City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, March 25, 2021 | **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.franklintn.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: 990 0449 6156; Password: 476160. Callers will be unmuted and given the opportunity to comment during the meeting at specific times. • The public may email comments to planningintake@franklintn.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 12:00 PM (noon) on the day before the meeting. • Limited viewing will be available in the lobby at City Hall for up to ten persons, but in-person comment in the Boardroom will not be available. • City YouTube: https://www.youtube.com/user/CityOfFranklin • City Facebook Live: https://www.facebook.com/CityOfFranklin • City website: https://www.franklintn.gov/franklintv

CALL TO ORDER

1. Consideration Of Resolution 2021-50, A Resolution Declaring That The Franklin Municipal Planning Commission Shall Meet On March 25, 2021, 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: Kelly Dannenfelser, Amy Diaz-Barriga

APPROVAL OF MINUTES

2. Consideration Of Approval Of The February 25, 2021 FMPC Minutes.

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.

3. Consideration Of Approval Of Items 4, 12, and 13 On The Consent Agenda.

SITE PLAN SURETIES

4. Nissan North America Subdivision, Site Plan, Revision 2 (Parking Addition); Extend The Performance Agreement For Drainage Improvements To March 24, 2022. (CONSENT AGENDA)

Sponsors: Paula Kortas

ENVISION FRANKLIN PLAN AMENDMENTS

5. Consideration Of Resolution 2021-26, A Resolution To Adopt An Envision Franklin Plan Amendment For The Properties Located Between Sawyer Road And Lynnwood Way, Known As Map 036 Parcels 04000, 04100, 04200, And 04803 To Change The Design Concept From Conservation Subdivision To Multifamily Residential.

Sponsors: Kelly Dannenfelser, Andrew Orr, Eric Conner

REZONINGS/DEVELOPMENT PLANS

6. Consideration of Ordinance 2020-36, An Ordinance To Rezone 35.36 Acres From Planned (PD) District To Planned (PD 0.17/14,300) District For The Property Located South Of Spencer Creek Road And North Of Mack Hatcher Parkway, Located At 285 Spencer Creek Road (Cheekwood North PUD).

   Sponsors: Kelly Dannenfelser, Amy Diaz-Barriga, Joseph Bryan

7. Consideration of Resolution 2020-298, A Resolution Approving A Development Plan For Cheekwood North PUD Subdivision, For The Property Located South Of Spencer Creek Road And North Of Mack Hatcher Parkway, Located At 285 Spencer Creek Road.

   Sponsors: Kelly Dannenfelser, Amy Diaz-Barriga, Joseph Bryan

8. Consideration of Ordinance 2020-37, An Ordinance To Rezone 53.52 Acres From Civic Institutional (CI) District To Planned (PD 58,909) District For The Property Located West Of Aldersgate Way And South Of Mack Hatcher Parkway (Cheekwood South PUD).

   Sponsors: Kelly Dannenfelser, Amy Diaz-Barriga, Joseph Bryan

9. Consideration of Resolution 2020-299, A Resolution Approving A Development Plan For Cheekwood South PUD Subdivision, For The Property Located West Of Aldersgate Way And South Of Mack Hatcher Parkway.

   Sponsors: Kelly Dannenfelser, Amy Diaz-Barriga, Joseph Bryan

10. Consideration Of Ordinance 2021-04, An Ordinance To Rezone 13.81 Acres From Estate Residential (ER) District To Planned (PD 3.12) District For The Property Located West Of Hillhaven Lane And North Of Arsenal Drive, Located At 171 Hillhaven Lane (Hillhaven PUD Subdivision).

    Sponsors: Kelly Dannenfelser, Amy Diaz-Barriga, Joseph Bryan

11. Consideration Of Resolution 2021-51, A Resolution Approving A Development Plan For Hillhaven PUD Subdivision, For The Property Located West Of Hillhaven Lane And North Of Arsenal Drive, Located At 171 Hillhaven Lane.

    Sponsors: Kelly Dannenfelser, Amy Diaz-Barriga, Joseph Bryan

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

12. McEwen Place PUD Subdivision, Final Plat, Section 3, Revision 5, Lot 305 (McEwen Place Town Center PUD), Creating 1 Commercial Lot And 2 Open Space Lots, On 13.5 Acres, Located At The Intersection Of Aspen Grove Drive And Jordan Road. (CONSENT AGENDA)

    Sponsors: Kelly Dannenfelser, Amy Diaz-Barriga, Joseph Bryan

13. Vintage at Watson Glen PUD Subdivision, Final Plat (Formerly Lot 24 of Watson Glen Subdivision, Section 1, Revision 10, and Lot 3 of Nashville Lodge No. 72, B.P.O Elks Subdivision), Creating Two Mixed-Use Lots And One Open Space Lot, On 21.24 Acres, Located At The Intersection Of South Royal Oaks Boulevard And Oak Meadow Drive. (CONSENT AGENDA)

    Sponsors: Kelly Dannenfelser, Amy Diaz-Barriga, Chelsea Randolph

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

RESOLUTION 2021-50

A RESOLUTION DECLARING THAT THE FRANKLIN MUNICIPAL PLANNING COMMISSION SHALL MEET ON MARCH 25, 2021, 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, on March 20, 2020, Governor Lee issued Executive Order No. 16, and later issued Executive Order No. 34, Executive Order No. 51, Executive Order No. 60, Executive Order No. 65, Executive Order No. 71, and Executive Order No. 78 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 March 25, 2021, 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 March 25, 2021, 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.franklintn.gov/Home/Components/Calendar/Event/10931/1092

IT IS SO RESOLVED AND DONE on this 25th day of March, 2021.

ATTEST:

By: _____
Emily Wright
FMPC Secretary

CITY OF FRANKLIN, TENNESSEE:

By: _____
Roger Lindsay
FMPC Chair

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

City of Franklin

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Meeting Minutes

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CALL TO ORDER

Chair Lindsey called the Planning Commission meeting to order at 7:02 PM.

Board Members Present: Roger Lindsey, Nick Mann, Ann Petersen, Marcia Allen, Jenny Szilagyi, Michael Orr, Scott Harrison, Jimmy Franks, Alma McLemore

1. Consideration Of Resolution 2021-21, A Resolution Declaring That The Franklin Municipal Planning

Commission Shall Meet On February 25, 2021, 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: Kelly Dannenfelser, Amy Diaz-Barriga

Attachments: 1. 2021-21 RES Declaring Need for Electronic Meeting_FMPC_02.25.21.Law Approved

Chair Lindsey asked for a motion to approve Resolution 2021-21.

Chair Lindsey asked for citizen comments. There were none.

Commissioner Harrison moved, seconded by Commissioner Allen, to approve Resolution 2021-21.

Chair Lindsey asked for a roll call vote.

The motion passed unanimously.

ACTION:	**Motion to Approve the Resolution 2021-21, Item 1, by Commissioner Scott Harrison second by Commissioner Marcia Allen;**
	Motion Passed 9-0
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi, Nick Mann**
NOES:	**None**
ABSTAIN:	**None**

Chair Lindsey read the following announcement:
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• The public could email comments to planningintake@franklintn.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 were accepted until 12:00 PM (noon) on the day before the meeting.
• Limited viewing will be available in the lobby at City Hall for up to ten persons, but in-person comment in the Boardroom will not be available.

APPROVAL OF MINUTES

2. Consideration Of Approval Of The January 28, 2021 FMPC Minutes.

Sponsors:

Attachments: 1. DRAFT FMPC Minutes January 2021 with Attachments

Chair Lindsey asked for a motion to approve the Minutes from the January 28, 2021 meeting.

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

Chair Lindsey asked for a roll call vote.

The motion passed unanimously.

ACTION: **Motion to Approve the Minutes, Item 2, by Commissioner Alma McLemore second Alderman**

	Ann Petersen;
	Motion Passed 9-0
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi, Nick Mann**
NOES:	**None**
ABSTAIN:	**None**

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

The Chair asked for citizen comments. There were none.

ANNOUNCEMENTS

The Chair asked if there were any announcements. There were none.

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

3. Consideration Of Approval Of Items 4 And 7 On The Consent Agenda.

Sponsors:

Attachments: None

Chair Lindsey stated that the vote for the Consent Agenda would include Items 4 and 7.

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

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

Chair Lindsey called for a roll call vote.

The motion passed unanimously.

ACTION:	**Motion to Approve the Planning Item, Item 3, by Commissioner Scott Harrison second by Commissioner Marcia Allen;**
	Motion Passed 9-0
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi, Nick Mann**
NOES:	**None**
ABSTAIN:	**None**

SITE PLAN SURETIES

4. Westhaven PUD Subdivision, Site Plan, Section 25; Extend The Performance Agreement For Drainage Improvements To February 24, 2022. (CONSENT AGENDA)

Sponsors: Paula Kortas

Attachments: None

This item was approved on the Consent Agenda.

REZONINGS/DEVELOPMENT PLANS

5. Consideration of Ordinance 2021-01, An Ordinance To Rezone 140.81 Acres From Planned (PD 0.7/1,563,000) District To Planned (PD 11.72/1,573,500 SF/450 Keys) District For The Property Located

South Of Goose Creek Bypass And West Of Interstate 65, Located At 2409 Goose Creek Bypass (Berry Farms Chadwell PUD).

Sponsors: Kelly Dannenfelser, Amy Diaz-Barriga, Joseph Bryan

Attachments:
1. MAP BF-Chadwell PUD Rez-DP Rev 1
2. ORD 2021-01 BF Chadwell PUD Rez._with Exhibits.Law Approved 2
3. Survey_BF Chadwell PUD Request
4. Chadwell PUD Public Comments Combined

Mr. Joseph Bryan, Principal Planner, stated that the applicant is requesting to rezone the property from Planned (PD 0.7/1,563,000) District To Planned (PD 11.72/1,573,500 SF/450 Keys) District to accommodate the proposed Berry Farms Chadwell PUD Subdivision. The current entitlements for the property were approved in July 2006 and the revised Development Plan for the Berry Farms Chadwell PUD Subdivision has been submitted concurrently with this rezoning request.

Envision Franklin places this parcel into the Regional Commerce and Neighborhood Mixed-Use Design Concepts. Envision Franklin states that areas within the Regional Commerce design concept, "contains high-intensity activity centers that attract large numbers of people and employers from both within and outside the City."

For Neighborhood Mixed-Use, Envision Franklin States that this concept, "provides a diverse mix of high-activity uses with a connected and walkable block layout. These centers and corridors should have coordinated development patterns at a pedestrian scale, with high-quality architecture, plazas, sidewalks, and pedestrian and bicycle amenities."

The proposed rezoning to PD (11.72/1,573,500 SF/450 Keys) is appropriate to achieve the recommendations of the Regional Commerce and Neighborhood Mixed-Use Design Concepts as outlined in Envision Franklin and allow for the applicant to create a cohesive, integrated development that is pedestrian-oriented.

Mr. Bryan stated that staff had received many written email comments from citizens for both the Rezoning and Development Plan (Items 5 and 6). These comments were added as attachments for the Commissioners. Mr. Bryan stated that these comments could be discussed in detail during the Development Plan discussion. The citizen comments will be added to the minutes.

Staff recommended Approval of Ordinance 2021-01 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments.

Ms. Alexandra Farias, resident of Stream Valley, requested that a connector be added to Lazy Vale Way during Phase 1. She asked that the connector be added at this location instead of the front of the neighborhood. She stated that she was concerned about the additional traffic.

The Applicant was represented by Mr. Adam Ballash, Boyle Investment Company. The Applicant stated that Mr. Greg Gamble, Gamble Design Collaborative, and Mr. Ryan McMaster were also present. Mr. Ballash stated that they began discussing this project with staff last summer. He stated there had been delays due to infrastructure issues. He stated that they are looking to improve the layout of Berry Farms, the Chadwell PUD, in particular. He stated this would help create an economic growth for the City of Franklin for the next several years.

Mr. Gamble stated that they had reviewed all staff comments and agreed with all Conditions of Approval. He stated that Berry Farms is currently three separate PUD's: Rural Plans, Chadwell, and Reams Fleming. The current entitlements create a combined area of 4.9 million square feet of commercial and 1171 residential homes. He stated that 1.75 million square feet of the commercial has been constructed or approved for construction. He stated that they are requesting the rezoning of the Chadwell PUD. Mr. Gamble referred to a PowerPoint presentation. He stated that Envision Franklin has two policies on this property: Regional Commerce and Neighborhood Mixed Use. Mr. Gamble stated that he believed their rezoning request was in line with the two policies. He stated that he was available to answer any questions.

Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Orr, to recommend Approval, with conditions, of Ordinance 2021-

01 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Commissioner Orr stated that he would like to discuss the concerns brought up by the citizen.

Ms. Amy Diaz-Barriga, Current Planning Supervisor, stated that it may be more beneficial to discuss this issue during the Development Plan. She stated that this issue related to the Development Plan, not the Rezoning.

Commissioner Orr agreed to discuss the issue during the Development Plan discussion.

Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION:	**Motion to Recommend Approval, with conditions, to the Board of Mayor and Aldermen of the Ordinance 2021-01, Item 5, by Commissioner Scott Harrison second by Commissioner Michael Orr;**
	Motion Passed 9-0
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi, Nick Mann**
NOES:	**None**
ABSTAIN:	**None**

6. Consideration of Resolution 2021-06, A Resolution Approving A Revised Development Plan For Berry Farms Chadwell PUD Subdivision With 2 Modifications Of Development Standards Relating To Signage And Storefront Requirements, For The Property Located South Of Goose Creek Bypass And West Of Interstate 65, Located At 2409 Goose Creek Bypass.

Sponsors: Kelly Dannenfelser, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP BF-Chadwell PUD Rez-DP Rev 1
2. RES 2021-06 BF Chadwell PUD DP_with Exhibits.Law Approved 2
3. 7331 BF Chadwell PUD_DP_Rev1_Conditions of Approval_01
4. Pages 1-8 from 2021-02-04 Chadwell-Development Plan Resubmittal
5. Pages 9-16 from 2021-02-04 Chadwell-Development Plan Resubmittal-2
6. Pages 17-24 from 2021-02-04 Chadwell-Development Plan Resubmittal-3
7. Pages 25-32 from 2021-02-04 Chadwell-Development Plan Resubmittal-4
8. Pages 33-41 from 2021-02-04 Chadwell-Development Plan Resubmittal-5
9. 2021-02-04 Resubmittal_Chadwell Pattern Book
10. Chadwell Phasing Plan
11. Chadwell PUD Public Comments Combined

Mr. Bryan stated that the applicant is proposing a revision to the Berry Farms Chadwell PUD Subdivision Development Plan located at the southwest corner of the Goose Greek Bypass and Interstate-65 junction. The proposed development consists of 1,650 dwelling units, approximately 1,570,000 square feet of commercial space and 450 hotel rooms. The original concept plan and pattern book for the Berry Farms Chadwell PUD subdivision were approved in July 2006.

For the Regional Commerce Design Concept, Envision Franklin states, "New developments should have integrated designs with coordinated access, amenities, and cohesive architecture that fits within the context of the corridor."

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

residential neighborhoods they support."

The plan as proposed presents responds to the recommendations of Envision Franklin through a cohesive design of mixed residential, retail, and office space that provides live-work opportunities and a pedestrian-oriented community. The higher density and larger scale of the development is concentrated along the interstate in the northern section with the southern section transitioning in height and use to the surrounding neighborhoods of Stream Valley and Goose Creek Estates. The plan provides ample open space and transitionary green space between Berry Farms Chadwell and Goose Creek Estates.

Mr. Bryan stated that there are two Modification of Standards (MOS) requests.

MOS 1 is a request to modify the regulations for Monument Signage to allow four (4) free-standing arches over private roadway.

The applicant is requesting to modify the regulations for Monument Signage to allow four (4) free-standing arches over the main thoroughfare in the northern section of the Berry Farms Chadwell PUD Subdivision. The applicant additionally requests that the primary material for these four arched signs be metal. Section 15.11 "Monument Signage" of the Franklin Zoning Ordinance limits the height of signs to 6 feet and the overall height to 8 feet. It additionally limits the primary materials of monument signs to masonry. Given the size and scale of the development, and the proposed locations over a private road, staff can support the request for arched signage. This request is unique to the intent of this development and will enhance the overall design. As a condition of approval, any portion of the sign structure's base or foundation is not permitted to be located in public utility easements, and that all applicable standards and specifications for public infrastructure and utilities within the roadway being spanned shall be adhered to at Site Plan stage.

Staff recommended approval of MOS 1.

MOS 2 is a request to modify storefront regulations for the Commercial/Mixed-Use Building Type.

The applicant is requesting to modify the storefront regulations for the Commercial/Mixed-Use Building Type to eliminate the knee wall and extend storefront glass down to ground level. Additionally the applicant is requesting to modify the storefront requirements for flexibility on transom windows being required on all storefronts. Figure 6.6.1 in Section 6.8 "Commercial/Mixed-Use Building Type" of the Franklin Zoning Ordinance requires that retail storefronts have traditional features including knee walls to establish a clear and distinguishable base as well as transom windows. The standards for retail storefronts were included in the December 2019 edition of the Franklin Zoning Ordinance and were retained in the December 2020 Zoning Ordinance update. Staff stands with the regulations in the Ordinance and will not recommend support of the proposed modification to the storefront standards.

Staff recommended disapproval of MOS #2.

Mr. Bryan stated that staff had received several comments and concerns from neighboring citizens in Stream Valley regarding the connectivity and construction traffic. These comments were added as attachments for the Commissioners. The citizen comments will be added to the minutes.

Based on the Boyle team's recent submittal of the amended Chadwell Development Plan, City Staff and the Boyle team have agreed upon a "Phasing Plan" for the road network. The Phasing Plan outlines milestones that will trigger the construction of specific connections that provide access for emergency vehicles while also limiting construction traffic from having to utilize roads in Stream Valley. The Phasing Plan also provides for future connections to the Stream Valley neighborhood as infrastructure and new buildings are far enough along that the site can be safely accessed and open for use by the general public.

The Phasing Plan, a part of the Development Plan, was included as an attachment for the Commissioners. Mr. Bryan stated to please be advised that while construction activity has remained strong during the pandemic, it is always difficult to associate a timeframe on the timing of future projects. For this reason, the Phasing Plan takes into account the vehicular traffic that will be generated as buildings become occupied, the construction of related infrastructure is completed, and when construction traffic can be better managed on a site under construction. The Development Plan does include a connection to Lazy Vale Way in the future too.

Staff recommended Approval of Resolution 2021-06, with conditions, to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments.

Ms. Alexandra Farias, resident of Stream Valley. She spoke about Item 5 and requested that the developer move the connector to Lazy Vale Way instead of at the front of the neighborhood. She stated that they want the connector during Phase 1, not at a later phase.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. The Applicant stated that the neighborhood entrance/exits are often blocked. She is concerned about access to the neighborhood, especially during an emergency.

The Applicant was represented by Mr. Adam Ballash, Boyle Investment Company. Mr. Gamble presented the information for this item. He stated that the current Master Plan for Berry Farms Chadwell was approved in 2006. The Master Plan is mostly made up of office and retail space and surface parking lots. The total commercial space is approximately 1.5 million square feet. The plan includes one hundred residential homes. Since 2006, there have been changes to the Stormwater Ordinance and FEMA flood maps. There have been changes to the demand for retail space and office development style. There is a great demand to have office integrated into Mixed-Use properties. The proposed Master Plan includes two villages: Chadwell North and Chadwell South. These two neighborhoods are connected for vehicular and pedestrian traffic circulation. The new plan has more open space. The main entrance will come from the Goose Creek By-Pass. Chadwell North has a greater density of uses and taller buildings. The overall commercial space will remain the same. In Chadwell North, they are adding 5000 square feet of civic space, 450 hotel rooms, and 771 multi-family dwelling units. Of the overall 1650 proposed dwelling units in the combined Chadwell villages, 45% will be for sale and 55% for rent. The buildings closest to the interstate will be the taller structures. The proposed architecture will hold the same standards as Rural Plains Town Center and the Ramsey campus. Chadwell South is primarily residential with a mixture of apartments, condominiums, and senior housing. There will be over 65,000 square feet of commercial uses integrated into the ground floor of the buildings around the open space parks and residential buildings. The architecture is smaller in scale as the transition moves closer to Stream Valley. The residential architecture will be similar to that in the Rural Plains area. The current Master Plan has office uses that back up to single family homes in Stream Valley. There is a 30 foot buffer with landscape, but this does not offer a great deal of protection. The proposed plan maintains the 30-foot landscape buffer but have now included an alley with detached garages which will improve the buffer. The condominiums will be 77 feet from the property line. Their team is coordinating with the City of Franklin Parks Department for an integrated network of open space which offers public greenway trails. The Five Mile Creek Park will be open to the public and include baseball fields and playgrounds. Concerning connectivity, the two north/south accesses are constructed, the road connection at Southbrooke is under construction, and the emergency connection will not be open during the construction phase. They have coordinated with the Fire Department, Engineering and Planning to develop the phasing plan. The plan was included in the Commissioner's packet. The construction traffic will enter and exit from Goose Creek By-Pass. The interior roadways will be developed incrementally as construction occurs. Boyle has agreed to connect both roads to Stream Valley during the build out of the Master Plan, and it will not be at the end of the development. The traffic study shows that the most significant improvement will be at the Chadwell entrance where turn lanes will be added. The intersection of Lewisburg Pike and Goose Creek By-Pass will also be improved during Southbrooke. There are two Modifications of Standards (MOS). MOS 1 is to include a monument sign which would span Main Street in four locations. They will work with the Fire Department for height and span requirements. MOS 2 is to allow for the glass storefronts to continue from the top of the building to the bottom. Currently, the glass is not allowed to continue to the ground. Mr. Gamble stated that they were available to answer questions.

Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Orr, to recommend Approval, with Conditions, of Resolution 2021-06 to the Board of Mayor and Aldermen.

Chair Lindsey asked for a motion to approve MOS 1. For MOS 1, the applicant is requesting to modify the regulations for Monument Signage to allow four (4) free-standing arches over the main thoroughfare in the northern section of the Berry Farms Chadwell PUD Subdivision. The applicant additionally requested that the primary material for these four arched signs be metal. Staff recommended approval for MOS 1.

Commissioner McLemore moved, seconded by Commissioner Harrison, to approve MOS 1.

Chair Lindsey asked for any discussion on the motion.

There being none, Chair Lindsey asked for a vote on the motion to approve MOS 1.

Chair Lindsey asked for a roll call vote.

The motion to approve MOS 1 carried unanimously. Commissioner Franks was absent from the vote.

ACTION:	**Motion to Approve MOS 1 by Commissioner Alma McLemore second by Commissioner Scott Harrison;**
	Motion Passed 8-0
AYES:	**Ann Petersen, Marcia Allen, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi, Nick Mann**
NOES:	**None**
ABSTAIN:	**None**

Chair Lindsey asked for a motion for MOS 2. For MOS 2, the applicant is requesting to modify the storefront regulations for the Commercial/Mixed-Use Building Type to eliminate the knee wall and extend storefront glass down to ground level. Additionally the applicant is requesting to modify the storefront requirements for flexibility on transom windows being required on all storefronts. Staff recommended disapproval of MOS 2.

Mr. Adam Ballash made a Point of Clarification. Mr. Ballash stated that all of the buildings have knee walls below the glass. He stated that some buildings have transoms, while others do not. He stated that they are looking for the flexibility to take the glass up or down, With regard to the knee walls, they are asking for this clarification on the Mixed-Use buildings. He stated that their pattern book and the Zoning Ordinance are very particular on establishing a base, middle and top for the design of a building. He stated that he understood the need to keep the base consistent around the building. He stated, in their design, that the entire ground floor is the base. In this instance, they are able to differentiate the base from the middle and top of the building.

Commissioner Allen moved, seconded by Commissioner Harrison, to disapprove MOS 2.

Chair Lindsey asked for any discussion on the motion to disapprove MOS 2.

Commissioner Allen stated that this requirement was reviewed in 2019 and 2020 for the Zoning Ordinance and was reviewed by professionals.

Alderman Petersen asked staff what was the point concerning the transom.

Mr. Bryan stated that the applicant is requesting more flexibility concerning the requirement for transoms for store frontage. Mr. Bryan stated that transom windows are required and the applicant is asking for this requirement to be removed.

Alderman Petersen asked what was the benefit for having a transom window.

Mr. Bryan stated that this requirement provides more light and reflects the classical, traditional storefront design that is found on a main street.

Ms. Kelly Dannenfelser, Assistant Director of Planning, stated that this requirement was added to the Zoning Ordinance after considerable public input in visual preference survey. She stated that a transom can be above a doorway or above windows. It increases the amount of light and transparency.

Ms. Szilagyi asked for more detail regarding the transom and the location.

Ms. Dannenfelser stated that there needs to be a transom above the door and a traditional storefront appearance. She stated that the standard is very flexible in the way it is written, but geared toward a more traditional approach in storefronts.

Chair Lindsey asked for a vote on the motion to disapprove MOS 2.

Chair Lindsey asked for a roll call vote.

The motion to disapprove MOS 2 carried unanimously. Commissioner Franks was absent from the vote.

ACTION:	**Motion to Disapprove MOS 2 by Commissioner Marcia Allen second by Commissioner Scott Harrison;**
	Motion Passed 8-0
AYES:	**Ann Petersen, Marcia Allen, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi, Nick Mann**
NOES:	**None**
ABSTAIN:	**None**

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

Chair Lindsey asked for a vote on the main motion, as amended.

Alderman Petersen asked for more information about the roads and the transition for Stream Valley.

Commissioner Mann asked for more information about the detached garages that will be adjacent to Stream Valley. He asked how the increased noise would be addressed.

Mr. Vernon Gerth, Assistant City Administrator of Development Services, stated that he would like to address Alderman Petersen's question. He stated that Mr. Jimmy Wiseman, Assistant Director of Engineering, had worked very closely with the Boyle team. He stated that he had spoken with some of the residents of Stream Valley and was hoping to meet with them in the near future. He shared with them the history and details associated with Stream Valley and Chadwell. He stated that the plan for Chadwell was well thought out, especially concerning traffic. He stated that, as they worked on larger developments, that it is important to phase the infrastructure so that it doesn't negatively affect the nearby residential area. He stated that there will be connectivity at the appropriate time. He stated that there was concern about the construction traffic. This concern was addressed by Mr. Gamble by saying that all construction traffic will enter and exit by Goose Creek By-pass. He stated that there will be connectivity for Stream Valley, but it will take time to evolve. Mr. Gerth, again, stated that he will meet with the residents of Stream Valley.

Mr. Wiseman stated that there was detail on page C-6.0 of the site plan.

Mr. Gamble addressed Commissioner Mann's question.

Mr. Ballash stated that there were several neighborhood meetings with the residents of Stream Valley. He stated that the new design was much better with the detached garages versus the earlier plan with lights from the office buildings and the surface parking lots.

Mr. Gamble stated that the Zoning Ordinance requires that the parking for the office buildings be located behind the building. He explained the options for the garage locations.

Chair Lindsey asked for a roll call vote.

The motion to recommend Approval, With Conditions, of the main motion, as amended, carried unanimously. Commissioner Franks was absent from the vote.

ACTION:	**Motion to Recommend Approval, with conditions, of the main motion, as amended, to the Board of Mayor and Aldermen, Item 6, by Commissioner Scott Harrison second by Commissioner Michael Orr;**
	Motion Passed 8-0

AYES:	**Ann Petersen, Marcia Allen, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi, Nick Mann**
NOES:	**None**
ABSTAIN:	**None**

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

7. Lockwood Glen PUD Subdivision, Final Plat, Section 16, Creating 16 Townhome Lots, 10 Single Family Lots, 3 Open Space Lots, And Dedicating Right-Of-Way, On 5.92 Acres, Located At The Intersection of S. Carothers Road and Mount Castle Drive. (CONSENT AGENDA)

Sponsors: Chelsea Randolph, Amy Diaz-Barriga, Emily Wright

Attachments:
1. MAP 7448 Lockwood Glen, Section 16 FP
2. 7448 -Lockwood Glen PUD Subdivision, Final Plat, Section 16 Conditions of Approval_01
3. Final Plat 7448 Lockwood Glen, Section 16

This item was approved on the Consent Agenda.

NON-AGENDA ITEMS

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

ANY OTHER BUSINESS

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

ADJOURN

Commissioner Orr moved, seconded by Commissioner Harrison, to adjourn.

Chair Lindsey asked for a vote on the motion.

The motion carried unanimously. Commissioner Franks was absent from the vote.

ACTION:	**Motion to Adjourn by Commissioner Michael Orr second by Commissioner Scott Harrison; Motion Passed 8-0**
AYES:	**Ann Petersen, Marcia Allen, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi, Nick Mann**
NOES:	**None**
ABSTAIN:	**None**

There being no further business, the meeting adjourned at 8:00 PM.

_____ _____

Roger Lindsey, Chair **Date**

From:	Amy Diaz-Barriga
To:	Joseph Bryan
Subject:	FW: Lazy Vale Way access & egress - SAFETY Chadwell Development
Date:	Wednesday, February 24, 2021 12:16:54 PM
Attachments:	Atth 1 - 2020-06-29 Chadwell Pre App Submittal.pdf Atth 2 -2016-05-27 Berry Farm Lot 902 Pre App Submittal.pdf Atth 3 - 2021-02-04 Chadwell-Development Plan Resubmittal page 2.pdf Atth 4 - 2020-06-29 Chadwell Pre App Subm Illustrative Master Plan page 3. pdf.pdf Atth 5 - BF-Chadwell Dev Plan Sht C0.2 Connector Road.pdf
Importance:	High

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Alexandra Farias (GDL) <alexandra.farias@flex.com>
Sent: Monday, February 15, 2021 11:52 AM
To: Vernon Gerth <vernon.gerth@franklintn.gov>; Alexandra Farias <alefasia@gmail.com>; Emily Wright <emily.wright@franklintn.gov>; Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>; Joseph Bryan <joseph.bryan@franklintn.gov>; Paul Holzen <paul.holzen@franklintn.gov>; Jimmy Wiseman <jimmy.wiseman@franklintn.gov>; Eric Stuckey <eric.stuckey@franklintn.gov>; aballash@boyle.com; Adam Moser <adam.moser@Franklintn.gov>; Greg Gamble <greg.gamble@gdc-tn.com>; Aaron Wood <Aewood21@gmail.com>; Richard Sutton <craig.sutton1226@att.net>
Subject: Lazy Vale Way access & egress - SAFETY Chadwell Development
Importance: High

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Mr. Speedy & COF, hope you are doing well and staying safe, healthy and warm!

Team, some of our neighbors have received the notification that the Chadwell development approval was put back into the agenda for Feb.25.2021 – our concerns are still not addressed and as per our further investigation, we find out that Residents of Stream Valley have already paid for the small connector road located in Lazy Vale Way. We want to make sure the money that we paid is used for our neighborhood and nothing else. The COF denials to our petition are adding a great risk to our lives by not adding an entrance/exit on that side of the neighborhood.

Now, important to mention that The residents of Stream Valley (SV) wish to thank the COF, Boyle Development (BD), and Gamble Design Collaborative (GDC) for the process review and interface with all parties for this new Chadwell Development, however; we are still extremely concerned on the impact to our beloved neighborhood since the decisions being made by the COF ~ *the many pleas*~ continue to be ignored.

We kindly ask you again to please consider building the extension for safety access and egress located in Lazy Vale Way. **It is CRITICAL for the safety of our residents**

Items:

#1. Boyle / GDC have agreed to start all construction and all project build-out from the north side entrance of Chadwell at Goose Creek Bypass.

#2. Boyle / GDC have advised that Streamside Lane access / egress will need to be completed for Fire Department protection during construction but will be locked and maintained with Knox Box control by FD and contractors. Once the project reaches a CO for any building structure, the access / egress through this public road will have to be opened, but the Boyle and contractors will prevent / control the access of materials and equipment through Streamside Lane. As part of the public right of way, contractor working personnel might use this access as a short cut but this will have to be allowed. Boyle and contractors will continue to monitor access to maintain appropriate use of Streamside Lane.

#3. Boyle is planning to install a 16" water line contract with COF/WCS scheduled to start in the second quarter of 2021. This line will cross the Chadwell site. Due to the safety concern for construction personnel, equipment, and material access will be needed from the south / Streamside Lane. Stream Valley has asked for notice (two weeks if possible) to residents of this action so that there will be no surprises or misunderstandings.

#4 Unfortunately, the requested safety and emergency entrance for northeast apartments and homes at Lazy Vale Way has not been approved at this time which brings a lot of discomfort to the residents and we ask for your re-consideration. Funds are already available which were paid by us, The Residents of Stream Valley and we don't see why they should be allocated to a different purpose. Please understand that by denying this access, the COF increases the risk and chances to have an accident. It impacts the safety of our children, families, pets and livability which the COF preaches so much about.

The following is an attempt to show the history on this access / egress to the Goose Creek Bypass for Stream Valley. There are a lot of words and dates in this, but **the goal was to show how this particular piece of a road was discussed as far back as 2004 to 2006.** If needed the planning depart could verify the information listed below. The attachments and narratives may show that this road was not acted on when other updates were considered.

a. Atth. 1 - 2020-06-29 Chadwell Pre App Submittal.pdf L-2 was issued on 1/10/2006, revised on 1/31/2006. C0.1 title of drawing in submittal.

a.1 Future Connection (left side of document) - Future Streamside Lane extension) into Chadwell. Still part of Chadwell proposal.

a.2 Future Connection (center left of document) - Future Lazy Vale Way. into Chadwell.

a.3 75' ROW belonging to SV developer (on west side of Chadwell property). Connection onto Goose Creek Bypass. This 75' ROW was part of the SV plot but with the later build-out, TDOT complete rework of Goose Creek Bypass, and Berry Farms Development roads plotted. Still undeveloped and no known way to now connect to Goose Creek Bypass.

b. Atth. 2 - Application Submittal 001 - Berry Farm Lot 902, Pre Application Site Plan 2016-05-27. Drawing C1-00 (dated 11/10/14 with a revision 6 dated 9/17/2015) shows the Stream Valley 75' ROW and a Project #69 New 2 Lane Road. Drawing does not reflect the Lazy Vale Way but does show other accesses that were not chosen or allowed.

c. Atth. 3 - Application Submittal 004 - 2021-02-04 Chadwell Development Plan - Resubmitted Plan - No longer showing the project #29 New 2 Lane Road on the Drawing L-2 (this time with Drawing L-2 as part of C0.1 with stamped date of 02/04/2021) but still showing the future connection at Streamside Lane extension, still showing the Stream Valley 75' ROW, and Future Connection (center left of document) - Future Lazy Vale Way into Chadwell.

d. Atth. 4 - Berry Farms - Chadwell Development Plan with Illustrative Master Plan, Sheet C0.2 - Pre-Submittal dated 6/29/2020. Illustrates the same drawings as in section "a." above but does not reference the Project #69 New 2 Lane Road any more. Nor does it show the Lazy Vale Way road into Chadwell.

d.1 Shows a Connection (left side of document) - Future Streamside Lane extension) into Chadwell. Still part of Chadwell proposal.

d.2 Does not show a Future Connection (center left of document) - Future Lazy Vale Way into Chadwell.

d.3 Shows the 75' ROW belonging to SV developer (on west side of Chadwell property). Connection onto Goose Creek Bypass. This 75' ROW was part of the SV plot but with the later build-out, TDOT complete rework of Goose Creek Bypass, and Berry Farms Development roads plotted. Still undeveloped and no possible way to connect to Goose Creek Bypass.

e. Atth. 5 - BF - Chadwell Dev Plan Sheet C0.2 Connector Road.

2/4/2021 Boyle / GDC submitted an unmarked copy of this document for approval and apparent funding by "collector" funding. The marked roadway - dark purple - may have been submitted as a full collector road into Chadwell, but the marked roadway piece - dark green - shows the extension of Lazy Vale Way.

Summary - This piece of Lazy Vale Way shown in Atth. 5 could be funded by the monies already collected from the SV subdivision (approximately $1.9m). The funding of this road connector should not set any precedent for future road work. This Lazy Vale Way extension for safety access and egress has been planned and discussed as "future construction", but it apparently was not acted on since 2004 - 2006. Lazy Vale Way extension apparently was shown in past revisions / updates (1/10/2006, 1/31/2006**,** 11/10/14, 9/17/2015, 6/29/2020 submissions and including TDOT rework of Goose Creek Bypass.

We are looking forward for your cooperation to allocate our money to the improvement of our neighborhood by building the Lazy Way Extension for safety access and egress.

Sincerely,

Alexandra Farias
A Resident of Stream Valley

Attachments:

Atth. 1 - 2020-06-29 Chadwell Pre App Submittal.pdf
Atth. 2 -2016-05-27 Berry Farm Lot 902 Pre App Submittal.pdf
Atth. 3 - 2021-02-04 Chadwell - Development Plan Resubmittal page 2.pdf
Atth. 4 - 2020-06-29 Chadwell Pre App Subm Illustrative Master Plan page 3. pdf
Att. 5 - BF-Chadwell Dev Plan Sht C0.2 Connector Road.pdf

From: Vernon Gerth <vernon.gerth@franklintn.gov>
Sent: Monday, January 11, 2021 5:06 PM
To: Alexandra Farias (GDL) <alexandra.farias@flex.com>; Alexandra Farias <alefasia@gmail.com>; Emily Wright <emily.wright@franklintn.gov>; Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>; Joseph Bryan <joseph.bryan@franklintn.gov>; Paul Holzen <paul.holzen@franklintn.gov>; Jimmy Wiseman <jimmy.wiseman@franklintn.gov>; Eric Stuckey <eric.stuckey@franklintn.gov>; aballash@boyle.com; Adam Moser <adam.moser@franklintn.gov>; Greg Gamble <greg.gamble@gdc-tn.com>
Subject: RE: Follow-up to inquiry from Alexandra Farias from Stream Valley regarding proposed Chadwell Development

Thank you for the reminder Alexandra. As my colleague Joey Bryan noted, we did receive an

amended Development Plan for the Chadwell tract late last week and just started reviewing it. If we determine this plan as able to be placed on the Franklin Municipal Planning Commission agenda scheduled for January 28, the applicant will be sending letters to property owners within 500 feet of this parcel. Additionally, since you have been so kind in keeping your neighbors updated, I would encourage you to contact Joey again early next week for an update. We will have completed our review by that time.

Best,

Vernon

Vernon J. Gerth, CEcD
Assistant City Administrator
Community & Economic Development
City of Franklin
109 Third Avenue South
Franklin, TN 37064
Office 615.550.6671
Mobile 615.332.2906
vernon.gerth@franklintn.gov

From: Alexandra Farias (GDL) <alexandra.farias@flex.com>
Sent: Monday, January 11, 2021 9:03 AM
To: Vernon Gerth <vernon.gerth@franklintn.gov>; Alexandra Farias <alefasia@gmail.com>; Emily Wright <emily.wright@franklintn.gov>; Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>; Joseph Bryan <joseph.bryan@franklintn.gov>; Paul Holzen <paul.holzen@franklintn.gov>; Jimmy Wiseman <jimmy.wiseman@franklintn.gov>; Eric Stuckey <eric.stuckey@franklintn.gov>; aballash@boyle.com; Adam Moser <adam.moser@franklintn.gov>; Greg Gamble <greg.gamble@gdc-tn.com>
Subject: RE: Follow-up to inquiry from Alexandra Farias from Stream Valley regarding proposed Chadwell Development

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Thank you Mr. Vernon – just as a friendly reminder on the neighborhood concerns/request

1. City of Franklin to approve the 3rd. entrance at STV which will also provide a entry/exit point to the new section which includes the apartments. The 3rd. entrance/exit will start

from North (Chadwell) to South (Stream Valley) and that will also help to minimize all the construction traffic coming through the neighborhood since it will be built from the Chadwell end .

2. If Stream Valley roads are used as a passthrough:
    - Not only will significantly impact our lifestyle but it is a huge risk for the community specially with the COVID, kids are at home and playing outside, we have had very close calls already with the construction from Ryan Homes + the apartments, there is no room for extra trucks.
    - In addition, the fact that there is not a 3rd entrance/exit available adds risk if an evacuation is needed – the density of the neighborhood is big and dealing with construction traffic once you are trying to exit the place won't help.

Please let me know if you guys are now seeing something different or if we are still on the same page.

Thanks

Alex

From: Vernon Gerth <vernon.gerth@franklintn.gov>
Sent: Monday, January 11, 2021 8:47 AM
To: Alexandra Farias (GDL) <alexandra.farias@flex.com>; Alexandra Farias <alefasia@gmail.com>; Emily Wright <emily.wright@franklintn.gov>; Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>; Joseph Bryan <joseph.bryan@franklintn.gov>; Paul Holzen <paul.holzen@franklintn.gov>; Jimmy Wiseman <jimmy.wiseman@franklintn.gov>; Eric Stuckey <eric.stuckey@franklintn.gov>; aballash@boyle.com; Adam Moser <adam.moser@franklintn.gov>; Greg Gamble <greg.gamble@gdc-tn.com>
Subject: RE: Follow-up to inquiry from Alexandra Farias from Stream Valley regarding proposed Chadwell Development

Good morning Alexandria and Happy New Year! We are continuing to collaborate with the Boyle development team as they prepare to submit an amended Development Plan for their Chadwell tract property. There remains a variety of infrastructure design details to work through before they will be able to complete this plan and submittal. Please feel free to check back in another 30-45 days for an update.

Best,

Vernon

From: Alexandra Farias (GDL) <alexandra.farias@flex.com>
Sent: Monday, January 11, 2021 8:39 AM
To: Vernon Gerth <vernon.gerth@franklintn.gov>; Alexandra Farias <alefasia@gmail.com>; Emily

Wright <emily.wright@franklintn.gov>; Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>; Joseph Bryan <joseph.bryan@franklintn.gov>; Paul Holzen <paul.holzen@franklintn.gov>; Jimmy Wiseman <jimmy.wiseman@franklintn.gov>; Eric Stuckey <eric.stuckey@franklintn.gov>; aballash@boyle.com; Adam Moser <adam.moser@franklintn.gov>; Greg Gamble <greg.gamble@gdc-tn.com>
Subject: RE: Follow-up to inquiry from Alexandra Farias from Stream Valley regarding proposed Chadwell Development

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Good morning everybody! Hope you had a fantastic holiday season! May 2021 bring you lots of joy, peace, prosperity and health!

