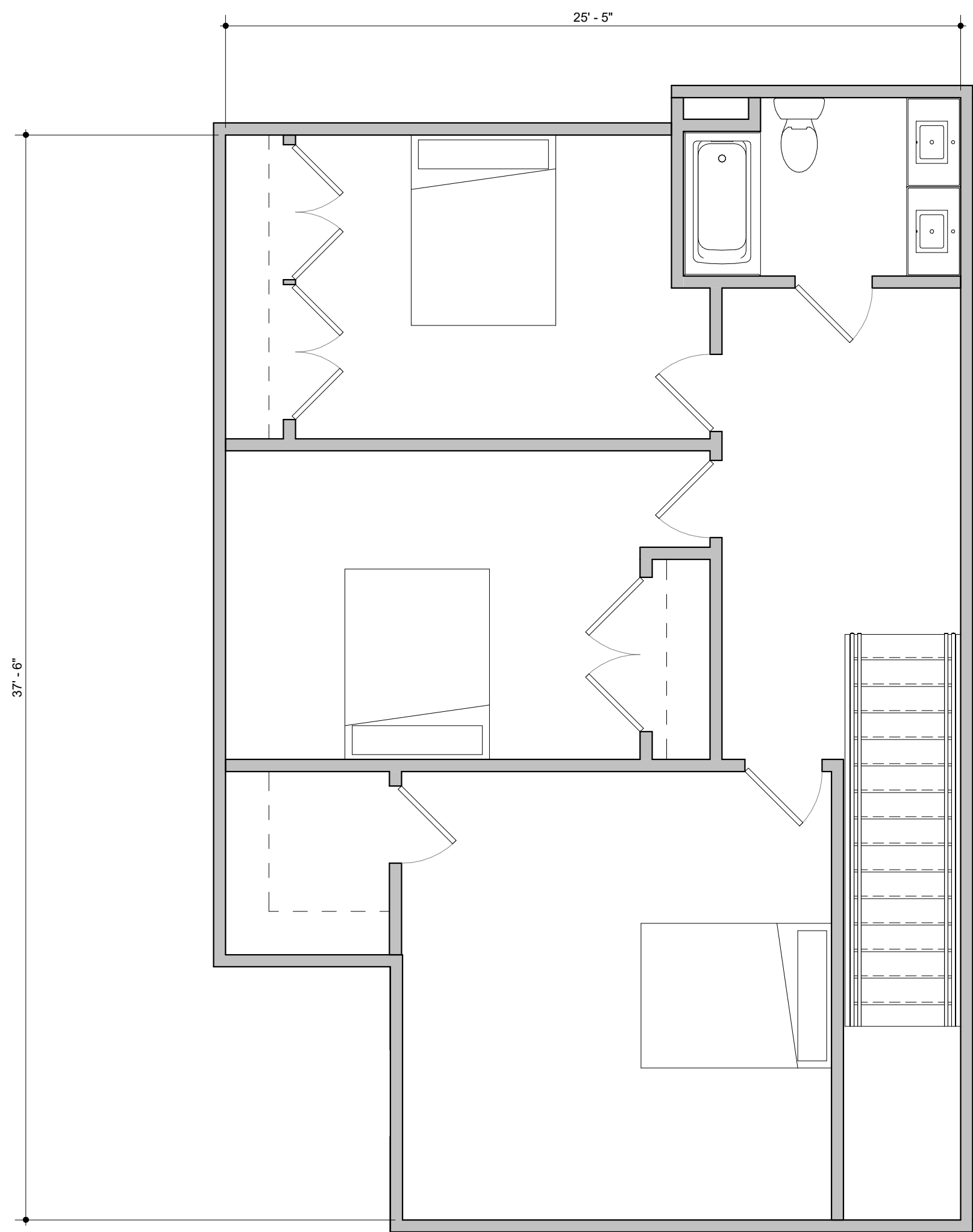
FILE NO. 1716-20



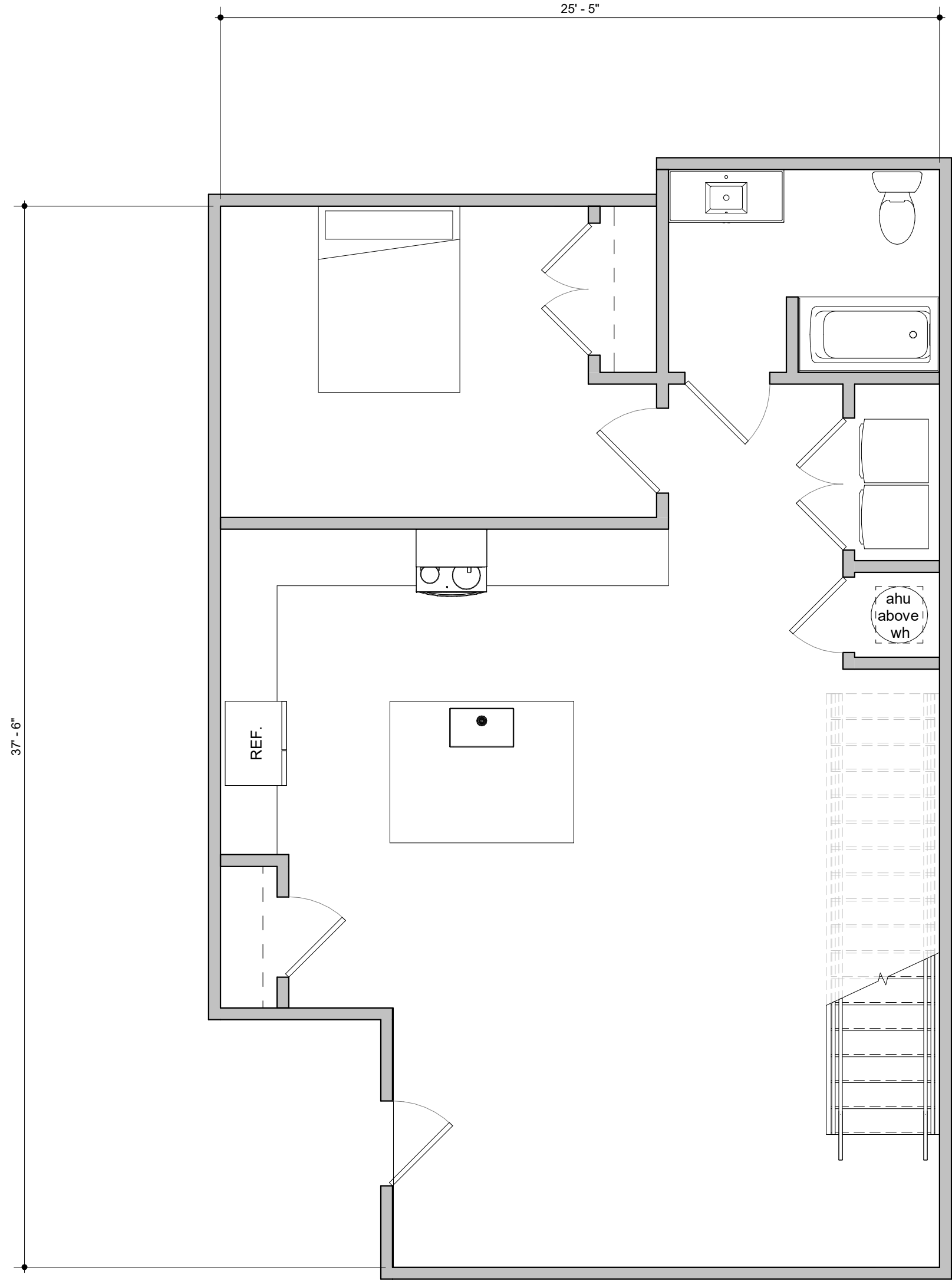
DEVELOPMENT PLAN
CHEROKEE PLACE PLANNED UNIT DEVELOPMENT
CHEROKEE PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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COF PROJECT NO. 7313