Folks, may I please have an update as of where we are on the below?

Thank you.

Sincerely

Alex

From: Vernon Gerth <vernon.gerth@franklintn.gov>
Sent: Thursday, October 29, 2020 1:02 PM
To: Alexandra Farias <alefasia@gmail.com>; Emily Wright <emily.wright@franklintn.gov>; Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>; Joseph Bryan <joseph.bryan@franklintn.gov>; Paul Holzen <paul.holzen@franklintn.gov>; Jimmy Wiseman <jimmy.wiseman@franklintn.gov>; Eric Stuckey <eric.stuckey@franklintn.gov>; aballash@boyle.com; Adam Moser <adam.moser@franklintn.gov>; Greg Gamble <greg.gamble@gdc-tn.com>; Scott Speedy <scott.speedy@franklintn.gov>; Alexandra Farias (GDL) <alexandra.farias@flex.com>
Subject: RE: Follow-up to inquiry from Alexandra Farias from Stream Valley regarding proposed Chadwell Development

Good afternoon Alexandra.
The past Tuesday evening the BOMA voted not to recommend the local road that extends from Stream Valley, through the Chadwell parcel to Goose Creek Bypass be included on the City Major Thoroughfare Plan (Connect Franklin) as a collector road.

At this point in time the City is anticipating the re-submittal of the a revised Chadwell Development Plan by the Boyle Team. The next re-submittal date is November 5 which, if submitted could place this Development Plan on the Franklin Planning Commission agenda scheduled for December 10.

However, until this revised plan is submitted and, the City team has had an opportunity to review it, it is premature whether the City staff recommendation to the Planning Commission would be to recommend approval, approval w/conditions, denial, or deferral to the BOMA (the final approval authority).

Thank you again for sharing your expectations regarding construction traffic and connectivity. Be assured these items will be included in future discussions with the Boyle team, Planning Commission, and BOMA during the approval process. Equally important, in Franklin the approval of Development Plans such as this, does provide for Public Hearings before both the Planning Commission and BOMA.

I recommend you contact me or my colleague assigned to this project Joey Bryan 615-550-6730 prior to the Thanksgiving holiday to confirm the status of the Chadwell Development Plan and the approval/public hearing schedule.

I hope this helps.

Vernon

From: Alexandra Farias <alefasia@gmail.com>
Sent: Thursday, October 29, 2020 11:49 AM
To: Vernon Gerth <vernon.gerth@franklintn.gov>; Emily Wright <emily.wright@franklintn.gov>; Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>; Joseph Bryan <joseph.bryan@franklintn.gov>; Paul Holzen <paul.holzen@franklintn.gov>; Jimmy Wiseman <jimmy.wiseman@franklintn.gov>; Eric Stuckey <eric.stuckey@franklintn.gov>; aballash@boyle.com; Adam Moser <adam.moser@franklintn.gov>; Greg Gamble <greg.gamble@gdc-tn.com>; Scott Speedy <scott.speedy@franklintn.gov>; Alexandra Farias (GDL) <alexandra.farias@flex.com>
Subject: Follow-up to inquiry from Alexandra Farias from Stream Valley regarding proposed Chadwell Development

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Good morning... May I please have a response / follow up to the Stream Valley concerns? Please kindly reply today with the outcome of the meeting that you guys (CoF/Gamble/Boyle) had this past Monday-Tuesday

Thank you

Alex.

On Tue, Oct 27, 2020, 10:08 AM Alexandra Farias <alefasia@gmail.com> wrote:

> Mr.Gerth, I appreciate your personal follow up – the residents of Stream Valley want to be sure we don't get caught in the middle. Our request is simple:
>
> 1. Under NO circumstance BOYLE/Chadwell is to use Stream Valley roads as a pass through to begin construction on Chadwell development
> 2. Third point of entrance should be on the connection that is located crossing on Fernshaw street, we urgently need an entry/exit point on that side of the development which is heavily populated with increased risk to be trapped in case of an accident.
>
> In regards of the below note:
>
> **In point one:**
>
> - Before; Boyle stated that work could not start from Goose Creek Bypass due to DOT modified Goose creek Bypass. It seems that they might now start with new the connector road from Fernshaw area. If you can please clarify on the intent of this new plan will be appreciated.
> - In addition – we would like to see an approval declaration that connector road must be complete before grading permit issued.
> - Another question to answer - Does this allow construction traffic on some SV roads if they cannot first start from Goose Creek Bypass please let us know if the grading permit allows ANY OTHER construction not directly related (might need to define "directly related") to completion of connector road before any other work including grading would start.
>
> **In point two:**
>
> - I believe the typical definition of "public use prior to the issuance of the first Certificate of Use and Occupancy" means the move in of people and furniture. This would not necessarily preclude any other construction work. Just wanting to understand completely the intent of these "powerful words". Please kindly clarify.
>
> Again, Boyle along with Williamson County are showing wisdom and understanding of how the earlier approved plans were developed and (now) how the new developers are using "planned roads" to build new developments which ***affect safety and lives of the existing home owners and families***. I believe that the developments to the south and west of SV plan to use existing roads to the developer benefits and should be reviewed in the ***future for impacts on existing safety and traffic flow***.
>
> We appreciate the team of the City of Franklin along with Boyle/Gamble and the SV Families for working out an apparent safety and progress win for all. I am expecting great things from this new development!

Looking forward for your updates. Please kindly let us know the agenda schedules so we can keep up with the updates on the request, we have been attending to the ones that are shared with us.

Sincerely

Alex

---------- Forwarded message ---------
From: **Vernon Gerth** <vernon.gerth@franklintn.gov>
Date: Mon, Oct 26, 2020, 4:24 PM
Subject: Follow-up to inquiry from Alexandra Farias from Stream Valley regarding proposed Chadwell Development
To: Alexandra Farias <alefasia@gmail.com>
Cc: Emily Wright <emily.wright@franklintn.gov>, Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>, Joseph Bryan <joseph.bryan@franklintn.gov>, Paul Holzen <paul.holzen@franklintn.gov>, Jimmy Wiseman <jimmy.wiseman@franklintn.gov>, Eric Stuckey <eric.stuckey@franklintn.gov>, Adam Ballash (aballash@boyle.com) <aballash@boyle.com>, Adam Moser <adam.moser@franklintn.gov>, Greg Gamble <greg.gamble@gdc-tn.com>, Scott Speedy <scott.speedy@franklintn.gov>

Good afternoon Alexandra and thank you phoning me for sharing you and your Steam Valley neighbors concerns/expectations regarding the pending development to be located on the adjacent Chadwell parcel in Berry Farms. I have attempted to summarize and address your concerns below.

1. Construction Traffic on Stream Valley Blvd. - Once a revised Development Plan is submitted and approved for the Chadwell parcel, erosion and storm water control measures will be put in place and inspected prior to a Grading Permit being activated. Included in these measures will be a temporary construction entrance with access off Goose Creek Bypass. Except for a unique situation, there should be no need for construction vehicles/workers to access the Chadwell parcel from Stream Valley Blvd. For clarity, City staff will ask the Board of Mayor to add this as a Condition of Approval of the revised Development Plan.

2. Connectivity. In the mid-2000's when the original Chadwell Concept Plan was approved a road that connects the adjacent Stream Valley neighborhood through Chadwell to Goose Creek Bypass was included. Regardless of the BOMA's decision on the revised Development Plan, City staff is recommending this road be installed, as approved, sooner than later and will ask the BOMA as a Conditional of Approval of the revised Development Plan, that this road be constructed and open for public use prior to the issuance of the first

Certificate of Use and Occupancy. There is no difference on the timing of this road whether it is designated a local road or, collector road.

In closing, even though Boyle is a valued development partner of the City, as with any project the economy generally dictates the timing and development of a property. Understandably, it was anticipated construction would have commenced on the Chadwell parcel shortly after the initial approval in the mid 2000's. We remain optimistic Boyle Investments is ready to proceed with the Chadwell parcel soon.

Please feel free to phone us should you have any additional questions.

Vernon

Vernon J. Gerth, CEcD
Assistant City Administrator
Community & Economic Development
City of Franklin
109 Third Avenue South
Franklin, TN 37064
Office 615.550.6671
Mobile 615.332.2906
vernon.gerth@franklintn.gov

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is strictly prohibited. If you have received this message in error,
please immediately notify the sender and delete or destroy any copy of this message!

From:	Amy Diaz-Barriga
To:	Joseph Bryan
Subject:	FW: Chadwell Development on South Side of Goose Creek Bypass
Date:	Wednesday, February 24, 2021 12:17:48 PM
Attachments:	Atth 5 - BF-Chadwell Dev Plan Sht C0.2 Connector Road.pdf Atth 4 - 2020-06-29 Chadwell Pre App Subm Illustrative Master Plan page 3. pdf.pdf Atth 3 - 2021-02-04 [redacted] submittal page 2.pdf Atth 1 - 2020-06-29 Chadwell Pre App Submittal.pdf Atth 2 -2016-05-27 Berry Farm Lot 902 Pre App Submittal.pdf

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Chris <goldmanchris4@gmail.com>
Sent: Monday, February 15, 2021 8:10 PM
To: Scott Speedy <scott.speedy@franklintn.gov>; Emily Wright <emily.wright@franklintn.gov>; Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>; Joseph Bryan <joseph.bryan@franklintn.gov>; Paul Holzen <paul.holzen@franklintn.gov>; Jimmy Wiseman <jimmy.wiseman@franklintn.gov>; Eric Stuckey <eric.stuckey@franklintn.gov>; Adam Moser <adam.moser@Franklintn.gov>
Subject: Chadwell Development on South Side of Goose Creek Bypass

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To: City of Franklin (TN)
From: Stream Valley Subdivision
Subject: Chadwell Development on South Side of Goose Creek Bypass
Feb.25 Hearing on Chadwell Development which is approaching approval.

Dear City of Franklin,
The residents of Stream Valley (SV) wish to thank the COF, Boyle Development (BD), and Gamble Design Collaborative (GDC) for the process review and interface with all parties for this new Chadwell Development, however; we are still extremely concerned on the impact to our beloved neighborhood since the decisions being made by the COF ~ the many pleas~ continue to be ignored.

We kindly ask you again to please consider building the extension for safety access and egress located in Lazy Vale Way. It is CRITICAL for the safety of our residents

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#4 Unfortunately, the requested safety and emergency entrance for northeast apartments and homes at Lazy Vale Way has not been approved at this time which brings a lot of discomfort to the residents and we ask for your re-consideration. Funds are already available which were paid by us, The Residents of Stream Valley and we don't see why they should be allocated to a different purpose. Please understand that by denying this access, the COF increases the risk and chances to have an accident. It impacts the safety of our children, families, pets and livability which the COF preaches so much about.
The following is an attempt to show the history on this access / egress to the Goose Creek Bypass for Stream Valley. There are a lot of words and dates in this, but the goal was to show how this particular piece of a road was discussed as far back as 2004 to 2006. If needed the planning depart could verify the information listed below. The attachments and narratives may show that this road was not acted on when other updates were considered. Please note that due to size – our neighbor Alexandra Farias has sent the attachments directly to Scott Speedy, Vernon Gerth, Amy Diaz Barriga, Jimmy Wiseman and Joseph Bryan on February 15/2021

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a.2 Future Connection (center left of document) - Future Lazy Vale Way.
into Chadwell.

a.3 75' ROW belonging to SV developer (on west side of Chadwell property). Connection onto Goose Creek Bypass. This 75' ROW was part of the SV plot but with the later build-out, TDOT complete rework of Goose Creek Bypass, and Berry Farms Development roads plotted. Still undeveloped and no known way to now connect to Goose Creek Bypass.

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2/4/2021 Boyle / GDC submitted an unmarked copy of this document for approval and apparent funding by "collector" funding. The marked roadway - dark purple - may have been submitted as a full collector road into Chadwell, but the marked roadway piece - dark green - shows the extension of Lazy Vale Way.

Summary - This piece of Lazy Vale Way shown in Atth. 5 could be funded by the monies already collected from the SV subdivision (approximately $1.9m). The funding of this road connector should not set any precedent for future road work. This Lazy Vale Way extension for safety access and egress has been planned and discussed as "future construction", but it apparently was not acted on since 2004 - 2006. Lazy Vale Way extension apparently was shown in past revisions / updates (1/10/2006, 1/31/2006, 11/10/14, 9/17/2015, 6/29/2020 submissions and including TDOT rework of Goose Creek Bypass.

We are looking forward for your cooperation to allocate our money to the improvement of our neighborhood by building the Lazy Way Extension for safety access and egress.

Sincerely,

Christopher Goldman
A Resident of Stream Valley
1025 Belamy Lane
Frankin, TN 37064

From:	Amy Diaz-Barriga
To:	Joseph Bryan
Subject:	FW: Chadwell Development on South Side of Goose Creek Bypass (Feb. 25th Hearing on Chadwell Development which is approaching approval)
Date:	Wednesday, February 24, 2021 12:13:45 PM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: bmiller8711 <bradley.miller992@gmail.com>
Sent: Monday, February 15, 2021 11:36 AM
To: Scott Speedy <scott.speedy@franklintn.gov>; Emily Wright <emily.wright@franklintn.gov>; Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>; Joseph Bryan <joseph.bryan@franklintn.gov>; Paul Holzen <paul.holzen@franklintn.gov>; Jimmy Wiseman <jimmy.wiseman@franklintn.gov>; eric.stucky@franklintn.gov; Adam Moser <adam.moser@Franklintn.gov>
Subject: Chadwell Development on South Side of Goose Creek Bypass (Feb. 25th Hearing on Chadwell Development which is approaching approval)

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Sincerely,

Bradley Miller
A Resident of Stream Valley

From:	Amy Diaz-Barriga
To:	Joseph Bryan
Subject:	FW: Chadwell Development on South Side of Goose Creek Bypass and East of Feb.25 Hearing on Chadwell Development which is approaching approval.
Date:	Wednesday, February 24, 2021 12:16:47 PM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: David Gauthier <dgauthier5@yahoo.com>
Sent: Monday, February 15, 2021 2:29 PM
To: Scott Speedy <scott.speedy@franklintn.gov>; Emily Wright <emily.wright@franklintn.gov>; Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>; Joseph Bryan <joseph.bryan@franklintn.gov>; Paul Holzen <paul.holzen@franklintn.gov>; Jimmy Wiseman <jimmy.wiseman@franklintn.gov>; Eric Stuckey <eric.stuckey@franklintn.gov>; Adam Moser <adam.moser@Franklintn.gov>
Subject: Chadwell Development on South Side of Goose Creek Bypass and East of Feb.25 Hearing on Chadwell Development which is approaching approval.

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Sincerely,

David Gauthier
A Resident of Stream Valley

From:	Amy Diaz-Barriga
To:	Joseph Bryan
Subject:	FW: Chadwell Development on South Side of Goose Creek Bypass and East of Feb.25 Hearing on Chadwell Development which is approaching approval.
Date:	Wednesday, February 24, 2021 12:17:43 PM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Paul Havlicek <staffofficer1@bellsouth.net>
Sent: Monday, February 15, 2021 8:45 PM
To: Scott Speedy <scott.speedy@franklintn.gov>; Emily Wright <emily.wright@franklintn.gov>; Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>; Joseph Bryan <joseph.bryan@franklintn.gov>; Paul Holzen <paul.holzen@franklintn.gov>; Jimmy Wiseman <jimmy.wiseman@franklintn.gov>; Eric Stuckey <eric.stuckey@franklintn.gov>; Adam Moser <adam.moser@Franklintn.gov>
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To: City of Franklin (TN)

From: Stream Valley Subdivision

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Sincerely,

Pauk Havlicek

A Resident of Stream Valley

From:	Amy Diaz-Barriga
To:	Joseph Bryan
Subject:	FW: Chadwell Development on South Side of Goose Creek Bypass and East of Feb.25 Hearing on Chadwell Development which is approaching approval.
Date:	Wednesday, February 24, 2021 12:14:48 PM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Christopher and Diamond Molini <cdmolini2018@gmail.com>
Sent: Monday, February 15, 2021 11:46 AM
To: Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>; Joseph Bryan <joseph.bryan@franklintn.gov>; Paul Holzen <paul.holzen@franklintn.gov>; Jimmy Wiseman <jimmy.wiseman@franklintn.gov>; Eric Stuckey <eric.stuckey@franklintn.gov>; Adam Moser <adam.moser@Franklintn.gov>
Subject: Chadwell Development on South Side of Goose Creek Bypass and East of Feb.25 Hearing on Chadwell Development which is approaching approval.

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Sincerely,

Chris and Diamond Molini
A Resident of Stream Valley

Sent from my iPhone

From:	Amy Diaz-Barriga
To:	Joseph Bryan
Subject:	FW: Chadwell Development on South Side of Goose Creek Bypass and East of 65 Feb.25 Hearing on Chadwell Development which is approaching approval.
Date:	Wednesday, February 24, 2021 12:14:35 PM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Nate Ragan <nate@nateragan.com>
Sent: Monday, February 15, 2021 11:41 AM
To: Nate Ragan <nate@nateragan.com>
Subject: Chadwell Development on South Side of Goose Creek Bypass and East of 65 Feb.25 Hearing on Chadwell Development which is approaching approval.

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Sincerely,
Nate Ragan
A Resident of Stream Valley

---

nate ragan

From:	Amy Diaz-Barriga
To:	Joseph Bryan
Subject:	FW: Chadwell Development on South Side of Goose Creek Bypass and East of Feb.25 Hearing on Chadwell Development which is approaching approval.
Date:	Wednesday, February 24, 2021 12:17:43 PM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Sarah Hillard <shillard1013@gmail.com>
Sent: Tuesday, February 16, 2021 11:05 AM
To: Scott Speedy <scott.speedy@franklintn.gov>; Emily Wright <emily.wright@franklintn.gov>; Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>; Joseph Bryan <joseph.bryan@franklintn.gov>; Paul Holzen <paul.holzen@franklintn.gov>; Jimmy Wiseman <jimmy.wiseman@franklintn.gov>; Eric Stuckey <eric.stuckey@franklintn.gov>; Adam Moser <adam.moser@Franklintn.gov>
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Date:	Wednesday, February 24, 2021 12:16:48 PM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Satish Maddukuri <nzsatish@gmail.com>
Sent: Monday, February 15, 2021 7:04 PM
To: Scott Speedy <scott.speedy@franklintn.gov>; Emily Wright <emily.wright@franklintn.gov>; Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>; Joseph Bryan <joseph.bryan@franklintn.gov>; Paul Holzen <paul.holzen@franklintn.gov>; Jimmy Wiseman <jimmy.wiseman@franklintn.gov>; Eric Stuckey <eric.stuckey@franklintn.gov>; Adam Moser <adam.moser@Franklintn.gov>
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We are looking forward for your cooperation to allocate our money to the improvement of our neighborhood by building the Lazy Way Extension for safety access and egress.

Sincerely,

Satish Maddukuri

A Resident of Stream Valley
--
Thanks
Satish M
916 717 0991

From:	Amy Diaz-Barriga
To:	Joseph Bryan
Subject:	FW: Chadwell Development on South Side of Goose Creek Bypass, West of I-65
Date:	Wednesday, February 24, 2021 12:17:55 PM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Geary Tanner <gearytanner@gmail.com>
Sent: Tuesday, February 16, 2021 2:13 PM
To: Scott Speedy <scott.speedy@franklintn.gov>; Emily Wright <emily.wright@franklintn.gov>; Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>; Joseph Bryan <joseph.bryan@franklintn.gov>; Paul Holzen <paul.holzen@franklintn.gov>; Jimmy Wiseman <jimmy.wiseman@franklintn.gov>; Eric Stuckey <eric.stuckey@franklintn.gov>; Adam Moser <adam.moser@Franklintn.gov>
Subject: Chadwell Development on South Side of Goose Creek Bypass, West of I-65

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

To: City of Franklin (TN)

From: Geary Tanner at Stream Valley Subdivision

Subject: Chadwell Development on South Side of Goose Creek Bypass

Feb.25 Hearing on Chadwell Development which is approaching approval.

Dear COF,

The residents of Stream Valley (SV) wish to thank the COF, Boyle Development (BD), and Gamble Design Collaborative (GDC) for the process review and interface with all parties for this new Chadwell Development, however; we are still extremely concerned about the impact to our beloved neighborhood since the decisions being made by the COF ~ the many pleas~ continue to be ignored.

We kindly ask you again to please consider building the extension for safe access and egress located in Lazy Vale Way. It is CRITICAL for the safety of our residents.

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We are looking forward to your cooperation to allocate our money to the improvement of our neighborhood by building the Lazy Vale Way Extension for safe access and egress.

Sincerely,

Geary Tanner

A Resident of Stream Valley

--

Geary Tanner
112 Stream Valley Blvd.
Franklin, TN 37064
615-767-3992

From:	Amy Diaz-Barriga
To:	Joseph Bryan
Subject:	FW: Hearing on Chadwell Development which is approaching approval.
Date:	Wednesday, February 24, 2021 12:15:05 PM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Wes Wooden <wwooden@gmail.com>
Sent: Monday, February 15, 2021 11:49 AM
To: Scott Speedy <scott.speedy@franklintn.gov>; Emily Wright <emily.wright@franklintn.gov>; Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>; Joseph Bryan <joseph.bryan@franklintn.gov>; Paul Holzen <paul.holzen@franklintn.gov>; Jimmy Wiseman <jimmy.wiseman@franklintn.gov>; Eric Stuckey <eric.stuckey@franklintn.gov>; Adam Moser <adam.moser@Franklintn.gov>
Subject: Hearing on Chadwell Development which is approaching approval.

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello everyone. My name is Wes Wooden and I am a resident of Stream Valley (113 Stream Valley Blvd; 37064) Below is a form letter detailing some concerns relating to the Chadwell Development which abuts our subdivision. Bottom line: we want to limit construction traffic through our neighborhood and alleviate traffic in general. **The crux of this request is to gain commitment from the city to build out the requested safety and emergency entrance for the northeast apartments and homes at Lazy Vale Way.**

Sincerely,
Wes Wooden
wwooden@gmail.com
615-957-5641

Dear City of Franklin,

The residents of Stream Valley (SV) wish to thank the COF, Boyle Development (BD), and Gamble Design Collaborative (GDC) for the process review and interface with all parties for this new Chadwell Development, however; we are still extremely concerned on the impact to our beloved neighborhood since the decisions being made by the COF ~ the many pleas~ continue to be ignored.

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Sincerely,

Wes Wooden

A Resident of Stream Valley

From:	Amy Diaz-Barriga
To:	Joseph Bryan
Subject:	FW: Public Comment - Chadwell - Berry Farms - January 28, 2021
Date:	Wednesday, February 24, 2021 12:13:18 PM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Maria Caulder <mncaulder@gmail.com>
Sent: Tuesday, January 26, 2021 6:32 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Public Comment - Chadwell - Berry Farms - January 28, 2021

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

My name is Maria Caulder, I live on 2012 Fernshaw Ln, Franklin, TN.

My house is located next to the proposed roadway connecting the development and Stream Valley. The second roadway entry (near I-65) to Stream Valley will be closer to the apartments and townhomes. My concern is this roadway will be used by the residents living in those multi-family units as a cut through from Goose Creek Bypass. Since the traffic impact will be greater due to the number of people residing in these multi-family units, the traffic safety will be more at risk with the small children living on that street.

Previous request was to add this roadway closer to I-65 where traffic would flow directly to the apartments and townhomes roadway.

Please consider this when approving the revised proposed plan.

Thank you,

--

Maria Neff Caulder
407-409-6609 (Cell)

From:	Amy Diaz-Barriga
To:	Joseph Bryan
Subject:	FW: Public comment on Berry Frams- Chadwell development plan
Date:	Wednesday, February 24, 2021 12:13:03 PM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Matthew Dobberfuhl <widobberman@hotmail.com>
Sent: Sunday, January 17, 2021 7:53 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Public comment on Berry Frams- Chadwell development plan

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

From: Matt Dobberfuhl, 513 Downy Meade Drive, Goose Creek Estates
Conclusion: support 100% this redevelopment plan
Reasons: Our property has the longest property line adjoining Chadwell of any private property owner. As such, I have been very involved over the past decade in issues regarding this property, including the favorable resolution to not build a road on the ROW from Stream Valley to Goose Creek Bypass.

This new plan meshes much better with the surrounding neighborhoods, particularly Goose Creek Estates which borders the entire west side of Chadwell. The plan condenses development, creates more green, quiet, unlit space and is significantly better than the existing development plan. Please approve this new plan

From:	Amy Diaz-Barriga
To:	Joseph Bryan
Subject:	FW: Stream Valley Subdivision
Date:	Wednesday, February 24, 2021 12:13:31 PM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Ashley Mulkey <ashleymulkey@gmail.com>
Sent: Monday, February 15, 2021 11:26 AM
Subject: Stream Valley Subdivision

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To: City of Franklin (TN)

From: Stream Valley Subdivision

Subject: Chadwell Development on South Side of Goose Creek Bypass and East of

Feb.25 Hearing on Chadwell Development which is approaching approval.

Dear COF,

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e. Atth. 5 - BF - Chadwell Dev Plan Sheet C0.2 Connector Road.

2/4/2021 Boyle / GDC submitted an unmarked copy of this document for approval and apparent funding by "collector" funding. The marked roadway - dark purple - may have been submitted as a full collector road into Chadwell, but the marked roadway piece - dark green - shows the extension of Lazy Vale Way.

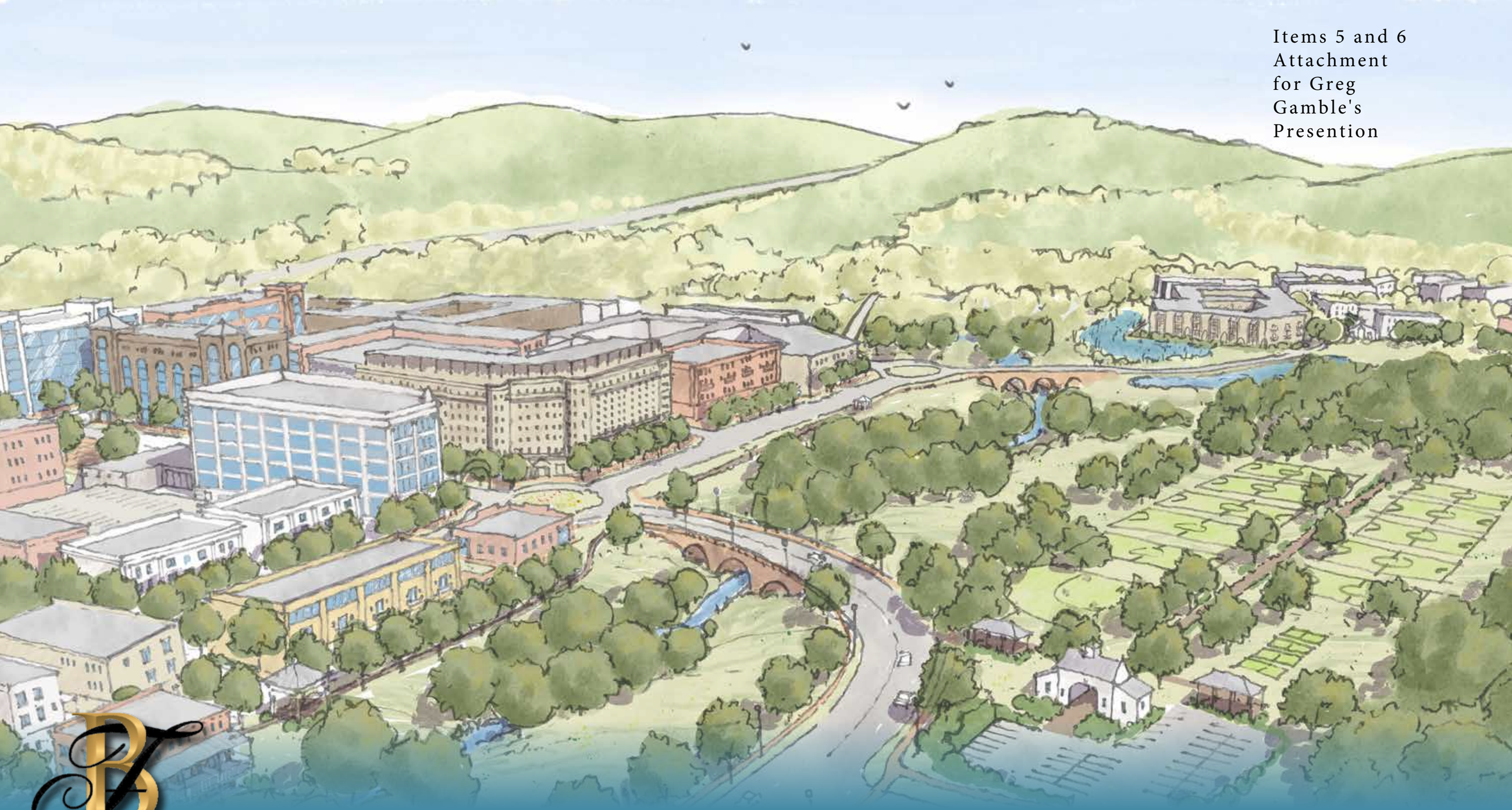
Summary - This piece of Lazy Vale Way shown in Atth. 5 could be funded by the monies already collected from the SV subdivision (approximately $1.9m). The funding of this road connector should not set any precedent for future road work. This Lazy Vale Way extension for safety access and egress has been planned and discussed as "future construction", but it apparently was not acted on since 2004 - 2006. Lazy Vale Way extension apparently was shown in past revisions / updates (1/10/2006, 1/31/2006, 11/10/14, 9/17/2015, 6/29/2020 submissions and including TDOT rework of Goose Creek Bypass.

We are looking forward to your cooperation to allocate our money to the improvement of our neighborhood by building the Lazy Way Extension for safety access and egress.

Sincerely,

Zach and Ashley Mulkey

A Residents of Stream Valley



BERRY FARMS
CHADWELL

Planning Commission
February 25, 2021

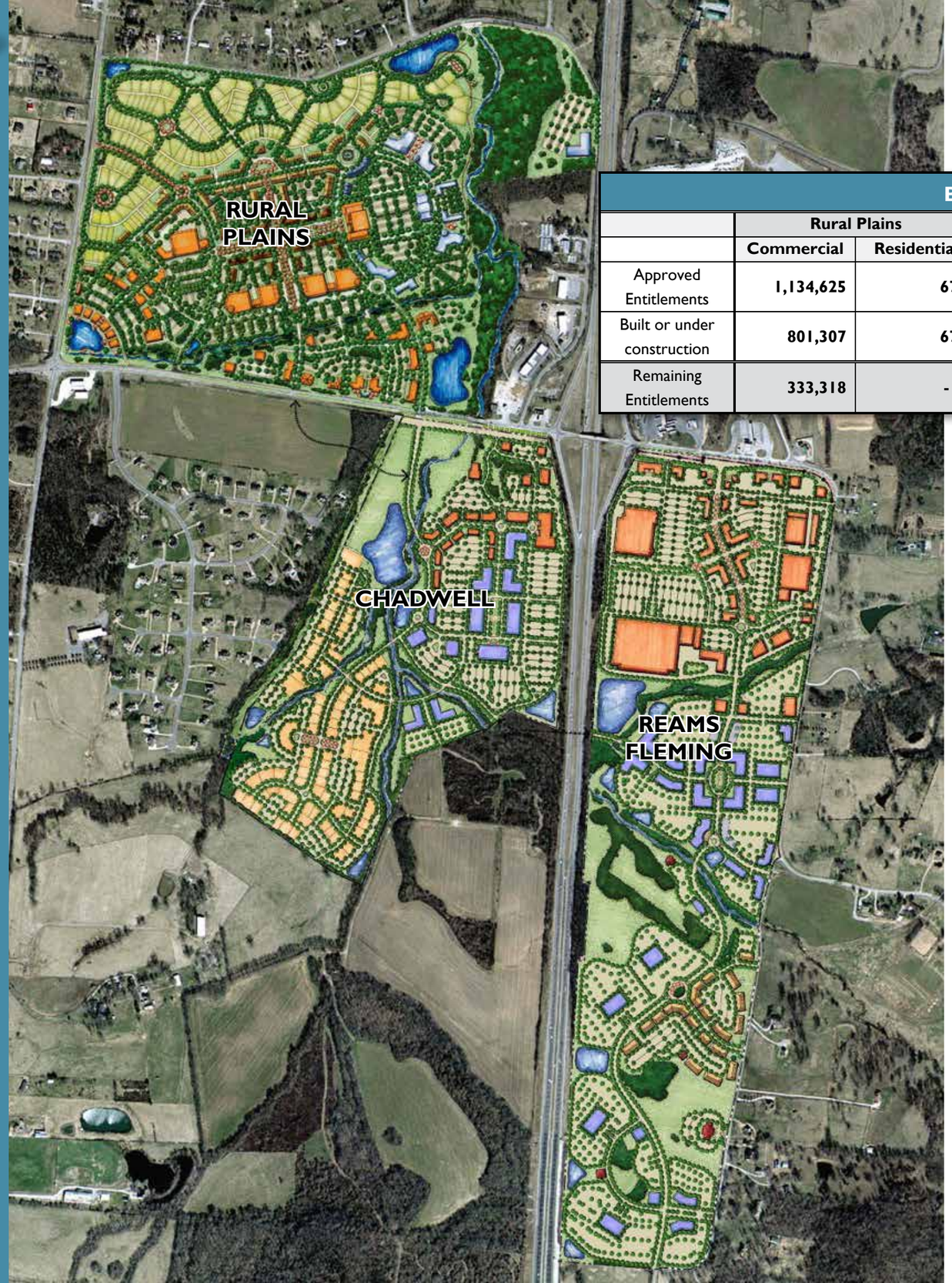
Kimley»Horn

HISTORICAL
·CONCEPTS·
ARCHITECTURE & PLANNING

GDC
gamble design collaborative

BOYLE

BERRY FARMS
CHADWELL



BERRY FARMS CURRENTLY APPROVED								
	Rural Plains		Chadwell		Reams Fleming		Total	
	Commercial	Residential	Commercial	Residential	Commercial	Residential	Commercial	Residential
Approved Entitlements	1,134,625	671	1,563,000	100	2,212,700	400	4,910,325	1,171
Built or under construction	801,307	671	-	-	733,619		1,534,926	671
Remaining Entitlements	333,318	-	1,563,000	100	1,479,081	400	3,375,399	500

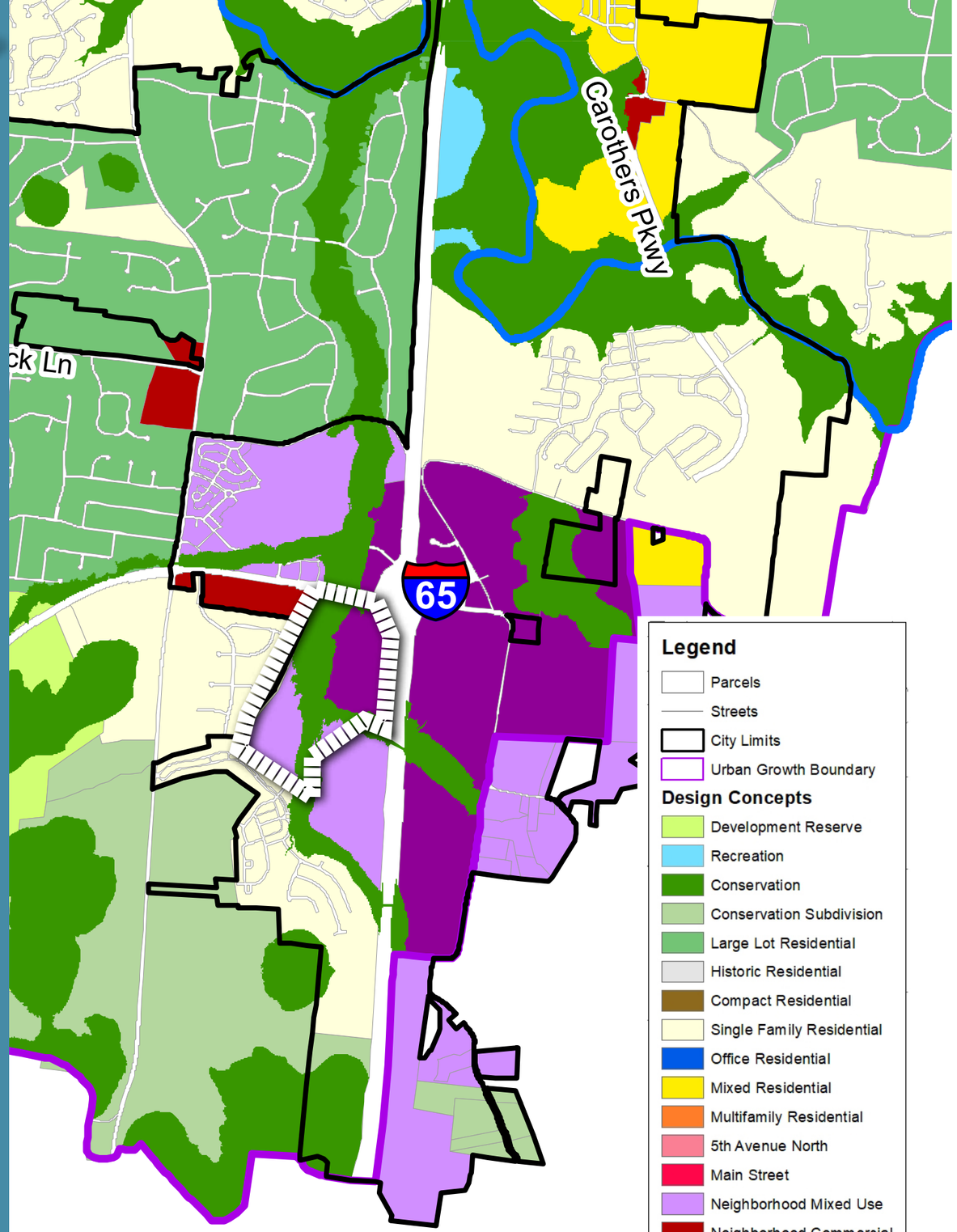
BERRY FARMS

RURAL PLAINS (PARTIALLY CONSTRUCTED)

CHADWELL (CURRENTLY VACANT)

REAMS FLEMING (PARTIALLY CONSTRUCTED)

CURRENTLY APPROVED ENTITLEMENTS

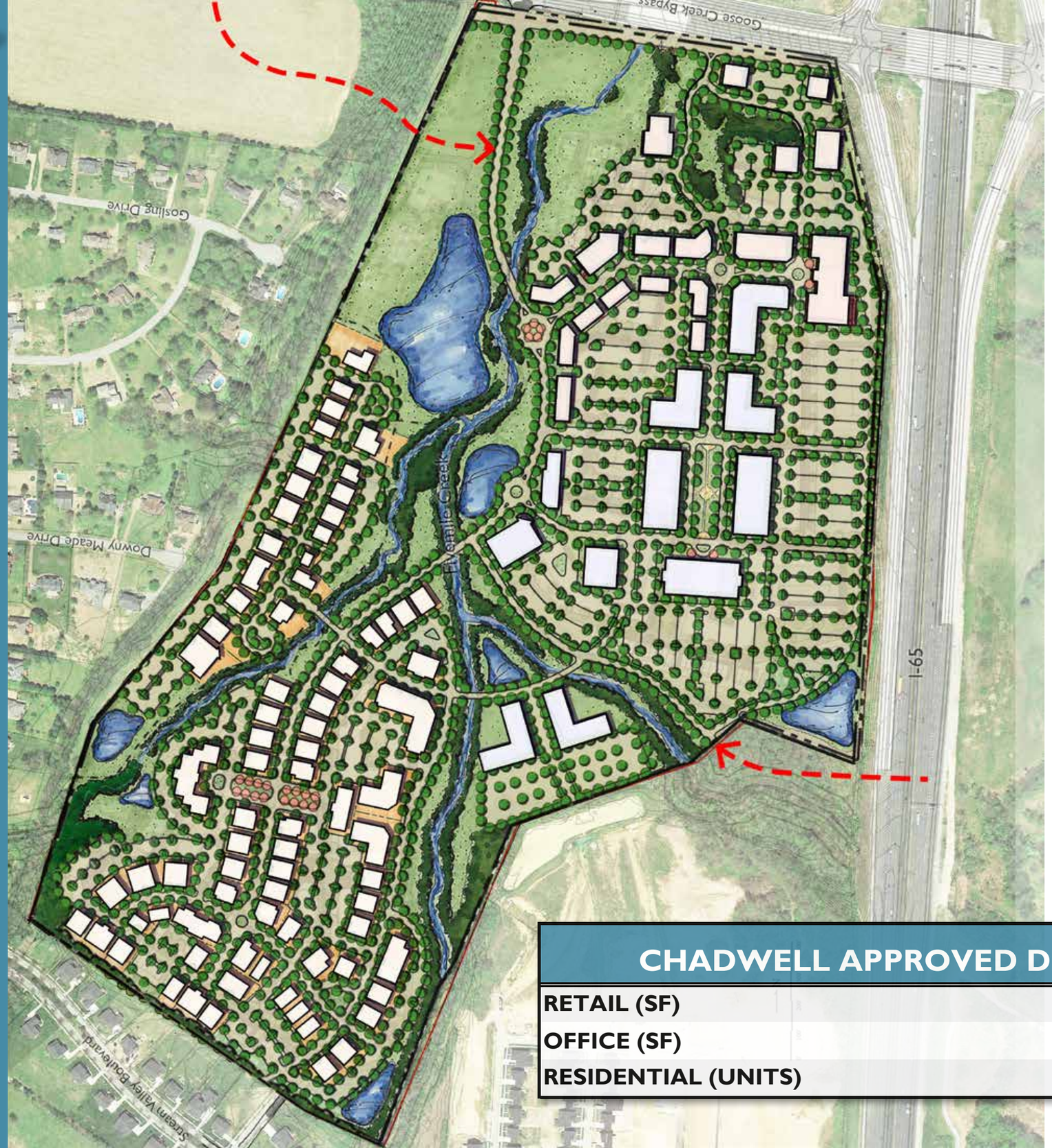

Carothers Pkwy
ck Ln
65
Legend
Parcels
Streets
City Limits
Urban Growth Boundary
Design Concepts
Development Reserve
Recreation
Conservation
Conservation Subdivision
Large Lot Residential
Historic Residential
Compact Residential
Single Family Residential
Office Residential
Mixed Residential
Multifamily Residential
5th Avenue North
Main Street
Neighborhood Mixed Use
Neighborhood Commercial
Regional Commerce
Industrial Flex


RURAL PLAINS
CHADWELL
REAMS FLEMING

BERRY FARMS
CHADWELL

CHADWELL APPROVED DEVELOPMENT PROGRAM	
RETAIL (SF)	393,500
OFFICE (SF)	1,169,500
RESIDENTIAL (UNITS)	100

CURRENTLY APPROVED MASTER PLAN



WHAT HAS CHANGED?