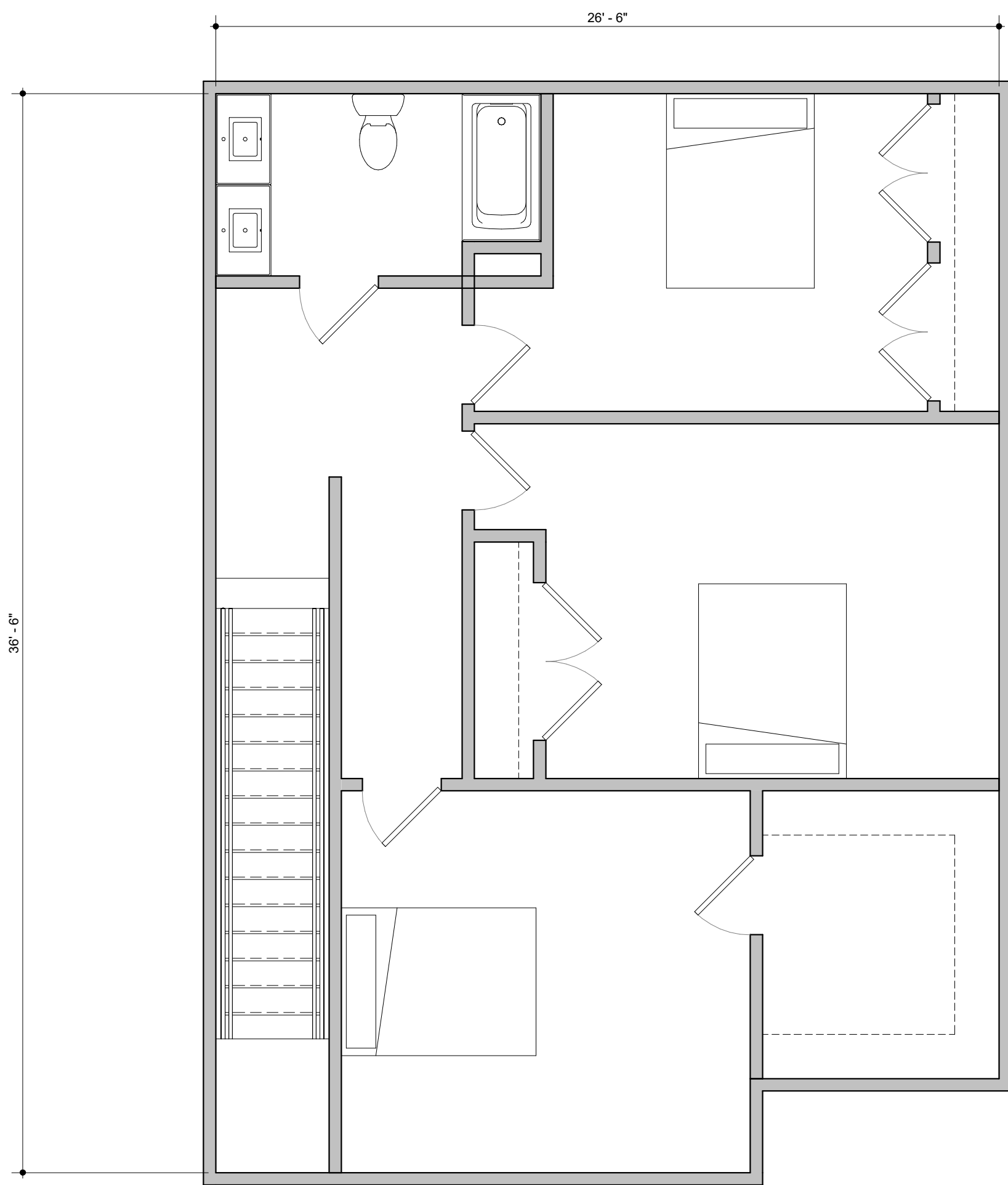
SECOND FLOOR



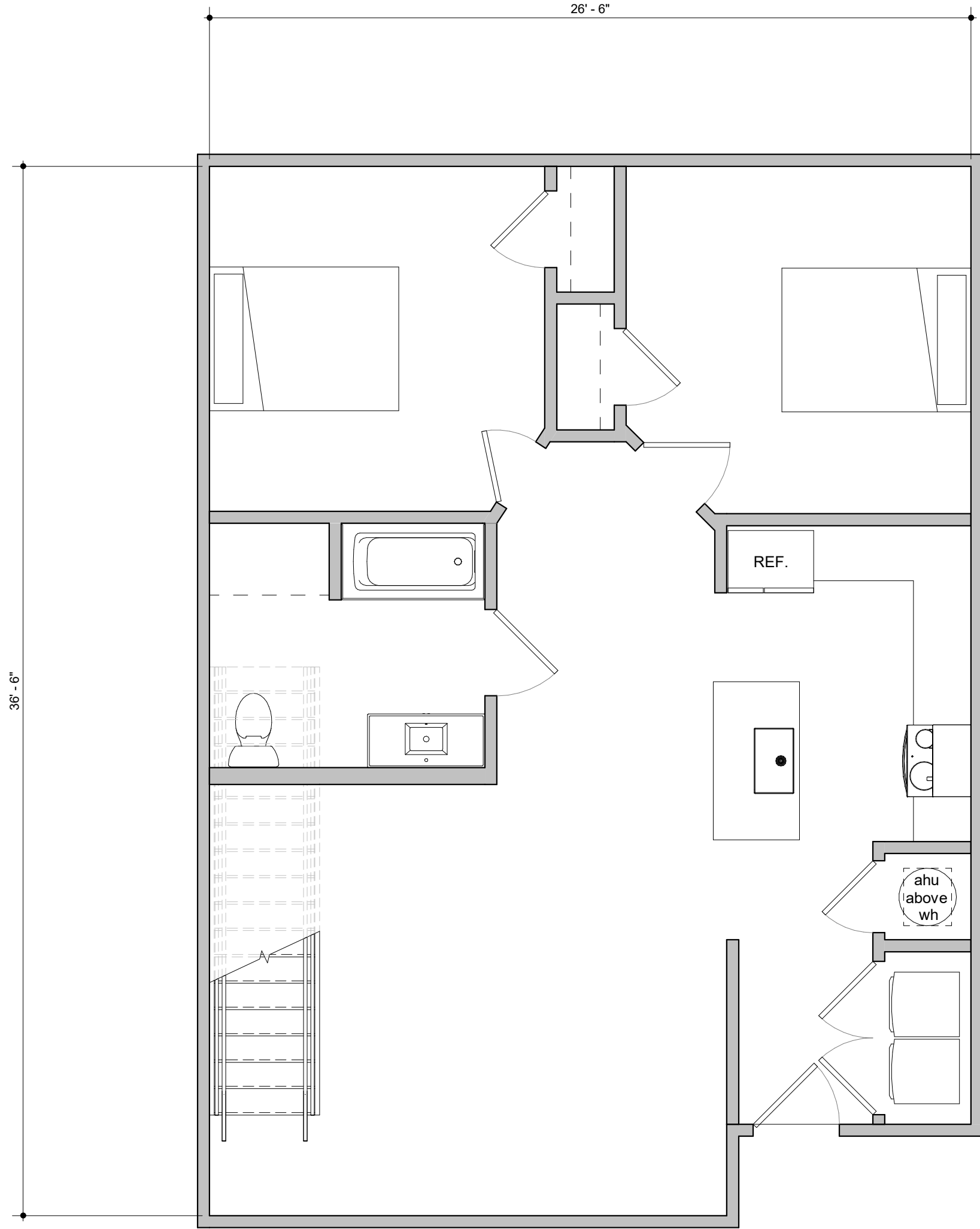
FIRST FLOOR

TOWNHOME - 4 BEDS & 2 BATHS - 1950 SF

1



SECOND FLOOR



FIRST FLOOR

TOWNHOME - 5 BEDS & 2 BATHS - 2008 SF

2

COF PROJECT NO. 7313

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DEVELOPMENT PLAN
CHEROKEE PLACE PLANNED UNIT DEVELOPMENT
CHEROKEE PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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TEAM	JRG	09-03-20	RESUBMITTAL
TEAM	JRG	10-01-20	RESUBMITTAL

A3

FLOOR PLANS

FILE NO. 1716-20

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COMMENT 42 IS
REFERENCING TO THE
ZONING ORDINANCE 6.6
(TOWNHOUSE).

ALTHOUGH TOWNHOUSE
UNITS WILL BE PART OF
THE DEVELOPMENT, THE
MAJORITY OF THE UNITS
WILL BE FLATS (ZO 6.7).

PLEASE CLARIFY WHICH
ZONING ORDINANCE
SHOULD BE FOLLOWED
- (ZO 6.6 OR 6.7)"



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— PLLC —

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nd
r Applications
ASSOCIATES, INC.



TEAM JRG 09-03-20 RESUBMITTAL
TEAM JRG 10-01-20 RESUBMITTAL

OPTIONAL FINISHING MATERIAL	SURFACE AREA	PERCENT OF NET
GROSS OF WALL	1,700 SF	N/A
NET OF WALL	1,580 SF	N/A
NET BRICK VENEER	2,105 SF	46%
NET SIDING AND BATTEN	220 SF	5%
NET CEMENT SIDING	2,147 SF	47%

COMMENT 42 IS
REFERENCING TO THE
ZONING ORDINANCE 6.6
(TOWNHOUSE).

ALTHOUGH TOWNHOUSE
UNITS WILL BE PART OF
THE DEVELOPMENT, THE
MAJORITY OF THE UNITS
WILL BE FLATS (ZO 6.7).

PLEASE CLARIFY WHICH
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SHOULD BE FOLLOWED
- (ZO 6.6 OR 6.7)"

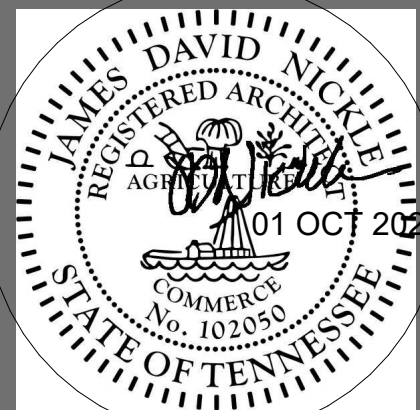


- CLADDING
- WOOD SHAKES
- BRICK VENEER
- CEMENT SIDING

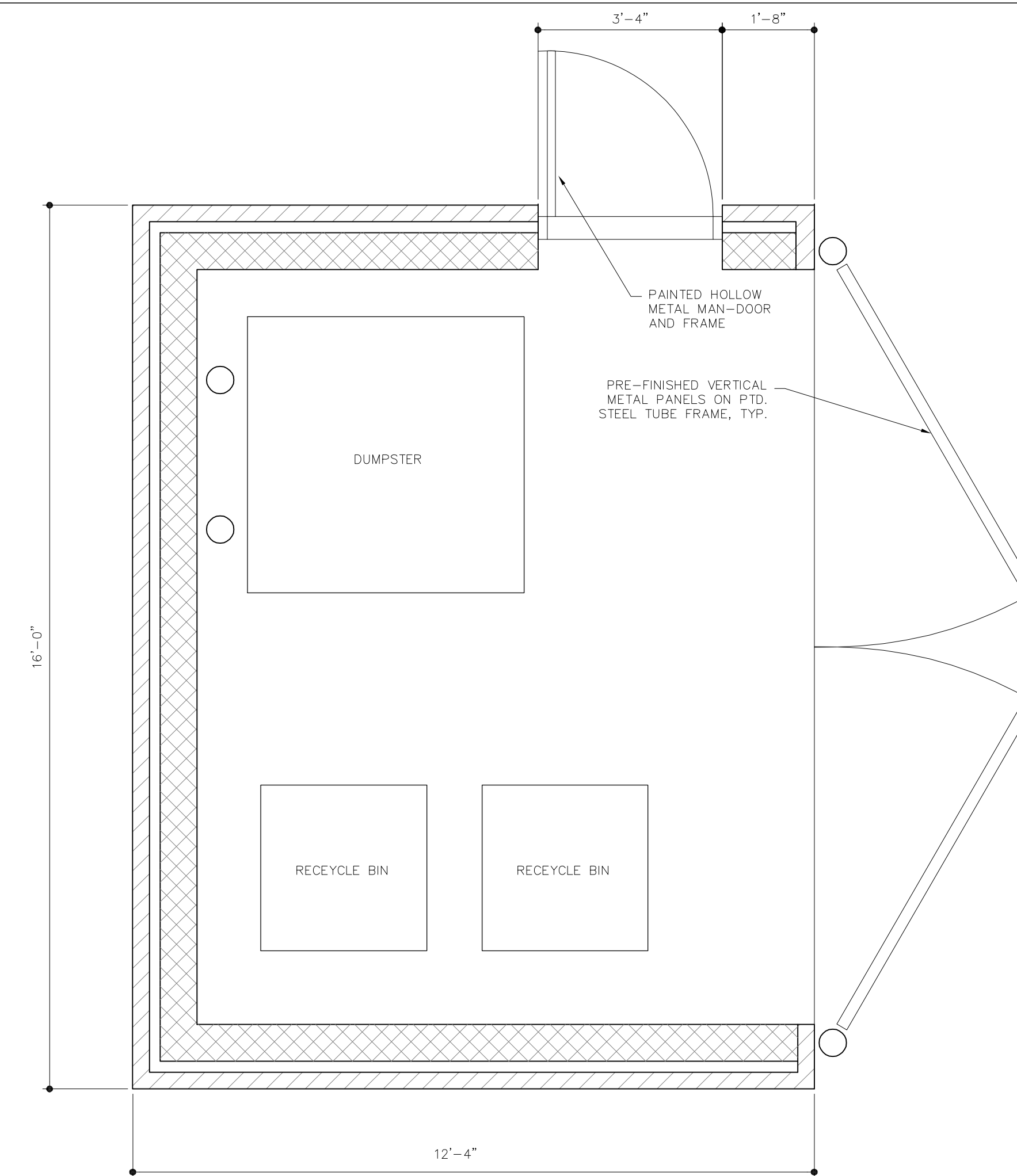
STUDIO, LINDSEY
SMALLWOOD
NICKLE
ARCHITECTS
— PLLC —

1000 E. 220th Ave., Suite 100, Aurora, CO 80010-1000

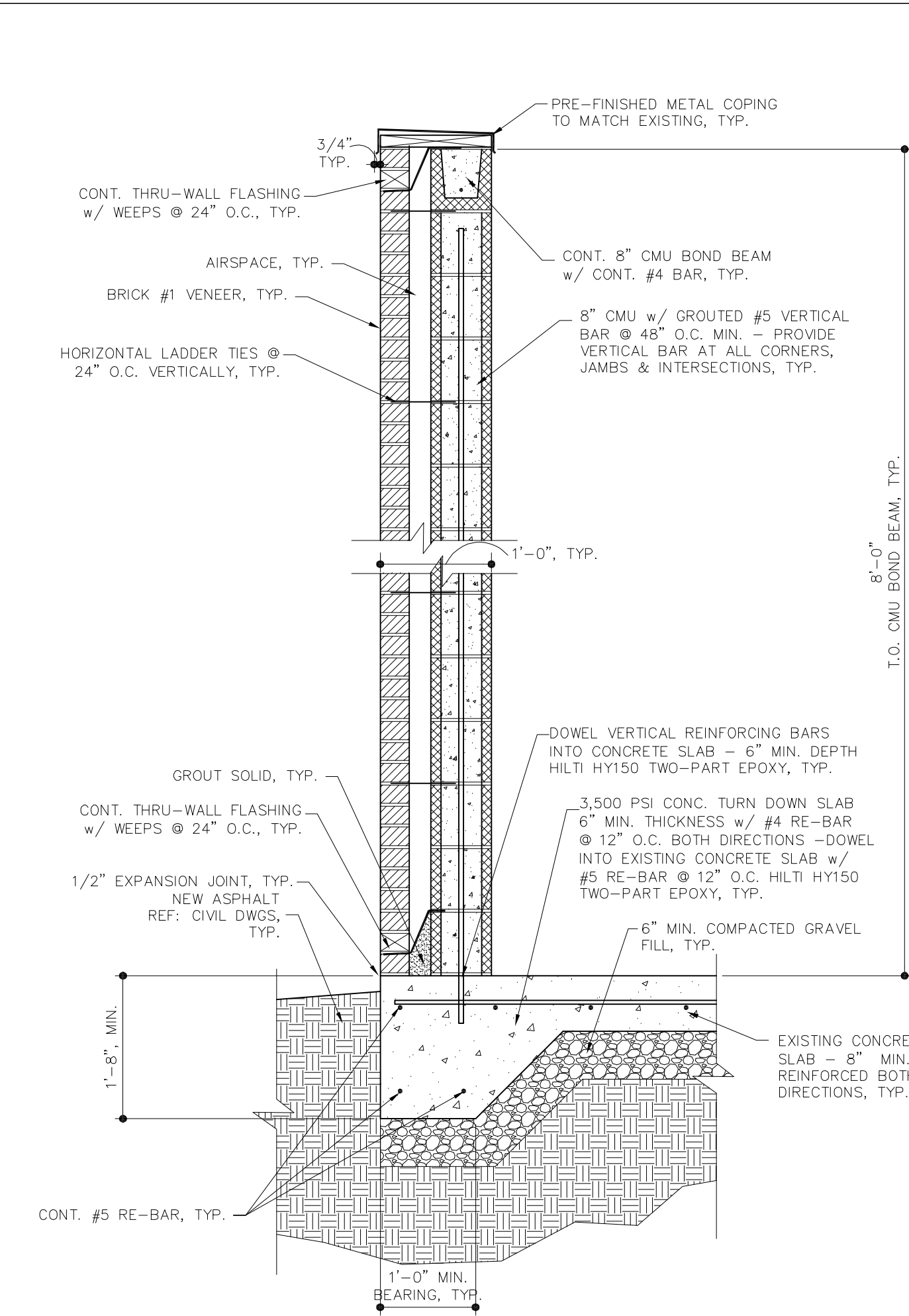
and
Applications
ASSOCIATES, INC.