1. Changes to the COF Stormwater Ordinance and the FEMA Floodplain.

2. Demand and style of retail has changed.

3. The style of office development has changed.

4. Desire to more heavily integrate residential and mixed-use properties.

CHADWELL APPROVED DEVELOPMENT PROGRAM	
RETAIL (SF)	393,500
OFFICE (SF)	1,169,500
RESIDENTIAL (UNITS)	100

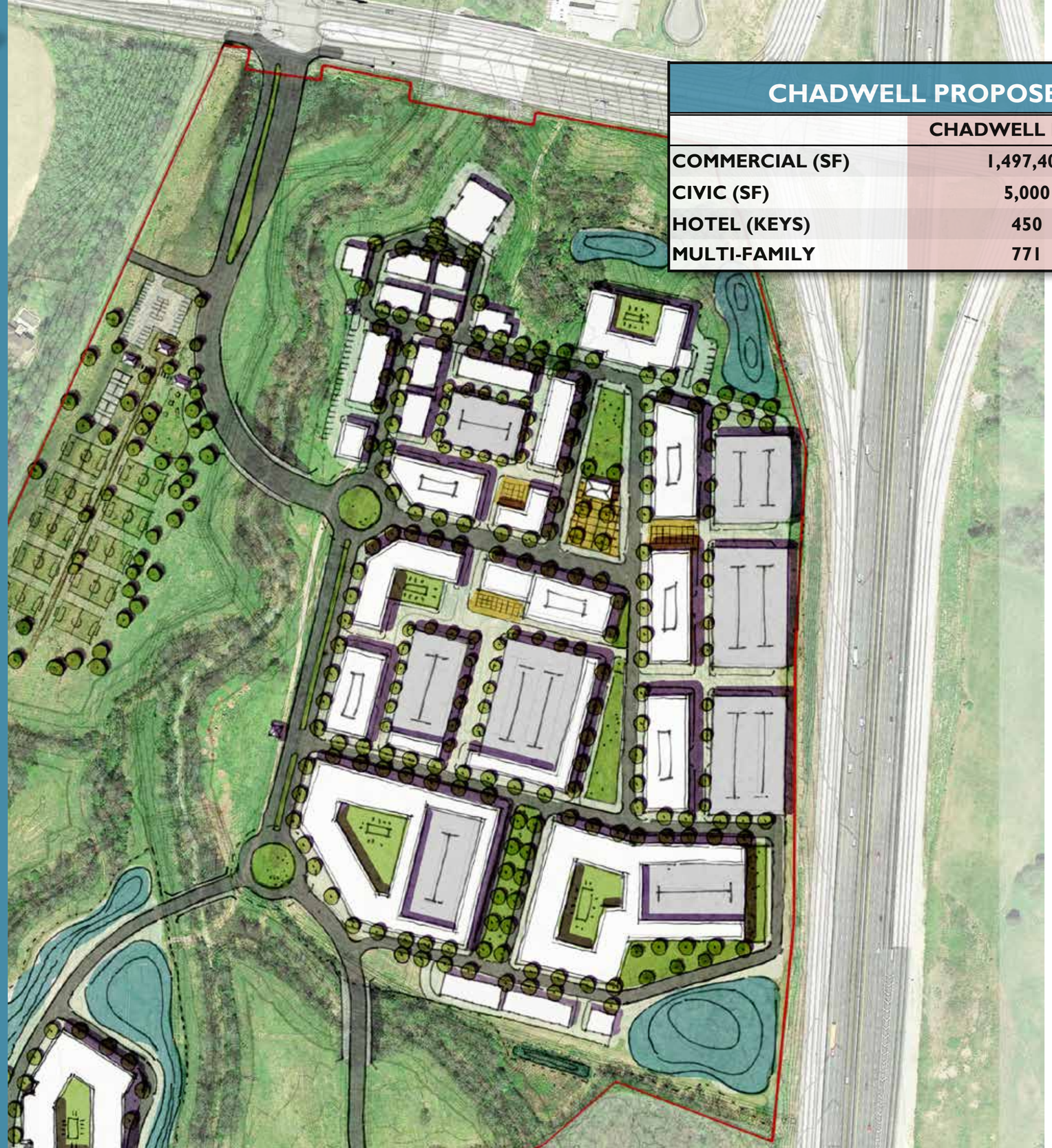


CHADWELL PROPOSED DEVELOPMENT PROGRAM			
	CHADWELL NORTH	CHADWELL SOUTH	TOTALS
COMMERCIAL (SF)	1,497,400	65,600	1,563,000
CIVIC (SF)	5,000	5,500	10,500
HOTEL (KEYS)	450	0	450
MULTI-FAMILY	771	879	1,650

Plan graphic and specific entitlements for north and south villages are illustrative. Overall entitlements may be reasonably shifted from north village to south village and from south village to north

BERRY FARMS
CHADWELL

PERSPECTIVE LOOKING FROM GOOSE CREEK BYPASS



CHADWELL PROPOSED DEVELOPMENT PROGRAM

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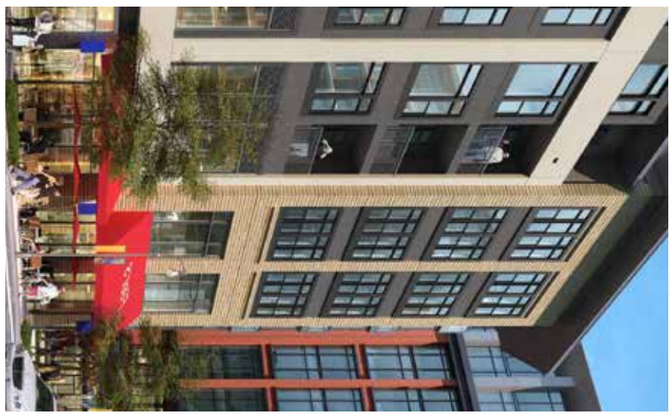
BERRY FARMS
CHADWELL





























CHADWELL PROPOSED DEVELOPMENT PROGRAM

	CHADWELL NORTH	CHADWELL SOUTH	TOTALS
COMMERCIAL (SF)	1,497,400	65,600	1,563,000
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HOTEL (KEYS)	450	0	450
MULTI-FAMILY	771	879	1,650

Plan graphic and specific entitlements for north and south villages are illustrative. Overall entitlements may be reasonably shifted from north village to south village and from south village to north



































CHADWELL PROPOSED DEVELOPMENT PROGRAM			
	CHADWELL NORTH	CHADWELL SOUTH	TOTALS
COMMERCIAL (SF)	1,497,400	65,600	1,563,000
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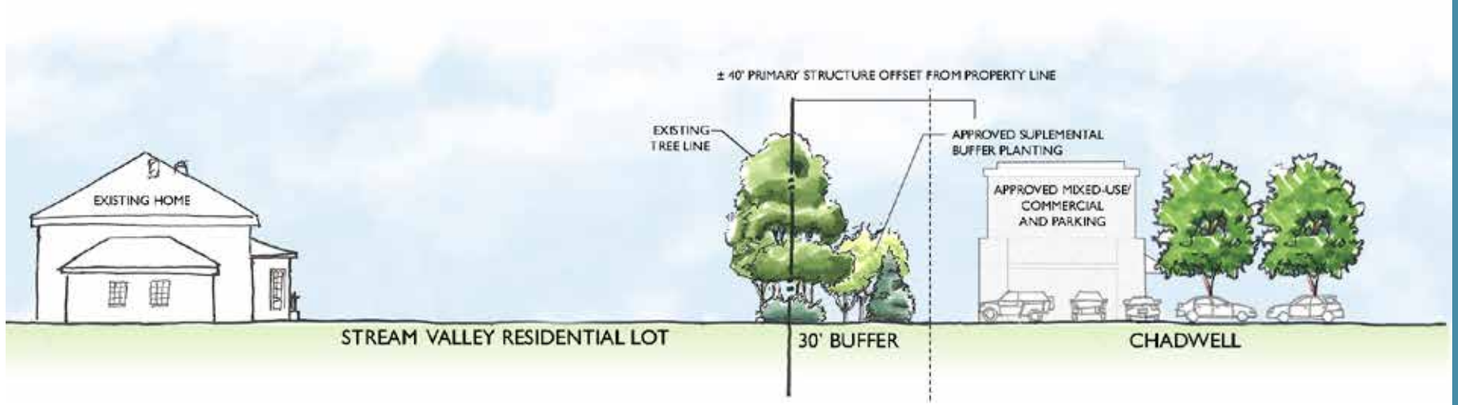
Plan graphic and specific entitlements for north and south villages are illustrative. Overall entitlements may be reasonably shifted from north village to south village and from south village to north



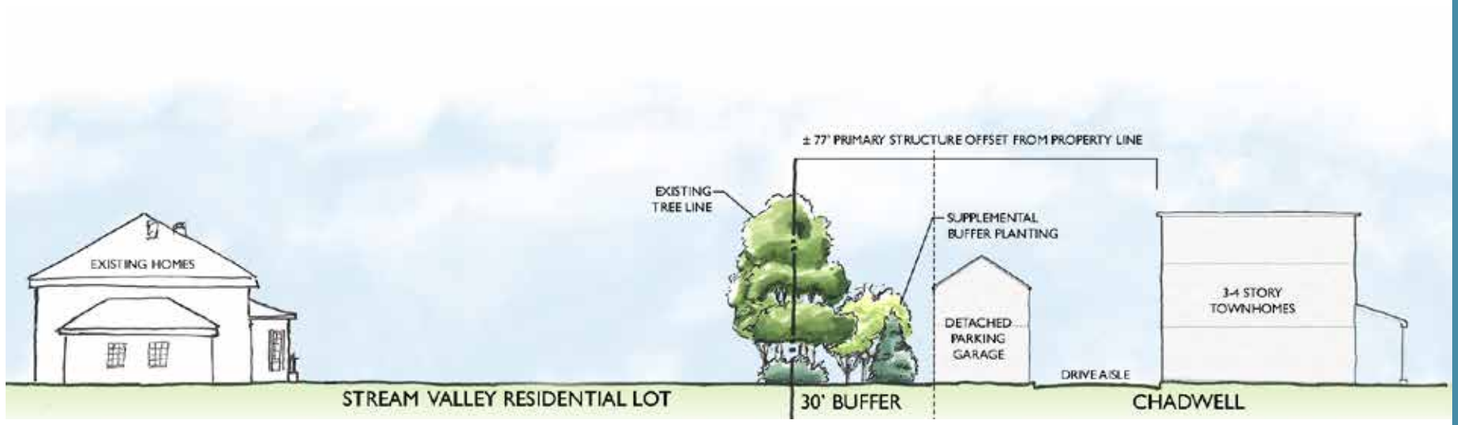






APPROVED BUFFER SECTION





PROPOSED BUFFER SECTION



SCHOOL PROJECTIONS:

Elementary Students Generated by Chadwell: 205

Elementary School: Oakview Elementary
Location: Henpeck Lane
Capacity: Currently at 58%
(695 students capacity)

Elementary School: Creekside Elementary
Location: Gosey Hill Road
Capacity: Currently at 54%
(890 student capacity)

Middle School Students Generated by Chadwell: 90

Middle School: Legacy Middle School
Location: Henpeck Lane
Capacity: Currently at 42%
(1000 student capacity)

High School Students Generated by Chadwell: 81

Middle School: Thompson's Station Middle School
Location: Clayton Arnold Road
Capacity: Currently at 81%
(800 student capacity)

High School: Independence High School
Location: Columbia Pike
Capacity: Currently at 88%
(2200 student capacity)

PROJECTED SCHOOL IMPACT FEES

School Impact Fees - $8,096,790.00



PARKLAND DEDICATION:

5 MILE CREEK PARK:
DUAL SHADE STRUCTURES
BATHROOMS/CONCESSIONS
(3) U12 + (12) U6 FIELDS
(3) TENNIS COURTS / PICKLE BALL / SPORTS COURT
PLAYGROUND
TRAILHEAD
DOG PARK
PARKING LOT
SITE WORK + LANDSCAPING

TRAILS:
6,500 LINEAR FEET OF 12' MULTI-USE TRAILS

ADDITIONAL AMENITIES
PLAZAS OPEN TO THE PUBLIC
PRIVATE COURTYARDS

BERRY FARMS
CHADWELL



CONNECTION MAP

BERRY FARMS
CHADWELL

Off-Site Improvements:

1. Prior to Berry-Farms Chadwell being fully developed it is assumed the infrastructure improvements required by Reams Fleming, Southbrooke Development, and Berry Farms Town Center have been completed.

2. Infrastructure improvements to Goose Creek Bypass at Berry Farms Crossing/Site Driveway should be phased based on a percentage threshold of total development trips as noted below. The phasing thresholds are based on a percentage of total trips based on the development plan traffic impact analysis, dated February 4, 2021, showing a total number of daily trips for the full development buildout to be +/-41,600.

- Phase 1 - Prior to first Certificate of Occupancy (CO) being issued for any structures within the Chadwell Development, the following improvements shall be constructed.
  - An exclusive westbound left-turn lane on Goose Creek Bypass
  - An exclusive eastbound right-turn lane on Goose Creek Bypass
  - An exclusive northbound left-turn lane at Chadwell Entry Road
  - An exclusive northbound through lane at Chadwell Entry Road
  - An exclusive northbound right-turn lane at Chadwell Entry Road
  - Modification to the southbound approach to be dual southbound left-turn lanes and a shared eastbound through-right lane at BFTC entry road (Berry Farms Crossing)

- Phase 2 - Prior to the CO being issued for the structure that exceeds 30% of the total development trips, the following improvements shall be constructed.
  - Construction of an additional westbound left-turn lane on Goose Creek Bypass
  - Construction of an additional northbound left-turn lane at Chadwell Entry Road
  - Construction of an additional northbound right-turn lane at Chadwell Entry Road
  - Construction of an additional eastbound through lane on Goose Creek Bypass

3. For each phase noted above of Berry Farms - Chadwell, signal timings adjustments to the Goose Creek Bypass and Lewisburg Pike corridors should be completed. This includes a total of seven intersections at Goose Creek Bypass and Lewisburg Pike, Captain Freeman Parkway, Village Plains Blvd, Berry Farms Crossing, I-65 South Interchange Signal, I-65 North Interchange Signal, and Long Lane at Peytonsville Road.

Internal Road Improvements :

Phase 1 – The entry road, starting at the northern roundabout and connecting the development to Goose Creek Bypass, shall be constructed as a two-lane road on the eastern side of the proposed entry road median through phase 1 of the development and can remain a two lane road up to the point of the need for a Certificate of Occupancy (CO) to be issued that would trigger the 30% threshold of total development trips. The road between the northern and southern roundabouts may or may not be constructed at this time depending on the development pattern of the property. Prior to receiving occupancy on the building that triggers Appendix D of the Fire Code (D1064), an all weather roadway connection from the development to Stream Valley shall be provided. This all weather roadway will be for emergency access and will require an emergency access gate and Knox box at the connection to Stream Valley.

Phase 2 – Prior to the CO being issued for the structure that exceeds 30% threshold of the total development trips, the full four-lane section of the entry road shall be completed. The four-lane section should continue from the northern roundabout to the Goose Creek Bypass intersection. The road between the northern and southern roundabouts may or may not be constructed at this time depending on the development pattern of the property.

Phase 3 – Prior to the CO that would trigger the 50% threshold of total development trips of the North Parcel, or when the first CO is issued for the South Parcel, a paved connection shall be completed from Goose Creek Bypass to Stream Valley and opened for public use. If the connection is only for the 50% threshold of total development trips of the North Parcel, then either connection, as shown above, may be utilized at the Developer's discretion.

Phase 4 – Prior to the CO that would trigger the 50% threshold of total development trips of the North Parcel and the 75% threshold of total development trips of the South Parcel, a second paved connection to Stream Valley shall be completed and opened for public use.

STREAM VALLEY BLVD

SOUTH BLOCK E+F+G
3% of Total Trips

SOUTH BLOCK D+G
7% of Total Trips

SOUTH BLOCK B
1% of Total Trips

SOUTH BLOCK A+C
8% of Total Trips

NORTH BLOCK L
2% of Total Trips

NORTH BLOCK A+K
5% of Total Trips

NORTH BLOCK B
20% of Total Trips

NORTH BLOCK C+D+E+F
19% of Total Trips

NORTH BLOCK J+K
5% of Total Trips

NORTH BLOCK G
5% of Total Trips

NORTH BLOCK H
25% of Total Trips

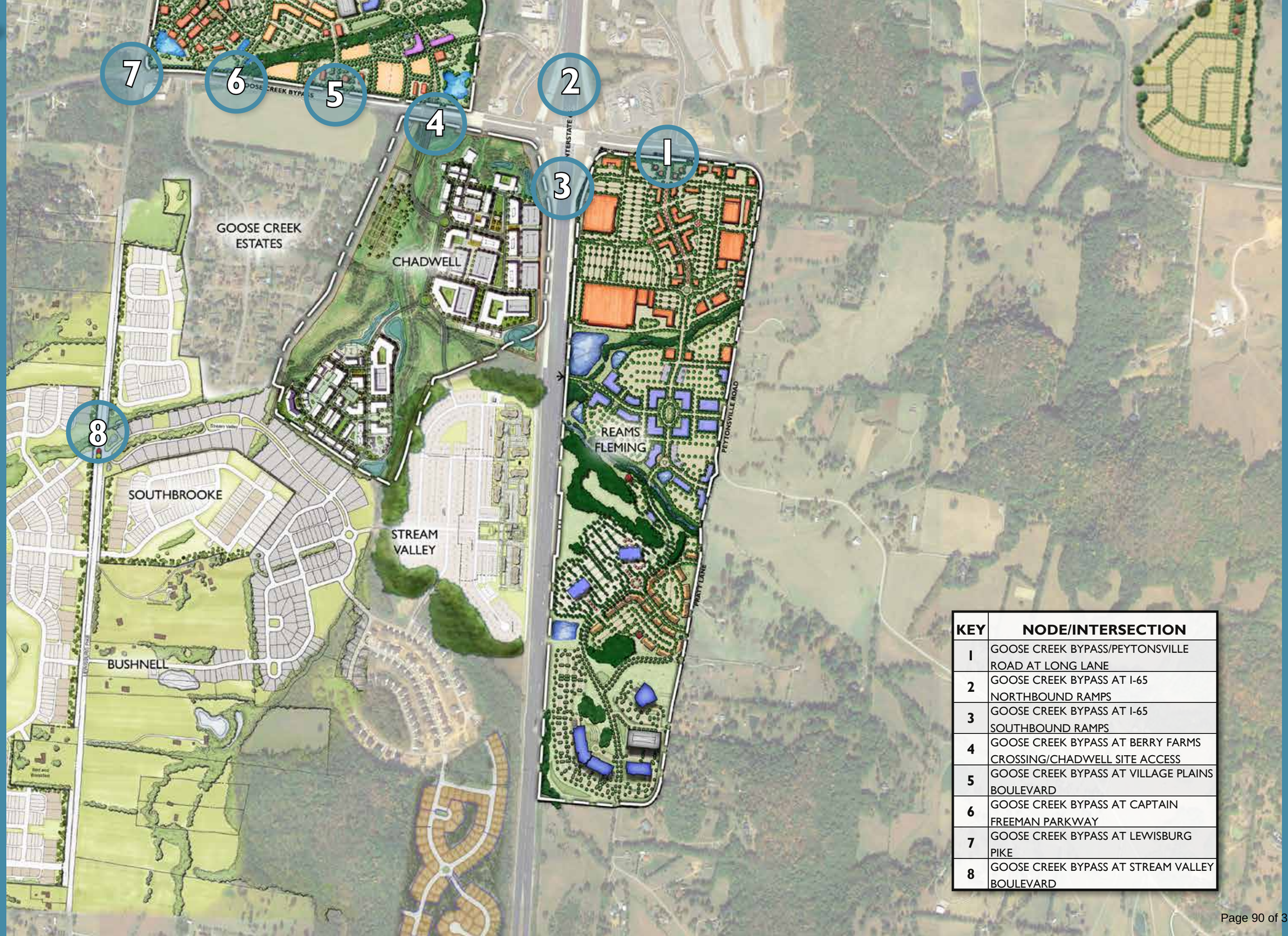
BERRY FARMS CROSSING

GOOSE CREEK BYPASS

I-65

N

PHASING PLAN



KEY	NODE/INTERSECTION
1	GOOSE CREEK BYPASS/PEYTONSVILLE ROAD AT LONG LANE
2	GOOSE CREEK BYPASS AT I-65 NORTHBOUND RAMPS
3	GOOSE CREEK BYPASS AT I-65 SOUTHBOUND RAMPS
4	GOOSE CREEK BYPASS AT BERRY FARMS CROSSING/CHADWELL SITE ACCESS
5	GOOSE CREEK BYPASS AT VILLAGE PLAINS BOULEVARD
6	GOOSE CREEK BYPASS AT CAPTAIN FREEMAN PARKWAY
7	GOOSE CREEK BYPASS AT LEWISBURG PIKE
8	GOOSE CREEK BYPASS AT STREAM VALLEY BOULEVARD



CHADWELL TRAFFIC COMPARISON

INTERSECTION	AM PEAK HOUR	PM PEAK HOUR
SR-96 at ROYAL OAKS BLVD	4,528	5,539
MALLORY LN at COOL SPRINGS BLVD	4,429	5,823
GOOSE CREEK BYPASS at BERRY FARMS CROSSING/CHADWELL SITE ACCESS	4,873	6,538

CHADWELL TRAFFIC ANALYSIS (FUTURE 2030)

KEY	NODE/INTERSECTION	EXISTING 2020 AM	EXISTING 2020 PM	AM PEAK HOUR ENTITLED	AM PEAK HOUR PROPOSED	DIFFERENCE (IN SECONDS)	PM PEAK HOUR ENTITLED	PM PEAK HOUR PROPOSED	DIFFERENCE (IN SECONDS)
4	GOOSE CREEK BYPASS AT BERRY FARMS CROSSING/CHADWELL SITE ACCESS	B (10.3)	B (17.1)	E (62.0)	E (66.6)	4.6	F (90.5)	F (104.4)	13.9

PROPOSED IMPROVEMENTS





CHADWELL TRAFFIC COMPARISON

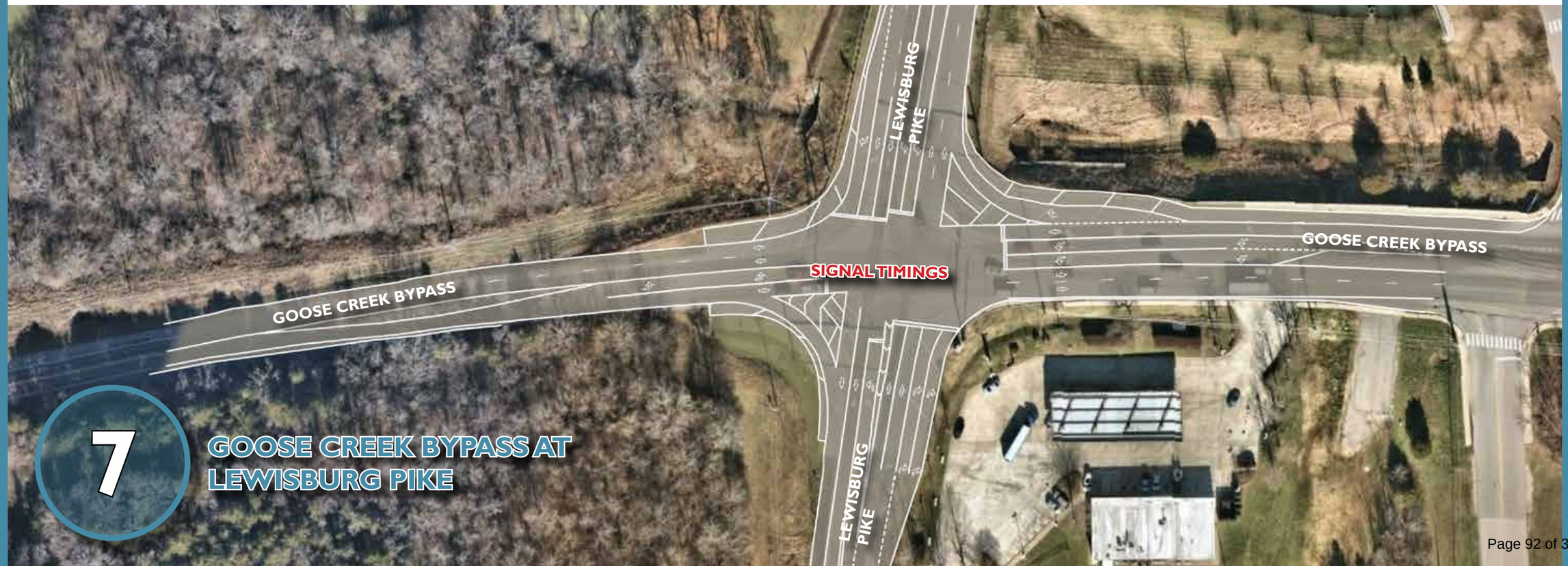
INTERSECTION	AM PEAK HOUR	PM PEAK HOUR
SR-96 at ROYAL OAKS BLVD	4,528	5,539
CAROTHERS PKWY at COOL SPRINGS BLVD	5,089	5,281
GOOSE CREEK BYPASS at LEWISBURG PIKE	4,172	5,166

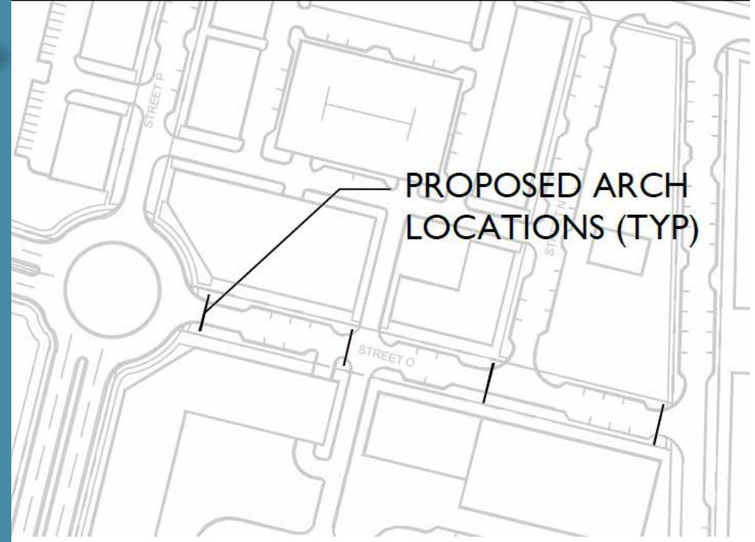
CHADWELL TRAFFIC ANALYSIS (FUTURE 2030)

KEY	NODE/INTERSECTION	EXISTING 2020		AM PEAK HOUR		DIFFERENCE (IN SECONDS)	PM PEAK HOUR		DIFFERENCE (IN SECONDS)
		AM	PM	ENTITLED	PROPOSED		ENTITLED	PROPOSED	
7	GOOSE CREEK BYPASS AT LEWISBURG PIKE	D (41.8)	C (32.7)	E (79.7)	F (84.6)	4.9	E (63.5)	E (67.3)	3.8

PROPOSED IMPROVEMENTS

***IMPROVEMENTS BY SOUTHBROOKE**









MODIFICATION OF STANDARDS 1:

Section 15.11 Monument Sign Standards:

Materials - The sign area shall be surrounded by a brick, natural stone, cultured stone, or concrete frame

Height - Maximum of six feet at the top of the sign area, measured from the height of the centerline of the adjacent right-of-way

Additional Standards - The overall height of the sign structure shall not exceed eight feet, measured from the centerline of the adjacent right-of-way

A Modification of this standard is requested to allow the inclusion of four (4) free-standing arches over "Main Street" and to allow metal to be the primary material.

Justification:

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:

This modification would allow the creation of a unique, place-making, vertical sign element that would distinguish the community from any other in the middle Tennessee region while still incorporating the established style of Berry Farms.

2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:

This modification specifically seeks to create a unique element that would not be applicable elsewhere.

3. The modification is consistent with the intent of Envision Franklin: Envision Franklin encourages the creation of exceptional places.

This modification creates a unique, vertical element that would be a dynamic and unmistakable architectural feature to the Berry Farms Chadwell Development.

NOTE: THE ARCH SIGNS HAVE A PROPOSED HEIGHT OF 28' AND WILL HAVE A CLEARANCE HEIGHT OF 16' PER COORDINATION WITH FIRE.



EXAMPLE FROM DOWNTOWN FRANKLIN





ILLUSTRATIVE EXAMPLE FROM FRANKLIN ZONING ORDINANCE

EXAMPLES OF APPROPRIATE ARCHITECTURE WITH WINDOWS TO GROUND (NO KNEE-WALL)





MODIFICATION OF STANDARDS 2:

Section 6.8 Commercial / Mixed-Use Building

Standard: Building Elements – Retail Storefronts – Any storefront shall have display windows, transom windows, knee walls of between 18 and 24 inches tall…

A Modification of this standard is requested to allow storefront glass to the ground at multi-story Commercial / Mixed-Use Buildings. This modification additionally seeks flexibility such that transom windows are not required at *ALL* Commercial /Mixed-Use Buildings. This modification provides the opportunity to incorporate architectural variety throughout the development.

Justification:
1.The modification will enhance the design of the development more than if the standards were strictly adhered to:

This requested modification simply seeks to continue the ability to apply creative and unique architecture in the Berry Farms development. At multistory buildings (does not apply to single story buildings) this modification requests that glass storefronts be permitted to extend to the ground level to incorporate architectural variety. Similarly, the modification requests that not *all* commercial/mixed-use buildings require transoms.

2.The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:

This modification is related to the size and scale of the development and seeks to have multiple tools available to incorporate architectural variety.

3. The modification is consistent with the intent of Envision Franklin:

Envision Franklin consistently refers to preserving the City's established character. This Modification of Standards would allow Commercial/ Mixed-Use Buildings with glass to the ground level and/or without transoms as are already established in downtown Franklin and in mixed-use developments in cool springs both of which are prime example of successful, attractive mixed-use developments.





EXAMPLES OF APPROPRIATE ARCHITECTURE WITHOUT TRANSOM WINDOWS (FROM DOWNTOWN FRANKLIN)



MODIFICATION OF STANDARDS 2:

Section 6.8 Commercial / Mixed-Use Building

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BERRY FARMS
CHADWELL

GOOSE CREEK
ESTATES

STREAM VALLEY

City of Franklin

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

File #: 21-01847

DATE: March 12, 2021

TO: Franklin Municipal Planning Commission

FROM: Paula Kortas, Surety Coordinator

SUBJECT:

Nissan North America Subdivision, Site Plan, Revision 2 (Parking Addition); Extend The Performance Agreement For Drainage Improvements To March 24, 2022. (CONSENT AGENDA)

PURPOSE:

BACKGROUND/STAFF COMMENTS:

FINANCIAL IMPACT:

RECOMMENDATION:

City of Franklin

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

File #: 21-01796

DATE: February 24, 2021

TO: Franklin Municipal Planning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Andrew Orr, Long Range Planning Supervisor
Eric Conner, Principal Planner

SUBJECT:

Consideration Of Resolution 2021-26, A Resolution To Adopt An Envision Franklin Plan Amendment For The Properties Located Between Sawyer Road And Lynnwood Way, Known As Map 036 Parcels 04000, 04100, 04200, And 04803 To Change The Design Concept From Conservation Subdivision To Multifamily Residential.

PURPOSE:

Project Information

COF Project Number: 7472
Applicant: Greg Gamble, Gamble Design Collaborative

BACKGROUND/STAFF COMMENTS:

This application must be deferred in order to meet state public hearing notification requirements. Notice of public hearing was not published in a newspaper of general circulation 30 days prior to the meeting as required by state law. While a deferral will provide time for the staff to publish the notice in accordance with state law, staff will ultimately recommend disapproval of this plan amendment to Multifamily Residential.

This application is to amend the Envision Franklin Design Concepts for the properties located at the northwest corner of Sawyer Road and Lynnwood Way, as depicted in the attached map. The properties are designated for the Conservation Subdivision Design Concept, which supports single-family residential as the primary use for the site with secondary uses of big houses, duplexes, farmstead compounds, institutional, and recreation uses. The applicant is requesting a change to the Multifamily Residential Design Concept which supports multifamily residential and assisted living as the primary uses, with secondary uses of accessory dwellings, big houses, duplexes, institutional, recreation, single-family residential, and townhouses as secondary uses.

Envision Franklin states that an applicant-requested Plan Amendment must demonstrate its need and justification for the following criteria:
1) Significant changes have occurred since the adoption of the Plan and necessitate the proposed

amendment;
2) Proposal is consistent with the overall intent of the Plan, its guiding principles, desired land-use patterns, the development suitability analysis, and infill maps as applicable;
3) The design is compatible with the design concept of the surrounding area and does not cause an abrupt change in massing, form, or architecture;
4) The proposal does not adversely affect the health and safety of residents or damage the natural environment or scenic quality in contradiction to the Plan; and
5) Substantial improvements in the quality of life for City residents will be achieved.

The applicant has provided responses to these criteria, which are included as an attachment to this item in Civic Clerk.

The staff responses to these criteria are below.

1) The staff does not believe there have been significant changes to the subject property or the area surrounding it since the adoption of Envision Franklin that would necessitate the proposed Design Concept change to Multifamily Residential.
2) The proposal is not consistent with the overall intent of Envision Franklin. The staff has concerns about the potential density on this site in a Multifamily Residential design concept, given the limited access and proximity to low density residential uses on the edge of the city and UGB. The Plan calls for a transition to lower density uses along this northern border with the City of Brentwood and Williamson County.
3) Multifamily Residential development in this area would cause an abrupt change from the surrounding area, as it is surrounded by low-density single-family homes; however, the developable area is located in a valley, therefore impacts to the viewshed from Lynnwood Way are unknown at this time.
4) The proposed amendment would not necessarily adversely affect the health and safety of residents and the Conservation areas would remain preserved.
5) The proposed amendment would not likely result in significant quality of life improvements to the residents of Franklin that the current Design Concept could not provide.

A virtual neighborhood meeting was held on February 10, 2021. A recording of the meeting has been placed online at www.franklintn.gov/neighborhoodmeetings.

Project Considerations

The current land use policy identifies single-family residential as the primary use for the site, but also supports the integration of duplexes and big houses (up to four units per building) as secondary uses. Without city-wide study, the staff has concerns with a policy change to where multifamily will be the primary use, given the high proportion of multifamily residential and low proportion of single-family residential approved over the last several years. In this part of the City, Envision Franklin directs mixed-use development to the node at the Moores Lane and Franklin Road intersection, specifically Gateway Village and Branch Creek Crossing while transitioning down in scale, massing, and intensity south along Franklin Road and west along Lynnwood Way.

If the amendment is approved and a development proposal moves forward, a second access point onto Lynnwood Way would be needed. Due to the topographical and environmental constraints of the site, this secondary access point would be disruptive to the site due to the steep slopes and forested area along Lynnwood Way and also increase traffic without enhancing the transportation network.

Any plan shown as part of this application is conceptual and has not been reviewed for compliance with Franklin's Zoning Ordinance. Approval of the Envision Franklin plan amendment shall not be

construed as approval of the conceptual layout, infrastructure or entitlements depicted. Specific plans for any development at this site are reviewed as a part of the Development Plan and Site Plan process to ensure the development meets all requirements.

FINANCIAL IMPACT:

Unknown

RECOMMENDATION:

Staff recommends deferral to the April 22, 2021 FMPC meeting

RESOLUTION 2021-26

A RESOLUTION TO ADOPT AN ENVISION FRANKLIN PLAN AMENDMENT FOR THE PROPERTIES LOCATED BETWEEN SAWYER ROAD AND LYNNWOOD WAY, KNOWN AS MAP 036 PARCELS 04000, 04100, 04200, AND 04803 TO CHANGE THE DESIGN CONCEPT FROM CONSERVATION SUBDIVISION TO MULTIFAMILY RESIDENTIAL.

WHEREAS, pursuant to Tennessee Code Annotated (T.C.A.) § 13-4-201, it is the function and duty of the Franklin Municipal Planning Commission (FMPC) to adopt an official general plan for the physical development of the City of Franklin; and

WHEREAS, the City adopted *Envision Franklin* on January 26, 2017, and it provides a framework for the City to make land-use decisions, manage the quality of development, determine the timing and location of future growth, and direct investment and development activity; and

WHEREAS, the FMPC may from time to time amend, extend or add to the plan, or carry any part of subject matter into greater detail; and

WHEREAS, the amendment request, as depicted in the attached map, is to change the design concept for the properties located on the northwest corner of Sawyer Road and Lynnwood Way, from Conservation Subdivision to Multifamily Residential; and

WHEREAS, the FMPC finds that the Plan amendment request has demonstrated its need and justification in accordance with the Implementation Chapter of *Envision Franklin*; and

WHEREAS, the FMPC held a public hearing and the Plan amendment to *Envision Franklin* is found to be in the best interest of the citizens of the City of Franklin.

NOW, THEREFORE, BE IT RESOLVED by the Franklin Municipal Planning Commission of the City of Franklin, Tennessee, as follows:

SECTION I. The attached Location Map shall serve the purpose of further delineating the geographical boundaries as described by this Resolution.

SECTION II. The Envision Franklin Design Concepts Map is hereby amended as shown by the attached Location Map.

SECTION III. A copy of the adopted amendment to *Envision Franklin* shall be certified to the Board of Mayor and Aldermen, as required by T.C.A. § 13-4-202.

SECTION IV. That this Resolution shall take effect upon approval by the FMPC on March 25, 2021, the health, safety, and welfare of the citizens requiring it.

Law Dept. approved 03.09.21

ATTEST:

By:_____
Roger Lindsay
Chair

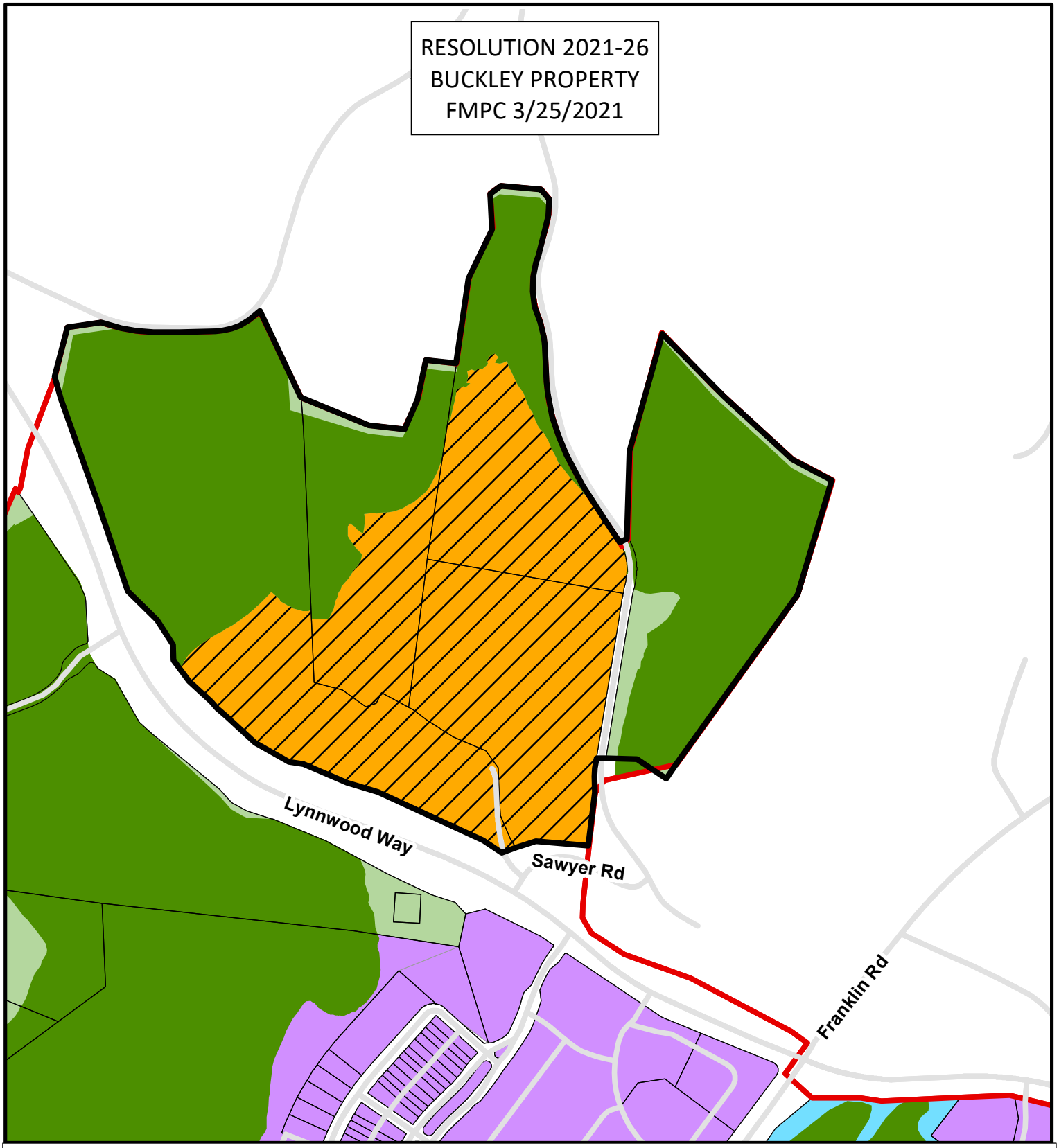
CITY OF FRANKLIN, TENNESSEE:

By:_____
Emily Wright
Secretary

Approved as to Form:

By: _____
Shauna R. Billingsley
City Attorney

RESOLUTION 2021-26
BUCKLEY PROPERTY
FMPC 3/25/2021



Legend

- City Limits
- Parcels
- Recreation
- Conservation
- Proposed Multifamily Residential
- Conservation Subdivision
- Neighborhood Mixed-Use
- Project Boundary

N

0 — 0.2 Miles

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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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Please follow-up

WMCO
WESTWOOD
PROPERTY MANAGEMENT

February 22, 2021

Mayor Ken Moore
City of Franklin
109 3rd Avenue S, #103
Franklin, TN 37064

Re: Proposed Zoning Policy Change

Dear Mayor Moore:

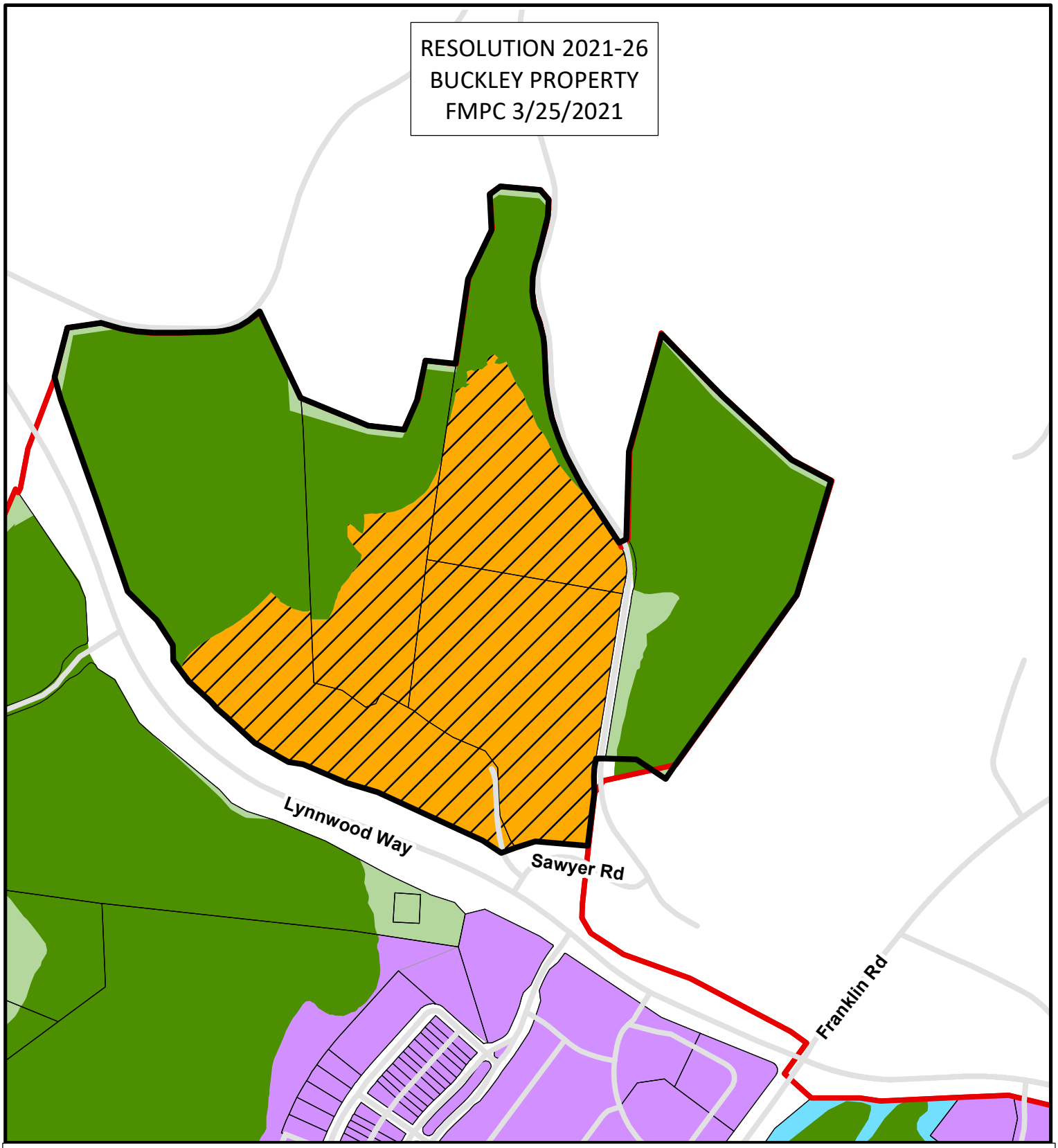
My name is Jessy Williams and I am the Property Manager for the Treemont Homeowners Association and the 22 property owners therein. I am contacting you at the direction of the Treemont HOA Board of Directors. Recently they were notified that the City of Franklin was considering a policy change relating to the zoning of a nearby property and their request to allow for Multi-Family housing. After careful thought and consideration, the Directors wish to formally notify of their objection to such amendment of policy. Their position, and the collective position of the remaining Treemont property owners, is that our community, and those surrounding us, is almost exclusively, Single-Family properties. The number of units will significantly add traffic congestion to an intersection that already backs up to Treemont Estates on a single lane road during busy commute times. Arguably such a change would adversely affect the character of our neighborhood, its property values, and potentially the overall enjoyment of our homes and common area. Lastly, there has been no indication or renderings provided that would illustrate the quality and appearance of the proposed Multi-Family units, and whether rentals will be permitted or not.

Thank you in advance for your consideration. Please keep us posted directly on the status of this policy change request.

Sincerely,

Jessy Williams
Property Manager
Email: jessy@wmco.net

RESOLUTION 2021-26
BUCKLEY PROPERTY
FMPC 3/25/2021



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HISTORIC FRANKLIN TENNESSEE

MEMORANDUM

DATE: March 17, 2021

TO: Franklin Municipal Planning Commission

FROM: Eric Conner, Principal Planner
Andrew Orr, Long Range Planning Supervisor
Kelly Dannenfelser, Acting Director of Planning and Sustainability

Subject

Consideration Of Resolution 2021-26: A Resolution To Adopt An Envision Franklin Plan Amendment For The Properties Located Between Sawyer Road and Lynnwood Way, Known As Map 036 Parcels 04000, 04100, 04200, And 04803 To Change The Design Concept From Conservation Subdivision to Multifamily Residential. (PUBLIC HEARING)

Project Information
COF Project Number: 7472
Applicant: Greg Gamble (Gamble Design Collaborative)

Background/Staff Comments
This application must be deferred in order to meet state public hearing notification requirements. Notice of public hearing was not published in a newspaper of general circulation 30 days prior to the meeting as required by state law. While a deferral will provide time for the staff to publish the notice in accordance with state law, staff will ultimately recommend disapproval of this plan amendment to Multifamily Residential.

This application is to amend the Envision Franklin Design Concepts for the properties located at the northwest corner of Sawyer Road and Lynnwood Way, as depicted in the attached map. The properties are designated for the Conservation Subdivision Design Concept, which supports single-family residential as the primary use for the site with secondary uses of big houses, duplexes, farmstead compounds, institutional, and recreation uses. The applicant is requesting a change to the Multifamily Residential Design Concept which supports multifamily residential and assisted living as the primary uses, with secondary uses of accessory dwellings, big houses, duplexes, institutional, recreation, single-family residential, and townhouses as secondary uses.

Envision Franklin states that an applicant-requested Plan Amendment must demonstrate its need and justification for the following criteria:

1) Significant changes have occurred since the adoption of the Plan and necessitate the proposed amendment;

2) Proposal is consistent with the overall intent of the Plan, its guiding principles, desired land-use patterns, the development suitability analysis, and infill maps as applicable;
3) The design is compatible with the design concept of the surrounding area and does not cause an abrupt change in massing, form, or architecture;
4) The proposal does not adversely affect the health and safety of residents or damage the natural environment or scenic quality in contradiction to the Plan; and
5) Substantial improvements in the quality of life for City residents will be achieved.

The applicant has provided responses to these criteria, which are included as an attachment to this item in Civic Clerk.

The staff responses to these criteria are below.

1) The staff does not believe there have been significant changes to the subject property or the area surrounding it since the adoption of Envision Franklin that would necessitate the proposed Design Concept change to Multifamily Residential.
2) The proposal is not consistent with the overall intent of Envision Franklin. The staff has concerns about the potential density on this site in a Multifamily Residential design concept, given the limited access and proximity to low density residential uses on the edge of the city and UGB. The Plan calls for a transition to lower density uses along this northern border with the City of Brentwood and Williamson County.
3) Multifamily Residential development in this area would cause an abrupt change from the surrounding area, as it is surrounded by low-density single-family homes; however, the developable area is located in a valley, therefore impacts to the viewshed from Lynnwood Way are unknown at this time.
4) The proposed amendment would not necessarily adversely affect the health and safety of residents and the Conservation areas would remain preserved.
5) The proposed amendment would not likely result in significant quality of life improvements to the residents of Franklin that the current Design Concept could not provide.

A virtual neighborhood meeting was held on February 10, 2021. A recording of the meeting has been placed online at www.franklintn.gov/neighborhoodmeetings.

Project Considerations

The current land use policy identifies single-family residential as the primary use for the site, but also supports the integration of duplexes and big houses (up to four units per building) as secondary uses. Without city-wide study, the staff has concerns with a policy change to where multifamily will be the primary use, given the high proportion of multifamily residential and low proportion of single-family residential approved over the last several years. In this part of the City, Envision Franklin directs mixed-use development to the node at the Moores Lane and Franklin Road intersection, specifically

Gateway Village and Branch Creek Crossing while transitioning down in scale, massing, and intensity south along Franklin Road and west along Lynnwood Way.

If the amendment is approved and a development proposal moves forward, a second access point onto Lynnwood Way would be needed. Due to the topographical and environmental constraints of the site, this secondary access point would be disruptive to the site due to the steep slopes and forested area along Lynnwood Way and also increase traffic without enhancing the transportation network.

Any plan shown as part of this application is conceptual and has not been reviewed for compliance with Franklin's Zoning Ordinance. Approval of the Envision Franklin plan amendment shall not be construed as approval of the conceptual layout, infrastructure or entitlements depicted. Specific plans for any development at this site are reviewed as a part of the Development Plan and Site Plan process to ensure the development meets all requirements.

Recommendation

Deferral to the April 22, 2021 FMPC meeting.

City of Franklin

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

File #: 21-01819

DATE: March 5, 2021

TO: Franklin Municipal Planning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Consideration of Ordinance 2020-36, An Ordinance To Rezone 35.36 Acres From Planned (PD) District To Planned (PD 0.17/14,300) District For The Property Located South Of Spencer Creek Road And North Of Mack Hatcher Parkway, Located At 285 Spencer Creek Road (Cheekwood North PUD).

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7413
Applicant: Greg Gamble, GDC
Owner: Cheekwood Golf Club LP

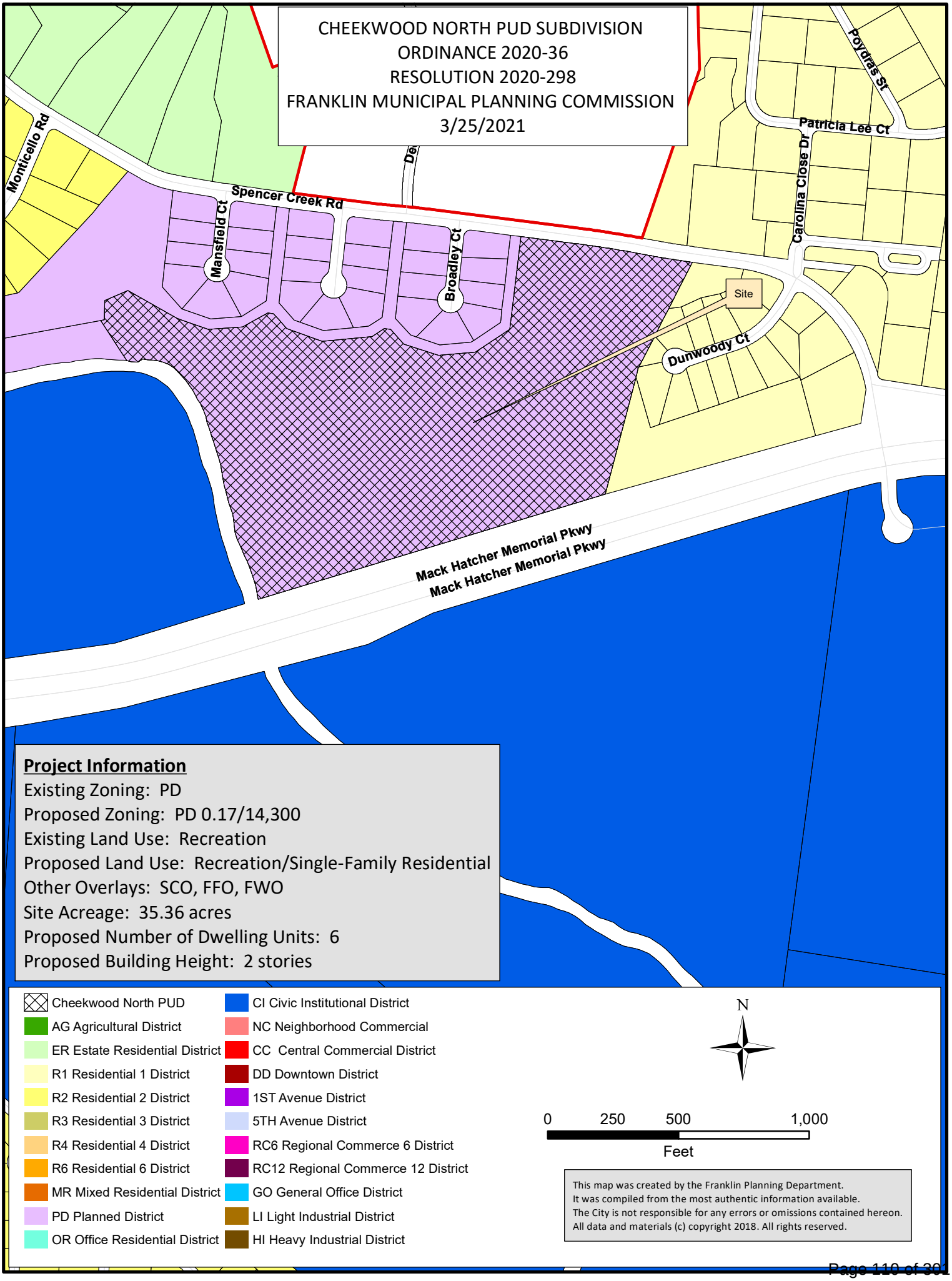
BACKGROUND/STAFF COMMENTS:
The applicant is requesting to rezone 35.36 acres from Planned (PD) District to Planned (PD 0.17/14,300) District to accommodate the Cheekwood North PUD Subdivision. The proposed entitlements include density allowances for 6 single-family residential lots and 14,3000 square feet of utility space for equipment storage. Envision Franklin places this parcel into the Single-Family Design Concept, which supports both single-family and recreational uses. The property is maintaining its use as a golf course and adding six residential lots so the proposed zoning with revised entitlements meet the recommendations of Envision Franklin. The corresponding development plan for the Cheekwood North PUD Subdivision will also be heard on this agenda.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval of Ordinance 2020-36 to the Board of Mayor and Aldermen.


CHEEKWOOD NORTH PUD SUBDIVISION
ORDINANCE 2020-36
RESOLUTION 2020-298
FRANKLIN MUNICIPAL PLANNING COMMISSION
3/25/2021
Monticello Rd
Spencer Creek Rd
Mansfield Ct
Broadley Ct
Poydras St
Patricia Lee Ct
Carolina Close Dr
Site
Dunwoody Ct
Mack Hatcher Memorial Pkwy
Mack Hatcher Memorial Pkwy
Project Information
Existing Zoning: PD
Proposed Zoning: PD 0.17/14,300
Existing Land Use: Recreation
Proposed Land Use: Recreation/Single-Family Residential
Other Overlays: SCO, FFO, FWO
Site Acreage: 35.36 acres
Proposed Number of Dwelling Units: 6
Proposed Building Height: 2 stories
Cheekwood North PUD
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0 250 500 1,000
Feet
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ORDINANCE 2020-36

AN ORDINANCE TO REZONE 35.36 ACRES FROM PLANNED (PD) DISTRICT TO PLANNED (PD 0.17/14,300) DISTRICT FOR THE PROPERTY LOCATED SOUTH OF SPENCER CREEK ROAD AND NORTH OF MACK HATCHER PARKWAY, LOCATED AT 285 SPENCER CREEK ROAD (CHEEKWOOD NORTH 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 2020-298, 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)** District to **Planned (PD 0.17/14,300)** District:

PREMISES CONSIDERED

Map-Parcel	Acres
063-21.02	35.36
Total	35.36

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 Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

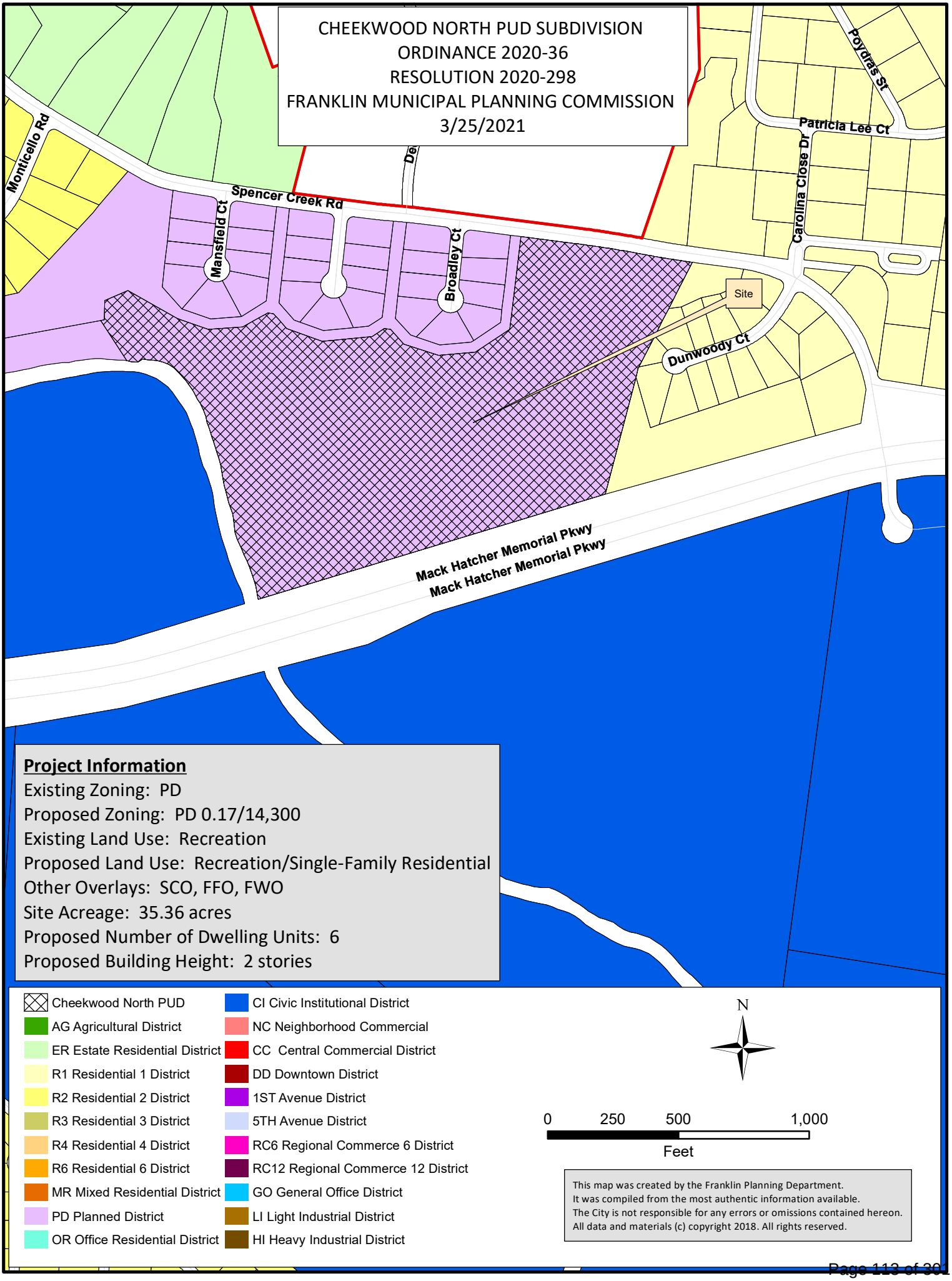
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



Project Information

Existing Zoning: PD
Proposed Zoning: PD 0.17/14,300
Existing Land Use: Recreation
Proposed Land Use: Recreation/Single-Family Residential
Other Overlays: SCO, FFO, FWO
Site Acreage: 35.36 acres
Proposed Number of Dwelling Units: 6
Proposed Building Height: 2 stories

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

N

0 250 500 1,000
Feet

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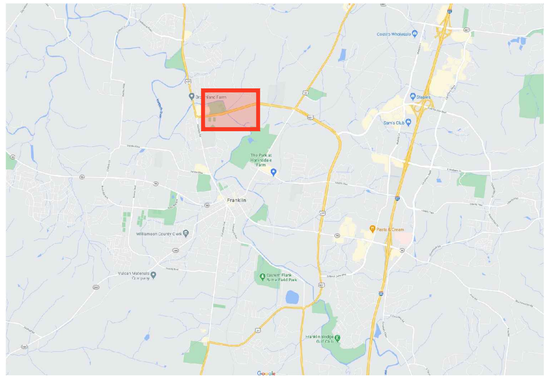

VICINITY MAP

CHEEKWOOD NORTH PD

REZONING PACKET

PLANNED DISTRICT (0.17 DUA, 14,300)
FRANKLIN, WILLIAMSON, TENNESSEE



SITE DATA CHART

PROJECT NAME:	CHEEKWOOD NORTH PD
PROJECT NUMBER:	7413
ADDRESS:	285 SPENCER CREEK ROAD FRANKLIN, TN 8TH CIVIL DISTRICT
PARCEL(S):	063 02102
ACREAGE / SF OF SITE:	35.36 AC
VESTING (IF APPLICABLE):	
BASE ZONING:	PD (PLANNED DISTRICT)
PROPOSED ZONING:	PD (PLANNED DISTRICT)
ZONING OVERLAY(S):	SCO, FWO, FFO
DESIGN CONCEPT(S):	SINGLE-FAMILY RESIDENTIAL, CONSERVATION
APPLICANT:	GAMBLE DESIGN COLLABORATIVE 324 LIBERTY PIKE SUITE 145 GREG GAMBLE (615) 975-5765 greg.gamble@gdc-tn.com

APPLICANT & LANDSCAPE ARCHITECT:

GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
324 LIBERTY PIKE
SUITE 145
FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
STEVE CASEY
117 SEABOARD LANE
SUITE E-100
FRANKLIN, TN 37067
615-333-7797
scasey@cecinc.com

OWNER:

CHEEKWOOD HOMEOWNERS ASSOC INC
CONTACT:
1152 COLUMBIA AVENUE
FRANKLIN, TN 37064

JESTER GOLF
GOLF DESIGN AND MASTER PLANNING

NICKLAUS DESIGN

GDC gamble design collaborative

CEC Civil & Environmental Consultants, Inc.

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY . THE WATER MAINS ARE LOCATED ALONG .
6 UNITS x 250 GPD = 1,500 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
AVAILABLE. SEE UTILITY SHEETS.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: HEADQUARTERS (3.11 MILES)
NEAREST FIRE STATION: FIRE STATION #4 (1.7 MILES)
NEAREST RECREATIONAL FACILITY: WILLIAMSON COUNTY RECREATION CENTER (1.7 MILES)

PROJECTED STUDENT POPULATION
6 x 0.33 = 2 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY CITY OF FRANKLIN

SHEET INDEX

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS ENLARGEMENT
C1.2	EXISTING CONDITIONS ENLARGEMENT
C1.3	EXISTING CONDITIONS ENLARGEMENT
C1.4	EXISTING CONDITIONS ENLARGEMENT
C1.5	EXISTING CONDITIONS ENLARGEMENT

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.

DRAKE A. REEDER
REGISTERED
03.01.2021
COMMERCE
TENNESSEE No. 12-0
LANDSCAPE ARCHITECT

PRE-APP SUBMITTAL: NOVEMBER 30, 2020

INITIAL SUBMITTAL: DECEMBER 14, 2020

RESUBMITTAL: MARCH 4, 2021

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


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SPENCER CREEK PL
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HUNTLEY CT
HUNTLEY PARK CT
HUNTLEY PARK DR
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MATCHLINE DC-4
MATCHLINE DC-5
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MATCHLINE DC-21
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MATCHLINE

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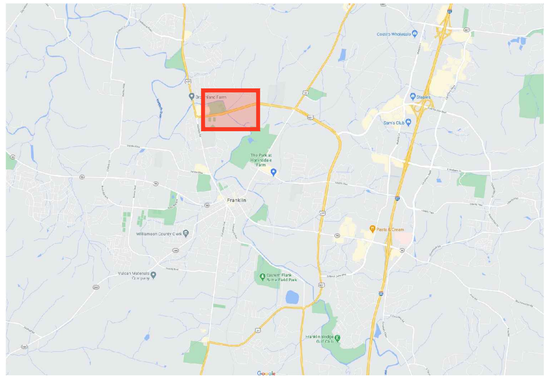

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SITE DATA CHART

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DRAKE A. REEDER
REGISTERED
03.04.2021
COMMERCE
TENNESSEE No. 12-0-1
LANDSCAPE ARCHITECT

PRE-APP SUBMITTAL: NOVEMBER 30, 2020

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MATCHLINE OS-15
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MATCHLINE OS-17
MATCHLINE OS-18
MATCHLINE OS-19
MATCHLINE OS-20
MATCHLINE OS-21
MATCHLINE OS-22
MATCHLINE

City of Franklin

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

File #: 21-01820

DATE: March 5, 2021

TO: Franklin Municipal Planning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Consideration of Resolution 2020-298, A Resolution Approving A Development Plan For Cheekwood North PUD Subdivision, For The Property Located South Of Spencer Creek Road And North Of Mack Hatcher Parkway, Located At 285 Spencer Creek Road.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7414
Applicant: Greg Gamble, GDC
Owner: Cheekwood Golf Club LP

BACKGROUND/STAFF COMMENTS:
The applicant has submitted a development plan for the Cheekwood North PUD Subdivision to update the existing gold course and add housing on the property located at 285 Spencer Creek Road. The plan proposes six new single-family residential lots and 14,300 square feet of utility space for equipment storage and recreational use. The subject property is located in the Single-Family Design Concept per Envision Franklin. The Single-Family Design Concept allows for single-family, institutional and recreational uses.

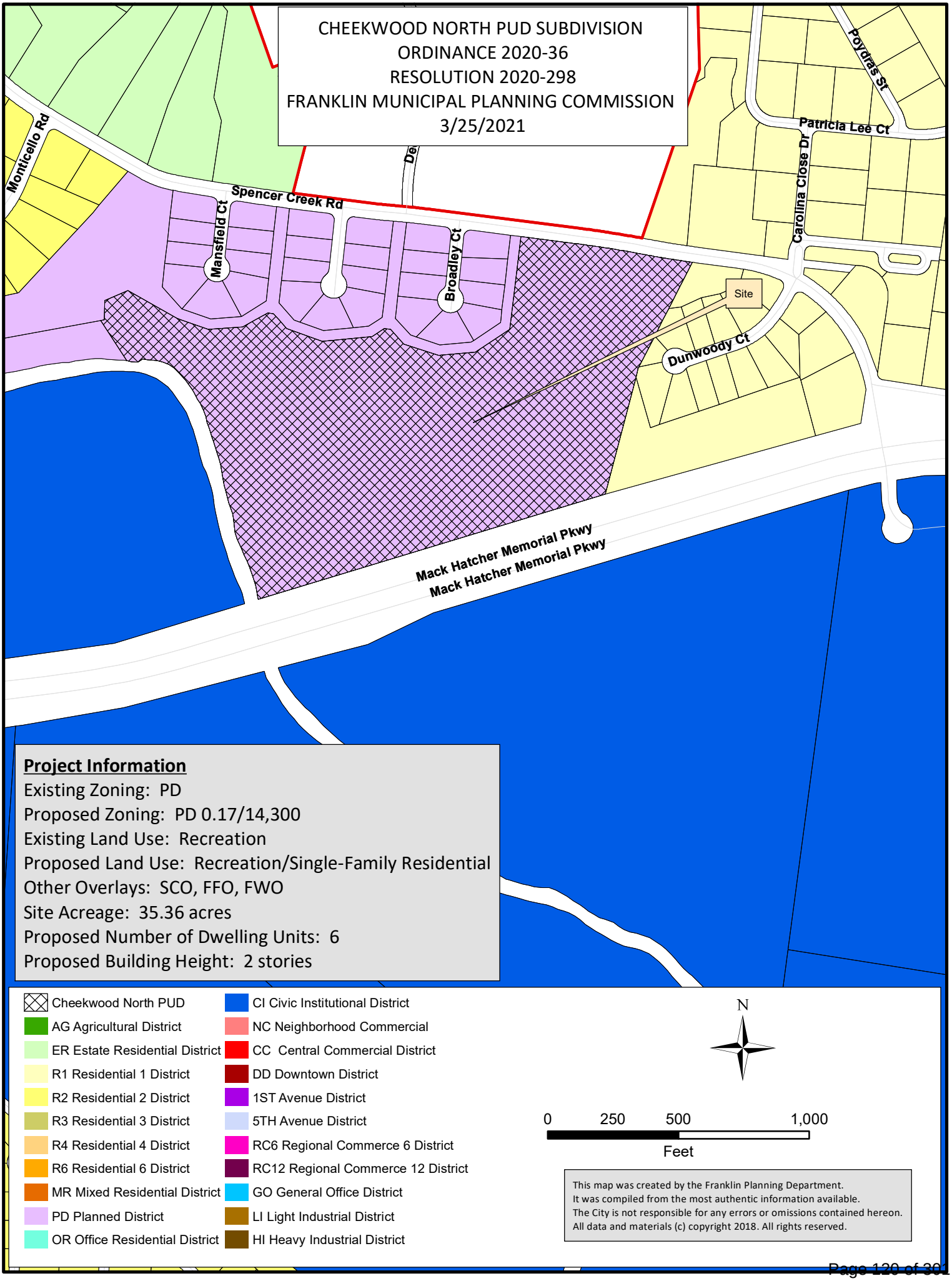
The proposed architecture is compatible with that of the surrounding neighborhoods and meets the recommendations of Envision Franklin. All new residential structures will be placed outside of the Floodway Fringe Overlay (FFO). The applicant has also indicated that they will relocate the existing pump station for City Water services away from the proposed residential lots. Specific location and design will be determined with the site plan submittal. The current administrative and recreational services on the property will be relocated to the Cheekwood South PUD Subdivision on the southern side of Mack Hatcher Parkway. That plan is also included on this agenda.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of Resolution 2020-298 to the Board of Mayor and Aldermen.


CHEEKWOOD NORTH PUD SUBDIVISION
ORDINANCE 2020-36
RESOLUTION 2020-298
FRANKLIN MUNICIPAL PLANNING COMMISSION
3/25/2021
Monticello Rd
Spencer Creek Rd
Mansfield Ct
Broadley Ct
Poydras St
Patricia Lee Ct
Carolina Close Dr
Site
Dunwoody Ct
Mack Hatcher Memorial Pkwy
Mack Hatcher Memorial Pkwy
Project Information
Existing Zoning: PD
Proposed Zoning: PD 0.17/14,300
Existing Land Use: Recreation
Proposed Land Use: Recreation/Single-Family Residential
Other Overlays: SCO, FFO, FWO
Site Acreage: 35.36 acres
Proposed Number of Dwelling Units: 6
Proposed Building Height: 2 stories
Cheekwood North PUD
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0 250 500 1,000
Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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RESOLUTION 2020-298

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR CHEEKWOOD NORTH PUD SUBDIVISION, FOR THE PROPERTY LOCATED SOUTH OF SPENCER CREEK ROAD AND NORTH OF MACK HATCHER PARKWAY, LOCATED AT 285 SPENCER CREEK ROAD.

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 2020-36; 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
063-21.02	35.36
Total	35.36

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 Cheekwood North PUD are as follows:

Entitlements	Cheekwood North PUD
Base Zone District	PD
Other Zoning Overlays	FFO, FWO, SCO
Number of Dwelling Units	6
Number of Nonresidential Square Footage	14,300 SF
Number of Hotel Rooms	0
Open Space Requirements	5% (1.77 AC)
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 this Resolution shall take effect from and after the passage of Ordinance 2020-36, 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:

_____
Shauna R. Billingsley
City Attorney

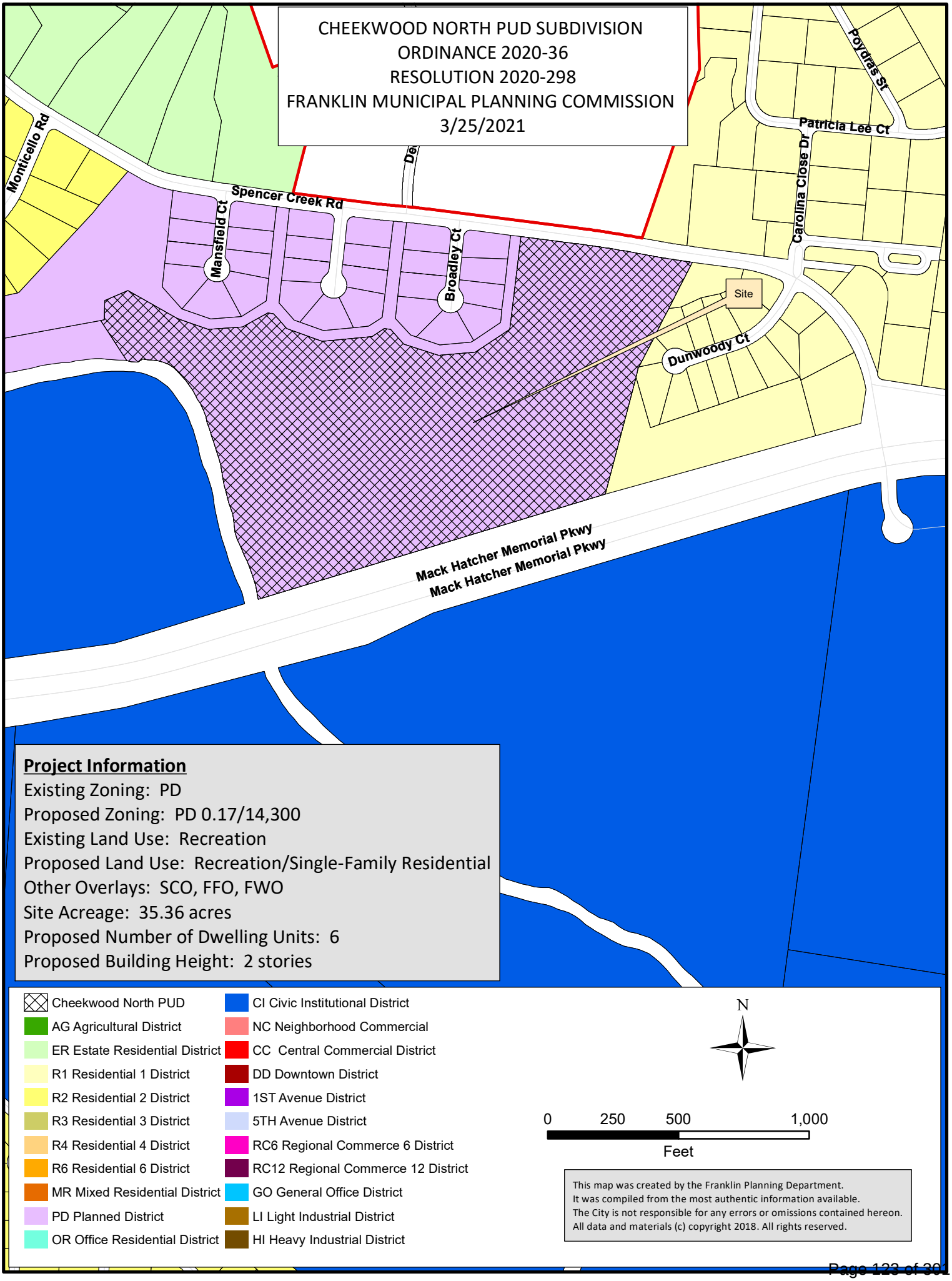
PREAPPLICATION CONFERENCE: _____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____

NEIGHBORHOOD MEETING: _____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____



Project Information

Existing Zoning: PD
Proposed Zoning: PD 0.17/14,300
Existing Land Use: Recreation
Proposed Land Use: Recreation/Single-Family Residential
Other Overlays: SCO, FFO, FWO
Site Acreage: 35.36 acres
Proposed Number of Dwelling Units: 6
Proposed Building Height: 2 stories

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

N

0 250 500 1,000
Feet

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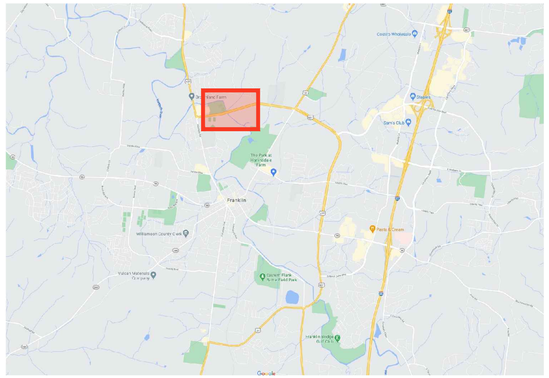


VICINITY MAP

CHEEKWOOD NORTH PD

REZONING PACKET

PLANNED DISTRICT (0.17 DUA, 14,300)
FRANKLIN, WILLIAMSON, TENNESSEE



APPLICANT & LANDSCAPE ARCHITECT:

GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
324 LIBERTY PIKE
SUITE 145
FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
STEVE CASEY
117 SEABOARD LANE
SUITE E-100
FRANKLIN, TN 37067
615-333-7797
scasey@cecinc.com

OWNER:

CHEEKWOOD HOMEOWNERS ASSOC INC
CONTACT:
1152 COLUMBIA AVENUE
FRANKLIN, TN 37064

JESTER GOLF
GOLF DESIGN AND MASTER PLANNING

NICKLAUS DESIGN

GDC gamble design collaborative

CEC Civil & Environmental Consultants, Inc.

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY . THE WATER MAINS ARE LOCATED ALONG .
6 UNITS x 250 GPD = 1,500 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
AVAILABLE. SEE UTILITY SHEETS.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: HEADQUARTERS (3.11 MILES)
NEAREST FIRE STATION: FIRE STATION #4 (1.7 MILES)
NEAREST RECREATIONAL FACILITY: WILLIAMSON COUNTY RECREATION CENTER (1.7 MILES)

PROJECTED STUDENT POPULATION
6 x 0.33 = 2 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY CITY OF FRANKLIN

SITE DATA CHART

PROJECT NAME:	CHEEKWOOD NORTH PD
PROJECT NUMBER:	7413
ADDRESS:	285 SPENCER CREEK ROAD FRANKLIN, TN 8TH CIVIL DISTRICT
PARCEL(S):	063 02102
ACREAGE / SF OF SITE:	35.36 AC
VESTING (IF APPLICABLE):	
BASE ZONING:	PD (PLANNED DISTRICT)
PROPOSED ZONING:	PD (PLANNED DISTRICT)
ZONING OVERLAY(S):	SCO, FWO, FFO
DESIGN CONCEPT(S):	SINGLE-FAMILY RESIDENTIAL, CONSERVATION
APPLICANT:	GAMBLE DESIGN COLLABORATIVE 324 LIBERTY PIKE SUITE 145 GREG GAMBLE (615) 975-5765 greg.gamble@gdc-tn.com

SHEET INDEX

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS ENLARGEMENT
C1.2	EXISTING CONDITIONS ENLARGEMENT
C1.3	EXISTING CONDITIONS ENLARGEMENT
C1.4	EXISTING CONDITIONS ENLARGEMENT
C1.5	EXISTING CONDITIONS ENLARGEMENT

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.

DRAKE A. REEDER
REGISTERED
03.01.2021
COMMERCE
TENNESSEE No. 12-0
LANDSCAPE ARCHITECT

PRE-APP SUBMITTAL: NOVEMBER 30, 2020

INITIAL SUBMITTAL: DECEMBER 14, 2020

RESUBMITTAL: MARCH 4, 2021

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


AREA OWNED BY HOA, TO REMAIN AS IS, NO DEVELOPMENT PROPOSED IN THESE AREAS
AREA OWNED BY HOA, TO REMAIN AS IS, NO DEVELOPMENT PROPOSED IN THESE AREAS
AREA OWNED BY HOA, TO REMAIN AS IS, NO DEVELOPMENT PROPOSED IN THESE AREAS
SPENCER CREEK RD
SPENCER CREEK RD
SPENCER CREEK RD

COF no: 7414

CONDITIONS OF APPROVAL:

Open Issues: 24 These issues are currently being filtered

Engineering - Development Plan Checklist

General Issues

21. Sidewalk

joe.marlo@franklintn.gov *The DRT cannot waive sidewalk requirements. Upon further inspection, sidewalk fees-in-lieu may be appropriate for frontage west of the drive lane. Portions east of the drive lane do not qualify for sidewalk fees-in-lieu.*

A 6-foot wide sidewalk/curb on the south side of Spencer Creek Road (a Minor Collector) is required per the COF Zoning Ordinance 9.6.1.