TEAM JRG 09-03-20 RESUBMITTAL
TEAM JRG 10-01-20 RESUBMITTAL



1



2

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DEVELOPMENT PLAN
CHEROKEE PLACE PLANNED UNIT DEVELOPMENT
CHEROKEE PLACE @ SHAWNEE DRIVE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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TEAM	JRG	09-03-20	RESUBMITTAL
TEAM	JRG	10-01-20	RESUBMITTAL

A6

DUMPSTER DETAIL

FILE NO. 1716-20

COF PROJECT NO. 7313



File #: 20-01251

DATE: October 9, 2020
TO: Franklin Municipal Planning Commission
FROM: Joseph Bryan, Principal Planner
Amy Diaz-Barriga, Planning Supervisor
Emily Wright, Planning Director

SUBJECT:

Spacebox Southeast Parkway Subdivision, Final Plat, Creating 1 Commercial Lot And Establishing Easements, On 2.47 Acres, Located At 108 Noah Drive. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7351
Applicant: Roger Harrah
Owner: William Edmonson

BACKGROUND/STAFF COMMENTS:

The purpose of this plat is to create a commercial lot and establish easements for the property located at 108 Noah Drive. The subject property consists of 2.47 acres and is zoned Light Industrial (LI). The site plan for this parcel was previously approved administratively in March 2020.

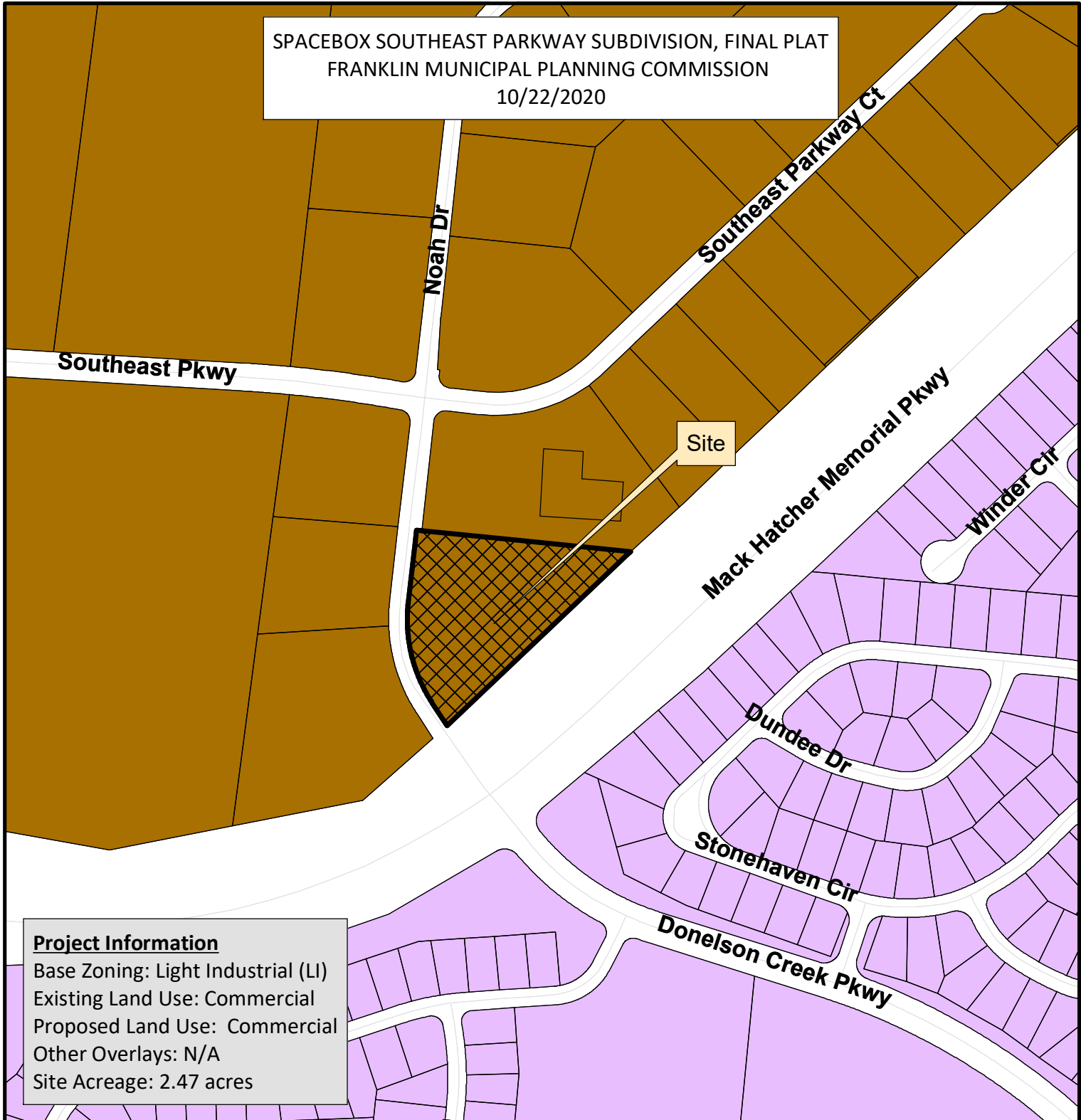
FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

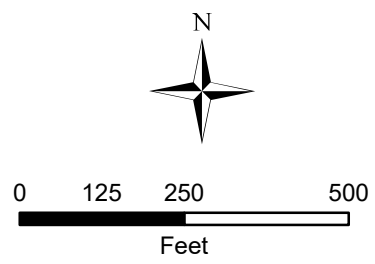
Staff recommends approval with conditions of the Spacebox Southwest Parkway Subdivision Final Plat. The Conditions of Approval are attached to this staff report.

SPACEBOX SOUTHEAST PARKWAY SUBDIVISION, FINAL PLAT
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 10/22/2020



Project Information
 Base Zoning: Light Industrial (LI)
 Existing Land Use: Commercial
 Proposed Land Use: Commercial
 Other Overlays: N/A
 Site Acreage: 2.47 acres

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



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 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained hereon.
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CONDITIONS OF APPROVAL:

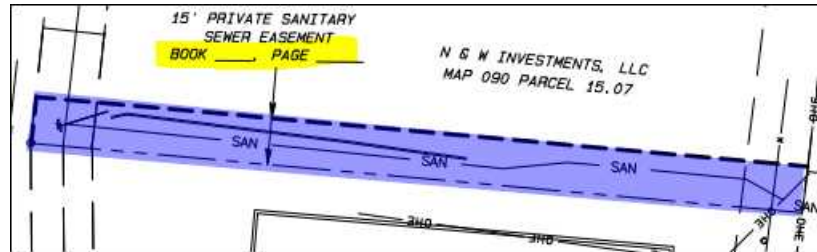
Open Issues: 2 These issues are currently being filtered

Engineering - Site Plan Checklist

General Issues

5. Sewer easement

joe.marlo@franklin.tn.gov **Prior to One Stop Approval**, the sewer easement highlighted below shall be created by instrument with the deed book and page referenced on this final plat.

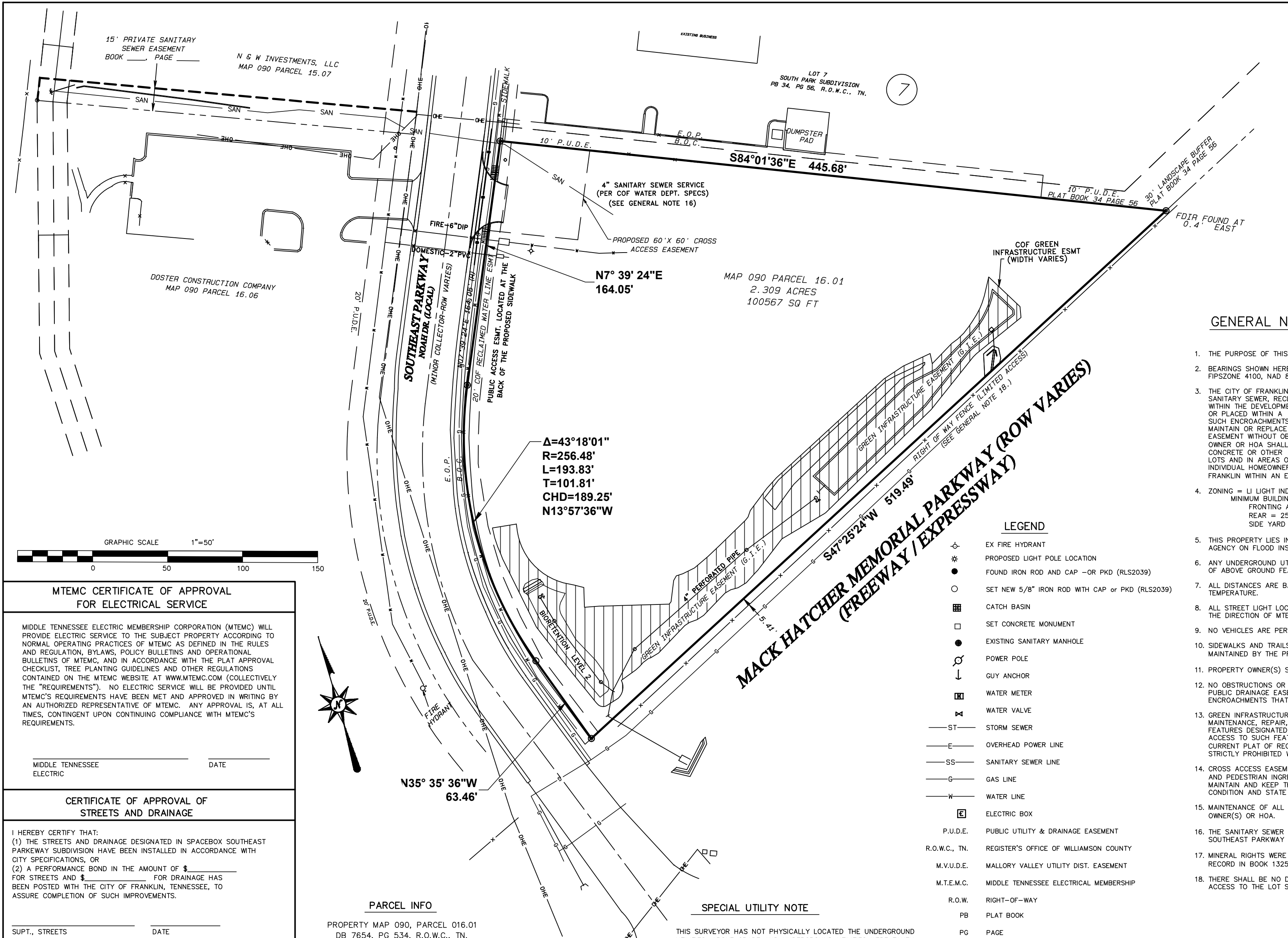


Performance Agreement and Surety

General Issues

4. Engineering Sureties

kevin.long@franklin.tn.gov Any unposted sureties associated with this development from site plan [COF# 7111 \(Spacebox Southeast Parkway, Site Plan\)](#) shall be transferred to this final plat as a condition of approval.



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE A LOT AND ESTABLISH EASEMENTS ON THE PROPERTY.
- BEARINGS SHOWN HEREON ARE BASED GRID NORTH USING TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD 83 DATUM.
- 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.
- ZONING = LI LIGHT INDUSTRIAL.
MINIMUM BUILDING SETBACKS:
FRONTING ANY STREET = 75'
REAR = 25'
SIDE YARD = 25'
- THIS PROPERTY LIES IN "ZONE "X" AS DETERMINED AND DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP NO. 47187C0213G. EFFECTIVE DATE ON DECEMBER 22, 2016.
- ANY UNDERGROUND UTILITIES SHOWN ARE SHOWN IN THEIR APPROXIMATE POSITION BASED ON THE SURVEY LOCATION OF ABOVE GROUND FEATURES, MARKINGS, OR INFORMATION SHOWN ON SURVEYS PROVIDED BY THE CLIENT.
- ALL DISTANCES ARE BASED ON A FIELD RUN SURVEY USING EDM EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEM.
- NO VEHICLES ARE PERMITTED TO BE PARKED IN ANY LANDSCAPED AREA.
- SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S).
- PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES.
- 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.
- GREEN INFRASTRUCTURE EASEMENTS 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.
- CROSS ACCESS EASEMENTS SHALL PROVIDE PERPETUAL, NON-EXCLUSIVE ACCESS FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACROSS THE CROSS ACCESS EASEMENT. PROPERTY OWNER(S) SHALL MAINTAIN AND KEEP THE CROSS ACCESS EASEMENT WITHIN THEIR DEVELOPMENT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.
- MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
- THE SANITARY SEWER SERVICE LINE EXTENDING FROM THE 8" MAIN LINE EASEMENT TO THE PROPERTY LINE OF 108 SOUTHEAST PARKWAY IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO OWN AND MAINTAIN.
- MINERAL RIGHTS WERE CONVEYED TO "SURFACE OWNER" BY "RELEASE OF PHOSPHATE RIGHTS AND OBLIGATIONS" OF RECORD IN BOOK 1325, PAGE 121, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO THE PLATTED LOT FROM MACK HATCHER MEMORIAL PARKWAY. ACCESS TO THE LOT SHALL BE FROM SOUTHEAST PARKWAY AT THE LOCATION SHOWN ON THE PLAT.