Sidewalk to be Constructed

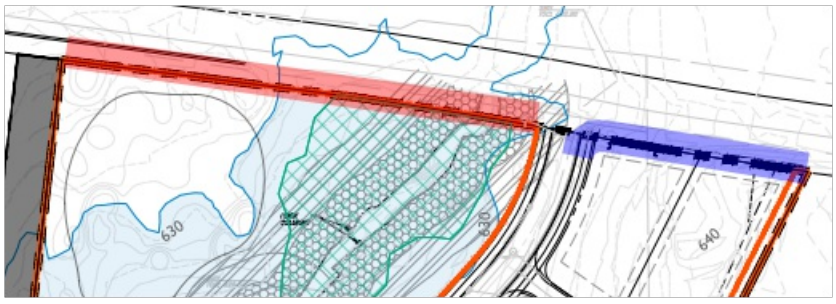
Applicant shall provide sidewalk and curb/gutter along frontage with Spencer Creek Road per ZO 9.6.1. (Blue line in exhibit below)

Sidewalk Fees-in-Lieu

Where site conditions are not suitable for the installation of sidewalks, the Applicant may request to pay fees-in-lieu to the City Sidewalk Fund instead of building the required sidewalk and corresponding street and utility improvements. *[COF Zoning Ordinance 9.6.5]*

The fees-in-lieu amount is $19/sf based on the average cost per square foot bid for the SR 96 West Sidewalk Project, let by the City of Franklin in June 2015.

If the Applicant intends to pursue in-lieu fee contributions instead of constructing the sidewalk/multi-use path, Applicant shall provide a note on the cover sheet with the area of required sidewalk/multi-use path requested to be paid using in-lieu fee contributions ($19/sf x 6ft x 430ft = $49,020). If fees-in-lieu are not requested, Applicant shall provide a 6-foot sidewalk and curb across the full frontage. (Red line in exhibit below)



45. Lots

joe.marlo@franklintn.gov *Comment not adequately addressed.*

Applicant shall show the following on the Development Plan Sheets (C2.xx series):

1. Open Space Lot (unbuildable) with lot number encompassing floodplain.
2. Lot with lot number encompassing the maintenance building.
3. Lot with lot number for the pump station.
4. Lot numbers for all other buildable lots.

A final plat will be required at a later time to dedicate ROW, create easements, buffers, etc., as well as to subdivide the land. The final plat shall encompass the overall Cheekwood parcel. The lot for the pump station shall be deeded to the City of Franklin and shall be provided access to ROW with the final plat.

49. Street Layout

joe.marlo@franklintn.gov Dead-end alleys are not allowed. Applicant shall revise design accordingly.

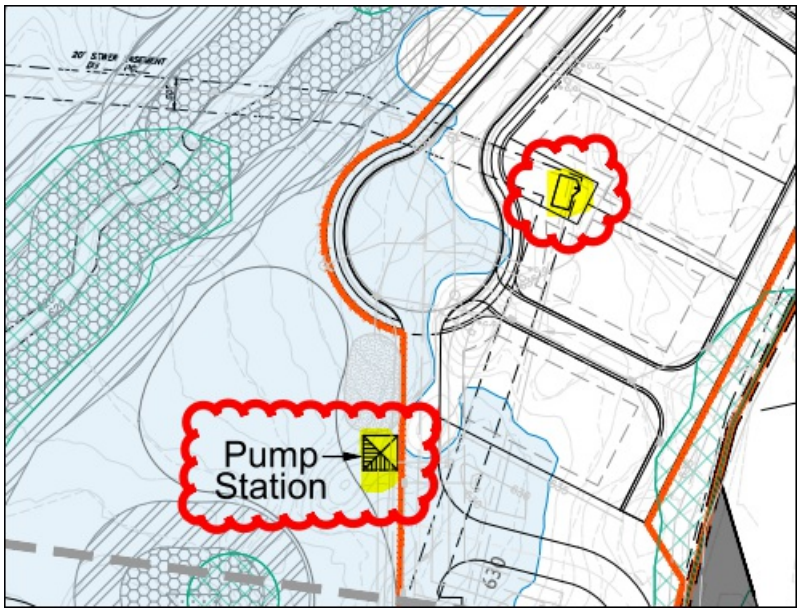
Recommend investigating extending the lot to allow a private driveway to replace the alley shown.



59. Pump Station

joe.marlo@franklintn.gov *The following is a new comment due to new information shown.*

The drawings now appear to show 2 pump stations. If both stations are to remain, Applicant shall label what each station is for. If only one is to remain, Applicant shall clarify on drawings which station is proposed to remain, and which station is to be removed.



Parks

General Issues

6. Parkland Impact Fee

kevinl@franklintn.gov The draft attached is incorrect on dollar amounts.

I will correct, add the parkland contract number and make sure the density is at 6 units.

The agreement will be submitted to Law for review on 3-12-21.

[Edited By Kevin Lindsey]

Planning

General Issues

60. Residential Lots

joseph.bryan@franklintn.gov — Applicant shall include lot dimensions, lots sizes, and lot numbers on the plans.

61. Setbacks

joseph.bryan@franklintn.gov — Applicant shall revise the setbacks listed in the data chart to reflect what is shown on the plans. Specifically the rear setback minimum.

Stormwater

General Issues

14. Hydrologic Determination

Doug.Noonan@franklintn.gov — All jurisdictional features have not been clearly identified and called out on the plans.

- All stream and wetland features shall be clearly identified on the plans.
- All stream and wetland features shall be appropriately buffered.
- Hatching for buffers does not match up with key.

53. Riparian Buffer

jeff.willoughby@franklintn.gov

1. Provide consultants ESA report which includes water resource evaluations. Ensure what is shown is consistent with the features determined and delineated.
2. Differentiate between existing and proposed encroachments
3. If enhancement details are not to be shown state that buffer enhancement per FMC 23-207, further details and specific areas related to the mitigation efforts shall be shown in the future site plan submittals
4. State that a future variance submittal may be required with site plan submittals.
5. Active playing areas needs to be defined as stated in the site legend. Is this part of the course and what does this mean?
6. Show any utilities located within riparian buffers
7. The green hatching is not reflected in the legend. If this is not related to the buffer management plan please remove it.
8. Zones shall be labeled in the following format, "Width, Riparian Buffer, Zone designation" for example "60' Riparian Buffer Zone 1". Differentiate between the zone 1 30' and 60' on the plan sheets

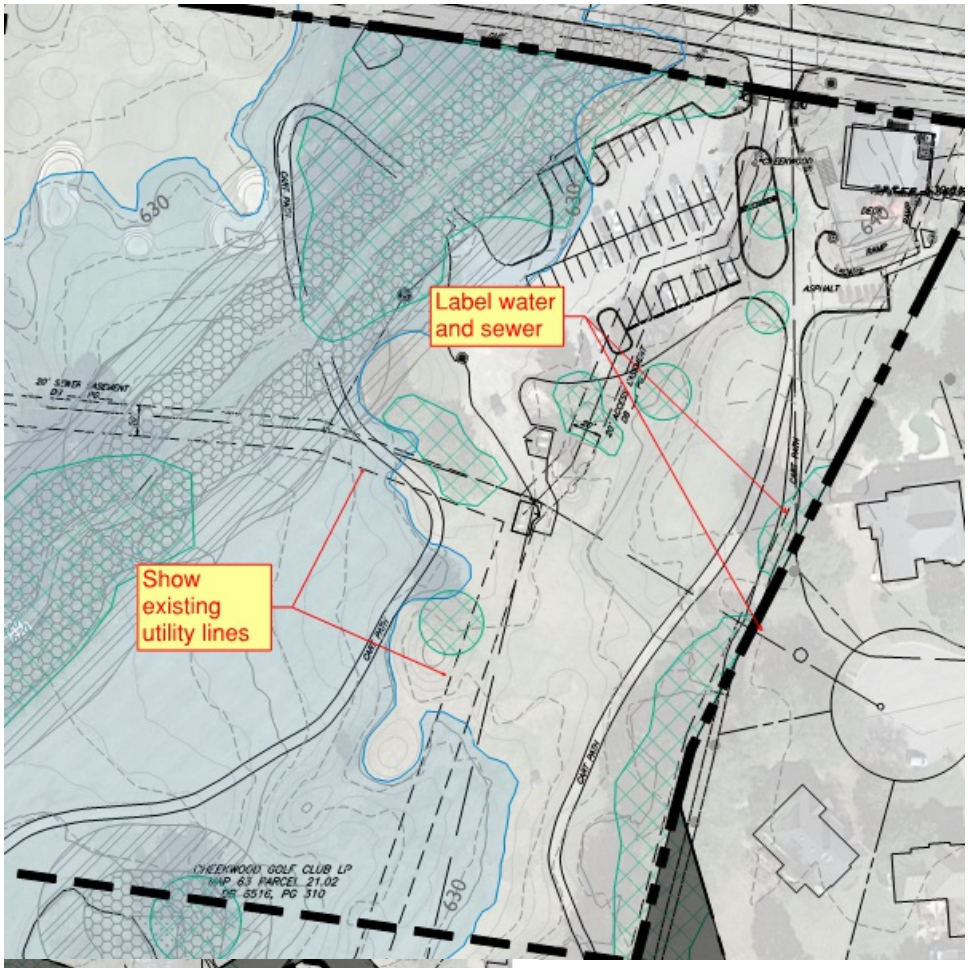
[Edited By Jeff Willoughby]

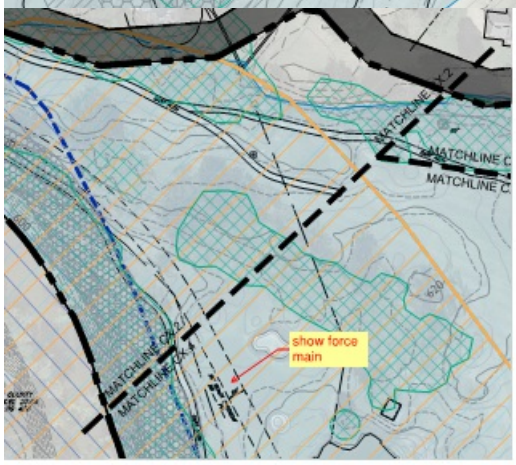
Water/Sewer

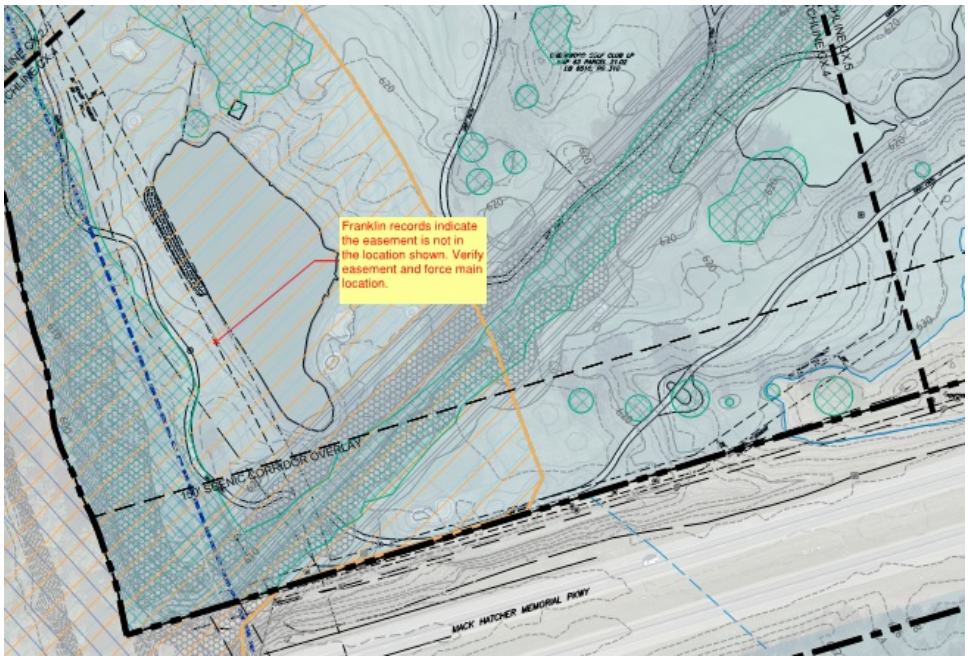
General Issues

7. Existing Conditions

ben.mcneil@franklintn.gov — The existing utility information has not been fully addressed. There are some easement locations called out, but the force main is not shown. The easement and force main may not align and needs to be shown as accurately as possible. The gravity sewer and water also must be shown correctly and have labels shown for review.


Label water and sewer
Show existing utility lines
CHEEKWOOD GOLF CLUB LP
MAP 63 PARCEL 21.02
DB 5516, PG 310


show force main

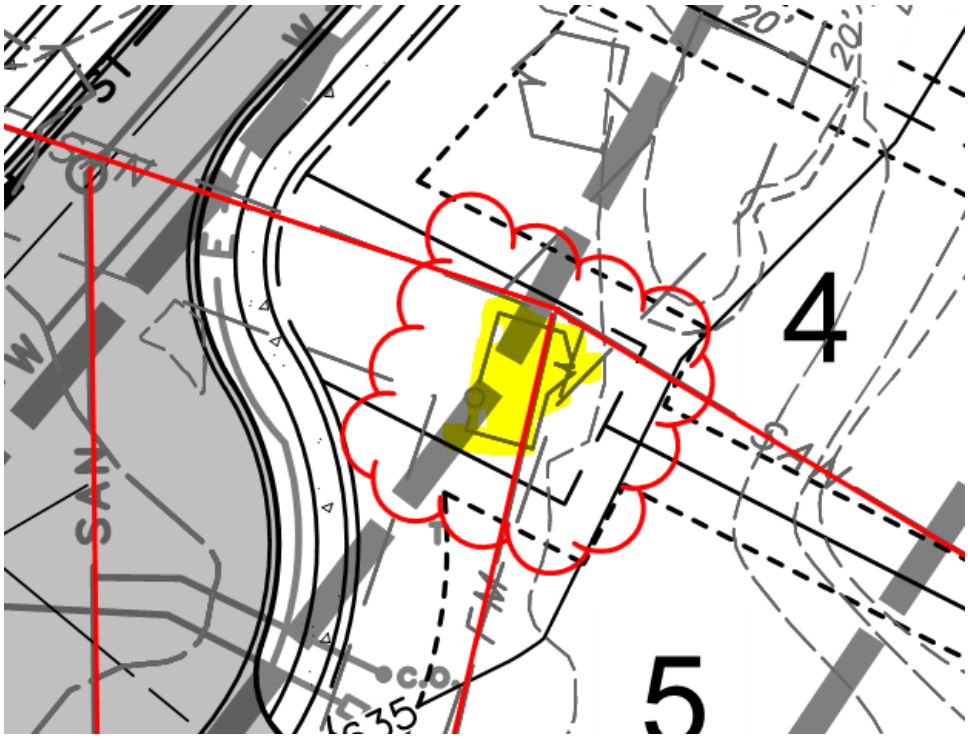


8. Reclaim Water

ben.mcneil@franklintn.gov The proposed reclaim water shall be labeled. The south plan must have continuation of proposed reclaim water that allows north side to stand alone with service. If the south plan does not go, but north does, the reclaim will have to serve this site.

9. Existing utility

ben.mcneil@franklintn.gov The applicant is stating the sanitary sewer pump station will remain as existing. As shown, the proposed lots will not be permitted around the existing pumps station. Future maintenance, potential smell and loud pumps will cause issues with future residents. The pump station being proposed in the lots of residents is not a good idea and should be reconsidered. the applicant shall meet with franklin staff to discuss the issues.



10. Water

ben.mcneil@franklintn.gov The proposed water line layout has to be discussed based on what has been submitted. The applicant shall meet with Franklin water to discuss layout.

11. Overall utility plan

ben.mcneil@franklintn.gov The applicant shall provide a proposed demolition plan for all existing utilities to be relocated. All demo utilities shall be shown and correctly identified. Proposed utilities shall then be shown for review by Water Management.

The current plan is too busy and cannot accurately determine what is being proposed.

12. Proposed utilites

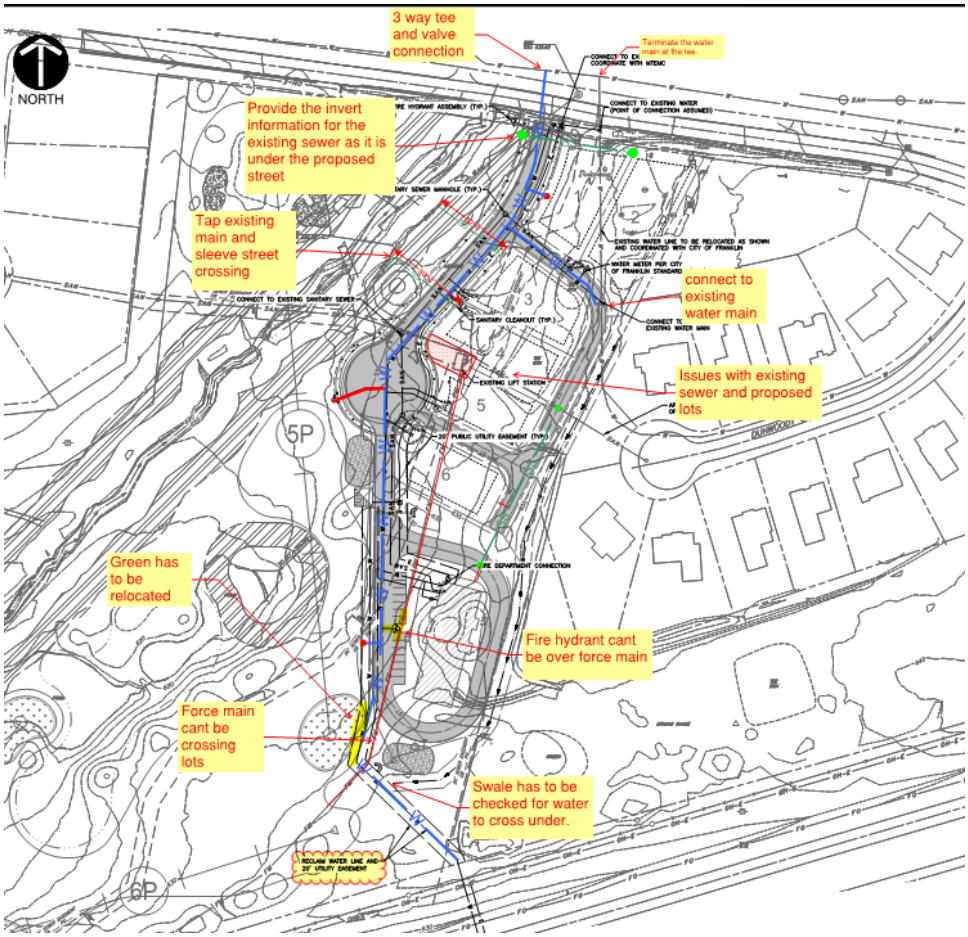
ben.mcneil@franklintn.gov The information on what is staying and being relocated is not clear. Any utility that remains in the current location shall be noted with the appropriate easements shown. The easements and utility lines shall be clear of potential maintenance issues.

46. Water/Sewer availability

ben.mcneil@franklintn.gov The current availability request is under review.

47. Proposed utility plan

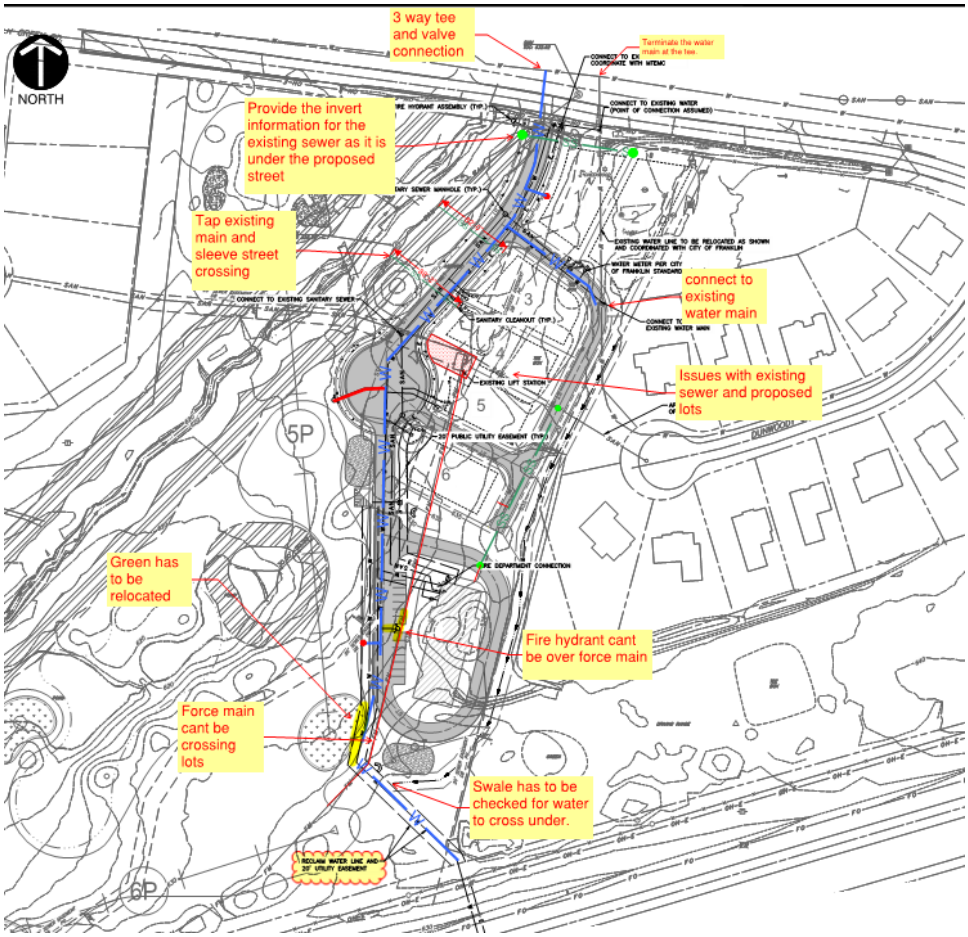
ben.mcneil@franklintn.gov The proposed water and sewer plan for the Cheekwood Golf course has issues that need to be discuss further. The applicant shall schedule as meeting with Franklin Water to discuss layout of potential water and sewer as well as proposed lots around pump station. The applicant shall not resubmit until the meeting has occurred and the layout approved by Water management.



51. Meeting Required prior to re-submittal

ben.mcneil@franklintn.gov The proposed water and sewer plan for the Cheekwood Golf course has issues that need to be discuss further. The applicant shall schedule as meeting with Franklin Water to discuss layout of potential water and sewer as well as proposed lots around pump station. The applicant shall not resubmit until the meeting has occurred and the layout approved by Water management.

A preliminary meeting was conducted 3/15/21 and the applicant agreed that the sanitary sewer layout would be revised. The station will be relocated at the owners expense and final design would be approved by Franklin Water Management.
A general study of the area will be explored by Franklin water to determine station sizing and potential locations. This will be finalized at site plan. If additional upsizing is required, a cost share agreement may be requested by the applicant at that time.

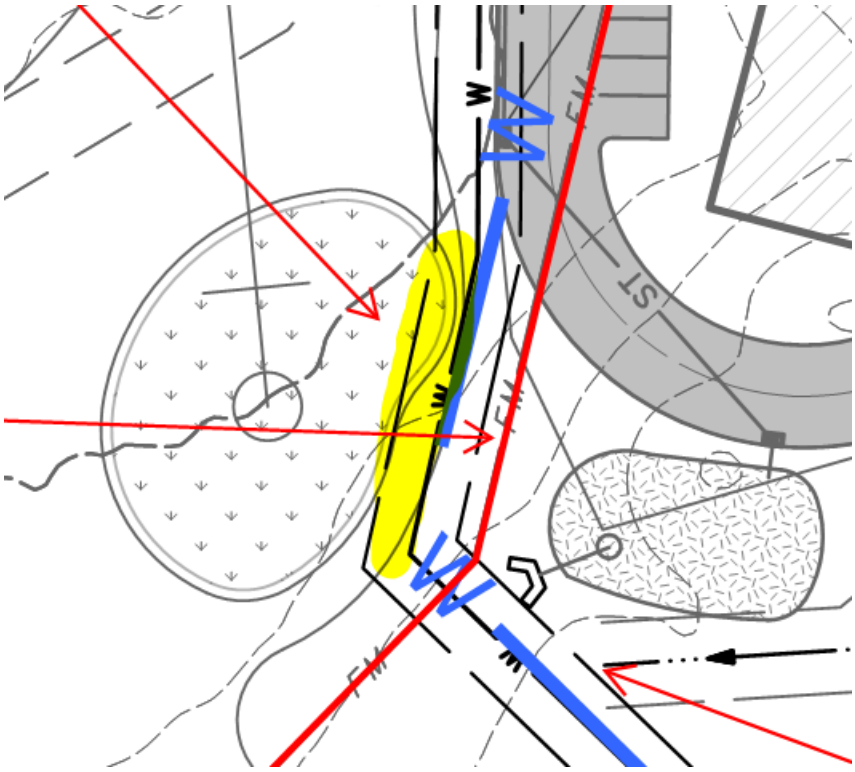


Reply Edit Delete

[Edited By Ben McNeil]

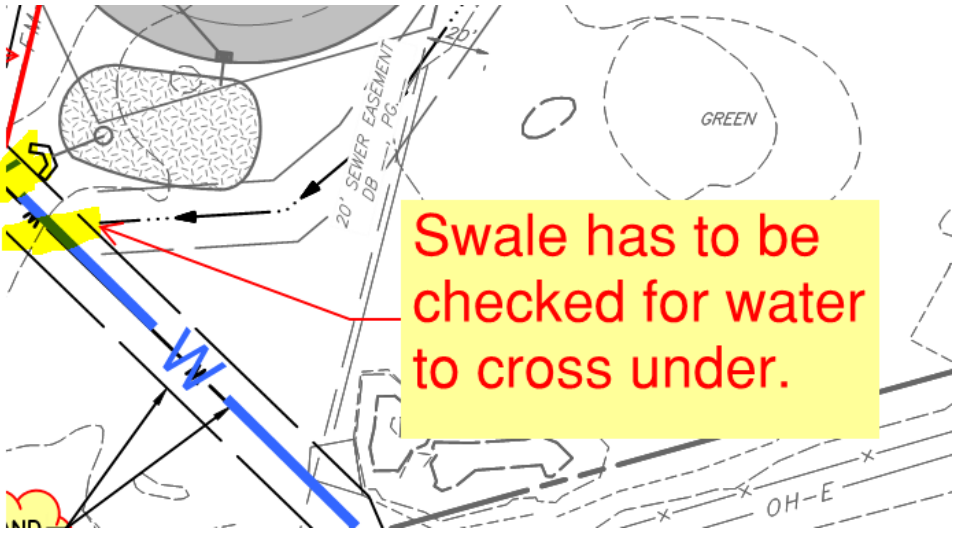
55. Proposed water

ben.mcneil@franklintn.gov The applicant has shown the proposed water line shown next to the green, the green shall be relocated or the water alignment relocated.



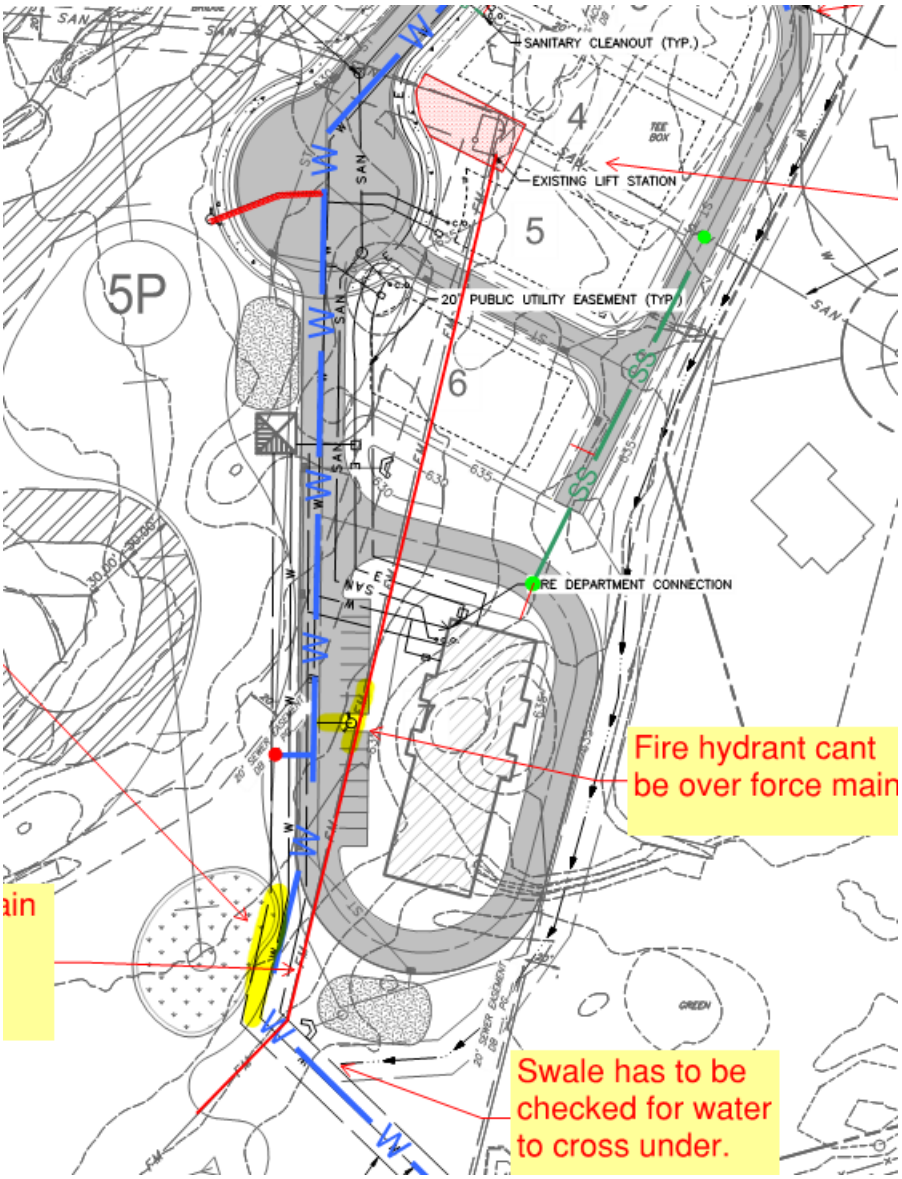
56. Water at swale

ben.mcneil@franklintn.gov The applicant shall verify that the proposed swale does not reduce cover at proposed water main crossing.



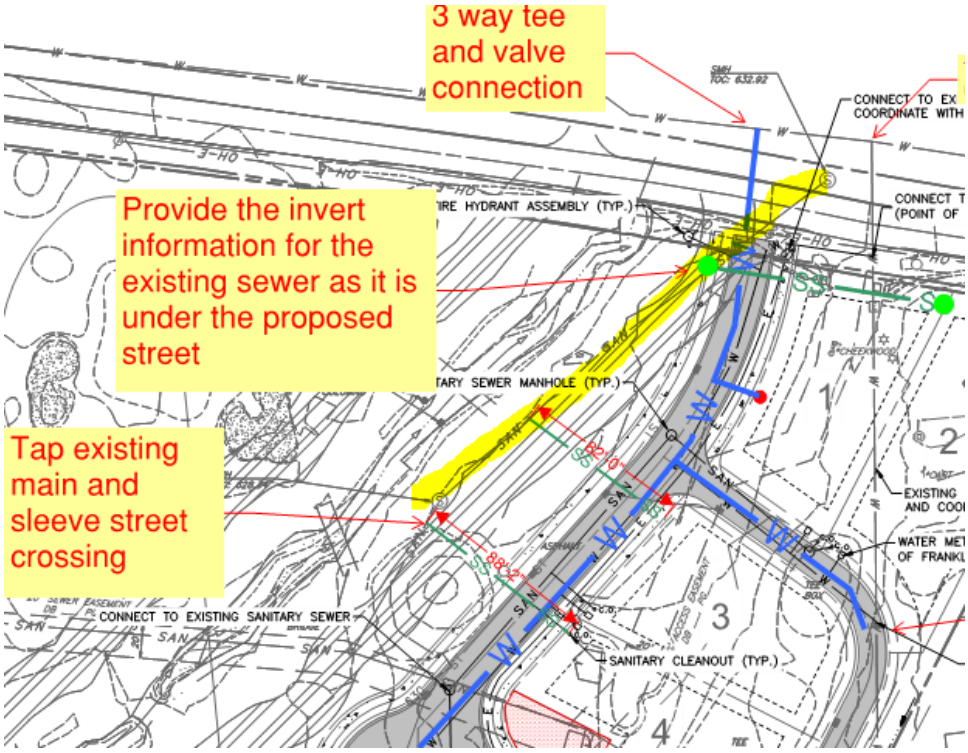
57. Existing force main

ben.mcneil@franklintn.gov The applicant shall show relocating the existing force main as it cannot cross the proposed lots.



58. Existing invert information

ben.mcneil@franklintn.gov The applicant shall provide the existing invert information for the sewer crossing the proposed drive.



Zoning

General Issues

28. Floodway

shanna.mccoy@franklintn.gov	Comment to remain open Encroachments are prohibited, including earthen fill material, new construction, substantial improvements or other development within the regulatory floodway. Development may be permitted; however, provided it is demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practices that the cumulative effect of the proposed encroachments or new development shall not result in any increase in the water surface elevation of the base flood elevation, velocities, or floodway widths during the occurrence of a base flood discharge at any point within the community. A Tennessee registered professional engineer must provide supporting technical data, using the same methodologies as in the effective Flood Insurance Study for the City and certification, thereof;

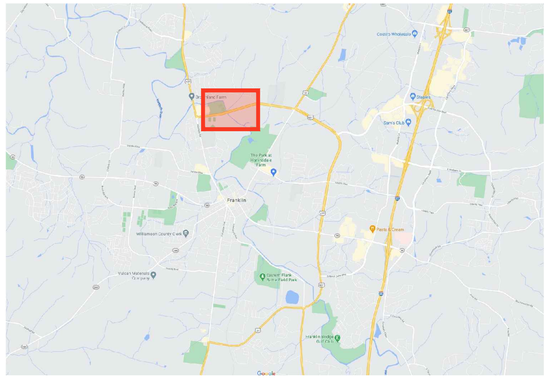
33. FFO

shanna.mccoy@franklintn.gov	Comment to remain open. Advisory note: No new buildable lots shall include FFO.

CHEEKWOOD NORTH PD

DEVELOPMENT PLAN

PLANNED DISTRICT (0.14 DUA, 14,300)
FRANKLIN, WILLIAMSON, TENNESSEE



VICINITY MAP



APPLICANT & LANDSCAPE ARCHITECT:

GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
324 LIBERTY PIKE
SUITE 145
FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
STEVE CASEY
117 SEABOARD LANE
SUITE E-100
FRANKLIN, TN 37067
615-333-7797
scasey@cecinc.com

OWNER:

CHEEKWOOD HOMEOWNERS ASSOC INC
CONTACT:
1152 COLUMBIA AVENUE
FRANKLIN, TN

JESTER GOLF
GOLF DESIGN AND MASTER PLANNING

NICKLAUS DESIGN

GDC
gamble design collaborative

CEC
Civil & Environmental Consultants, Inc.

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY . THE WATER MAINS ARE LOCATED ALONG .
6 UNITS x 250 GPD = 1,500 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
AVAILABLE. SEE UTILITY SHEETS.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: HEADQUARTERS (3.11 MILES)
NEAREST FIRE STATION: FIRE STATION #4 (1.7 MILES)
NEAREST RECREATIONAL FACILITY: WILLIAMSON COUNTY RECREATION CENTER (1.7 MILES)

PROJECTED STUDENT POPULATION
6 x 0.33 = 2 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY CITY OF FRANKLIN

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.

SITE DATA CHART

PROJECT NAME:	CHEEKWOOD NORTH PD
PROJECT NUMBER:	7414
ADDRESS:	285 SPENCER CREEK ROAD FRANKLIN, TN 8TH CIVIL DISTRICT
PARCEL(S):	063 02102
ACREAGE / SF OF SITE:	35.36 AC
VESTING (IF APPLICABLE):	
BASE ZONING:	PD (PLANNED DISTRICT) R-1 (RESIDENTIAL 1 DISTRICT)
PROPOSED ZONING:	PD (PLANNED DISTRICT)
ZONING OVERLAY(S):	SCO, FWO, FFO
BUILDING TYPES APPLIED:	HOUSE
FRONTAGE TYPES APPLIED:	YARD FRONTAGE
LOT WIDTH (RESIDENTIAL):	70'
LOT SIZE (RESIDENTIAL):	9,000 SF MIN
SETBACKS:	
FRONT	15'
SIDE	5'
REAR	7.5'
DWELLING UNIT COUNT (BY TYPE):	
SINGLE FAMILY:	6 UNITS
MULTIFAMILY:	N/A
NON-RESIDENTIAL SF (BY USE):	
PUMP HOUSE:	100 SF
HALF-WAY HOUSE:	1,200 SF
TURF MAINTENANCE FACILITY:	13,000 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	MAX 2 STORIES
PARKLAND DEDICATION:	6 UNITS X $4304 = $25,824
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	5% (1.77 AC)
NATURAL AREA REQUIRED:	10% (NOT REQUIRED)
TREE CANOPY RETENTION ACREAGE:	REQUIRED: 2.28 AC (24% OF TOTAL CANOPY) PROVIDED: 8.16 AC (86% OF TOTAL CANOPY)
PARKING REQUIRED (BY USE):	
SINGLE FAMILY PARKING:	SEE ATTACHED PARKING STUDY
PARKING PROVIDED (BY USE):	
SINGLE FAMILY PARKING:	SEE ATTACHED PARKING STUDY
APPLICANT:	GAMBLE DESIGN COLLABORATIVE 324 LIBERTY PIKE SUITE 145 GREG GAMBLE (615) 975-5765 greg.gamble@gdc-tn.com

SHEET INDEX

C0.0	COVER SHEET
C1.0	OVERALL EXISTING CONDITIONS
C1.1	EXISTING CONDITIONS ENLARGEMENT
C1.2	EXISTING CONDITIONS ENLARGEMENT
C1.3	EXISTING CONDITIONS ENLARGEMENT
C1.4	EXISTING CONDITIONS ENLARGEMENT
C1.5	EXISTING CONDITIONS ENLARGEMENT
C2.0	OVERALL DEVELOPMENT PLAN
C2.1	DEVELOPMENT PLAN ENLARGEMENT
C2.2	DEVELOPMENT PLAN ENLARGEMENT
C2.3	DEVELOPMENT PLAN ENLARGEMENT
C2.4	DEVELOPMENT PLAN ENLARGEMENT
C2.5	DEVELOPMENT PLAN ENLARGEMENT
C3.0	OVERALL GRADING AND DRAINAGE PLAN
C3.1	GRADING AND DRAINAGE PLAN
C3.2	GRADING AND DRAINAGE PLAN
C3.3	GRADING AND DRAINAGE PLAN
C3.4	GRADING AND DRAINAGE PLAN
C4.0	OVERALL ROW AND ACCESS PLAN
C4.1	ENLARGED ROW AND ACCESS PLAN
C5.0	OVERALL UTILITY PLAN
C5.1	ENLARGED UTILITY PLAN
L1.0	TREE PRESERVATION
L2.0	STREAM BUFFER MITIGATION
A1.0	ARCHITECTURE
A2.0	ARCHITECTURE
A3.0	ARCHITECTURE

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 329
EDWARDS
03.04.2021

PRE-APP SUBMITTAL: NOVEMBER 30, 2020

INITIAL SUBMITTAL: DECEMBER 14, 2020

RESUBMITTAL: MARCH 4, 2021

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



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.

CART PATH CONNECTION UNDER MACK HATCHER BETWEEN NORTH AND SOUTH

N

0 200 400 600

SITE DATA CHART

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PROPOSED ZONING:	PD (PLANNED DISTRICT)
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BUILDING TYPES APPLIED:	HOUSE
FRONTAGE TYPES APPLIED:	YARD FRONTAGE
LOT WIDTH (RESIDENTIAL):	70'
LOT SIZE (RESIDENTIAL):	9,000 SF MIN
SETBACKS:	
FRONT	15'
SIDE	5'
REAR	7.5'
DWELLING UNIT COUNT (BY TYPE):	
SINGLE FAMILY:	6 UNITS
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NON-RESIDENTIAL SF (BY USE):	
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HALF-WAY HOUSE:	1,200 SF
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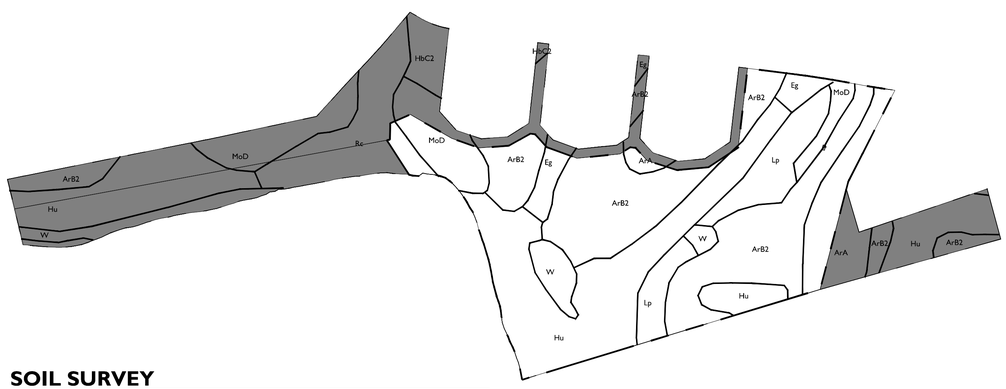
APPLICANT:	GAMBLE DESIGN COLLABORATIVE 324 LIBERTY PIKE SUITE 145 GREG GAMBLE (615) 975-5765 greg.gamble@gdc-tn.com

KEY - EXISTING CONDITIONS

- EXISTING TREE CANOPY
- FWO; PROPOSED
- FWO; EFFECTIVE
- FFO
- 30'/60' , ZONE 1 RIPARIAN BUFFER
- 30', ZONE 2 RIPARIAN BUFFER



SOIL SURVEY

ArA	Armour silt loam, 0 to 2 percent slopes
ArB	Armour silt loam, 2 to 5 percent slopes
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded
ArC	Armour silt loam, 5 to 12 percent slopes 1.6
ArC2	Armour silt loam, 5 to 12 percent slopes, eroded
BrC2	Braxton cherty silt loam, 5 to 12 percent slopes, eroded
Eg	Egam silt loam, phosphatic
HbC2	Hampshire silt loam, 5 to 12 percent slopes, eroded
HcC3	Hampshire silty clay loam, 5 to 12 percent slopes, severely eroded
Hu	Huntington silt loam, phosphatic
Lp	Lindell silt loam, 0 to 2 percent slopes, occasionally flooded
MbB2	Maury silt loam, 2 to 5 percent slopes, eroded
McC3	Maury silty clay loam, 5 to 12 percent slopes, severely eroded
MoD	Ashwood-Mimosa-Rock outcrop complex, 5 to 15 percent slopes
Rc	Rockland
W	Water

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CHEEKWOOD NORTH PD DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

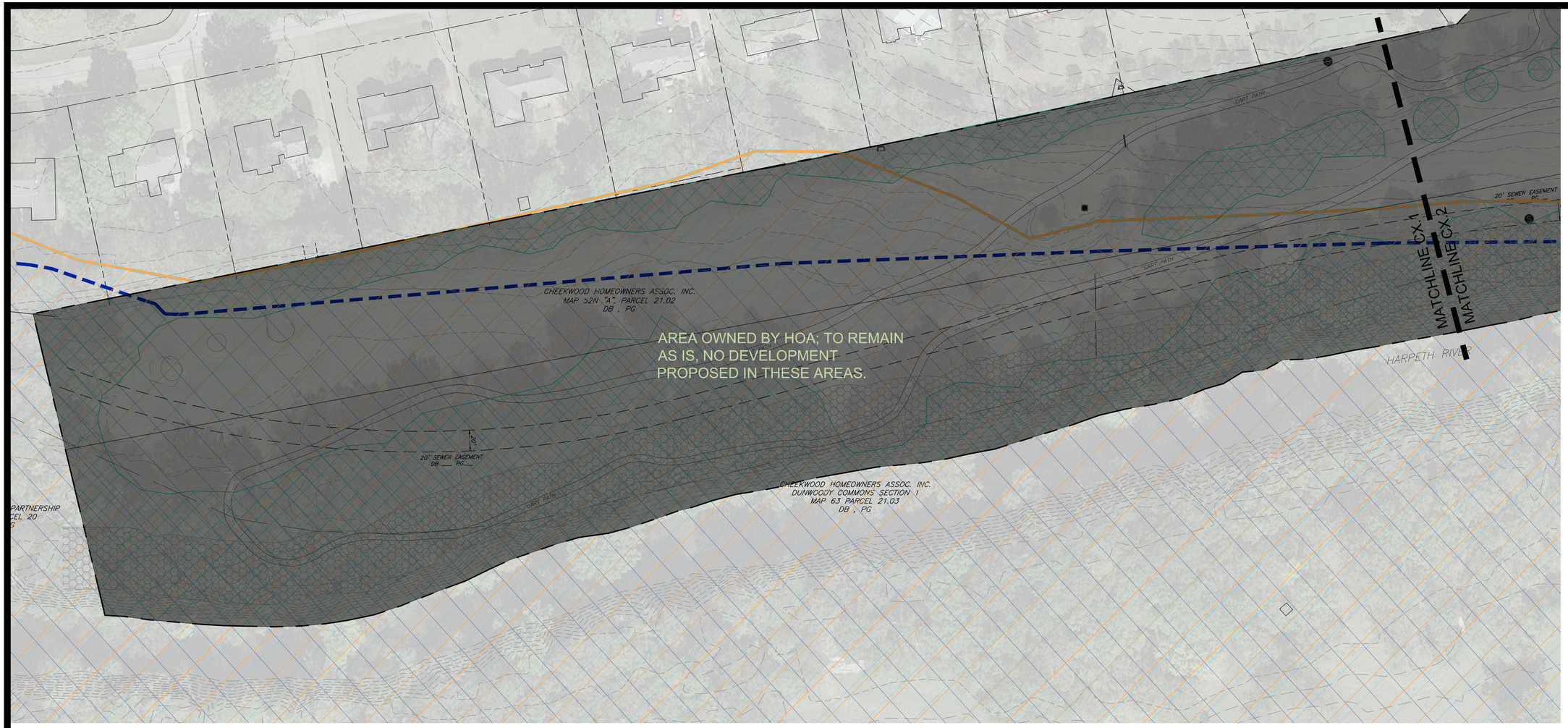
DRAKE A. REEDER REGISTERED COMMERCE TENNESSEE No. 12... LANDSCAPE ARCHITECT 03.04.2021

Revision Date

OVERALL EXISTING CONDITIONS SHEET

C1.0

COF # 7414



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N

0 50 100 150

GDC
GAMBLE
DESIGN
COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

CHEEKWOOD NORTH PD
DEVELOPMENT PLAN

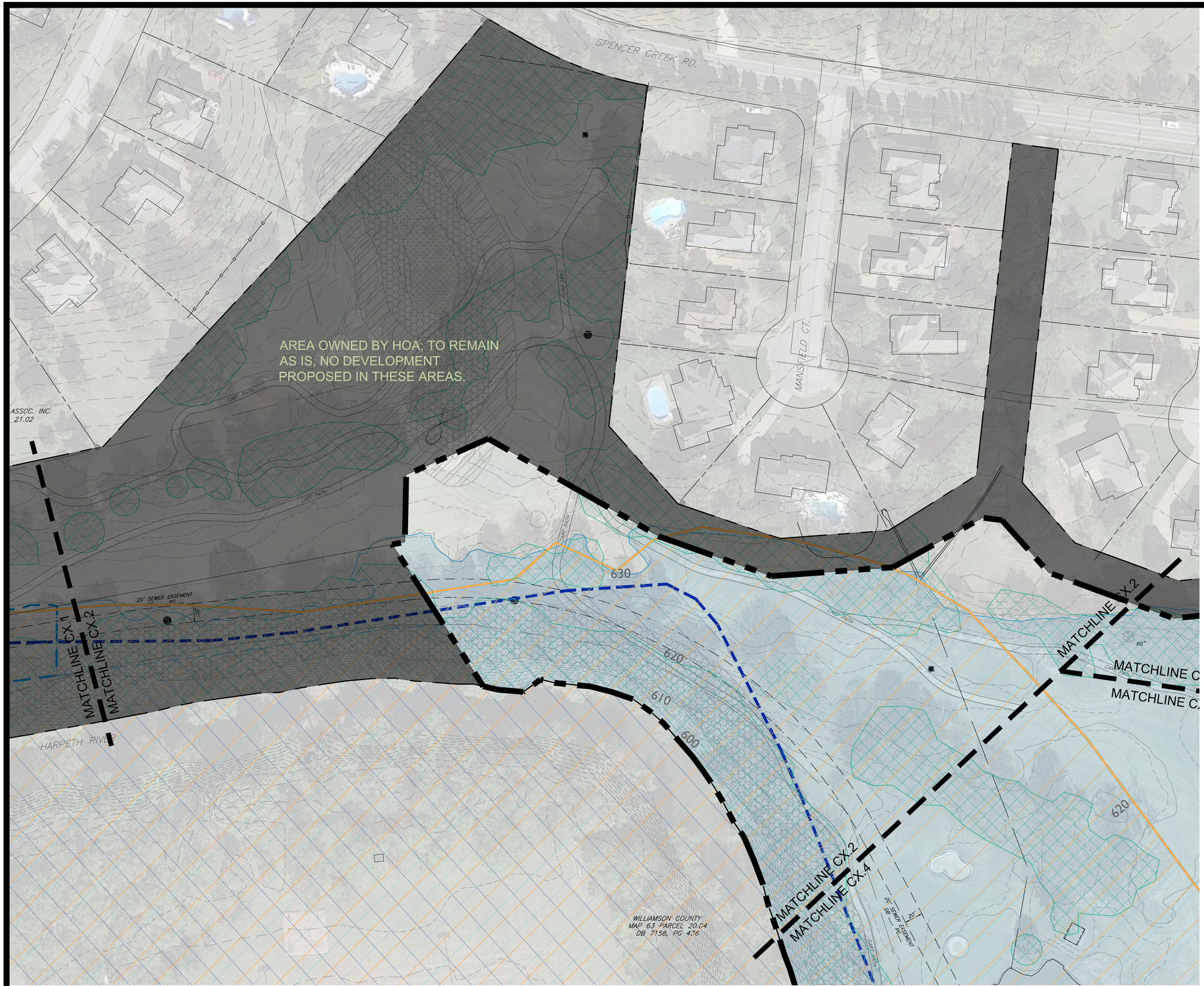
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
TENNESSEE No. 1
LANDSCAPE ARCHITECT
03.01.2024

Revision Date

EXISTING
CONDITIONS
ENLARGEMENT
SHEET
C1.1

COF # 7414



KEY - EXISTING CONDITIONS

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GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CHEEKWOOD NORTH PD DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

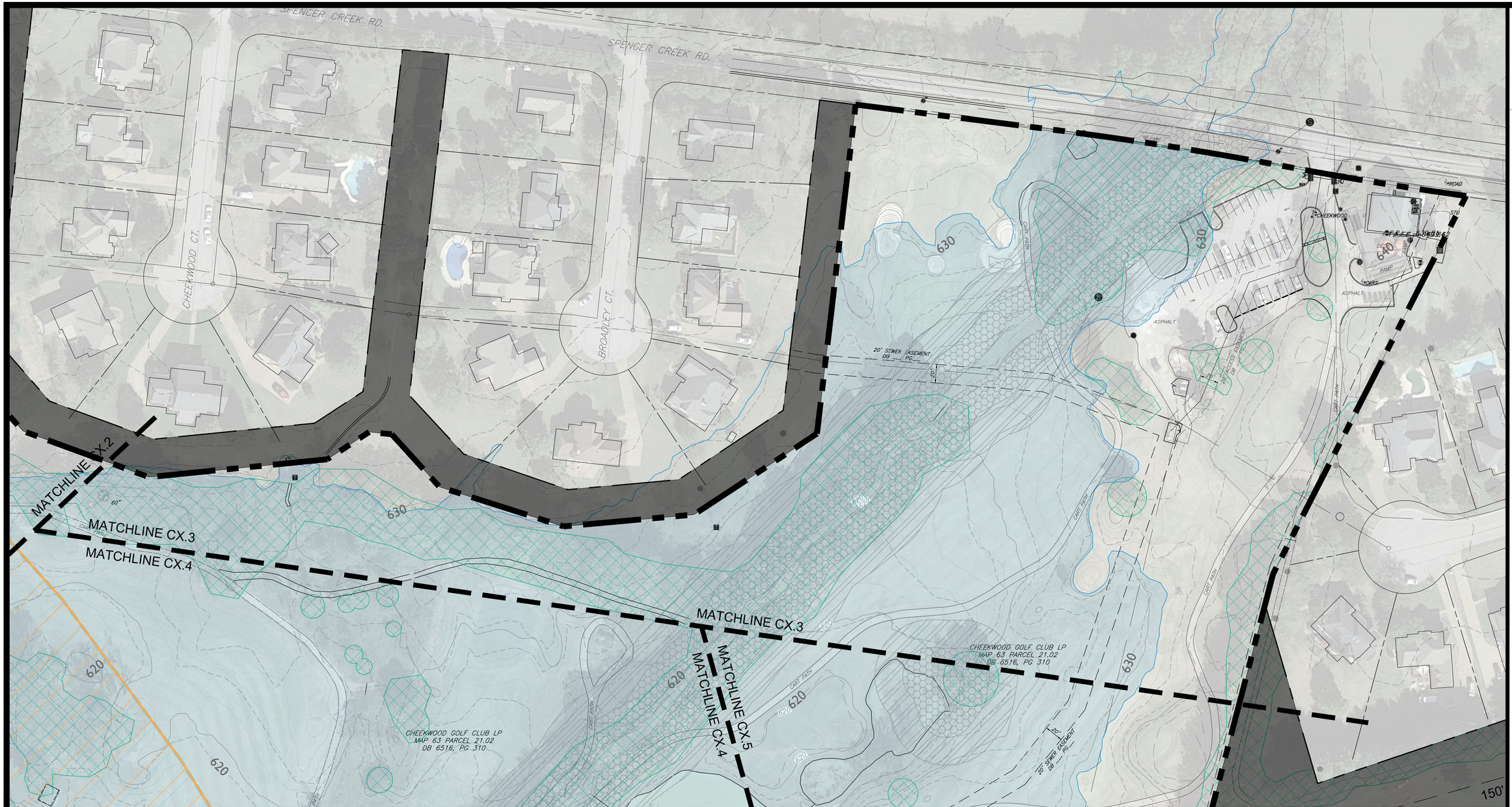
DRAKE A. REEDER REGISTERED COMMERCE TENNESSEE No. 12... LANDSCAPE ARCHITECT
03.01.2021

Revision Date

EXISTING CONDITIONS ENLARGEMENT SHEET

C1.2

COF # 7414



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GDC
GAMBLE
DESIGN
COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

CHEEKWOOD NORTH PD DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

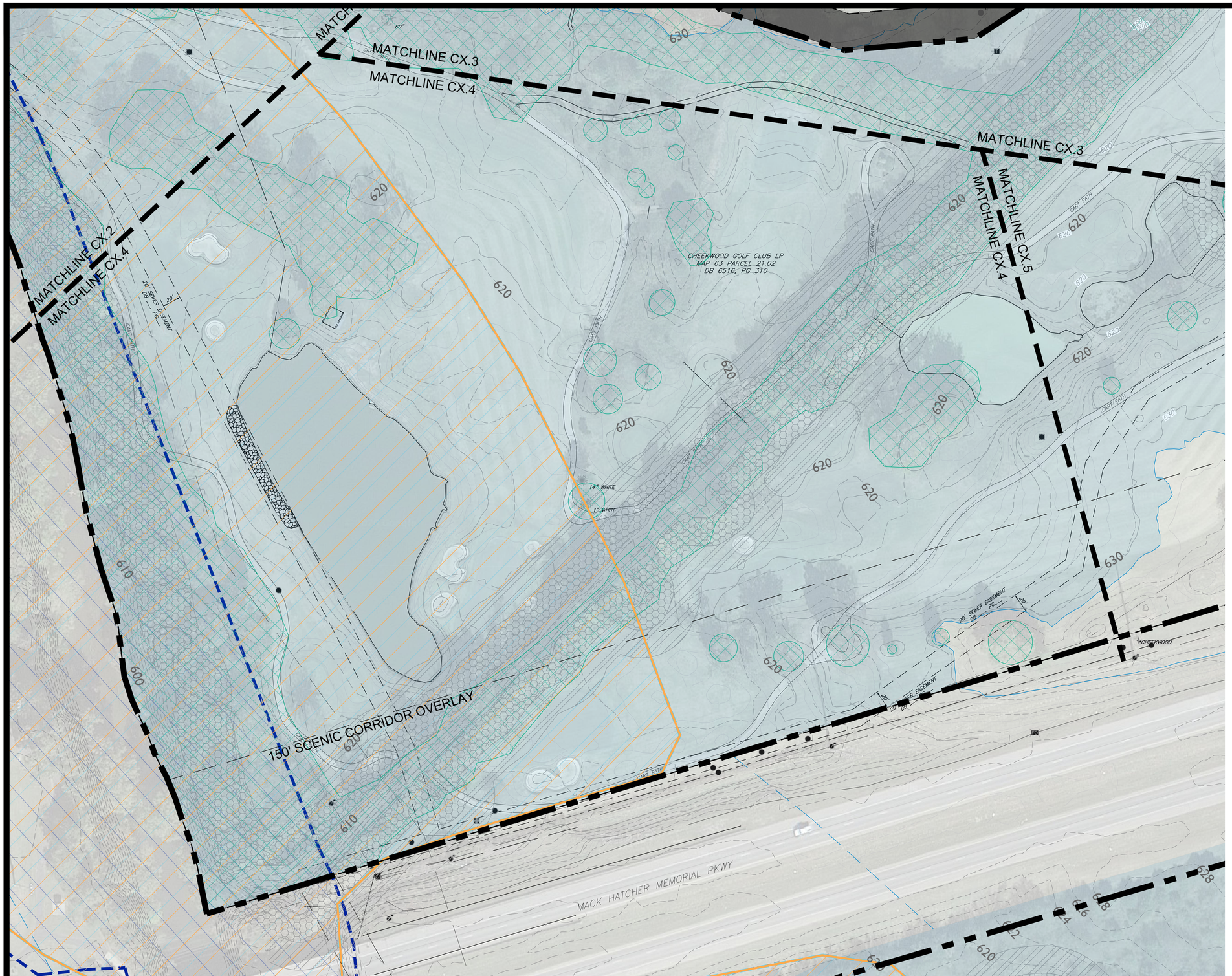
DRAKE A. REEDER
REGISTERED
COMMERCE
TENNESSEE No. 12...
LANDSCAPE ARCHITECT
03.04.2021

Revision Date

EXISTING CONDITIONS ENLARGEMENT SHEET

C1.3

COF # 7414



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GDC
GAMBLE
DESIGN
COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

CHEEKWOOD NORTH PD DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

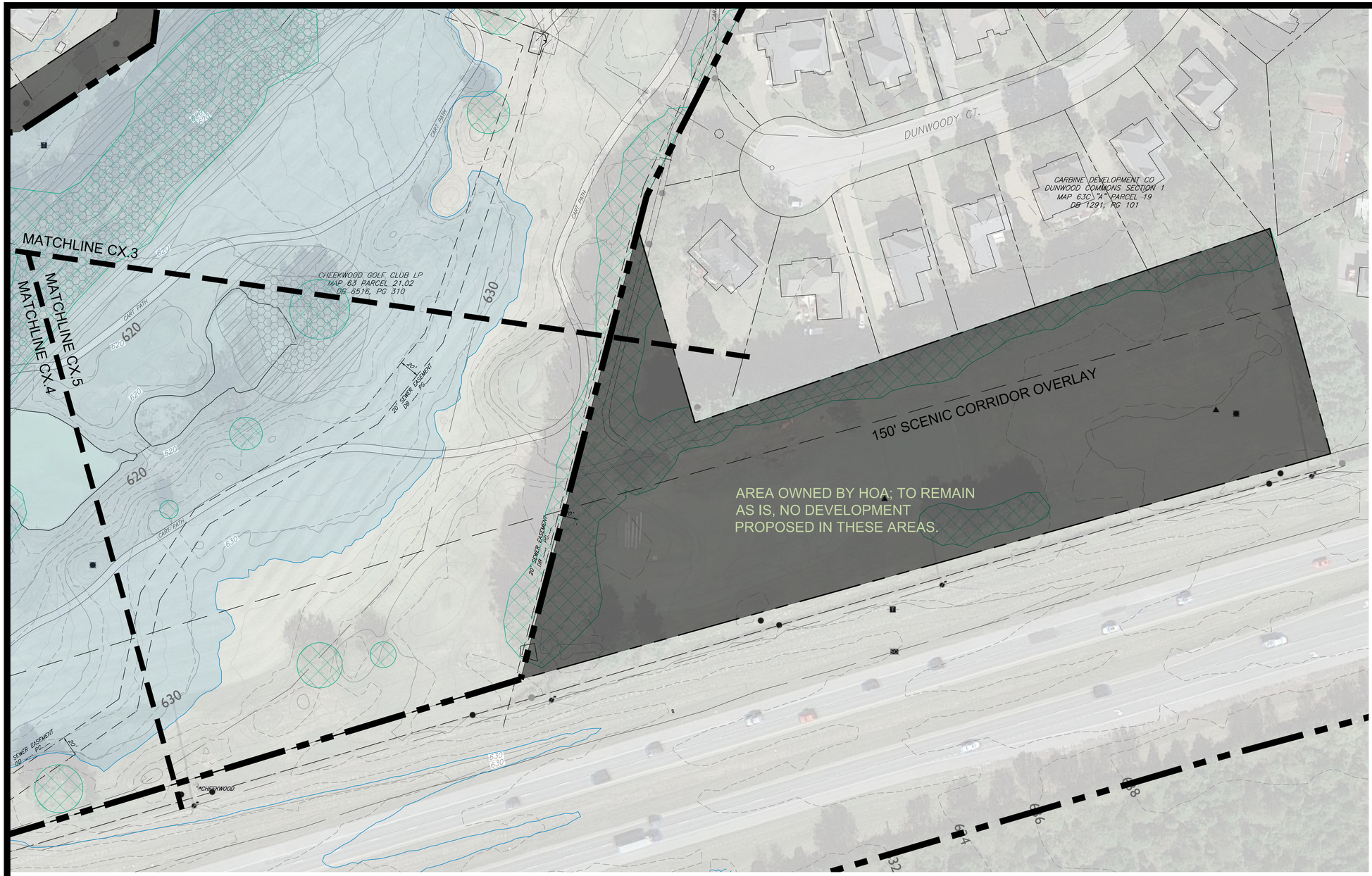
DRAKE A. REEDER
REGISTERED
COMMERCE
TENNESSEE No. 12...
LANDSCAPE ARCHITECT
03.01.2021

Revision Date

EXISTING CONDITIONS ENLARGEMENT SHEET

C1.4

COF # 7414



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CHEEKWOOD NORTH PD DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

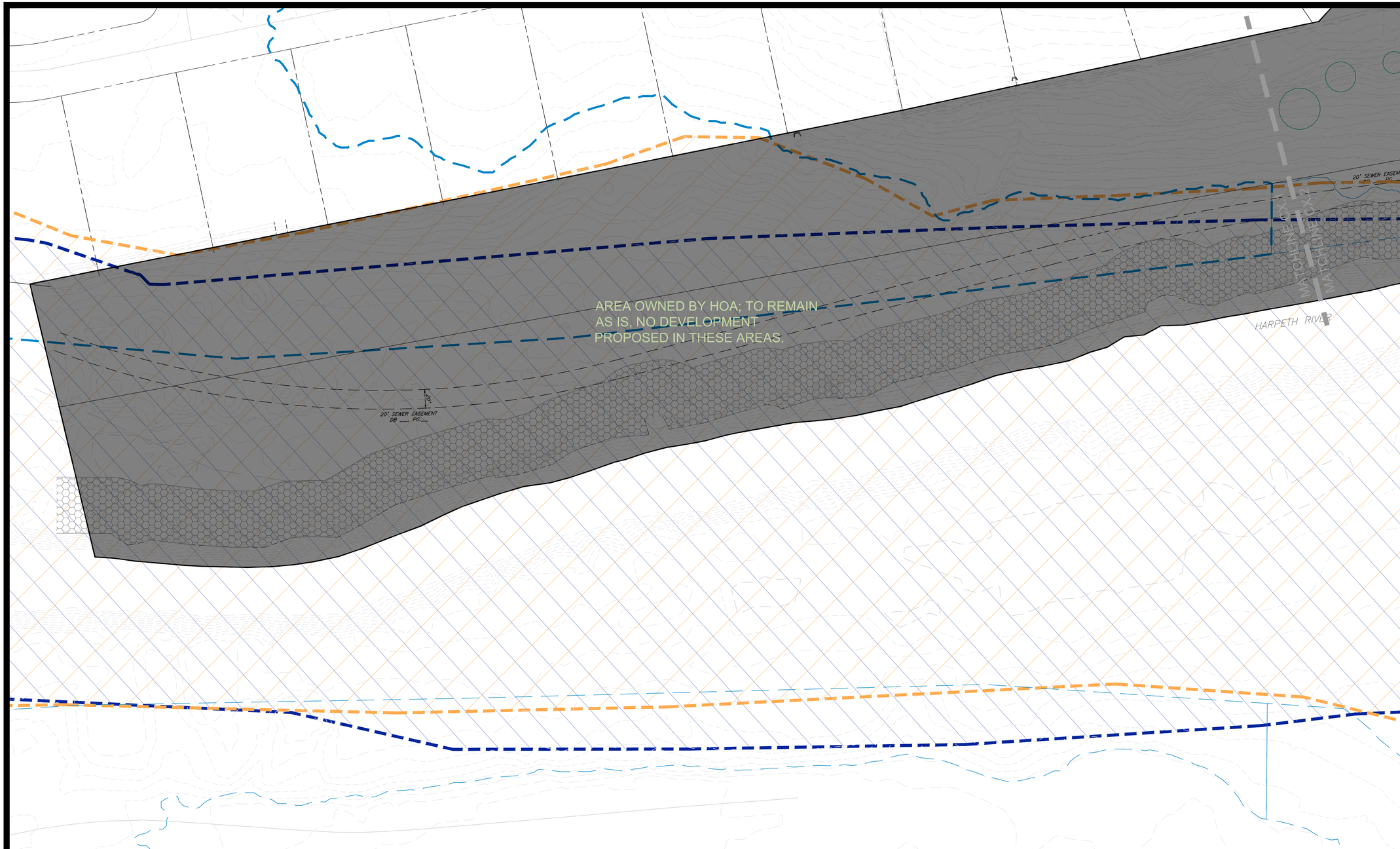
DRAKE A. REEDER
REGISTERED
COMMERCE
TENNESSEE No. 12
LANDSCAPE ARCHITECT
03.01.2021

Revision Date

EXISTING
CONDITIONS
ENLARGEMENT
SHEET
C1.5

COF # 7414


SPENCER CREEK RD.
HENDERSON RD.
SUMMIT CT.
SUMMIT CT.
SUMMIT CT



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.

KEY - DEVELOPMENT PLAN

- PRESERVED TREE CANOPY
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N

0 50 100 150

GDC
GAMBLE
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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CHEEKWOOD NORTH PD DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

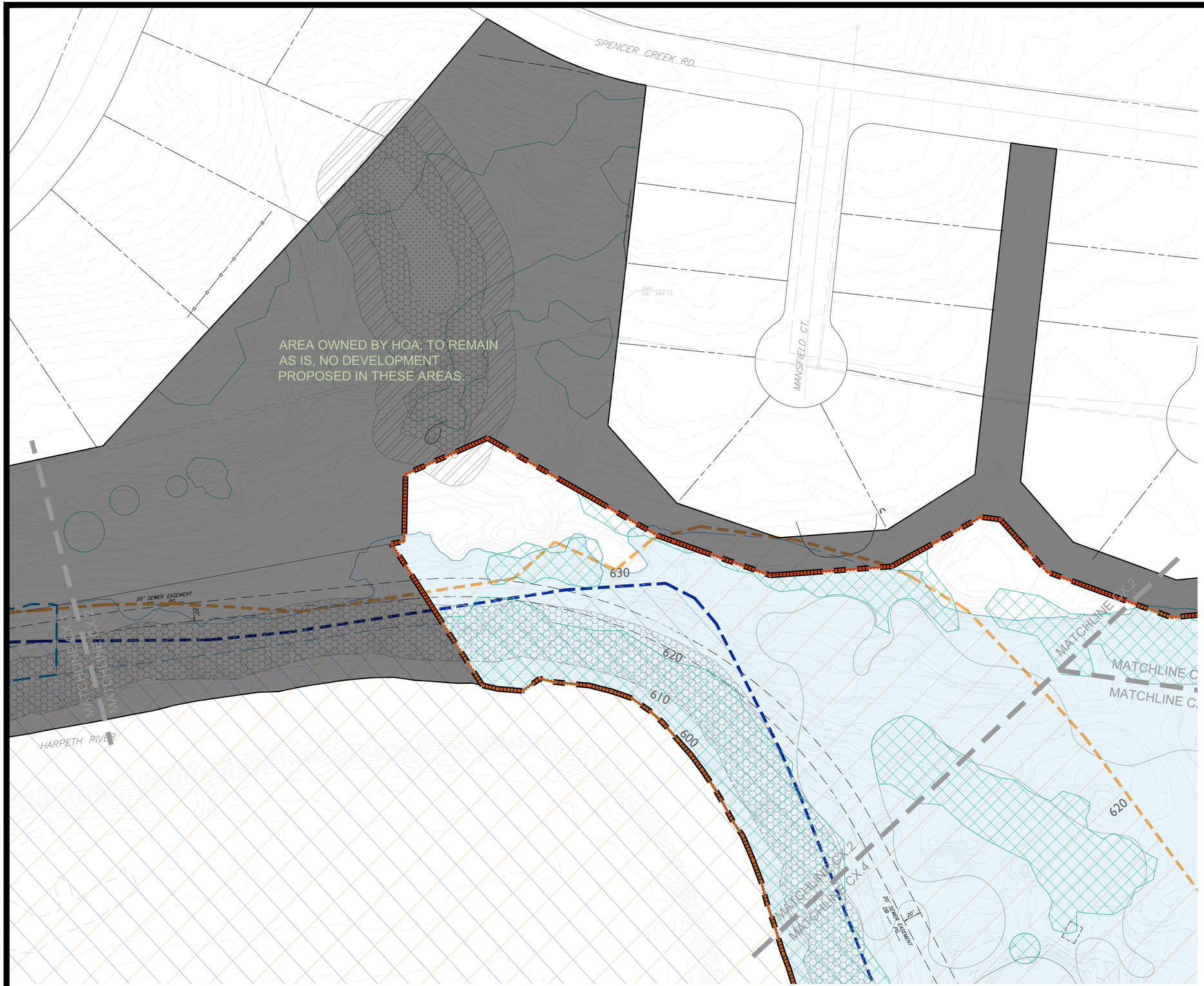
DRAKE A. REEDER
REGISTERED
COMMERCE
TENNESSEE No. 12
LANDSCAPE ARCHITECT
03.04.2021

Revision Date

DEVELOPMENT PLAN ENLARGEMENTS SHEET

C2.1

COF # 7414



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GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

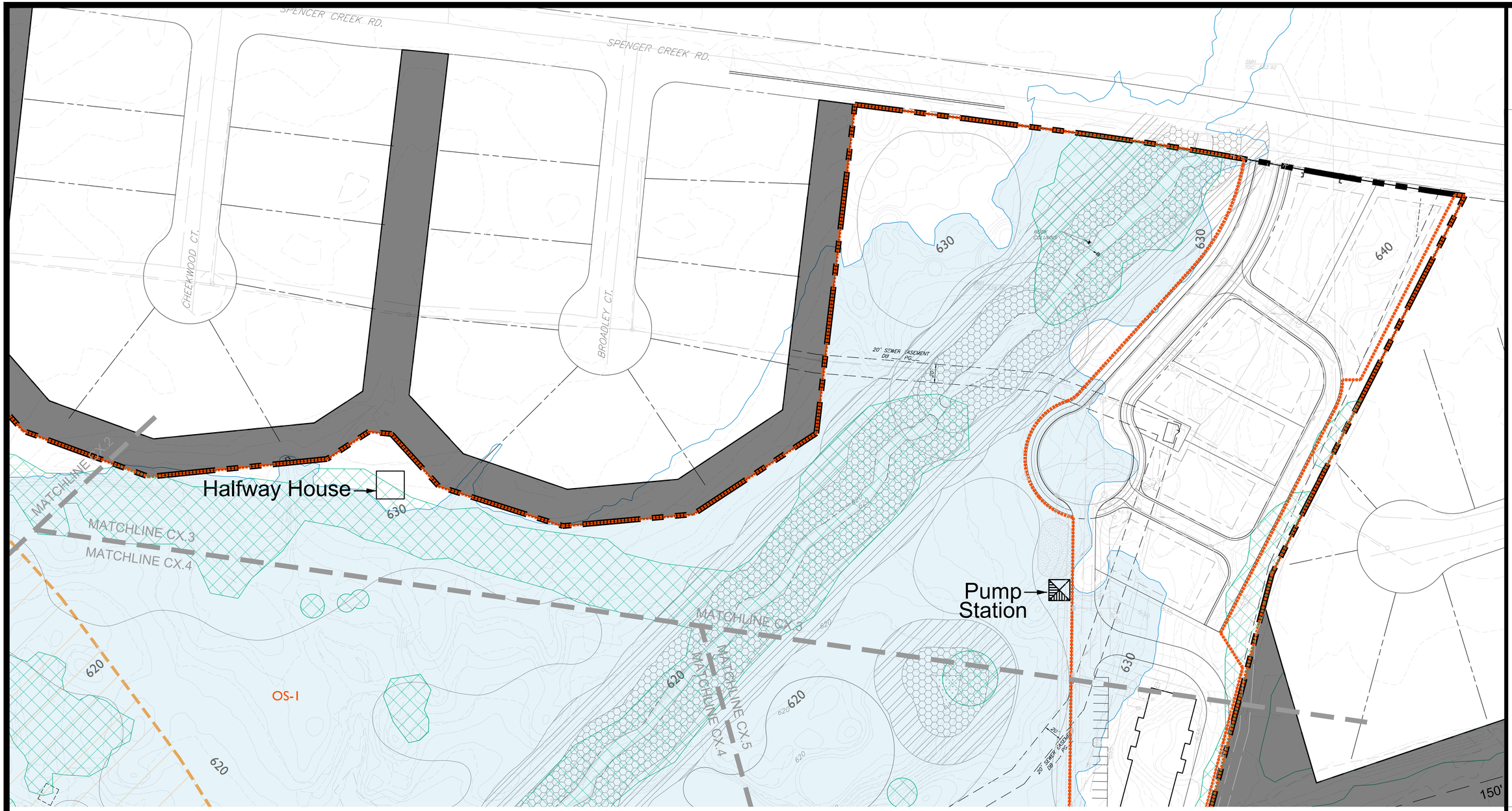
CHEEKWOOD NORTH PD DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
COMMERCE
TENNESSEE No. 12...
LANDSCAPE ARCHITECT
03.01.2021

Revision Date

DEVELOPMENT PLAN ENLARGEMENTS
SHEET
C2.2
COF # 7414



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0 50 100 150

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CHEEKWOOD NORTH PD DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

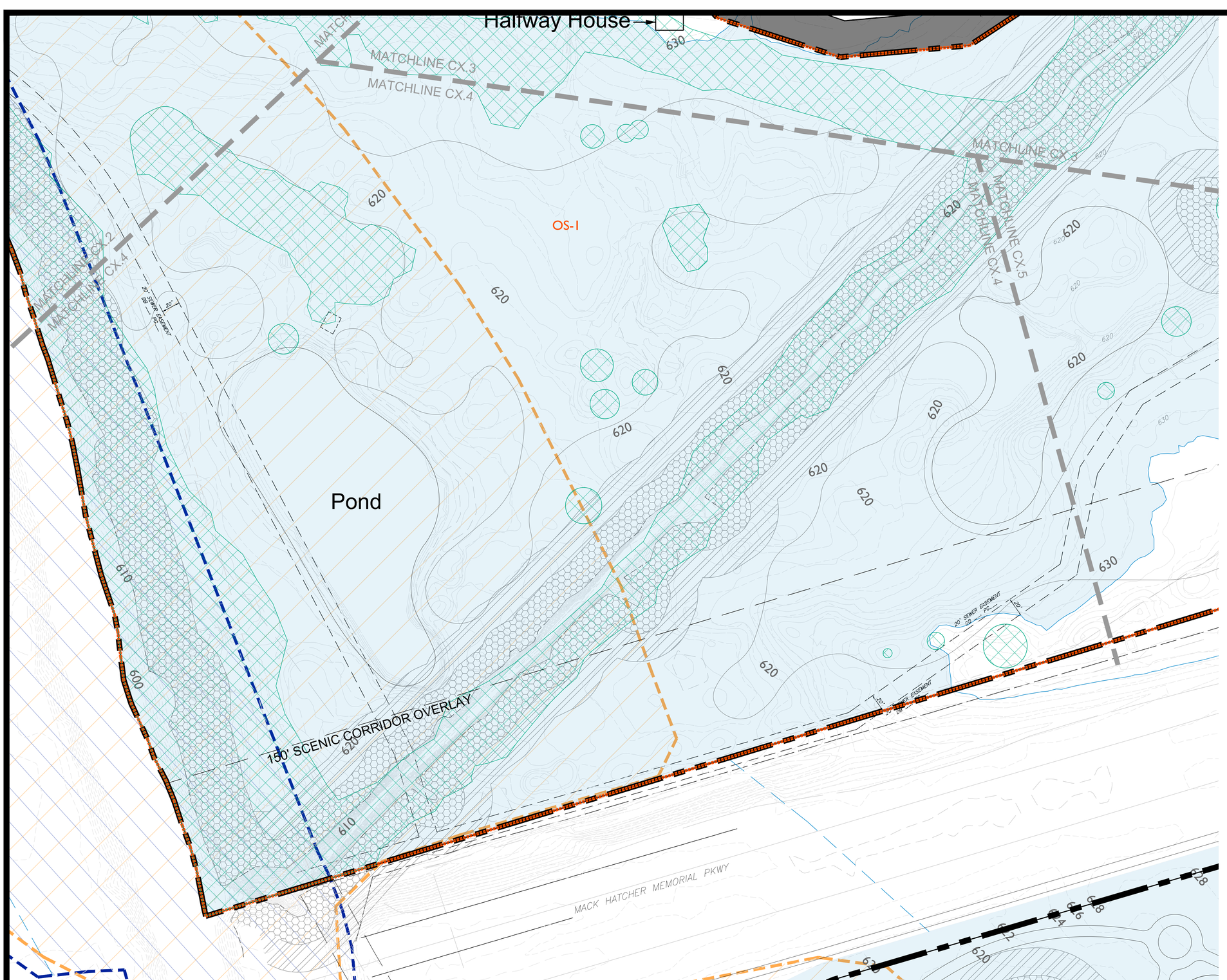
DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 329 DOUGLASS, LLC 03.01.22

Revision Date

DEVELOPMENT PLAN ENLARGEMENTS SHEET

C2.3

COF # 7414



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GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CHEEKWOOD NORTH PD DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

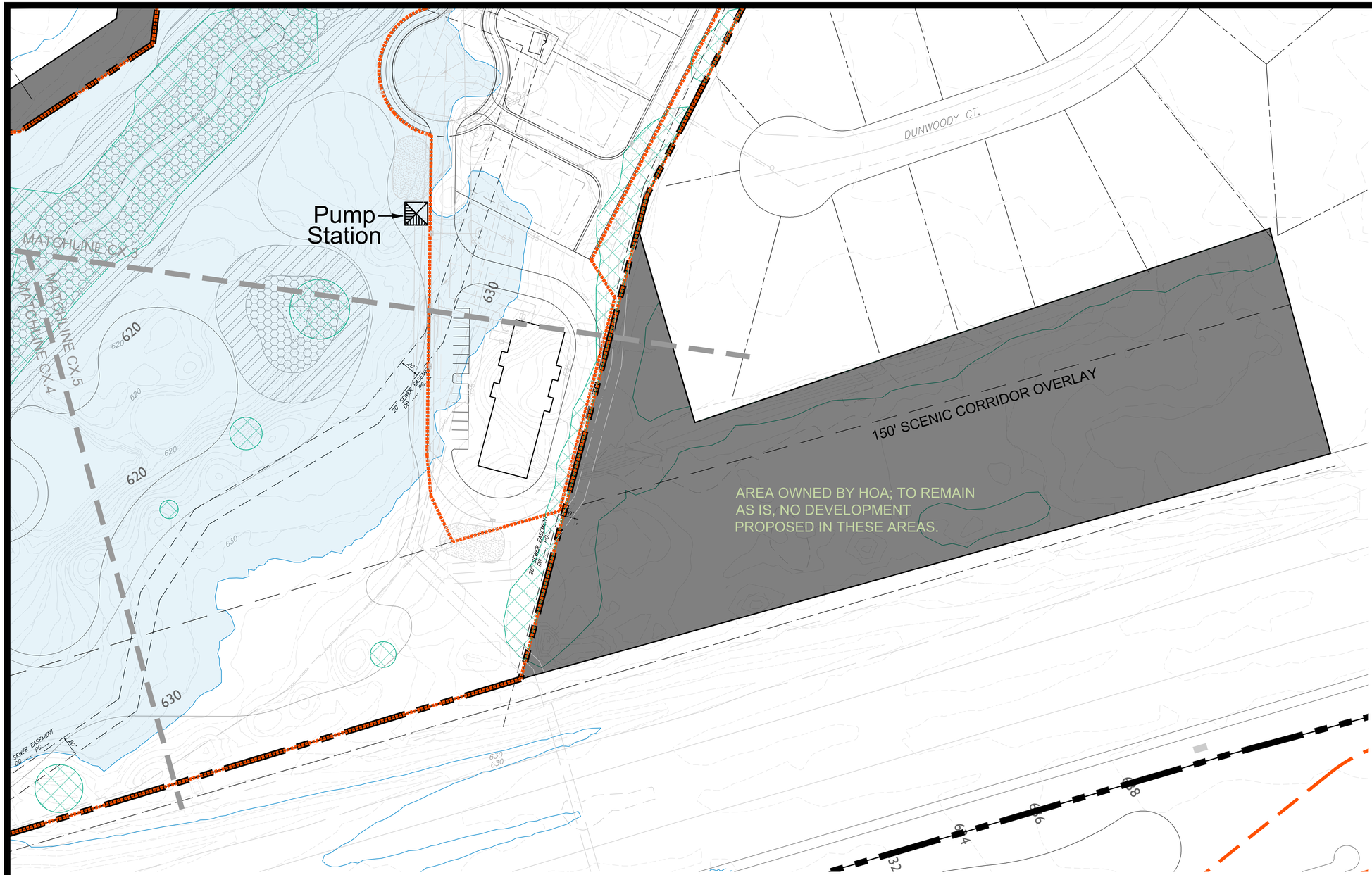
DRAKE A. REEDER
REGISTERED
COMMERCE
TENNESSEE No. 12
LANDSCAPE ARCHITECT
03.01.2021

Revision Date

DEVELOPMENT PLAN ENLARGEMENTS SHEET

C2.4

COF # 7414



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KEY - DEVELOPMENT PLAN

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GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CHEEKWOOD NORTH PD DEVELOPMENT PLAN

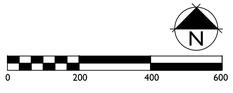
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 329 03.01.22

Revision Date

DEVELOPMENT PLAN ENLARGEMENTS
SHEET
C2.5
COF # 7414





SITE DATA CHART

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LOT WIDTH (RESIDENTIAL):	70'
LOT SIZE (RESIDENTIAL):	9,000 SF MIN
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FRONT	15'
SIDE	5'
REAR	7.5'
DWELLING UNIT COUNT (BY TYPE):	
SINGLE FAMILY:	6 UNITS
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NON-RESIDENTIAL SF (BY USE):	
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APPLICANT:	GAMBLE DESIGN COLLABORATIVE 324 LIBERTY PIKE SUITE 145 GREG GAMBLE (615) 975-5765 greg.gamble@gdc-tn.com

TREE SPECIMEN REMOVAL

NORTH PARCEL		
TREE #	DIAM"	SPECIES
101	26	MAPLE
102	40	MAPLE
103	50	LOCUST
TOTAL	116	

PROJECTED SPECIMEN TREE REMOVED: 116"
PROJECTED TREE TO BE REPLACED: 232"

NOTE: TREES FIELD SURVEYED BY LANDSCAPE ARCHITECT; SPECIMEN TREE REMOVED IS AN APPROXIMATION, ACTUAL NUMBER TO BE ESTABLISHED AT SITE PLAN

TREE CANOPY RETENTION

OVERALL SITE AREA = 35.36 AC

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	414,175 SF; 9.51 AC (27% OF SITE)
REQUIRED CANOPY PRESERVATION:	24% (99,402 SF; 2.28 AC)
PROVIDED CANOPY PRESERVATION:	379,041 SF; 8.7 AC (91.5% OF REQUIRED)

KEY - TREE PRESERVATION

- PRESERVED TREE CANOPY
- REMOVED TREE CANOPY
- REMOVED SPECIMEN TREE

TREE PROTECTION NOTES:

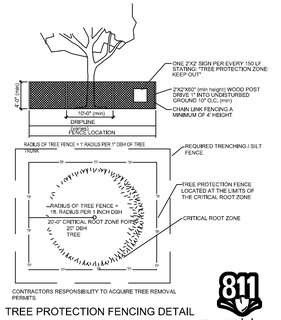
1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.