SPACEBOX SOUTHEAST PARKWAY

108 NOAH DRIVE, FRANKLIN, TENNESSEE

MAP 090 PARCEL 016.01
DEED BOOK 7654, PAGE 534

CITY OF FRANKLIN PROJECT NO. 7351

REVISIONS:

09/03/2020 - Per Staff Comments
09/30/2020 - Per Staff Comments

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 2.309 TOTAL LOTS: 1
ACRES NEW STREETS: 0 FEET NEW STREETS: 0
CIVIL DISTRICT: 10th CLOSURE ERROR: <1:10000
SCALE: 1" = 50 DATE: September 30, 2020

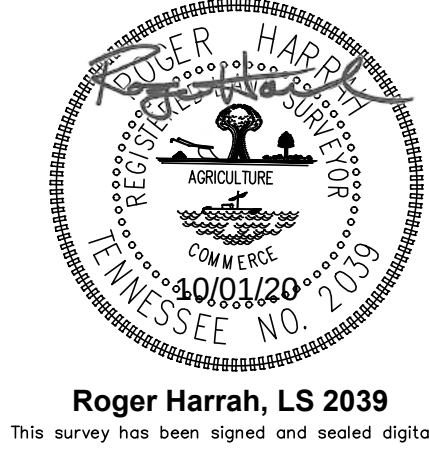
SHEET 1 OF 1

MTEM CERTIFICATE OF APPROVAL FOR ELECTRICAL SERVICE	
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEM) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO NORMAL OPERATING PRACTICES OF MTEM AS DEFINED IN THE RULES AND REGULATION, 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.MTEM.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.	
MIDDLE TENNESSEE ELECTRIC	DATE
CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE	
I HEREBY CERTIFY THAT: (1) THE STREETS AND DRAINAGE DESIGNATED IN SPACEBOX SOUTHEAST PARKWAY SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE BOND IN THE AMOUNT OF \$ _____ FOR STREETS AND \$ _____ FOR DRAINAGE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.	
SUPT., STREETS FRANKLIN, TENNESSEE	DATE
CERTIFICATE OF APPROVAL FOR RECORDING	
APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE _____ DAY OF _____, 20____, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.	
SECRETARY FRANKLIN MUNICIPAL PLANNING COMMISSION	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 BK 7654, PG 534, R.O.W.C., TN. R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____ PAGE _____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C.	
OWNER(S)	DATE



PARCEL INFO
PROPERTY MAP 090, PARCEL 016.01
DB 7654, PG 534, R.O.W.C., TN.
10TH CIVIL DISTRICT, CITY OF FRANKLIN,
WILLIAMSON COUNTY, TENNESSEE

DEVELOPER INFO:
SPACEBOX
CONTACT: PAIGE YORK
790 NORTH COUNTY HIGHWAY 393, UNIT 2C
SANTA ROSA BEACH, FL 32459
850.622.0601
paigeyork@gmail.com



SPECIAL UTILITY NOTE
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE ON TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

CERTIFICATE OF SURVEY	CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE _____, 2020.	I HEREBY CERTIFY THAT: (1) THE SEWER SYSTEMS DESIGNATED IN SPACEBOX SOUTHEAST PARKWAY SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE BOND IN THE AMOUNT OF \$ _____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.
ROGER H. HARRAH TN. REG. NO. 2039	SUPT., WATER AND SEWER FRANKLIN, TENNESSEE
10/01/20	DATE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES
SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS.
WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS
DATE



File #: 20-01245

DATE: October 8, 2020
TO: Franklin Municipal Planning Commission
FROM: Joseph Bryan, Principal Planner
Amy Diaz-Barriga, Planning Supervisor
Emily Wright, Planning Director

SUBJECT:

Splendor Ridge Subdivision, Final Plat, Revision 3, Creating 12 Single Family Residential Lots, On 8.55 Acres, Located At 151 Franklin Road. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7352
Applicant: Roger Harrah
Owner: Jeff Bethurum

BACKGROUND/STAFF COMMENTS:

The purpose of the plat is to re-plat 12 single family residential lots that were inadvertently voided with a previous revision to the original plat. The subject property consists of 8.55 acres and is located at 151 Franklin Road. Revision 2 of the Splendor Ridge Subdivision Final Plat was approved in September 2020.

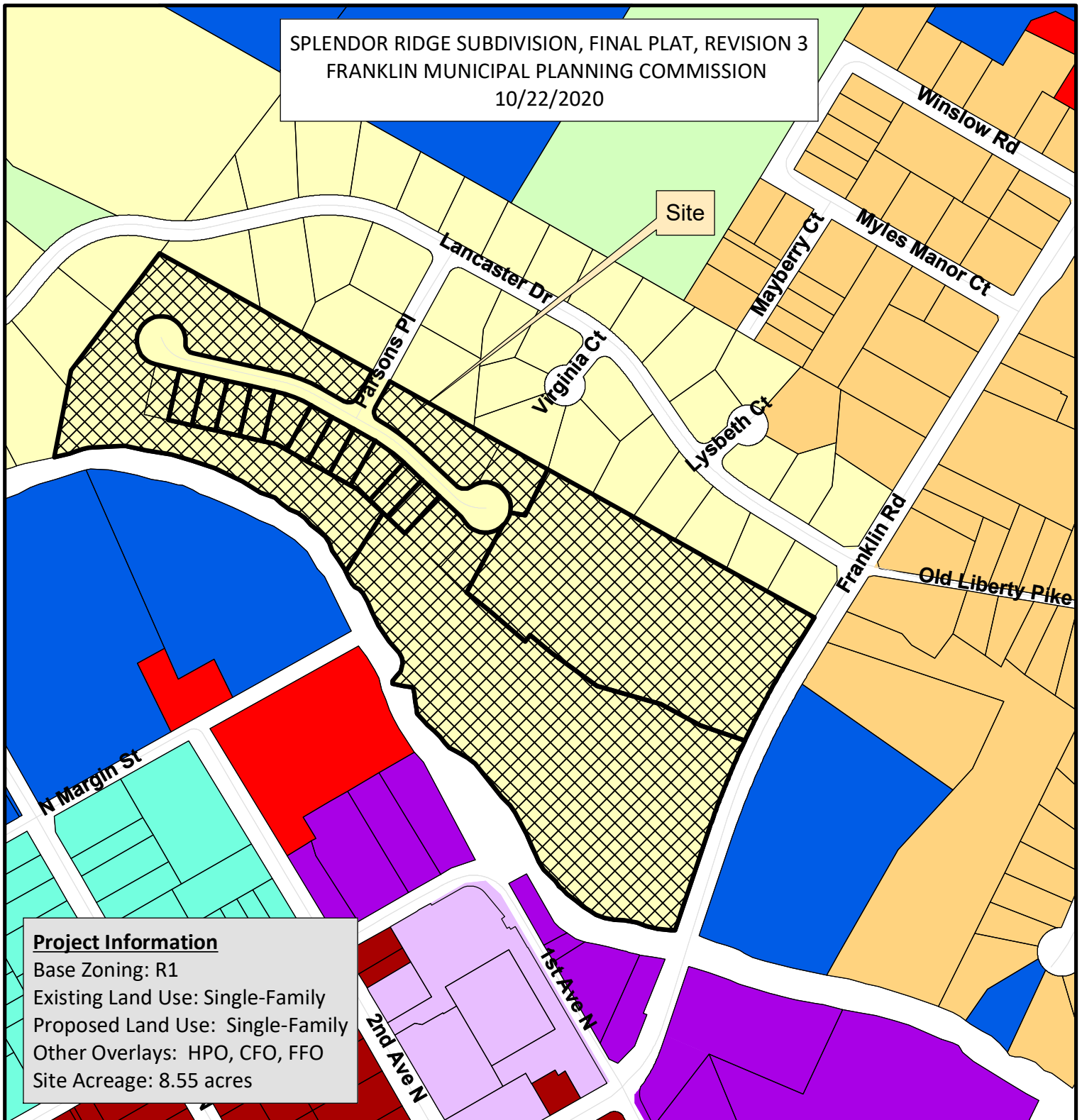
FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of the Splendor Ridge Subdivision Final Plat, Revision 3. The conditions of approval are attached to this staff report.

SPLENDOR RIDGE SUBDIVISION, FINAL PLAT, REVISION 3
FRANKLIN MUNICIPAL PLANNING COMMISSION
10/22/2020



Project Information

Base Zoning: R1
Existing Land Use: Single-Family
Proposed Land Use: Single-Family
Other Overlays: HPO, CFO, FFO
Site Acreage: 8.55 acres

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



0 125 250 500
Feet

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

CONDITIONS OF APPROVAL:

Open Issues: 5 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

9. Blanks

joe.marlo@franklin.tn.gov **Prior to One Stop approval.** Applicant shall fill in all blanks, including those regarding book and page references, on final plat.

10. Linework

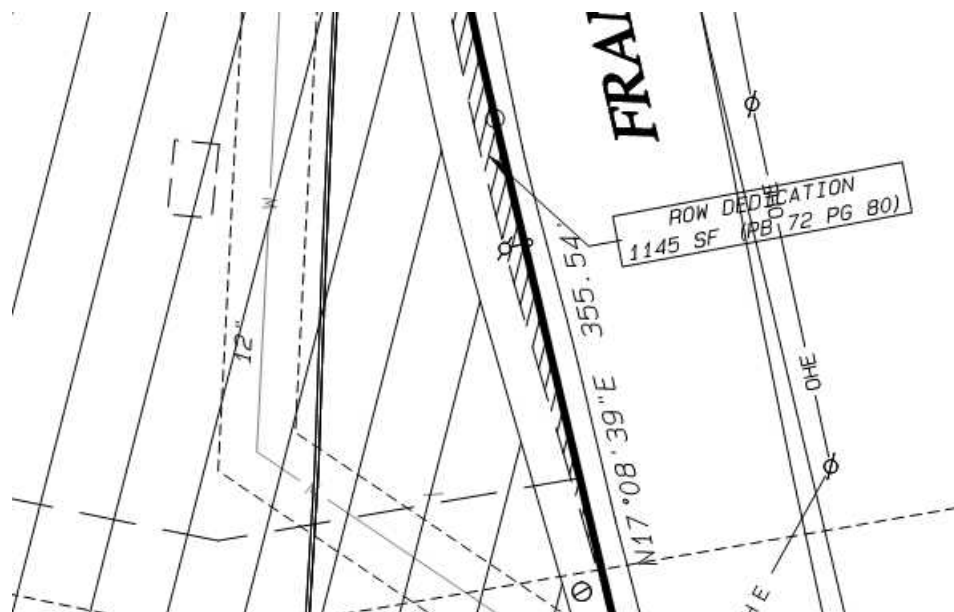
joe.marlo@franklin.tn.gov *Comment not adequately addressed. Lot 102 (not part of plat) has several property lines drawn in bold and Lot 20 (part of plat) has property lines that have not been bolded.*

For clarity, Applicant shall show bold lines for lots affected by this final plat revision, and show thin lines for lots not affected by this plat revision.

20. C. Final Plat

lance.fittro@franklin.tn.gov The previous comment, "Applicant shall show the lengths of the boundaries of the subdivision, measured to the nearest foot and decimals, with calls, including the revised property line along Franklin Road resulting from the ROW Dedication noted below, and remove the ROW dedication note (in other words, this dedication has already been made, such that the line on the left of the hatching should be the bolded property line of Lot 102, not the line on the right as currently shown)" has not been properly addressed.

Where the boundary of Lot 102 is shown on the plat, the meets and bounds shall be indicated for the remaining lot. The boundary and hatching for the ROW dedication made with the previous plat may be indicated if desired, but that dedication has been previously made. The boundary of the remaining open space lot is now what is to be shown for Lot 102.