2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.

3. Any required excavation in or around the protection zone to accommodate underground services, footings, etc; shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.

4. The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.

5. Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.



TREE PROTECTION FENCING DETAIL
NTS

811 Know what's below. Call before you dig.

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CHEEKWOOD NORTH PD
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. CONVEYED 12.5.24

Revision Date

TREE PRESERVATION

SHEET
L1.0

COF # 7414



PROPOSED BUFFER AVERAGING

DEERFIELD BRANCH:

AREA OF BUFFER ENCROACHMENT:	5,179 SF
AREA OF NEW STREAM BUFFER ZONE 2:	5,185 SF

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.

KEY - BUFFER MITIGATION

- 30'/60' , ZONE 1 RIPARIAN BUFFER
- 30', ZONE 2 RIPARIAN BUFFER
- BUFFER ENCROACHMENT
- PROPOSED BUFFER AVERAGING

0 200 400 600

N

SITE DATA CHART

PROJECT NAME:	CHEEKWOOD NORTH PD
PROJECT NUMBER:	7414
ADDRESS:	285 SPENCER CREEK ROAD FRANKLIN, TN 8TH CIVIL DISTRICT
PARCEL(S):	063 02102
ACREAGE / SF OF SITE:	35.36 AC
VESTING (IF APPLICABLE):	
BASE ZONING:	PD (PLANNED DISTRICT) R-1 (RESIDENTIAL 1 DISTRICT)
PROPOSED ZONING:	PD (PLANNED DISTRICT)
ZONING OVERLAY(S):	SCO, FWO, FFO
BUILDING TYPES APPLIED:	HOUSE
FRONTAGE TYPES APPLIED:	YARD FRONTAGE
LOT WIDTH (RESIDENTIAL):	70'
LOT SIZE (RESIDENTIAL):	9,000 SF MIN
SETBACKS:	
FRONT	15'
SIDE	5'
REAR	7.5'
DWELLING UNIT COUNT (BY TYPE):	
SINGLE FAMILY:	6 UNITS
MULTIFAMILY:	N/A
NON-RESIDENTIAL SF (BY USE):	
PUMP HOUSE:	100 SF
HALF-WAY HOUSE:	1,200 SF
TURF MAINTENANCE FACILITY:	13,000 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	MAX 2 STORIES
PARKLAND DEDICATION:	6 UNITS X $4304 = $25,824
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	5% (1.77 AC)
NATURAL AREA REQUIRED:	10% (NOT REQUIRED)
TREE CANOPY RETENTION ACREAGE:	REQUIRED: 2.28 AC (24% OF TOTAL CANOPY) PROVIDED: 8.16 AC (86% OF TOTAL CANOPY)
PARKING REQUIRED (BY USE):	
SINGLE FAMILY PARKING:	SEE ATTACHED PARKING STUDY
PARKING PROVIDED (BY USE):	
SINGLE FAMILY PARKING:	SEE ATTACHED PARKING STUDY

APPLICANT:
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SUITE 145
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greg.gamble@gdc-tn.com

GDC
GAMBLE
DESIGN
COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

CHEEKWOOD NORTH PD
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
03.01.2021
TENNESSEE No.
LANDSCAPE ARCHITECT

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

STREAM BUFFER MITIGATION

SHEET
L2.0

COF # 7414

NORTH

CITY OF FRANKLIN GRADING & DRAINAGE GENERAL NOTES

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

GRADING NOTES

1. SEE C3.1-C3.4 FOR ENLARGED GRADING & DRAINAGE PLANS.
2. ALL PROPOSED GRADES SHOWN ARE FINAL GRADES, TOP OF PAVEMENT, OR GRATE ELEVATION AT THE DRAWDOWN POINT, UNLESS INDICATED OTHERWISE.
3. EARTHWORK SHALL INCLUDE CLEARING AND GRUBBING, STRIPPING AND STOCKPILING TOPSOIL, MASS GRADING, EXCAVATION, FILLING, UNDER CUT AND REPLACEMENT (IF REQUIRED), AND COMPACTION.
4. PLACE TOPSOIL OVER THE SUBGRADE OF UNPAVED, DISTURBED AREAS TO A DEPTH INDICATED ON THE LANDSCAPE PLANS (6" MINIMUM).
5. ALL SLOPES IN NON-PAVED AREAS SHALL BE 3:1 (HORIZONTAL:VERTICAL) MAXIMUM UNLESS NOTED OTHERWISE.
6. USE EROSION CONTROL BLANKETS FOR ALL SLOPES 4:1 OR GREATER. USE EROSION CONTROL MATTING ALONG CHANNEL INVERTS.
7. ALL EXCESS SOIL MATERIALS AND OTHER MATERIAL NOT SUITABLE FOR REUSE SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED. THESE MATERIALS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER, IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE SITE EARTHWORK BY IMPORTING OR EXPORTING AS NECESSARY TO ACHIEVE DESIGN GRADES.
9. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT O.S.H.A. PROVISIONS AND THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION, ISSUED BY THE AGC OF AMERICA, INCORPORATED, AND THE SAFETY AND HEALTH REGULATIONS OF CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
10. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE THROUGH THE SITE DURING ALL PHASES OF CONSTRUCTION.
11. ADDITIONAL FILL MATERIAL IS NOT PERMITTED TO BE PLACED IN THE FLOODPLAIN.
12. INFILTRATION TEST RESULTS MAY ALLOW FOR REDUCTION OF STORMWATER PIPING.
13. PROPOSED GRADES TO GENERALLY MATCH EXISTING.



LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING ADJOINING PROPERTY LINE
- EXISTING SOIL BOUNDARY
- ArB2 — EXISTING SOIL TYPE LABEL
- EXISTING ROADWAY CENTERLINE
- EXISTING GUARD RAIL
- EXISTING BRIDGE
- EXISTING EDGE OF PAVEMENT
- EXISTING STRUCTURE
- EXISTING TOP OF BANK
- EXISTING 150' MACK HATCHER SETBACK
- FEMA REGULATORY FLOODWAY (EFFECTIVE)
- FEMA REGULATORY FLOODWAY (PRELIMINARY)
- FEMA 1% ANNUAL CHANCE FLOOD HAZARD BOUNDARY
- FEMA 0.2% ANNUAL CHANCE FLOOD HAZARD BOUNDARY
- EXISTING STREAM
- EXISTING WETLAND
- EXISTING STREAM BUFFER
- EXISTING RIPARIAN BUFFER ZONE 1
- EXISTING RIPARIAN BUFFER ZONE 2
- 800 — PROPOSED MAJOR CONTOUR
- 649 — PROPOSED MINOR CONTOUR
- LOD — PROPOSED LIMITS OF DISTURBANCE
- PROPOSED TREE PROTECTION
- ST — PROPOSED STORM PIPE
- PROPOSED STORM INLET
- PROPOSED ENDWALL
- PROPOSED BIORETENTION BASIN
- PROPOSED EXTRUDED CURB
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED BUILDING
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- PROPOSED ACCESS EASEMENT
- PROPOSED TEE-BOX LIMITS
- PROPOSED FAIRWAY LIMITS
- PROPOSED GREEN
- PROPOSED BUNKER
- E — PROPOSED UNDERGROUND ELECTRIC LINE
- OH-E — PROPOSED OVERHEAD ELECTRIC LINE
- PROPOSED ELECTRIC POLE
- PROPOSED TRANSFORMER
- SAN — PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- W — PROPOSED WATER LINE

IMPACT STATEMENT

CHEEKWOOD GOLF COURSE WILL HANDLE ITS GRADING AND DRAINAGE IN THE FOLLOWING MANNER. ON-SITE STORMWATER DETENTION WILL BE USED ALONG WITH OTHER PERMANENT STORMWATER BMPS AND GREEN INFRASTRUCTURE TO MEET THE INTENT OF THE CURRENT REGULATIONS AT THE TIME OF SUBMITTAL. THE PROJECT INTENT IS TO ACHIEVE STORM WATER QUALITY THROUGH ON-SITE MEASURES. THE DESIGN TEAM WILL SUBMIT A C.O.F. LONG TERM MAINTENANCE PLAN AND AGREEMENT TO C.O.F. WITH CONSTRUCTION DRAWINGS.

STORMWATER NARRATIVE

STORMWATER MANAGEMENT FOR THE CHEEKWOOD GOLF COURSE DEVELOPMENT WILL BE HANDLED IN THE FOLLOWING MANNER. STORMWATER QUALITY FOR THE PROJECT WILL BE PROVIDED ON-SITE UTILIZING BIORETENTION. THIS BMP WILL BE INCORPORATED INTO THE DESIGN OF THE SITE. THE SITE DISCHARGES DIRECTLY INTO DEERFIELD BRANCH AND HARPETH RIVER, WHICH HAVE SUFFICIENT HYDROLOGIC CAPACITY TO HANDLE POST-DEVELOPMENT FLOWS. IN LIGHT OF SIMILAR REQUIREMENTS THE CITY OF FRANKLIN CURRENTLY HAS, AUDUBON INTERNATIONAL (AI) ENVIRONMENTAL MANAGEMENT GUIDELINES WILL BE UTILIZED WITH THE DESIGN OF THE SITE. THE SITE WILL STRIVE FOR AI CERTIFICATION.

SITE BMP SUMMARY CHART

BMP	DRAINAGE AREA TREATED
BIORETENTION	132,344 SQ. FT.

POST-DEVELOPMENT GRADING & DRAINAGE DATA CHART

SITE AREA:	57.6 AC
IMPERVIOUS AREA:	1.4 AC
DISTURBED AREA:	23.1 AC
Rv VALUE:	0.037
WEIGHTED CN:	79

POST-DEVELOPMENT PEAK FLOW EVENTS:

2-YEAR:	141.43 CFS
5-YEAR:	196.27 CFS
10-YEAR:	241.45 CFS
25-YEAR:	306.12 CFS
50-YEAR:	359.14 CFS
100-YEAR:	414.63 CFS

REFERENCE

EXISTING CONDITIONS SHOWN ON THIS PLAN ORIGINATE FROM A SURVEY PERFORMED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. DATED DECEMBER 2020 AND EXISTING UTILITY INFORMATION PROVIDED BY THE CITY OF FRANKLIN IN JANUARY 2021. ALL INFORMATION SHOWN SHALL BE ASSUMED TO BE APPROXIMATE AND FOR PLANNING PURPOSES ONLY.

PRELIMINARY NOT FOR CONSTRUCTION

SCALE IN FEET
0 200 400

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117 SEABOARD LANE - FRANKLIN, TN - 37067
615-333-7797 - 800-763-2326
www.cecinc.com

CHEEKWOOD NORTH PD DEVELOPMENT PLAN

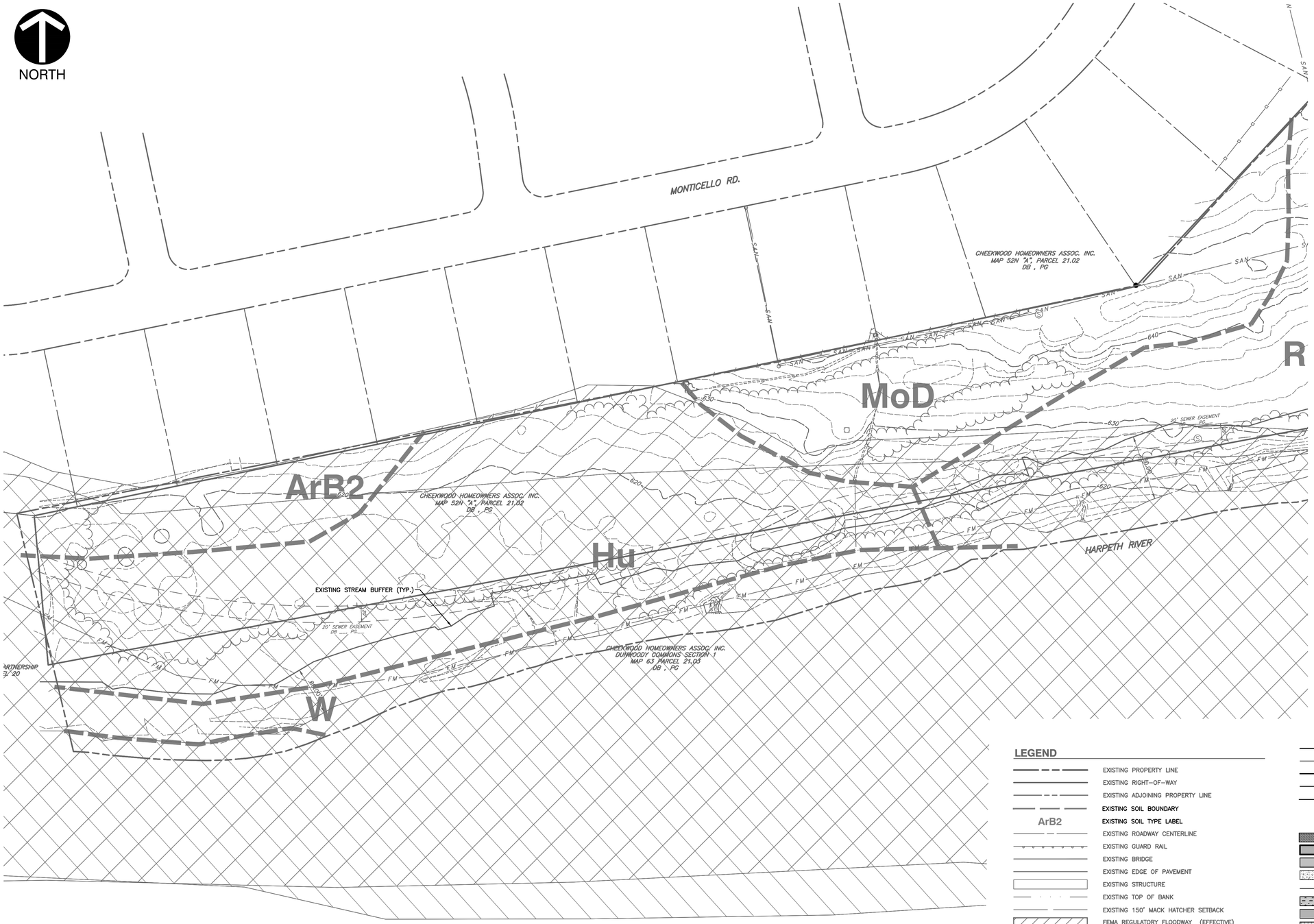
Franklin, Williamson County, Tennessee

SAMANTHA HALEY SEARCY
REGISTERED ENGINEER
AGRICULTURE
COMMERCIAL
RESIDENTIAL
No. 120184
STATE OF TENNESSEE

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

OVERALL GRADING AND DRAINAGE PLAN
SHEET
C3.0
COF # 7414

NORTH



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- 640 — PROPOSED MINOR CONTOUR
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NOT FOR CONSTRUCTION

SCALE IN FEET
0 60 120

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CHEEKWOOD NORTH PD
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

SAMANTHA HALEY SCARBROUGH
REGISTERED ENGINEER
AGRICULTURE
01/04/2021
COMMERCE
No. 120144
STATE OF TENNESSEE

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

GRADING AND DRAINAGE PLAN

SHEET
C3.1
COF # 7414

NORTH

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- PROPOSED SANITARY SEWER CLEANOUT
- W — PROPOSED WATER LINE

SPENCER CREEK RD.

MANSFIELD CT.

CHEEKWOOD CT.

HbC2

Eg

ArB2

Rc

MoD

ArA

3P

2P

4P

8P

EXISTING STREAM BUFFER (TYP.)

30' SEWER EASEMENT PG

RIVER

WILLIAMSON COUNTY
MAP 63 PARCEL 20.04
DB 7158, PG 436

CHEEKWOOD GOLF CLUB
MAP 63 PARCEL 21.01
DB 6516, PG 370

REFERENCE

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0 60 120

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CHEEKWOOD NORTH PD
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

SAMANTHA HALEY SEARCY
REGISTERED ENGINEER
AGRICULTURE
No. 120148
COUNCIL
STATE OF TENNESSEE
DATE: 10/01/2021

Revision Date
1 _____
2 _____
3 _____
4 _____

GRADING AND DRAINAGE PLAN

SHEET
C3.2

COF # 7414



LEGEND

	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING ADJOINING PROPERTY LINE
	EXISTING SOIL BOUNDARY
ArB2	EXISTING SOIL TYPE LABEL
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CHEEKWOOD NORTH PD DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

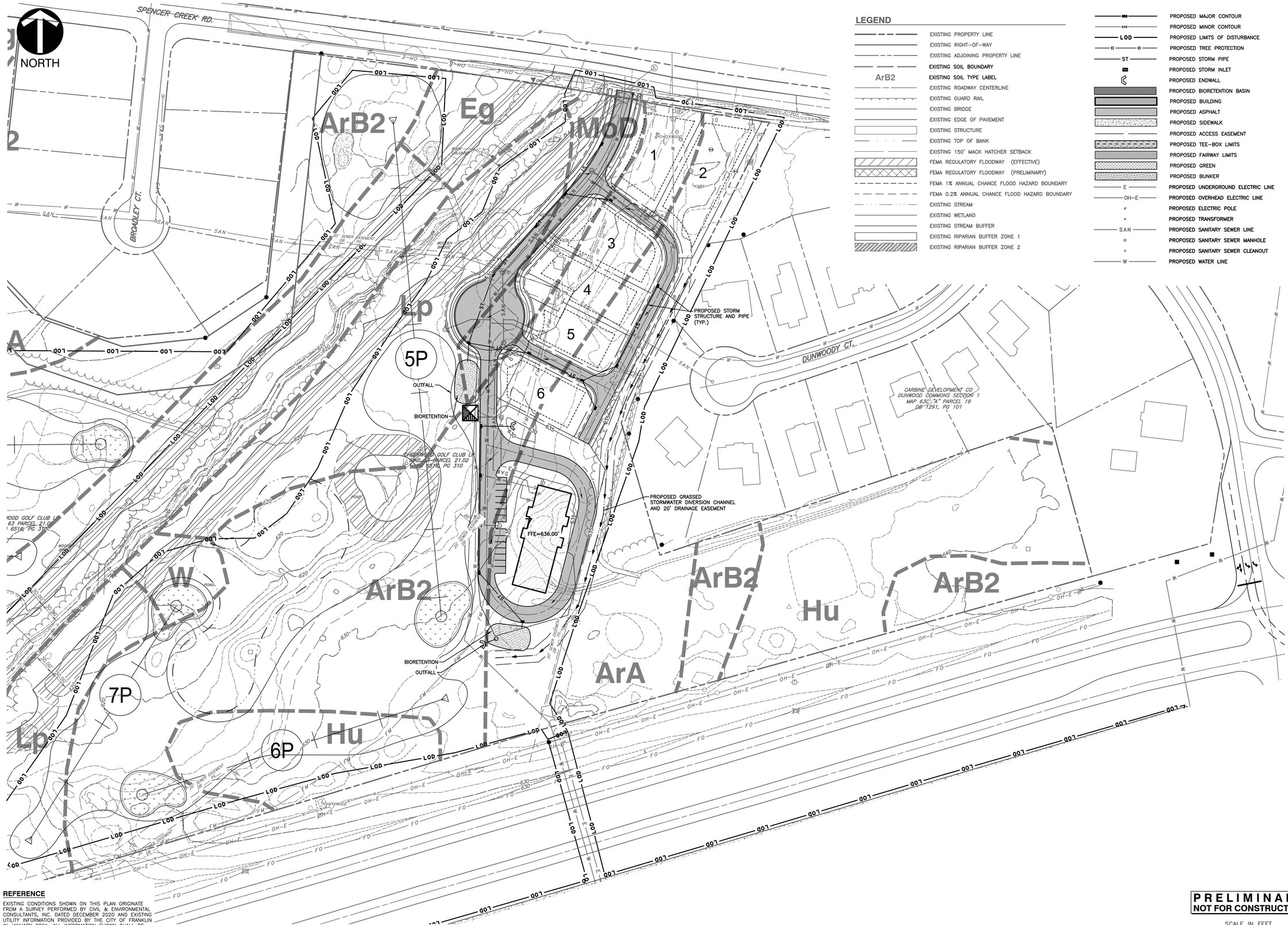
SAMANTHA HALEY SEARCY
REGISTERED ENGINEER
AGRICULTURE
No. 03/04/2021
COMMERCE
No. 120144
STATE OF TENNESSEE

Revision Date

GRADING AND DRAINAGE PLAN

SHEET
C3.3

COF # 7414



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STATE OF TENNESSEE

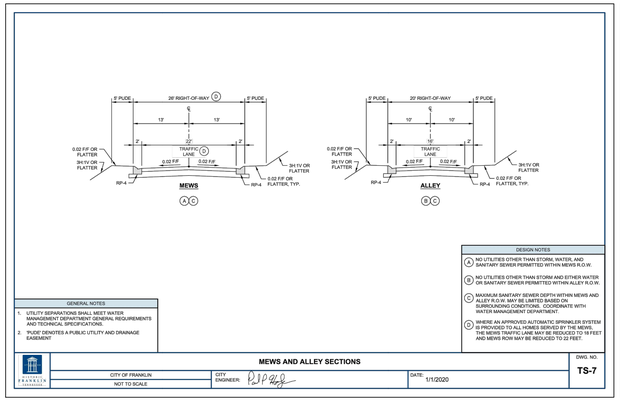
Revision Date

GRADING AND DRAINAGE PLAN

SHEET
C3.4

COF # 7414

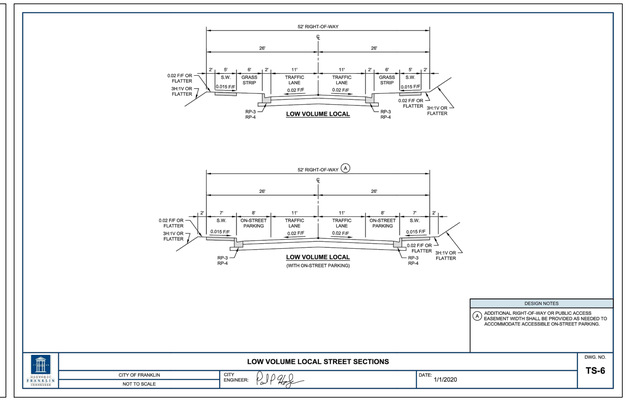
NORTH



GENERAL NOTES
1. UTILITY SEPARATIONS SHALL MEET WATER MANAGEMENT DEPARTMENT GENERAL REQUIREMENTS AND TECHNICAL SPECIFICATIONS.
2. 'PUDE' DENOTES A PUBLIC UTILITY AND DRAINAGE EASEMENT

DESIGN NOTES
A NO UTILITIES OTHER THAN STORM, WATER, AND SANITARY SEWER PERMITTED WITHIN MEWS R.O.W.
B NO UTILITIES OTHER THAN STORM AND EITHER WATER OR SANITARY SEWER PERMITTED WITHIN ALLEY R.O.W.
C MAXIMUM SANITARY SEWER DEPTH WITHIN MEWS AND ALLEY R.O.W. MAY BE LIMITED BASED ON SURROUNDING CONDITIONS. COORDINATE WITH WATER MANAGEMENT DEPARTMENT
D WHERE AN APPROVED AUTOMATIC SPRINKLER SYSTEM IS PROVIDED TO ALL HOMES SERVED BY THE MEWS, THE MEWS TRAFFIC LANE MAY BE REDUCED TO 18 FEET AND MEWS ROW MAY BE REDUCED TO 22 FEET.

MEWS AND ALLEY SECTIONS			DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER: RJP	DATE: 1/1/2020	TS-7
NOT TO SCALE			



DESIGN NOTES
A ADDITIONAL RIGHT-OF-WAY OR PUBLIC ACCESS EASEMENT WIDTH SHALL BE PROVIDED AS NEEDED TO ACCOMMODATE ACCESSIBLE ON-STREET PARKING.

LOW VOLUME LOCAL STREET SECTIONS			DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER: RJP	DATE: 1/1/2020	TS-6
NOT TO SCALE			



REFERENCE

EXISTING CONDITIONS SHOWN ON THIS PLAN ORIGINATE FROM A SURVEY PERFORMED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. DATED DECEMBER 2020 AND EXISTING UTILITY INFORMATION PROVIDED BY THE CITY OF FRANKLIN IN JANUARY 2021. ALL INFORMATION SHOWN SHALL BE ASSUMED TO BE APPROXIMATE AND FOR PLANNING PURPOSES ONLY.

ROADWAY NETWORK NARRATIVE

THE ROADWAY NETWORK ADJACENT TO THE CHEEKWOOD GOLF COURSE HAS BEEN TAKEN INTO ACCOUNT WITH A TRAFFIC STUDY. CONSTRUCTION WILL OCCUR IN TWO PHASES. TRAFFIC CONTROL PLANS WILL BE USED WHEN WORK OCCURS IN THE RIGHT OF WAY. SUBJECT PROPERTY IS LOCATED IN THE CENTRAL FRANKLIN CHARACTER AREA.

ROADWAY NETWORK IMPACT STATEMENT

THE CONSTRUCTION OF THE CHEEKWOOD GOLF COURSE WILL DECREASE TRIPS BY −134 PER DAY AT THE INTERSECTION OF ALDERSGATE WAY AND MACK HATCHER PARKWAY.

R.O.W. AND & ACCESS DATA CHART

DAILY TRIP GENERATION:	−134 VEH. PER DAY
PEAK HOUR TRIP GENERATION:	AM: −6 VEH. PER HOUR PM: −20 VEH. PER HOUR
TRAFFIC IMPACT STUDY REQUIRED:	YES
CIRCULATION PLAN REQUIRED:	NO

ADDITIONAL NOTES

DUMPSTER ACCESS TO BE PROVIDED AT EXISTING CHEEKWOOD GOLF CLUB MAINTENANCE FACILITY ACROSS MACK HATCHER MEMORIAL PARKWAY. ROLLOUT CANS WILL BE PROVIDED AT THE SITE.

CONNECTIVITY INDEX CALCULATION

CONNECTIVITY INDEX = LINES/NODES

4/2 = 2

LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT−OF−WAY
- EXISTING ADJOINING PROPERTY LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING GUARD RAIL
- EXISTING BRIDGE
- EXISTING EDGE OF PAVEMENT
- EXISTING STRUCTURE
- EXISTING TOP OF BANK
- EXISTING 150' MACK HATCHER SETBACK
- FEMA REGULATORY FLOODWAY (EFFECTIVE)
- FEMA REGULATORY FLOODWAY (PRELIMINARY)
- FEMA 1% ANNUAL CHANCE FLOOD HAZARD BOUNDARY
- FEMA 0.2% ANNUAL CHANCE FLOOD HAZARD BOUNDARY
- EXISTING SANITARY SEWER LINE
- EXISTING OVERHEAD WIRE
- EXISTING STREAM
- EXISTING WETLAND
- EXISTING STREAM BUFFER
- EXISTING RIPARIAN BUFFER ZONE 1
- EXISTING RIPARIAN BUFFER ZONE 2
- PROPOSED EXTRUDED CURB
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED BUILDING
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- PROPOSED ACCESS EASEMENT
- PROPOSED TEE−BOX LIMITS
- PROPOSED FAIRWAY LIMITS
- PROPOSED GREEN
- PROPOSED BUNKER
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED OVERHEAD ELECTRIC LINE
- PROPOSED ELECTRIC POLE
- PROPOSED TRANSFORMER
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED WATER LINE
- CONNECTIVITY LINKS (4)
- CONNECTIVITY NODES (2)

CITY OF FRANKLIN 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 ONSITE DURING CONSTRUCTION.
3. 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.

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE IN FEET
0 200 400

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CEC
Civil & Environmental Consultants, Inc.
117 SEABOARD LANE · FRANKLIN, TN · 37067
615-333-7797 · 800-763-2326
www.cecinc.com

CHEEKWOOD NORTH PD DEVELOPMENT PLAN

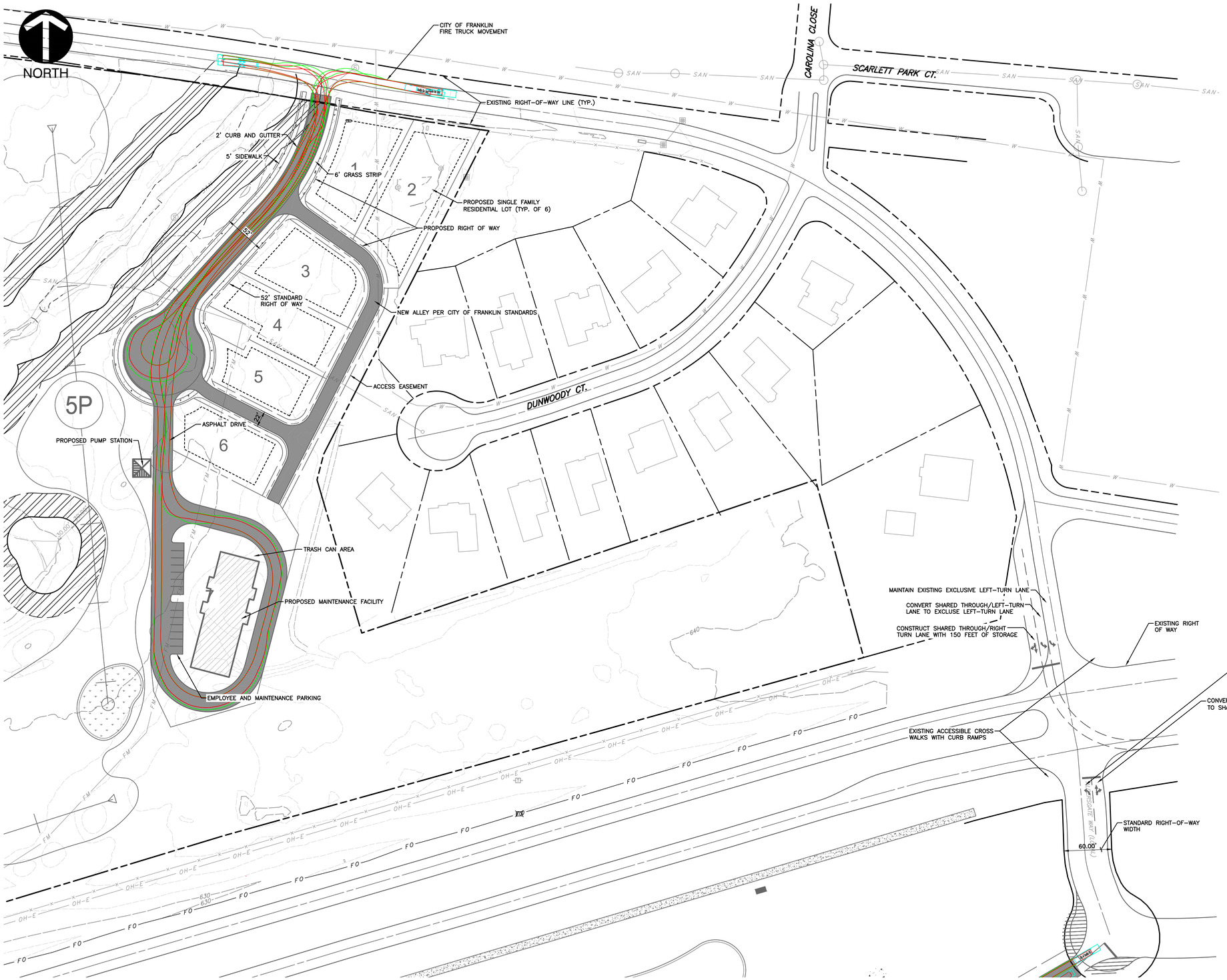
Franklin, Williamson County, Tennessee

SAMANTHA HALEY SEARCY
REGISTERED ENGINEER
STATE OF TENNESSEE
No. 120144
01/04/2021
CERTIFICATE OF AUTHORIZATION No. 3709

Revision Date
1 _____
2 _____
3 _____
4 _____

OVERALL ROW AND ACCESS PLAN

SHEET
C4.0
COF # 7414



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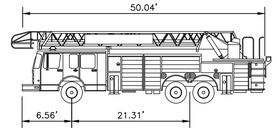
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED WATER LINE



CITY OF FRANKLIN FIRETRUCK DETAIL

N.T.S.

APPARATUS SPECIFICATIONS:

NUMBER OF FRONT AXLES =	1
FRONT TRACK WIDTH =	8'
WHEELS ON EACH FRONT AXLE =	2
NUMBER OF REAR ALES =	2
REAR TRACK WIDTH =	8'
WHEEL BASE =	21.316' (FRONT AXLE TO REAR AXLE)
REAR AXLE SPACING =	4.417'
BODY LENGTH =	50.0417'
WIDTH =	8.333'
REAR OVERHANG =	22.144'
BODY STYLE =	FIRE TRUCK
TURNING RADIUS WALL TO WALL =	42'
MINIMUM DESIGN SPEED =	5 M.P.H.

REFERENCE

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PRELIMINARY
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SCALE IN FEET
0 60 120

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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www.cecinc.com

CHEEKWOOD NORTH PD DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

SAMANTHA HALEY SEARCY
REGISTERED ENGINEER
AGENT OF RECORD
CERTIFICATE NUMBER
120904
STATE OF TENNESSEE
11/04/2021

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

ENLARGED ROW AND ACCESS PLAN

SHEET
C4.1
COF # 7414

NORTH

GENERAL UTILITY NOTES

1. INVESTIGATION, LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES, GAS LINES, AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS. INSTALL UTILITIES PRIOR TO PAVEMENT CONSTRUCTION.
3. ALL TRENCH SPOILS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED AND SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFF SITE AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
4. ADJUST ALL EXISTING UTILITY SURFACE FEATURES INCLUDING BUT NOT LIMITED TO CASTINGS, VALVE BOXES, PEDESTALS, CLEANOUTS, ETC. TO MATCH PROPOSED FINISHED GRADES, UNLESS OTHERWISE INDICATED.
5. CONTRACTOR SHALL COORDINATE WITH EACH UTILITY PROVIDER THE INSTALLATION OF UTILITY CONDUITS FOR TELEPHONE, ELECTRIC, GAS, IRRIGATION, ETC. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR FOR THE TRENCHING AND CONDUIT INSTALLATION.
6. THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING UTILITY DEPARTMENT INSPECTION COSTS.
7. THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE APPROVED CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT.
8. THE CONTRACTOR SHALL ENSURE THAT ALL ROOFTOP MECHANICAL EQUIPMENT IS COMPLETELY SCREENED BY THE PROPOSED BUILDING PARAPET FROM ALL DIRECTIONS AND OFF SITE VIEWS. THE CHANGE OUT OF ANY EQUIPMENT TO A LARGER DIMENSIONAL HEIGHT OR MOUNTING HEIGHT WILL REQUIRE THAT THE BUILDING PARAPET BE RAISED TO MEET CITY OF FRANKLIN SCREENING REQUIREMENTS.

WATER UTILITY NOTES

1. WATER MATERIALS AND INSTALLATION WILL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE CITY OF FRANKLIN.
2. BACKFLOW DEVICE TO REMAIN ACCESSIBLE AT ALL TIMES.
3. IRRIGATION TO BE HANDLED VIA EXISTING WITHDRAWAL PERMIT FROM THE HARPETH RIVER.

SANITARY SEWER NOTES

1. ALL SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE CITY OF FRANKLIN.
2. AFTER COMPLETION OF THE SANITARY SEWER, THE DEVELOPER IS RESPONSIBLE FOR THE TELEVISING OF THE LINES PRIOR TO FINAL ACCEPTANCE. THE VIDEOTAPING MUST BE COORDINATED WITH THE CITY OF FRANKLIN. ALL COSTS WILL BE BORNE BY THE DEVELOPER.
3. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.

UTILITY PLAN IMPACT STATEMENT

THE NORTHERN PORTION OF THE CHEEKWOOD GOLF COURSE IS EXPECTED TO CONSUME 2,350 GALLONS PER DAY OF WATER AND GENERATE 2,350 GALLONS PER DAY OF WASTEWATER.

UTILITY PLAN NARRATIVE

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION, CITY OF FRANKLIN, AND ATMOS ENERGY WILL WORK WITH ENGINEERS AND CONTRACTORS.

WATER & SEWER DATA CHART

FACILITY TYPE:	MAINTENANCE FACILITY AND 6 RESIDENTIAL LOTS
UNIT FLOW IN GPD:	2,350
TOTAL FLOW IN GPD:	2,350
STATIC PRESSURE OF NEAREST FIRE HYDRANT	95 PSI
DYNAMIC PRESSURE OF NEAREST FIRE HYDRANT:	92 PSI

LEGEND

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- EXISTING STREAM
- EXISTING WETLAND
- EXISTING STREAM BUFFER
- EXISTING RIPARIAN BUFFER ZONE 1
- EXISTING RIPARIAN BUFFER ZONE 2
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED TREE PROTECTION
- PROPOSED STORM PIPE
- PROPOSED STORM INLET
- PROPOSED ENDWALL
- PROPOSED BIORETENTION BASIN
- PROPOSED EXTRUDED CURB
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED BUILDING
- PROPOSED ASPHALT
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- PROPOSED TRANSFORMER
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED WATER LINE



CONTACT LIST

ELECTRIC SERVICE

MTEMC
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
PHONE: 615-595-4685
CONTACT: ROGER JENKINS
E-MAIL: rjenkins@mtemc.com

TELEPHONE SERVICE

AT&T
500 LIBERTY PIKE
FRANKLIN, TN 37064
PHONE: 615-595-7816
CONTACT: DAVID TUTTEROW
E-MAIL: dt8243@att.com

GAS SERVICE

ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: 615-794-2596
CONTACT: FRED NEU
E-MAIL: fred.neu@atmosenergy.com

ENGINEERING

FRANKLIN ENGINEERING DEPARTMENT
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6676
CONTACT: LANCE FITTRO
E-MAIL: lance.fittro@franklintn.gov

CABLE TV SERVICE

COMCAST CABLE
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
PHONE: 615-244-7462, EXT. 1115647
CONTACT: MARLON FRIZZELL
E-MAIL: marlon_frizzell@cable.comcast.com

CITY OF FRANKLIN WATER MANAGEMENT

WATER MANAGEMENT
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: BEN MCNEIL
EMAIL : BEN.MCNEIL@FRANKLINTN.GOV

REFERENCE

EXISTING CONDITIONS SHOWN ON THIS PLAN ORIGINATE FROM A SURVEY PERFORMED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. DATED DECEMBER 2020 AND EXISTING UTILITY INFORMATION PROVIDED BY THE CITY OF FRANKLIN IN JANUARY 2021. ALL INFORMATION SHOWN SHALL BE ASSUMED TO BE APPROXIMATE AND FOR PLANNING PURPOSES ONLY.