General Issues

13. Engineering Sureties

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

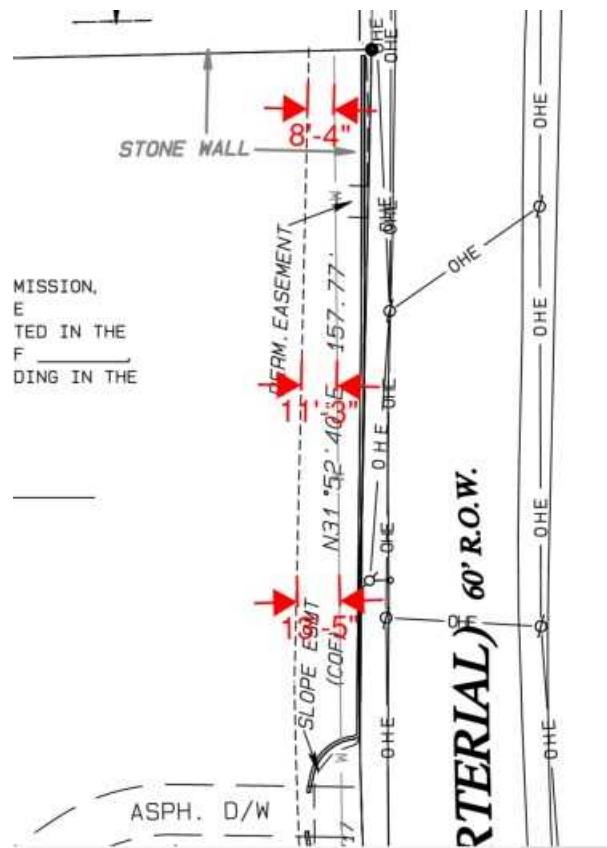
*(This comment serves only as a reminder to staff. No action is necessary from the applicant, and **this comment does not hinder approval.**)*

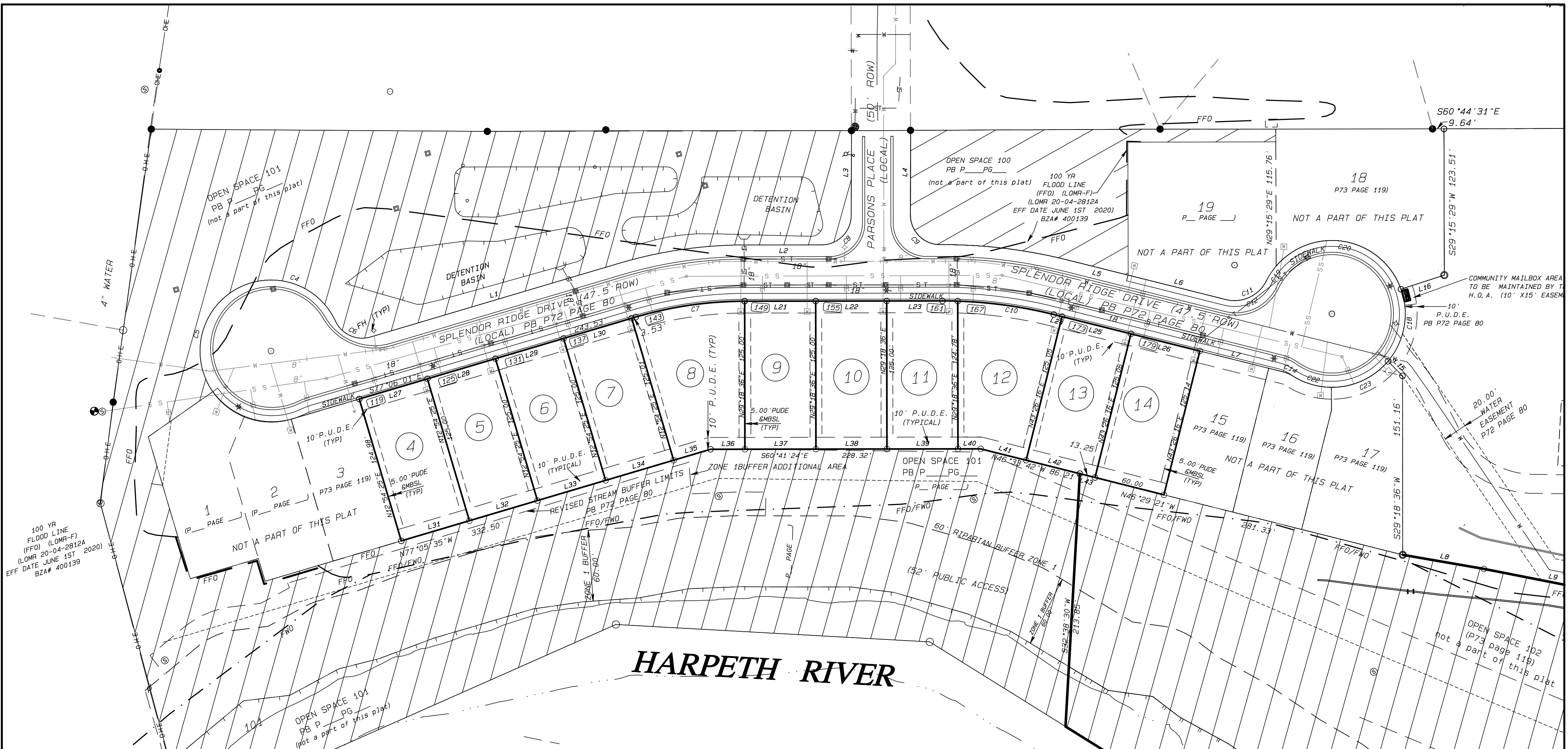
Water/Sewer

General Issues

16. Water

ben.mcneil@franklintn.gov The applicant has added the easement for the existing water main, but the easement does not appear to be consistent. The easement must be centered over the existing water main. The applicant shall update the easement.





HARPETH RIVER

SPECIAL UTILITY NOTE

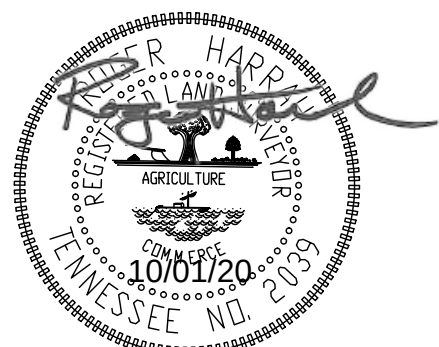
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STORMWATER NOTE

THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNER'S LOT AT THE HOMEOWNERS' EXPENSE.

CURVE TABLE

LINE	ARC	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD	TANGENT
C2	34.42	60.00	32°52'13"	S21°56'57"E	33.95	17.70
C3	40.52	60.00	38°41'43"	S57°43'55"E	39.76	21.07
C4	99.46	60.00	94°58'43"	N43°02'46"W	88.46	65.45
C5	99.46	60.00	94°58'43"	S41°58'31"W	88.46	65.45
C6	35.58	25.00	81°32'37"	N36°19'43"W	32.65	21.56
C7	106.83	373.00	16°24'37"	N68°53'42"W	106.47	53.78
C8	39.19	25.00	89°48'36"	N74°24'18"E	35.30	24.92
C9	39.35	25.00	90°11'24"	S15°35'42"E	35.41	25.08
C10	106.77	433.00	14°07'40"	S53°37'34"E	106.50	53.66
C11	40.54	30.00	77°25'57"	N85°16'43"W	37.53	24.05
C12	40.54	30.00	77°25'57"	S85°16'43"E	37.53	24.05
C14	9.44	30.00	18°01'51"	N37°32'49"W	9.40	4.76
C15	388.08	1532.38	14°30'37"	N24°37'42"E	387.04	195.08
C16	200.72	1532.38	7°30'18"	S21°07'32"W	200.58	100.50
C17	187.36	1532.38	7°00'19"	S28°22'51"W	187.24	93.80
C18	64.77	62.00	59°51'33"	N39°40'26"E	61.87	35.69
C19	15.13	62.00	13°59'12"	N63°00'16"E	15.10	7.61
C20	129.62	62.00	119°46'59"	S50°07'01"E	107.27	106.92
C21	80.54	62.00	74°25'28"	S82°34'42"W	74.99	47.08
C22	34.32	62.00	31°43'13"	N44°23'40"W	33.89	17.61
C23	54.26	62.00	50°08'44"	S85°19'29"E	52.55	29.01



ROGER HARRAH LS 2039

SPLENDOR RIDGE SUBDIVISION REVISION 3

A REPLAT OF LOTS 4 THRU 14 AND LOT 20 OF PLAT BOOK 72 PAGE 80 R.O.W.C

CITY OF FRANKLIN PROJECT NO.7352

JOB NO: T391-001

REVISIONS:

CERTIFICATE OF SURVEY

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

10/01/20
ROGER H. HARRAH TN. REG. NO. 2039 DATE

FINAL SUBDIVISION PLAT

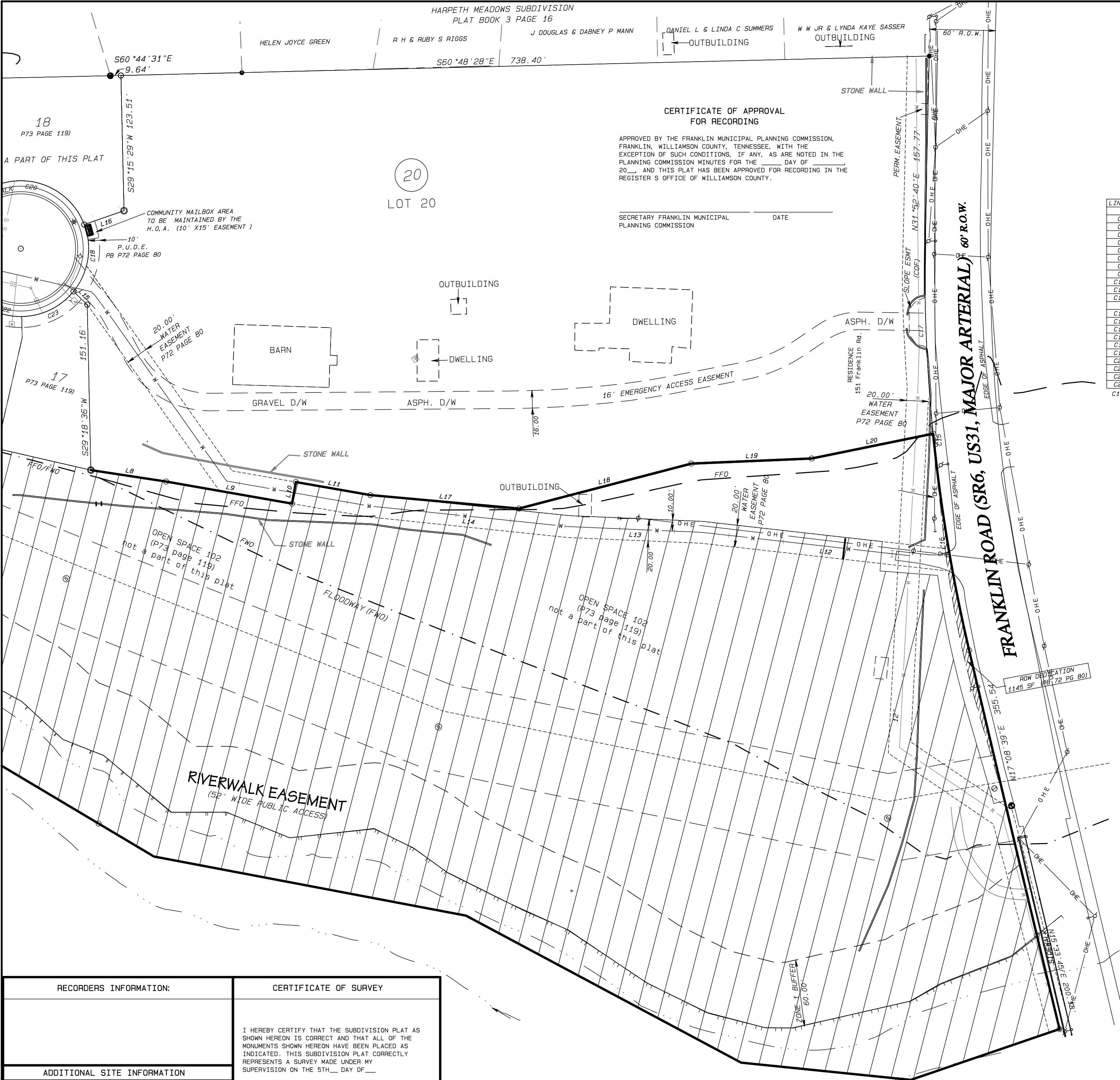
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 8.548 TOTAL LOTS: 12

ACRES NEW STREETS: 0 FEET NEW STREETS: 0

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

SCALE: 1" = 60' DATE: MARCH 08TH, 2020



CERTIFICATE OF APPROVAL
FOR RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION,
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE
EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE
PLANNING COMMISSION MINUTES FOR THE DAY OF
20____, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE
REGISTER'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY FRANKLIN MUNICIPAL
PLANNING COMMISSION

DATE _____

SPECIAL UTILITY NOTE

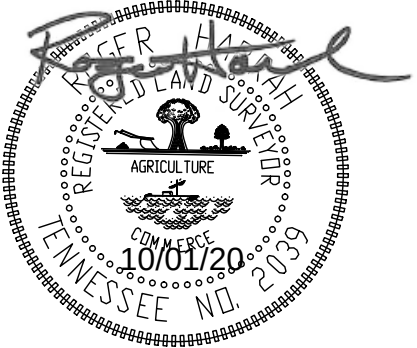
THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE
UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND
UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT
THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS.
THEREFORE, RELIANCE ON TYPE, SIZE AND LOCATION OF
UTILITIES SHOWN SHOULD BE DONE SO WITH THIS
CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF
EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE
PRIOR TO ANY DECISION RELATIVE THERETO IS MADE.
AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED
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DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN
EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY
OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10)
WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO
EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR
CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

CURVE TABLE

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C11	40.54'	30.00'	77°25'57"	N85°16'43"W	37.53'	24.05'
C12	40.54'	30.00'	77°25'57"	S85°16'43"E	37.53'	24.05'
C14	9.44'	30.00'	18°01'51"	N37°32'49"W	9.40'	4.76'
C15	388.08'	1532.38'	14°30'37"	N24°37'42"E	387.04'	195.08'
C16	200.72'	1532.38'	7°30'18"	S21°07'32"W	200.58'	100.50'
C17	187.36'	1532.38'	7°00'19"	S28°22'51"W	187.24'	93.80'
C18	64.77'	62.00'	59°51'33"	N39°40'26"E	61.87'	35.69'
C19	15.13'	62.00'	13°59'12"	N63°00'16"E	15.10'	7.61'
C20	129.62'	62.00'	119°46'59"	S50°07'01"E	107.27'	106.92'
C21	80.54'	62.00'	74°25'28"	S82°34'42"W	74.99'	47.08'
C22	34.32'	62.00'	31°43'13"	N44°23'40"W	33.89'	17.61'
C23	54.26'	62.00'	50°08'44"	S85°19'29"E	52.55'	29.01'
C18	64.77'	62.00'	59°51'33"	N39°40'26"E	61.87'	35.69'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S77°06'01"E	219.43'
L2	N60°41'24"W	65.32'
L3	N29°30'00"E	71.41'
L4	N29°30'00"E	71.41'
L5	N46°33'44"W	52.92'
L6	N46°33'44"E	56.08'
L7	S46°33'44"E	60.00'
L8	S50°46'59"E	69.53'
L9	S49°30'27"E	116.74'
L10	N40°29'33"E	20.00'
L11	S49°30'27"E	69.07'
L12	N53°00'59"W	229.05'
L13	N56°58'38"W	121.41'
L14	N53°31'29"W	183.38'
L15	S15°35'27"E	17.41'
L16	N78°34'54"W	38.49'
L17	S54°15'13"E	136.35'
L18	S74°03'39"E	162.62'
L19	S61°50'32"E	109.99'
L20	S70°58'42"E	113.21'
L21	N60°41'24"W	60.00'
L22	N60°41'24"W	60.00'
L23	N60°41'24"W	47.02'
L24	N46°33'44"W	7.19'
L25	N46°33'44"W	60.00'
L26	N46°33'44"W	60.00'
L27	N77°06'01"W	60.00'
L28	N77°06'01"W	60.00'
L29	N77°06'01"W	60.00'
L30	N77°06'01"W	60.00'
L31	S77°05'35"E	60.00'
L32	S77°05'35"E	60.00'
L33	S77°05'35"E	60.00'
L34	S77°05'35"E	60.00'
L35	S77°05'35"E	32.50'
L36	S60°41'24"E	29.02'
L37	S60°41'24"E	60.00'
L38	S60°41'24"E	60.00'
L39	S60°41'24"E	60.00'
L40	S60°41'24"E	19.30'
L41	S46°29'21"E	39.47'
L42	S46°34'03"E	46.75'
L43	N46°29'21"W	13.25'



ROGER HARRAH LS 2039

SPLENDOR RIDGE SUBDIVISION REVISION 3

A REPLAT OF LOTS 4 THRU 14 AND
LOT 20 OF PLAT BOOK 72 PAGE 80 R.O.W.C

CITY OF FRANKLIN PROJECT NO.7352

JOB NO: T391-001

REVISIONS:

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 8.548 TOTAL LOTS: 12

ACRES NEW STREETS: 0 FEET NEW STREETS: 0

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

SCALE: 1" = 60' DATE: MARCH 08TH, 2020

SHEET 3 OF 3

RECORDERS INFORMATION:	CERTIFICATE OF SURVEY
	I HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 5TH DAY OF _____
ADDITIONAL SITE INFORMATION	
	 10/01/20



File #: 20-01246

DATE: October 8, 2020
TO: Franklin Municipal Planning Commission
FROM: Joseph Bryan, Principal Planner
Amy Diaz-Barriga, Planning Supervisor
Emily Wright, Planning Director

SUBJECT:

Spring Creek Subdivision, Final Plat, Revision 9, Creating One Commercial Lot On 13.82 Acres, Located At 1854 And 1874 West McEwen Drive. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7354
Applicant: Chris Goetz, Gresham Smith
Owner: Thomas Milford, Drury Development Corp.

BACKGROUND/STAFF COMMENTS:

The purpose of this plat is to adjust the lot lines of Lots 8 and 9 and create a new commercial lot, Lot 10, within the Spring Creek Subdivision. The subject property consists of 13.82 acres and is located at 1854 and 1874 West McEwen Drive. The previous revision to the Spring Creek Subdivision Final Plat was approved in August 2012.

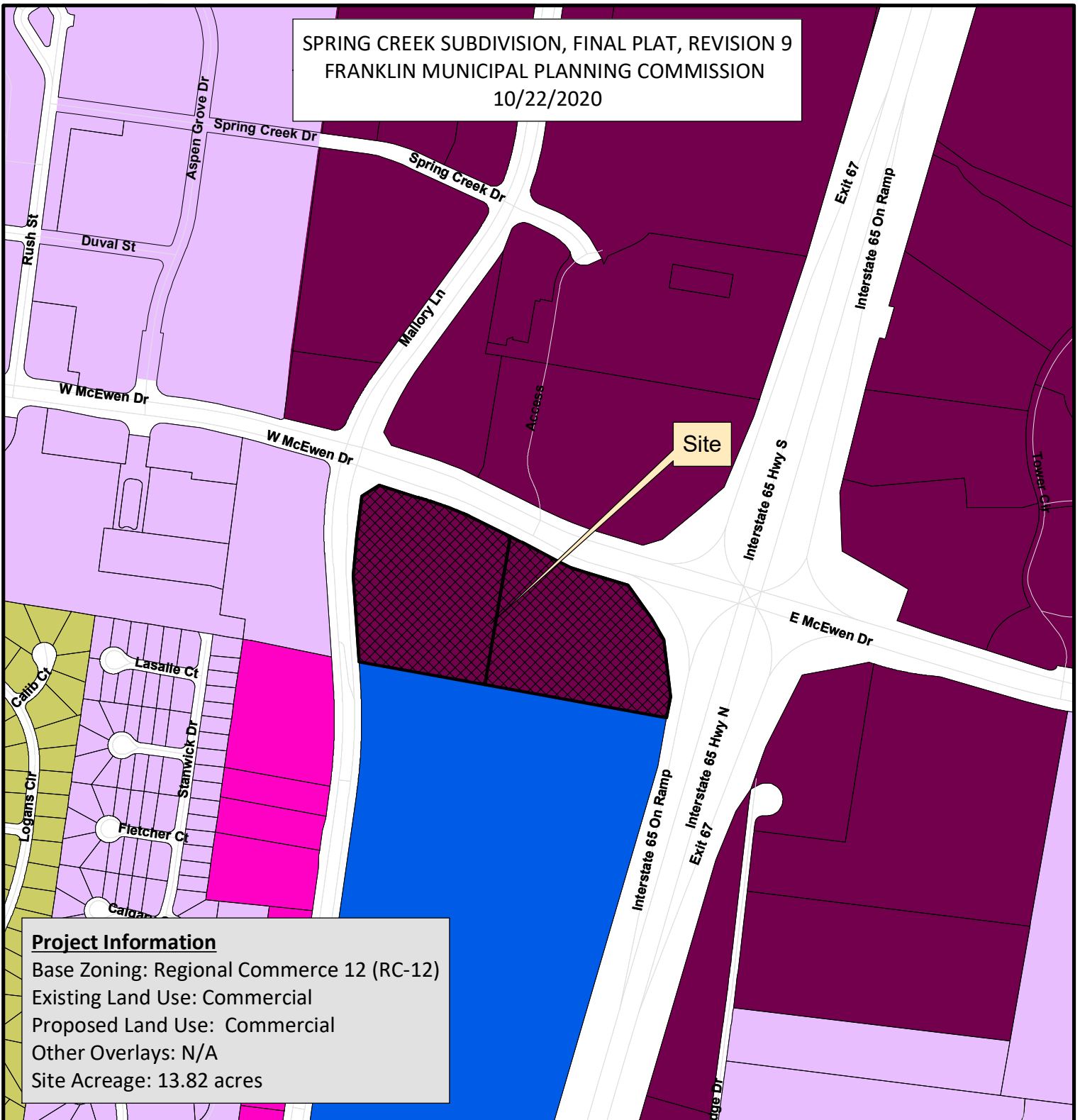
FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of the Spring Creek Subdivision Final Plat, Revision 9. The conditions of approval are attached to this staff report.

SPRING CREEK SUBDIVISION, FINAL PLAT, REVISION 9
FRANKLIN MUNICIPAL PLANNING COMMISSION
10/22/2020



Project Information

Base Zoning: Regional Commerce 12 (RC-12)
Existing Land Use: Commercial
Proposed Land Use: Commercial
Other Overlays: N/A
Site Acreage: 13.82 acres

Spring Creek Subdivisoio, FP, Rev 9	CI Civic Institutional District
AG Agricultural District	NC Neighborhood Commercial
ER Estate Residential District	CC Central Commercial District
R1 Residential 1 District	DD Downtown District
R2 Residential 2 District	1ST Avenue District
R3 Residential 3 District	5TH Avenue District
R4 Residential 4 District	RC6 Regional Commerce 6 District
R6 Residential 6 District	RC12 Regional Commerce 12 District
MR Mixed Residential District	GO General Office District
PD Planned District	LI Light Industrial District
OR Office Residential District	HI Heavy Industrial District



0 125 250 500
Feet

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

CONDITIONS OF APPROVAL:

Open Issues: 8 These issues are currently being filtered

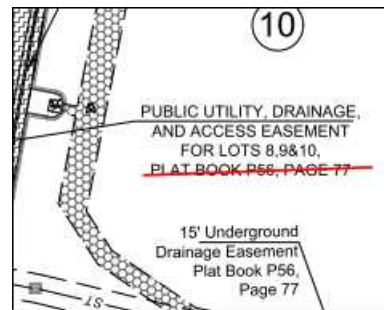
Engineering - Final Plat Checklist

General Issues

10. Detention/Water Quality Area

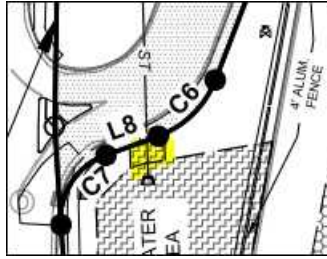
joe.marlo@franklin.tn.gov Comment partially addressed.

Applicant shall remove the existing deed book and page references shown below, as the PUDAE being created is not existing.

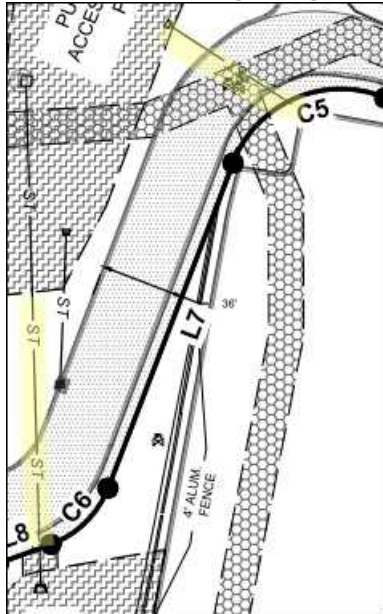


12. Easements

1. Applicant shall revise the easement that was added in the latest submittal to be labeled as a "Private Drainage Easement." (and not a GIE). Applicant shall also indicate the width of the easement added.

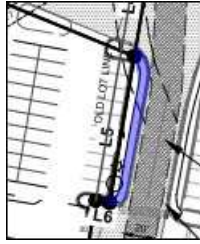


2. Applicant shall provide Private Drainage Easements on the downstream structure from Lot 10 extending through other lots, including those highlighted below.



13. Easements

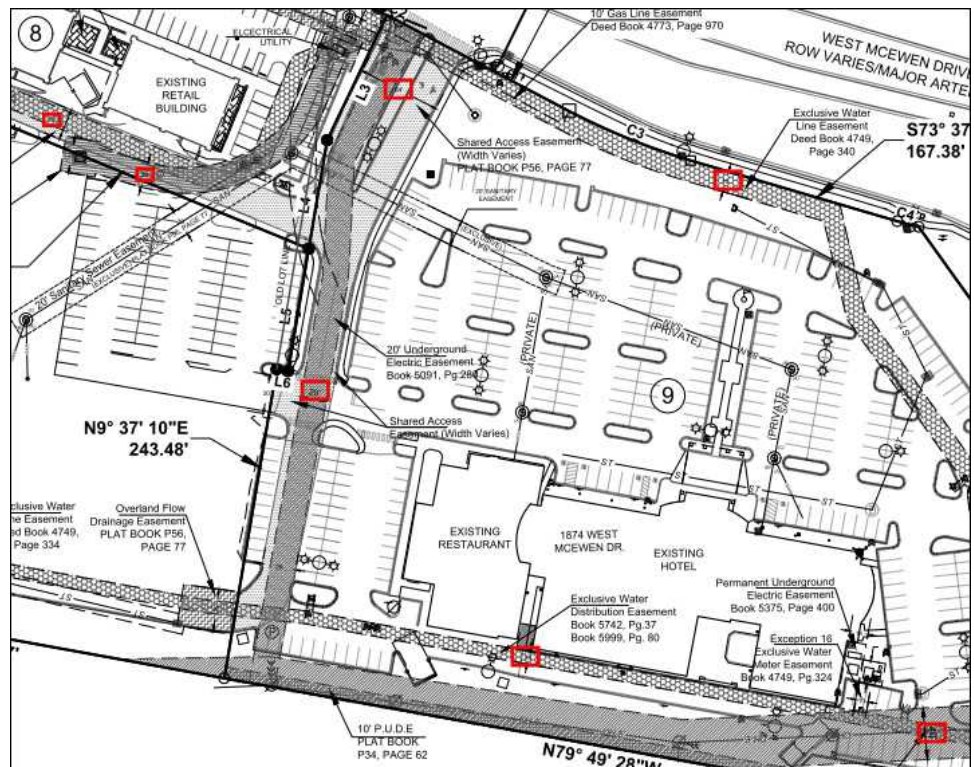
joe.marlo@franklin.tn.gov Applicant shall show a Public Access Easement over the portion of sidewalk shown below for access to Lot 10.



16. Easements

joe.marlo@franklin.tn.gov Dimensions added (thank you), however the hatching shown obstructs the dimension value.

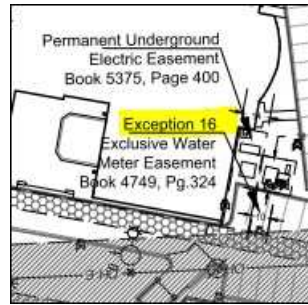
Applicant shall revise drawings such that dimensions in hatched areas are legible.
Recommend investigating using masked text at hatching locations.



17. Easements

joe.marlo@franklin.tn.gov Comment not adequately addressed. "Exception 16" is still listed on the final plat.

Applicant shall clarify on the final plat the reference to Exception 16.



FIRE--Planning

General Issues

1. Waterlines

curt.edelmann@franklin.tn.gov Information must be provided by One Stop.

Performance Agreement and Surety

General Issues

6. Engineering Sureties

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

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

Planning

General Issues

8. Old lot line

joseph.bryan@franklin.tn.gov Applicant shall Label old lot line as "To Be Abandoned."

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN OR WILL PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 1ST DAY OF SEPTEMBER, 2020.

CHRISTOPHER GOETZ, TN RLS 2660

9-30-20

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 4625, PAGE 574 R.O.W.C., TN (TAX MAP 062 PARCEL 21.07) & BOOK 6269, PAGE 979 R.O.W.C., TN (TAX MAP 062 PARCEL 13&13-001), AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.

OWNER(S)

DRURY DEVELOPMENT CORPORATION

DPH FRANKLIN, LLC

DATE

MTMTC CERTIFICATION OF APPROVAL FOR RECORDING

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTMTC) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTMTC AS DEFINED IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTMTC, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTMTC WEBSITE AT WWW.MTMTC.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTMTC'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTMTC'S. ANY APPROVAL IS AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTMTC'S REQUIREMENTS.

MIDDLE TENNESSEE ELECTRIC

MEMBERSHIP CORPORATION

DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I HEREBY CERTIFY THAT:

(1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR STREETS \$_____ FOR DRAINAGE, AND \$_____ FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR, STREETS DEPARTMENT

CITY OF FRANKLIN, TENNESSEE

DATE

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:

(1) SEWER SYSTEMS DESIGNATED IN SPRING CREEK SUBDIVISION REVISION 9 HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

DIRECTOR WATER MANAGEMENT DEPARTMENT

CITY OF FRANKLIN, TENNESSEE

DATE

(3) A PERFORMANCE BOND IN THE AMOUNT OF \$_____ FOR THE N SITE WATER SYSTEM AND/OR \$_____ FOR OFF-SITE WATER SYSTEM HAS BEEN POSTED WITH THE MALLORY VALLEY UTILITY DISTRICT TO ASSURE COMPLETION OF SUCH SYSTEMS.

GENERAL MANAGER

MALLORY VALLEY UTILITY DISTRICT

DATE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AN ADDRESSING

I DO HEREBY CERTIFY THAT THE SUBDIVISION NAME AND STREET NAMES DENOTED ON THIS FINAL PLAT HAVE BEEN APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY (EMA).

WILLIAMSON COUNTY

EMERGENCY MANAGEMENT AGENCY

DATE

CERTIFICATE OF APPROVAL FOR RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE ____ DAY OF ____, 2020, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY

FRANKLIN MUNICIPAL PLANNING COMMISSION

DATE

Line Table			Curve Table					
Line #	Direction	Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length
L1	N57°27'16"E	75.47	C1	211.01	1366.77	8.85	S67° 57' 35"E	210.80
L2	S72°23'40"E	122.70	C2	10.69	485.00	1.26	S64° 06' 57"E	10.69
L3	S25°34'55"W	107.24	C3	102.48	515.00	11.40	S67° 55' 19"E	102.31
L4	S9°37'10"W	85.52	C4	17.09	285.00	3.44	S75° 20' 24"E	17.09
L5	S9°37'10"W	96.46	C5	79.59	50.00	91.20	S66° 40' 56"W	71.45
L6	N80°22'50"W	9.00	C6	35.73	42.00	48.75	N45° 27' 14"E	34.67
L7	S21°04'49"W	150.82	C7	38.54	30.00	73.61	S33° 01' 22"W	35.95
L8	S69°49'40"W	24.04						

PLAT NOTES

1. THE PURPOSE OF THIS PLAT IS TO ADJUST THE PLATTED LOT LINE BETWEEN LOTS 8 AND 9 OF SPRING CREEK SUBDIVISION REVISION 8 AND SPLIT LOT 8 INTO TWO LOTS. REVISION 8 WAS PREVIOUSLY APPROVED UNDER COJ PROJECT NO. 2397.

2. THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERCEDES THE PREVIOUS RECORDING OF LOTS 8 & 9 ON THE FINAL PLAT TITLED "SPRING CREEK SUBDIVISION REVISION 8" AS RECORDED IN PLAT BOOK P56, PAGE 77, R.O.W.C., TN.

3. 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.

4. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA. STORMWATER FEATURES EXIST ON ALL LOTS AS SHOWN. THE MAINTENANCE OF ANY OF THOSE FEATURES THAT DRAINAGE IS SHARED SHALL BE A SHARED MAINTENANCE RESPONSIBILITY OF BOTH LOT OWNERS.

5. 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.

6. CROSS ACCESS EASEMENTS SHALL PROVIDE PERPETUAL, NON-EXCLUSIVE ACCESS FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACROSS THE CROSS ACCESS EASEMENT. PROPERTY OWNER(S) SHALL MAINTAIN AND KEEP THE CROSS ACCESS EASEMENT WITHIN THEIR DEVELOPMENT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.

7. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.

8. GREEN INFRASTRUCTURE EASEMENTS 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.

9. PROPERTY RIGHTS RETAINED BY OWNER.

10. SUBJECT PROPERTIES ARE LOCATED IN ZONE X, OUTSIDE OF SPECIAL FLOOD HAZARD AREAS AS SHOWN ON FEMA MAP NUMBER 47187C0212F. MAP REVISED SEPTEMBER 29, 2006.

11. THE LOTS SHOWN HEREON ARE SUBJECT TO A UNIFIED SITE PLAN (COF PROJECT NO. 2398); PARKING, OPEN SPACE, ETC. REQUIREMENTS CANNOT BE MODIFIED WITHOUT A REVISION TO THE SITE PLAN. THE LOTS SHOWN ARE ALSO SUBJECT TO A SHARED PARKING AGREEMENT.

12. VEHICULAR ACCESS TO LOTS 8, 9 AND 10 FROM MALLORY LANE SHALL BE SOLELY VIA THE CROSS ACCESS EASEMENT ON LOT 8 AS SHOWN. VEHICULAR ACCESS TO LOTS 8, 9 AND 10 FROM WEST MCEWEN DRIVE SHALL BE SOLELY VIA THE CROSS ACCESS EASEMENT ON LOT 9 AS SHOWN. THERE SHALL BE NO DIRECT ACCESS TO INTERSTATE 65 OR ITS ENTRANCE RAMP FROM LOT 9.

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND WAS DONE IN COMPLIANCE WITH THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS CHAPTER (0820-03) STANDARDS OF PRACTICE AND (0820-03-.07) SURVEY TYPES AND REQUIREMENTS. THE RATIO OF PRECISION FOR THIS UNADJUSTED SURVEY MEETS OR EXCEEDS 1: 10,000 AS SHOWN HEREON.

CHRISTOPHER GOETZ, TN RLS 2660

[P] 615.770.8100

[E] CHRIS.GOETZ@GRESHAMSMITH.COM

CHRISTOPHER LYLE GOETZ

REGISTERED LAND SURVEYOR

AGRICULTURE

COMMERCE

9-30-20

TENNESSEE NO. 2660

PRINCIPLE BUILDING SETBACKS PER RC-12

Front Yard 20ft- 85ft max (Arterial Streets)

Side Yard 15ft

Rear Yard 25ft

Lot Areas

Lot 8 137,998.63 SQFT / 3.16 AC

Lot 10 176,371.34 SQFT / 4.04 AC

Lot 9 287,641.31 SQFT / 6.60 AC

Total 602,011.28 SQFT / 13.82 AC

LEGEND

● Set 1/2" Iron Rebar with Gresham Smith Cap

○ Found Property Corner

□ Found Concrete/ROW Monument

— Property Line

--- Adjacent Property Line

----- Easement Line

—W— Water Line

—STS— Storm Line

—SAN— Sewer Line

—G— Gas Line

—OHE— Overhead Electric Line

⊠ Gas Meter

⊠ Gas Valve

⊠ Water Meter

⊠ Water Valve

⊠ Fire Hydrant

⊠ Sewer Manhole

⊠ Catch Basin

⊠ Power Pole

⊠ Guy Wire

⊠ Utility Pull Box

VICINITY MAP

NOT TO SCALE

079 03606 00009079

WILLIAMSON COUNTY BOARD OF EDUCATION

BOOK 1089, PAGE 493 &

BOOK 300, PAGE 798, R.O.W.C., TN

WATER EASEMENT

SHARED ACCESS EASEMENT

ELECTRICAL EASEMENT

STORM EASEMENT

GREEN INFRASTRUCTURE EASEMENT

UTILITY DISCLAIMER:

GRESHAM SMITH/LAND SURVEYOR DOES NOT GUARANTEE ACCURACY OF MARKED UNDERGROUND UTILITY LOCATIONS ON SURFACE AND LOCATION OF ALL UNDERGROUND UTILITIES NOT VISIBLE INCLUDING UNDERGROUND SERVICES LINES SHALL NOT BE RELIED UPON WITHOUT VERIFICATION FROM PROPER UTILITY AUTHORITY HAVING JURISDICTION. GRESHAM SMITH HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND /OR MAPS PREPARED BY OTHERS. GRESHAM SMITH MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. GRESHAM SMITH FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE RELIANCE UPON SIZE AND LOCATION OF UTILITIES SHOWN SHALL BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH MUST BE MADE PRIOR TO ANY DECISIONS RELATIVE THERETO ARE MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY AUTHORITY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S), NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

Gresham Smith

Genuine Ingenuity

GreshamSmith.com

222 Second Avenue South

Suite 1400

Nashville, TN 37201

615.770.8100

City of Franklin PROJECT NO. 7354

FINAL PLAT

SPRING CREEK SUBDIVISION

REVISION 9

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Total Acres: 13.82

Tax Map 62, Parcel 21.07

Map 62, Parcel 21.13

New Streets Area: N/A

Civil District: 8th

Date: 9/30/2020

Total Lots: 3

Owner-Drury Development Corp.

Owner-DPH Franklin, LLC

Current Zoning: Regional Commerce (RC-12)

Project No.: 26488.02

SHEET 1 OF 1

\\global.gsi\data\frma_11062648802\85\Survey\Gp\CAD\26488_02_L\Survey.dwg - Goetz, Chris - 9/30/2020 5:18:24 PM



File #: 20-01169

DATE: September 17, 2020
TO: Franklin Municipal Planning Commission
FROM: Amy Diaz-Barriga, Planning Supervisor
Emily Wright, Planning Director
Vernon Gerth, Asst. City Administrator Community Development

SUBJECT:

Consideration Of Resolution 2020-157, A Resolution Amending Resolution 2015-26 To Modify And Update The Plan Of Services For 1845 Carters Creek Pike By The City Of Franklin, Tennessee.

PURPOSE:

The purpose of this memorandum is to provide information to the Franklin Municipal Planning Commission concerning an amendment to a Plan of Services.

BACKGROUND/STAFF COMMENTS:

On September 8, 2015, the City of Franklin Board of Mayor and Aldermen annexed and approved Resolution 2015-26 adopting a Plan of Services for the Camwood Farm property located at 1845 Carters Creek Pike and was being developed as an agricultural, equestrian use by John and Camille Schaeffer. The property includes a horse barn, a track building, indoor and outdoor riding rings, and two caretaker living units. Shortly after the Schaeffer's began developing the property, it became evident that the cost of designing and physically extending the public water and sanitary sewer mains to and across the frontage of their property as initially required was deemed to be cost prohibitive based on the intended agricultural, equestrian use. Following multiple conversations between City staff, the property owners, and the property owners' development team which included re-evaluating the agricultural, equestrian use of the property and ensuring water for firefighting purposes was available to the property, City staff concluded the combination of an existing on-site well, septic system, and retention pond on the property were adequate to serve the property and the equestrian uses.

This amended Plan of Services is intended to document the improvements to the property, the related infrastructure, and that the City's other services are presently being provided. As an added safety measure, the Schaeffer's donated funds to the City of Franklin Fire Department to purchase a floating water pump which will be housed in Station No. 8 in the event a water pump is needed to draft water from the retention pond located on the Camwood Farm property during a fire emergency, if needed. Equally important, this Plan of Service requires that in the event the current agricultural, equestrian use is expanded into a more intense use that requires additional habitable structures and/or the assembly of people in accordance with the International Building Code, that the public water and sanitary sewer mains would need to be extended to and along the entire frontage of the property.

FINANCIAL IMPACT:

There is no financial impact related to this amendment.

RECOMMENDATION:

Staff recommends approval of Resolution 2020-157 to the Board of Mayor and Aldermen.

RESOLUTION 2020-157

A RESOLUTION AMENDING RESOLUTION 2015-26 TO MODIFY AND UPDATE THE PLAN OF SERVICES FOR 1845 CARTERS CREEK PIKE BY THE CITY OF FRANKLIN, TENNESSEE.

WHEREAS, Tennessee Code Annotated (T.C.A.) § 6-51-102 requires that a plan of services be adopted by the municipal governing body prior to passage of an annexation ordinance; and

1845 CARTERS CREEK PIKE

This parcel, which consists of 75.69 acres located west of Carters Creek Pike and southwest of Downs Boulevard as previously within the southwestern part of the Franklin Urban Growth Boundary (UGB), A map is attached as Exhibit A. The Property was annexed into the City of Franklin on September 8, 2015 and at the time, John and Camille Schaeffer were in the process of purchasing the Property which has subsequently been completed and the Property annexed to the City of Franklin and developed as an agricultural, equestrian use. ("Property").

WHEREAS, the Property was officially annexed into the City of Franklin on September 8, 2015; and

WHEREAS, on September 8, 2015, the City of Franklin Board of Mayor and Aldermen also approved Resolution 2015-26 adopting a Plan of Services in accordance with T.C.A. § 6-51-102 and City of Franklin standards; and

WHEREAS, as the Property began to develop as an agricultural, equestrian use which includes a horse barn, a track building, indoor and outdoor riding rings, and two caretaker living units, it became evident that the cost of designing and physically extending the public water and sanitary sewer mains across the frontage of the Property as initially required was deemed to be cost prohibitive based on the intended agricultural, equestrian use of the Property; and

WHEREAS, following multiple conversations between City staff, the Property owners, and the Property owners' development team, which included re-evaluating the agricultural, equestrian use of the Property and ensuring water for firefighting purposes was available to the Property, City staff concluded the combination of a well and septic system and retention pond on the Property were adequate to serve the Property; and

WHEREAS, as an added safety measure, the Property owner contributed funds for the City of Franklin Fire Department to purchase a floating water pump which will be housed in Station No. 8 in the event a water pump is needed to draft water from the retention pond located on the Property during a fire emergency, if needed; and

WHEREAS, should the current agricultural, equestrian use be expanded into a more intense use that requires additional habitable structures and/or the assembly of people in accordance with the International Building Code, the public water and sanitary sewer mains would need to be extended along the entire frontage of the Property as stipulated in this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

Section 1. Pursuant to the provisions of T.C.A. § 6-51-102, the Plan of Services approved in Resolution 2015-26 is amended as follows:

Water

The Property is located within the City of Franklin Utility District and at such time the current agricultural, equestrian use of which a Certificate of Occupancy has been issued, be expanded into a more intense use that requires additional habitable structures and/or the assembly of people in accordance with the International Building Code, the Property owner shall be responsible for the engineering, design, and construction of a public water main from the intersection of Bradford Drive and West Main Street along Carters Creek Pike across the frontage of their Property (approximately 1,900 LF). Furthermore, it shall be the responsibility of the Property owner to ensure that adequate water for both domestic use and fire protection is provided to the site for the additional use(s). Since the City does not allow water mains within state right-of-way, the Property owner shall be required to acquire the necessary offsite easements to provide service to the Property.

Reclaimed Water

According to the City of Franklin's Municipal Code, reclaimed water systems need to be extended to a development if the development is within 1,000 feet of an existing reclaimed water line. In the case of this Property, a several-mile extension would be required to serve the Property. For this reason, reclaimed water is not required to be extended to the Property.

Wastewater

Most of the Property lies within the West Basin as defined in the City of Franklin Sanitary Sewer Basin Study. The Property as developed, includes a horse barn, track building, indoor and outdoor riding rings, and two caretaker apartments which create little impact on the sanitary sewer collection system. At such time the current agricultural, equestrian use be expanded into a more intense use that requires additional habitable structures and/or the assembly of people in accordance with the International Building Code, the Property owner shall be responsible for the engineering, design, and construction of a public sanitary sewer main from the Carters Creek pump station across the frontage of the Property (approximately 1,200 LF). In addition, the Property owner shall be required to acquire and dedicate exclusive easements outside of the existing and future rights-of-way of Carters Creek Pike.

The Carters Creek pump station has limited capacity. If the use and intensity change on the Property, then the Property owner may be required to extend public infrastructure from the Westhaven Development, as shown in the sanitary sewer basin master plans (approximately 9,000 LF).

Stormwater

The Property owner is responsible for the engineering, design and construction of the necessary stormwater infrastructure for the additional development of the Property and has complied with the requirements as outlined in the Franklin Municipal Code. As the Property developed, the City of Franklin did assess and collect prevailing stormwater user fees per policies and procedures as outlined in the Franklin Municipal Code.

Streets

Access to the Property is provided on Carters Creek Pike. Carters Creek Pike is classified as a Minor Arterial in the City of Franklin Major Thoroughfare Plan. At such time the City of Franklin decides to improve Carters Creek Pike, the Property owner shall be required to dedicate the necessary future right-of-way for Carters Creek Pike to allow the City to make future improvements. The Property owner shall dedicate 67.5 feet of right-of-way from the existing centerline of Carters Creek Pike.

The future extension of Mack Hatcher Parkway extends through the western portion of this Property. The Property owner shall reserve 225 feet of right-of-way following the proposed centerline of the Mack Hatcher Parkway Extension.

No traffic impact study was required as part of the initial development of this Property. Should the current agricultural, equestrian use be expanded or changed to a more intense use, a traffic impact study may be required for the future development.

Traffic Control

Traffic signals, traffic signs, street markings, and other traffic-control devices will be installed as the need is established by appropriate study and traffic standards. New development after the effective date of annexation shall comply with City regulations governing traffic markings.

Street Lighting

No off-site street lighting is proposed. Street lighting within new developments shall be funded and installed by the Property owner per City policy.

Street-Name Signs

No additional street-name signs in the area have been deemed necessary. New development shall install street-name signs per City policy.

Planning and Zoning

The Planning and Zoning jurisdiction was extended to the annexed area on the effective date of the annexation, September 8, 2015. City Planning will thereafter encompass the annexed area.

Fire Protection

Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation. The Property owner has contributed funds for the purchase of a floating water pump and has a mutual aid agreement with the County's volunteer fire services. No additional manpower or equipment will be necessary to serve this Property upon annexation.

Police Protection

Police patrol and response to calls by the Franklin Police Department have been provided since the effective date of annexation, September 8, 2015. Police services have been provided with existing personal and equipment.

Building and Code Inspection Services

Building and code inspection services have been performed since the effective date of annexation, September 8, 2015, and throughout the development of the Property, which is inclusive of the site and structures as an agricultural, equestrian use complies with City building codes, zoning, and respective Property maintenance codes. The development has paid all applicable fees and obtained permits for required inspection services.

Garbage and Recycling Pickup and Environmental Services

The Sanitation Department began pick-up, per their regulations, from the effective day of annexation, September 8, 2015.

SECTION 2. This Resolution shall be effective from and after its adoption.

ADOPTED THIS _____ day of _____, 2020.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

BY: _____

Eric S. Stuckey
City Administrator/Recorder

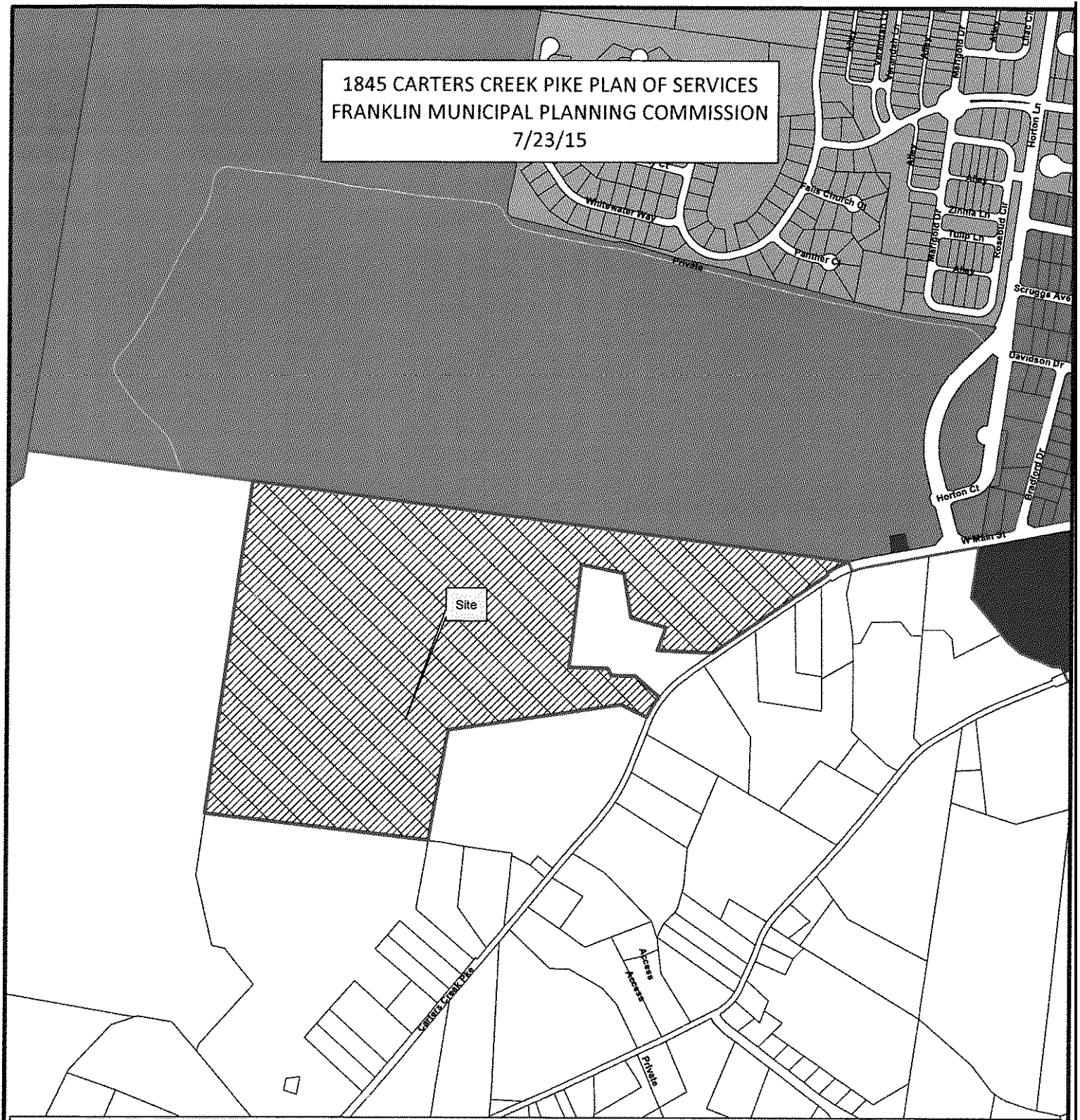
BY: _____

Dr. Ken Moore
Mayor

APPROVED AS TO FORM BY:

Shauna R. Billingsley, City Attorney

1845 CARTERS CREEK PIKE PLAN OF SERVICES
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/23/15



• AG Agricultural District

ER Estate Residential

R-1 Residential District

R-2 Residential District

R-3 Residential District

R-6 Historic Core Residential District

RM-10 Attached 10 Residential District

RM-15 Attached 15 Residential District

RM-20 Attached 20 Residential District

SD-R Specific Development-Residential

II SD-X Specific Development-Variety

• OR Office Residential District

• GO General Office District

• CC Central Commercial District

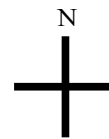
NC Neighborhood Commercial District

• GC General Commercial District

II LI Light Industrial District

HI Heavy Industrial District

• CI Civic and Institutional District



0 0.05 0.1 0.2 Miles

This map was created by the Franklin Planning Department
It was compiled from the most authentic information available.
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