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE IN FEET
0 200 400

GDC
GAMBLE DESIGN COLLABORATIVE
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CHEEKWOOD NORTH PD DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

SAMANTHA HALEY SEIFRIED
REGISTERED ENGINEER
AGENT FOR CEC
STATE OF TENNESSEE
No. 120148
10/04/2021

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

OVERALL UTILITY PLAN

SHEET
C5.0

COF # 7414



LEGEND

- EXISTING PROPERTY LINE
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- OH-E — EXISTING OVERHEAD WIRE
- EXISTING STREAM
- EXISTING WETLAND
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- PROPOSED SIDEWALK
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- PROPOSED FAIRWAY LIMITS
- PROPOSED GREEN
- PROPOSED BUNKER
- E — PROPOSED UNDERGROUND ELECTRIC LINE
- OH-E — PROPOSED OVERHEAD ELECTRIC LINE
- PROPOSED ELECTRIC POLE
- PROPOSED TRANSFORMER
- SAN — PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- W — PROPOSED WATER LINE

REFERENCE

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CHEEKWOOD NORTH PD DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

SAMANTHA HALEY SEARCY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 120144
STATE OF TENNESSEE

Revision Date

ENLARGED UTILITY PLAN

SHEET
C5.1

COF # 7414



HALFWAY HOUSE ELEVATION







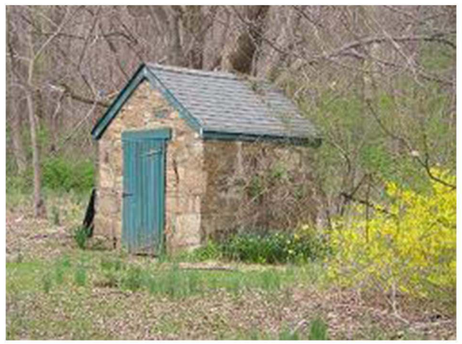


HALFWAY HOUSE CHARACTER IMAGES

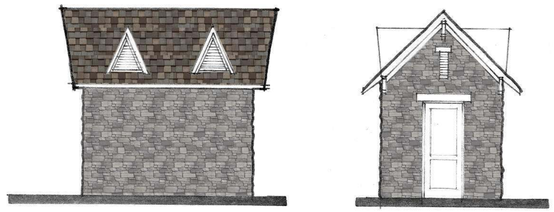
PUMP HOUSE CHARACTER IMAGES











PUMP HOUSE ELEVATION

MATERIALS LIST

STONE

SIDING

FIXED AND OPERABLE WINDOWS

METAL ROOF

SHINGLE ROOF

RENDERINGS ARE INTENDED TO SHOW GENERAL DESIGN CHARACTER. FINAL BUILDING DESIGN / CONSTRUCTION MAY VARY

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

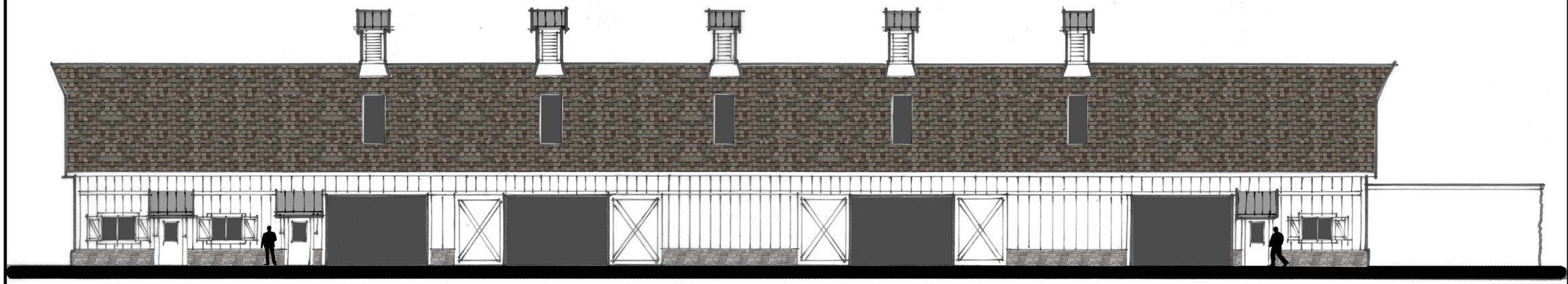
CHEEKWOOD NORTH PD DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision Date

ARCHITECTURE

SHEET
A1.0
COF # xxxx



MAINTENANCE BUILDING : FRONT ELEVATION

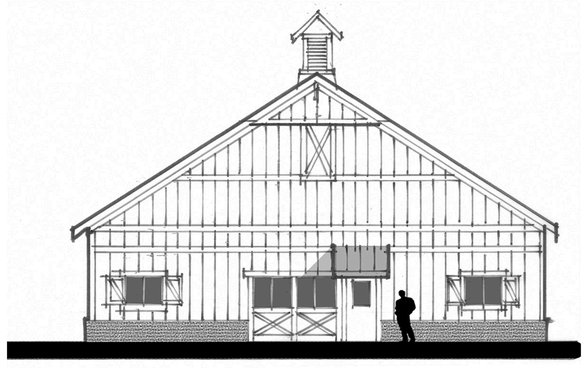








MAINTENANCE BUILDING CHARACTER IMAGES



MAINTENANCE BUILDING : SIDE ELEVATION

GDC
GAMBLE
DESIGN
COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CHEEKWOOD NORTH PD
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision Date

ARCHITECTURE

SHEET
A2.0
COF # xxxx

March 24, 2021

I am opposed to adding any homes as provided in the referenced application. My concerns are due to the potential impact on the environment, flooding, traffic on Spencer Creek Road and our experience with the developer(s).

I am also concerned with the destruction of wetlands, vegetation, waterways, and trees that has already taken place. In the past two weeks, crews have destroyed vegetation and trees along Deerfield Branch without a permit. On the first occurrence, my wife and a neighbor were told by the crew that they were instructed to stop if anyone asked them to do so. My wife asked them to stop. A week later, the crew was out again with heavy equipment, removing vegetation and trees from the creek, again without a permit. (See Photos) My wife called the city. An employee came out (Doug Noonan) and halted the destruction.

We often hear golf balls hitting trees along Deerfield Branch as inexperienced golfers try to come over the trees on #9. If those trees are removed as the developer/planner intends, there will be more golf balls in our yard and likely hitting our house.

The details of the development plan seem to be a ruse. The area along Deerfield Branch is labeled "Preserved Tree Canopy" yet the developers / planners have removed trees and continue to do so despite being told by Mr. Noonan to stop. On March 24, a tractor was working along the Branch removing trees and vegetation.

The developers have treated the homeowners disdainfully and have consistently acted without regard for law, regulation, or city ordinance. We do not want a bad neighbor to be allowed to continue with the proposed development. The neighborhood has acted in good faith only to be repaid with the opposite. Experience shows that if the city approves the plan, the developers will continue to act in their own interest, disregarding the environment, city, and neighbors.

Finally, adding five or six homes as proposed will destroy runoff and increase the likelihood of flooding. In the 2010 flood, the Branch spread into our backyard. Making drastic changes as planned would likely have a detrimental impact, increasing flood risk to homeowners.

Chuck Kirkpatrick
116 Broadley Ct







From: Amy Diaz-Barriga
To: Joseph Bryan
Subject: FW: Cheekwood PD
Date: Wednesday, March 24, 2021 3:26:15 PM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Thomas Herbert <thherbert@gmail.com>
Sent: Wednesday, March 24, 2021 7:20 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Cheekwood PD

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Franklin Planning,
Good morning, my name is Thomas Herbert. I live off Spencer Creek Road and am interested in the Cheekwood N/S proposals. It is a very interesting project and one i could support very much.

BUT, i had a very hard time understanding the proposed changes to the Harpeth River floodway. Since the submittal (attached to the FMPC packet) has there been any clarification of that map/rendering. The etchings used made it impossible to discern where the new proposed floodway extent would be. The existing is quite clear. Unless I missed it, in both the N/S sections the designer proposes to move the right bank floodway by more than 300' in places.

So i figure, that could not be accurate, but wanted to be sure. Is there another rendering that could show that more clearly? Transparent overlap, clearer color differential, e.g. I think that would be pertinent to the community considering all the relevant and potential long term impacts of this proposal.

Respectfully,
Thomas Herbert
Franklin, TN 37069

From:	Amy Diaz-Barriga
To:	Joseph Bryan
Subject:	FW: Deborah Allen Hicks... Fwd: Cheekwood Recent Events-----Before and after pictures creek destruction- Hlighted scale maps-Letter
Date:	Wednesday, March 24, 2021 3:05:33 PM
Attachments:	mime-attachment.msg

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Deborah Allen <deborahallen@comcast.net>
Sent: Tuesday, March 23, 2021 11:43 AM
To: Planning Intake <planningintake@franklintn.gov>
Cc: Raymond Hicks <raymondhicks@comcast.net>
Subject: Deborah Allen Hicks... Fwd: Cheekwood Recent Events-----Before and after pictures creek destruction- Hlighted scale maps-Letter

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Subject: Cheekwood Recent Events-----Before and after pictures creek destruction- Hlighted scale maps-Letter

Hello...
This is Deborah Allen-Hicks writing to you. My husband, Raymond Hicks and I live next door to Jeff Dykes in Cheekwood at 104 Broadley Court.
Rather than write a long letter... I will just copy you on a couple of emails from Jeff which contain excellent information. Raymond and I completely Agree with Jeff's opinions and findings. We feel very strongly about this. And what makes it even worse the way things have moved forward without permits and in general to the detriment of our properties.
Please know that we love our neighborhood and only want the best for all concerned, but we do feel very violated since our best interest seems to be the least of Mr Jester's concern.
This is our home and out life's investment. Thank you for taking the time to understand our point of view and your voice in helping us protect our properties and investment.
We are praying for your help on this matter.
Love and thank you,
Deborah Allen Hicks
615-476-4095

Dana, I am sorry for sending you so much information on this but I felt like you and others involved in the vote should know these very recent events; Also, I have attached the entire packet that was sent to all Cheekwood H.O.A. members:

Two Mondays ago, March 8th, I received a phone call from a frantic neighbor (Candice Kirpatrick), who said " Jeff, There is a tractor cutting trees down , clearing out along creek banks behind my house " . I told her I would come over and talk to the golf course employee doing the cutting/clearing with her. I went down to where this was happening with Candice. The tractor operator ask if there was a problem and Candice said " Yes " I do not want these trees cleared out behind my house along creek banks. The tractor man was nice and said " I was told to clear all this out unless somebody complained and if anyone complains to stop" . There was no more clearing done that day.

Fast forward to yesterday, March 22nd. The same neighbor called me and said " Jeff, the tractor is back and clearing banks again, but they are on the other side of creek (golf course side) working. My reply to Candice was to call the City of Franklin and let them know. Within 20 minutes a man named Doug, from the City of Franklin came out and put a stop work order on the golf course. Doug then came over to Candice's house to explain what he told the golf course workers. He said that this creek is labeled a blue line creek and a wetland on County, City and Tdec maps.. He said, no one is allowed to work/cut/clear within a 60 foot swath along creek without a permit from state and local municipalities. Doug also said that the owner will have to replace every plant/tree that has been removed in that 60 foot swath.

Attached is the entire packet I sent to all Cheekwood Homeowners. It has pictures before the golf course changed ownership in 2014, of all the Cattails , native wetland plants that were growing in creek before removed by present ownership. There is also pictures of how it looks now. I have other pictures of the recent illegal work done along hundreds of feet of spencer creek banks, of course these are areas with no homes around so nobody knew this was going on except golf course management.
Dana, Can you please forward this email to all planning commissioners, aldermen and alderwomen ad all City of Franklin staff.
Thank You for your service,
Sincerely,
Jeff Dykes

Jeff Dykes Construction, LLC
108 Broadley Court
Franklin, TN 37069
TN Contractor Lic#36071
615-456-7999 (cell)

Hello 40 Cheekwood homeowners and H.O.A. members. I assume by now you all have received the North side Golf Course submittals for the public hearing at City Hall next Thursday March 25th at 7 pm. I know that everyone has their opinion and ideas for the proposed residential streets and homes along with maintenance building with 25 parking spaces. The following is my personal opinion of how this proposal will damage our beautiful neighborhood.

1) We all live on the edge of a huge flood basin. It is wrong to build that much of impervious materials, streets, curbs, sidewalks, alleys, parking lot, rooftops in the mouth of a Blue Line creek. I have lived here 26 yrs. and during several droughts in those times Spencer Creek still had running water headed to the Harpeth River.

2) I have witnessed in the 26 years living here that during moderate rainfalls, flash rains and such, the County and the City of Franklin street departments come out and put up barricades and Danger High Water signs on Spencer Creek Road at the mouth of the creek where the storm water runs over the road several inches deep and causes hydroplaning. I have seen several wrecks due to this issue and one B.G.A. student injured when he hydroplaned and hit the stone pillars. I do not think anybody has lost their life yet and I apologize if that's not the case. I have had multiple City of Franklin and Williamson County employees tell me that the road needs to raise a minimum of 3 feet, maybe more, and larger culverts put in under road to prevent this from happening, basically a Bridge built.

3) If you look at the plan for new city street it enters the proposed subdivision right at this lowest area. Not good engineering in my opinion. I do not see any plans of raising Spencer Creek Road on this plan.

4) The housing they are proposing to build is all siding farmhouse style design and will not blend with our traditional all Brick/Stucco neighborhood. It will actually stick out like a sore thumb. If this proposal was approved, Existing Homes on Dunwoody Ct. will be looking directly at the backyards, garages and alleys as they walked out their Front Door.

5) The original proposal was to move the Maintenance Bldg. to the South Side development so that noise pollution would be away from our neighborhood, this has changed on this proposal. This is a large Maintenance building that has 25 parking spaces. The golf course is proposing doubling in size, with the addition of South portion, I would assume that the maintenance equipment will at least double, as will the noise for nearby residences.

6) It is of the opinion of several experienced well established lawyers that our Lease Agreement with the golf course owners will be in default if this proposed development passes the vote and is approved. Our lease states that the adjacent land as plated that abuts our 24+ acres of common space can only be used for a golf course. It also states that no lighting can be installed/ added to any portion of the land adjacent to our common area. If the proposal passes there will be Street Lighting and multiple home lighting, landscape lighting, Maintenance building lighting, it could be very bright at night.

7) It is a state law that anyone that owns property with a blue line creek running through the property must obtain a permit to work within a 50 ft. area of the banks of the creek. That is to remove any vegetation or disturb any soil within that 50 ft. I have witnessed a large swath of natural filtration cattails and lily pads in the creek removed by the new golf course management. The water used to be crystal clear on the low side of the creek, now it is nothing but mud washing and banks eroding. As late as last week I saw a tractor clearing out trees on the bank of the creek, when I ask him if he had a permit or was using any erosion control, he said "No, but I was told to stop if anybody complained", and he left? There is a right way to work around and in creeks to improve them, but the first thing is to get a permit.

8) The owner of the golf course has also taken down many trees on your / our HOA 24+ acres without any contact to our association, any flagging or study of the trees, no notification whatsoever. Why would somebody who says they want to be a good neighbor do that with no discussion. Would you take down your neighbor's trees?

9) In closing, I do not think that Jack Nicklaus would support any of this development proposal to build a high quality golf course. If he does, my opinion of Nicklaus Design has changed drastically. I have played a few of Nicklaus public courses around Cincinnati and in Florida, and the managers that I have talked to on those courses have said there is nothing more important to them as courtesy to surrounding neighbors and the environment. That does not seem to be the case here. I 100% support the expansion of the Golf Course but 100% disagree with the sub-division/city street/commercial development proposal up for vote next Thursday March 25, 7 pm. This is a public zoom meeting so this is the chance our neighborhood has to speak with Planning Commission who will be voting.

Thank You for your time,
Jeff Dykes

Public Hearing - 3-25-21 7 PM

March 10, 2021

Public Notification Letter – Cheekwood

PUBLIC NOTICE

This letter is written to provide public notice that the Franklin Municipal Planning Commission (FMPC) will be considering a proposed Development Plan and Rezoning for the properties located at Map 063, Parcels 2101, 2102 and 2103, Map 052N A, Parcel 00100 and Map 063C A, Parcel 00100 at 285 Spencer Creek Road in Franklin, TN. The request will be heard by the FMPC on Thursday, March 25, 2021 at 7:00 pm in the Board Room at the Franklin City Hall. Please see the information below for more details.

APPLICANT

Gamble Design Collaborative

APPLICANT'S REPRESENTATIVE

Gamble Design Collaborative — 324 Liberty Pike, Suite 145, Franklin, TN 37064
Greg Gamble 615-975-5765 — greg.gamble@gdc-tn.com

APPLICATION TYPE

Development Plan and Rezoning

DATE, TIME, AND PLACE OF PUBLIC MEETING

Thursday, March 25, 2021 at 7:00 pm in the City Hall Board Room, located at 109 3rd Avenue in Franklin, Tennessee.

SUBJECT PROPERTY

Map 063, Parcels 2.00, 2.01, 2.02. Map 052, Parcel 7.00 and Map 052O, Group A, Parcel 27.00

NATURE AND SCOPE OF THE APPLICANT REQUEST

Two separate Development Plans and Rezonings, proposing a redesign of the Cheekwood Golf Course. The Development Plan for the north side of Mack Hatcher will redesign the golf course and add six residential lots. The Development Plan for the south side of Mack Hatcher will expand the golf course to the City-leased property. The clubhouse will be rebuilt on the southern property, as well as a golf practice facility with 3 story driving range and an associate restaurant.

WHERE TO VIEW THE PROPOSED PLAN

The application may be viewed in the Planning and Sustainability Department, City Hall, 109 3rd Avenue South, Franklin, TN 37064. The Department phone number is 615-791-3212.

WHERE THE PUBLIC CAN BE HEARD

Accommodations have been made to ensure that the public is able to participate in the meeting on Thursday, March 25, 2021 at 7:00 pm with respect to the application. The public may participate in the following ways:

- Watch the meeting on FranklinTV or the City of Franklin website https://www.franklintn.gov/franklintv
- Watch the live stream through the City of Franklin Facebook https://www.facebook.com/CityOfFranklin and YouTube accounts https://www.youtube.com/user/CityOfFranklin

- Call in to the conference meeting 1-312-626-6799; Meeting ID: 990 0449 6156; Password: 476160. Callers will be unmuted and given the opportunity to comment during the meeting at specific times.

- The public may email comments to planningintake@franklintn.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 12:00 PM (noon) on the day before the meeting.

- Public comment options will be published with the agenda, or a citizen can call the City of Franklin Planning and Sustainability Department for more information at 615-791-3212.



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.

SITE DATA CHART

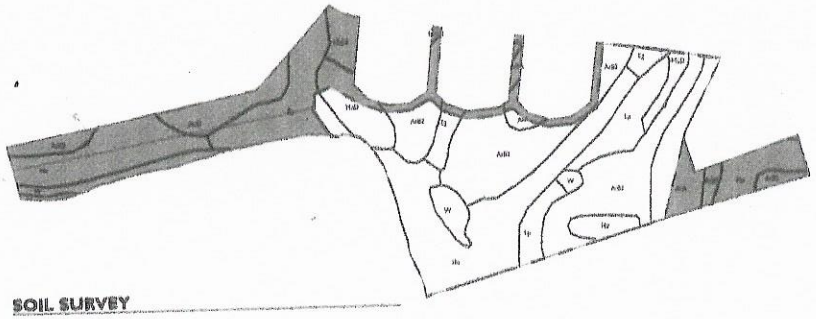
PROJECT NAME:	CHEEKWOOD NORTH PD
PROJECT NUMBER:	7414
ADDRESS	205 PARKER LANE ROAD FRANKLIN, TN 4TH CIVIL DISTRICT
PARCELS:	021.02
ACREAGE OF SITE: VESTING (IF APPLICABLE):	35.34 AC
BASE ZONING:	RD (PLANNED DISTRICT) RM (RESIDENTIAL 1 DISTRICT)
PROPOSED ZONING: ZONING OVERLAY(S):	RD (PLANNED DISTRICT) HCO, FWO, FFO
BUILDING TYPES APPLIED: FRONTAGE TYPES APPLIED: LOT WIDTH (RESIDENTIAL): LOT SIZE (RESIDENTIAL): SETBACKS: FRONT: SIDE: REAR:	HOUSE YARD FRONTAGE 70' 9,800 SF/SFD 30' 5' 30'
DWELLING UNIT COUNT BY TYPE: SINGLE FAMILY: MULTIFAMILY:	91 UNITS N/A
NON-RESIDENTIAL SF BY TYPE: PUBLIC HOUSE: HALFWAY HOUSE: TURF/HUNTER RANGE:	N/A 1,500 SF 13,000 SF
HOTEL KEYS: EVENTS/DAY:	N/A MAX 3 REGULAR:
PARK AND DEDICATION:	9 UNITS X $450 = $4,050
MINIMUM TREE CANOPY REQUIRED: OPEN SPACE REQUIRED: NATURAL AREA REQUIRED: TREE CANOPY RETENTION %:	10% 13.71 AC 6A (NOT REQUIRED) 9.1 AC (65% OF TOTAL CANOPY) PROVIDED 9.1 AC (65% OF TOTAL CANOPY)
PARKING REQUIRED BY ORD: SINGLE FAMILY PARKING:	182 ATTACHED / PARKED BY LOT
PARKING PROVIDED BY ORD: SINGLE FAMILY PARKING:	182 ATTACHED / PARKED BY LOT
APPLICANT:	GAMBLE DESIGN COLLABORATIVE 116 FIFTH AVE FRANKLIN, TN 37064 (615) 972-8755

EXISTING CHEEKWOOD

EXISTING BARN

KEY - EXISTING CONDITIONS

- EXISTING TREE CANOPY
- FWO; PROPOSED
- FWO; EFFECTIVE
- FFO
- 30'/60', ZONE 1 RIPARIAN BUFFER
- 30', ZONE 2 RIPARIAN BUFFER



SOIL SURVEY

ArA	Armour silt loam, 0 to 2 percent slopes
ArB	Armour silt loam, 2 to 5 percent slopes
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded
ArC	Armour silt loam, 5 to 12 percent slopes 1.6
ArC2	Armour silt loam, 5 to 12 percent slopes, eroded
BrC2	Braxton charty silt loam, 5 to 12 percent slopes, eroded
Eg	Egam silt loam, phosphatic
HbC2	Hampshire silt loam, 5 to 12 percent slopes, eroded
HcC3	Hampshire silty clay loam, 5 to 12 percent slopes, severely eroded
Hu	Huntington silt loam, phosphatic
Lp	Lindell silt loam, 0 to 2 percent slopes, occasionally flooded
MbB2	Maury silt loam, 2 to 5 percent slopes, eroded
McC3	Maury silty clay loam, 5 to 12 percent slopes, severely eroded
MoD	Ashwood-Mimosa-Rock outcrop complex, 5 to 15 percent slopes
Rc	Rockland
W	Water

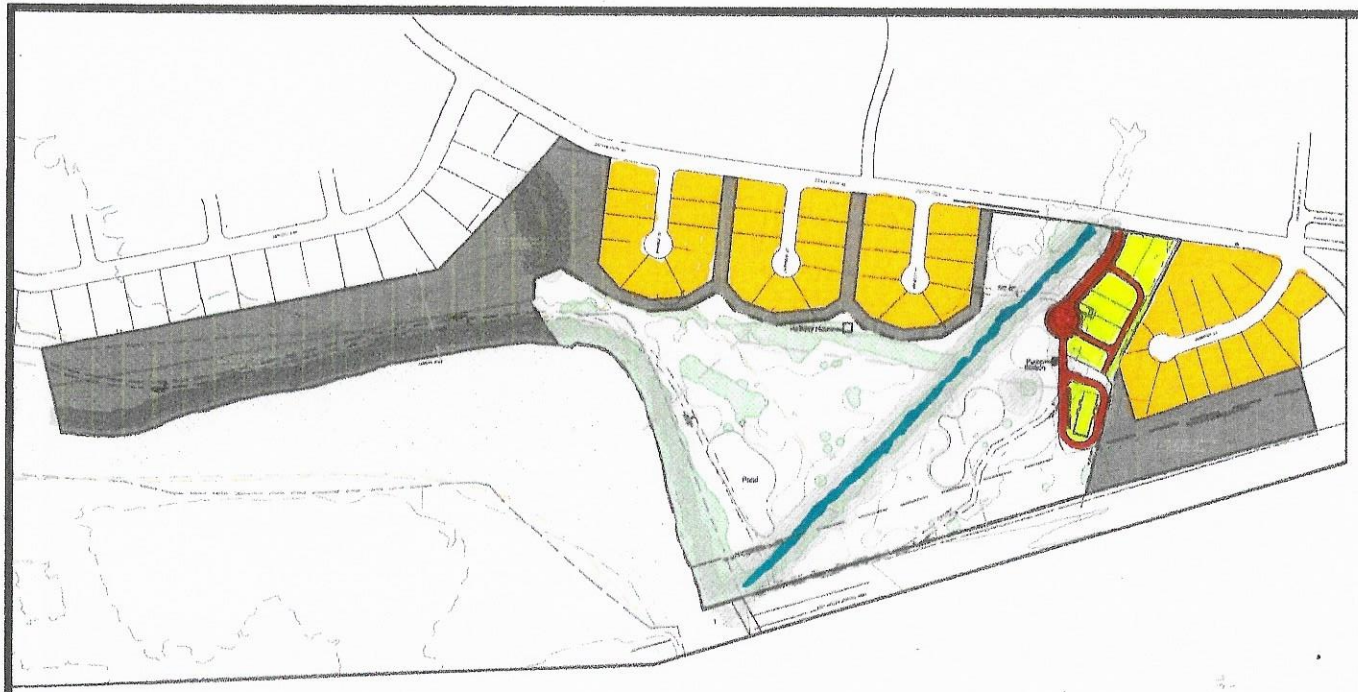
GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CHEEKWOOD NORTH PD
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

GRACE A. RILEY
REGISTERED LANDSCAPE ARCHITECT

Revision Date

OVERALL EXISTING CONDITIONS SHEET
C1.0
COF # 7414



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.

KEY - DEVELOPMENT PLAN

- PRESERVED TREE CANOPY
- OPEN SPACE
- FWO; PRELIMINARY
- FWO; EFFECTIVE
- FFO
- 30'/60', ZONE 1 RIPARIAN BUFFER
- 30', ZONE 2 RIPARIAN BUFFER

EXISTING CHEEKWOOD

PROPOSED STREETS & ALLEYS

PROPOSED DEVELOPMENT

0 200 400 600

SITE DATA CHART

PROJECT NAME:	CHEEKWOOD NORTH PD
PROJECT NUMBER:	TBD
ADDRESS:	201 SPENCER LYON ROAD FRANKLIN, TN 37064, 26TH CIVIL DISTRICT
PARCEL(S):	062 02102
ACREAGE OF SITE:	16.25 AC
EXISTING (IF APPLICABLE):	
BASE ZONING:	RD (PLANNED DISTRICT)
PROPOSED ZONING:	RM (PLANNED DISTRICT)
ZONING OVERLAY(S):	SCO, FWO, FFO
BUILDING TYPES ALLOWED:	HOUSE
FRONTAGE TYPES ALLOWED:	YARD/TERRACE
LOT WIDTH (MINIMUM):	70'
LOT SIZE (MINIMUM):	10,000 SF
SETBACKS:	
FRONT	25'
SIDE	10'
REAR	25'
DWELLING UNIT COUNT BY TYPE:	
SINGLE FAMILY:	41 UNITS
MULTIFAMILY:	N/A
NON-RESIDENTIAL SF BY USE:	
RAMP HOUSE:	500 SF
LAUNDRY HOUSE:	1,500 SF
BOAT MAINTENANCE FACILITY:	3,000 SF
HOTEL KEYS:	N/A
PARKING PROVIDED:	MAIN'S HOUSE:
PARKLAND DEDICATION:	41 UNITS X 0.0044 = 0.18 AC
MINIMUM OSR:	50%
OPEN SPACE PROVIDED:	13.13 AC
NATURAL AREA REQUIRED:	5% (NOT REQUIRED)
TREE CANOPY RETENTION ACREAGE:	REQUIRED 3.76 AC (25% OF TOTAL CANOPY) PROVIDED 8.62 AC (58% OF TOTAL CANOPY)
PARKING REQUIRED BY USE:	
SINGLE FAMILY PARKING:	SEE ATTACHED PARKING STUDY
PARKING PROVIDED BY USE:	
SINGLE FAMILY PARKING:	SEE ATTACHED PARKING STUDY
APPLICANT:	GAMBLE DESIGN COLLABORATIVE 104 SOUTH ALLEY SUITE 101 FRANKLIN, TN 37064 615.595.1504

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT AS REQUIRED: 15 TOTAL = 1.77 AC UNDISTURBED AREA = NOT REQUIRED PROVIDED: 13.44 AC TOTAL (81.3%)

LOT	TYPE	AREA (SF)

NOTE: OPEN SPACE PLANTINGS WILL BE BASED ON THE 15 MINIMUM OPEN SPACE REQUIRED BY THE ZONING ORDINANCE, NOT ON THE TOTAL OPEN SPACE PROVIDED.

TREE CANOPY RETENTION

OVERALL SITE AREA = 16.25 AC

TREE CANOPY:

TOTAL EXISTING TREE CANOPY:	14.99 AC (92% OF SITE)
REQUIRED CANOPY PRESERVATION:	3.76 AC (25% OF SITE)
PROPOSED CANOPY PRESERVATION:	8.62 AC (58% OF REQUIRED)

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY . THE WATER MAINS ARE LOCATED ALONG .
8 UNITS x 250 GPD = 1,000 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
AVAILABLE. SEE UTILITY SHEETS.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: HEADQUARTERS (3.1 MILES)
NEAREST FIRE STATION: PRIMITATION (4.1 MILES)
NEAREST RECREATIONAL FACILITY: WILLIAMSON COUNTY RECREATION CENTER (1.7 MILES)

PROJECTED STUDENT POPULATION
0 x 0.39 = 2 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY CITY OF FRANKLIN

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CHEEKWOOD NORTH PD DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

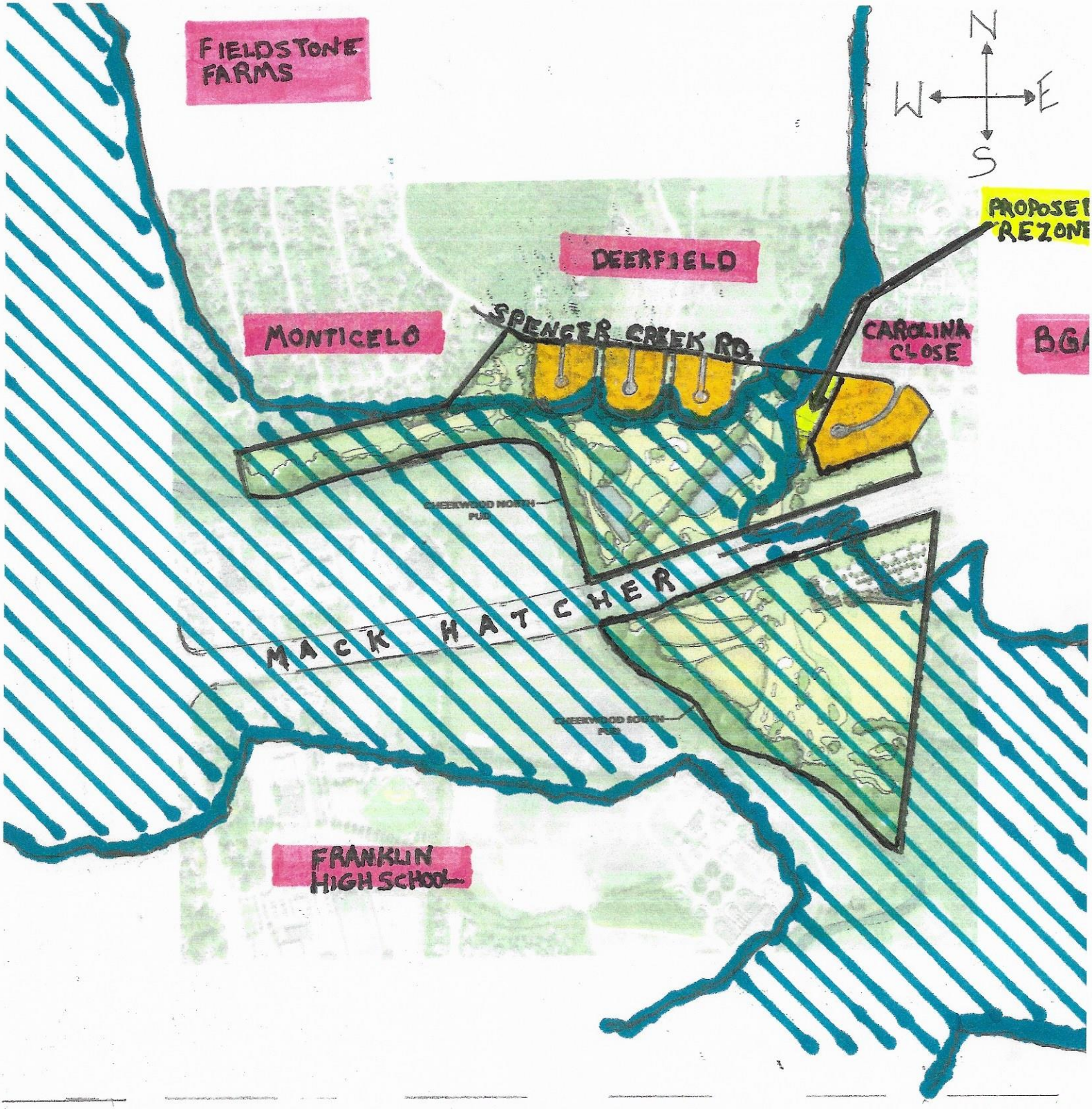
BRUCE A. REEKER REGISTERED LANDSCAPE ARCHITECT

Revision Date

DEVELOPMENT PLAN SHEETS

SHEET C2.0

DOF # 7414

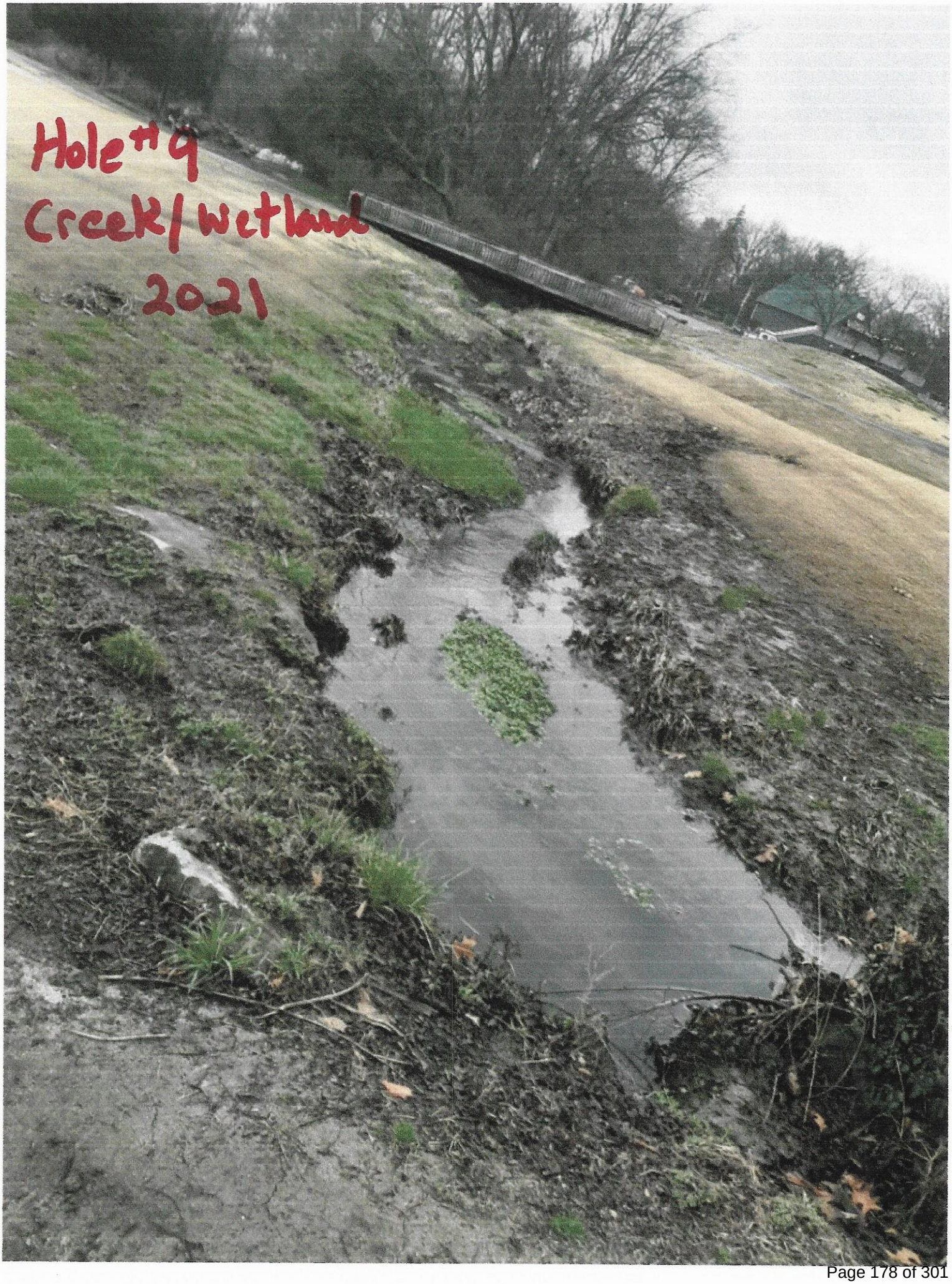


CHEEKWOOD-EXISTING 40 HOMES

NEW FLOOD PLAIN OVERLAY

PROPOSED DEVELOPMENT


Hole #9
Creek/Wetland
2014


Hole #9
Creek/wetland
2021


Hole #9
Creek/Wetland
2021

City of Franklin

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

File #: 21-01821

DATE: March 5, 2021

TO: Franklin Municipal Planning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Consideration of Ordinance 2020-37, An Ordinance To Rezone 53.52 Acres From Civic Institutional (CI) District To Planned (PD 58,909) District For The Property Located West Of Aldersgate Way And South Of Mack Hatcher Parkway (Cheekwood South PUD).

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7415
Applicant: Greg Gamble, GDC
Owner: City of Franklin, TN

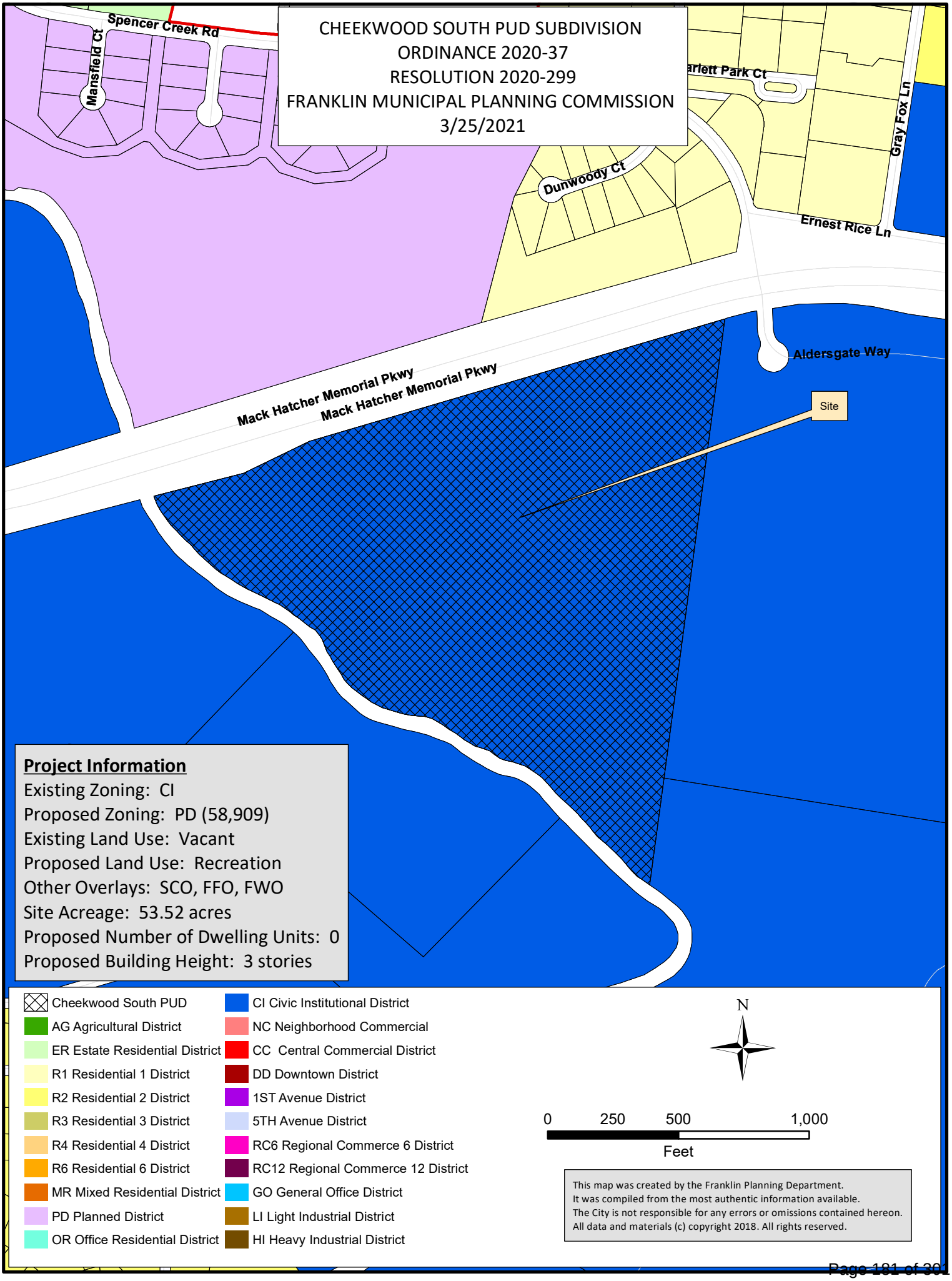
BACKGROUND/STAFF COMMENTS:
The applicant is requesting to rezone the subject property from Civic Institutional (CI) District to Planned (PD 58,909) District to accommodate the Cheekwood South PUD Subdivision and construct golf course facilities. The parcel consists of 53.52 acres and is located South of Mack Hatcher Parkway and West of Aldersgate Way. The property is currently vacant. Envision Franklin places this parcel in the Recreation Design Concept which supports both public and private recreational opportunities. The proposed rezoning entitlements include 58,909 square feet of nonresidential space for the club house, driving range, etc. The rezoning is consistent with Envision Franklin and can be supported by Staff.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval of Ordinance 2020-37 to the Board of Mayor and Aldermen.


CHEEKWOOD SOUTH PUD SUBDIVISION
ORDINANCE 2020-37
RESOLUTION 2020-299
FRANKLIN MUNICIPAL PLANNING COMMISSION
3/25/2021
Spencer Creek Rd
Mansfield Ct
arlett Park Ct
Gray Fox Ln
Dunwoody Ct
Ernest Rice Ln
Aldersgate Way
Mack Hatcher Memorial Pkwy
Mack Hatcher Memorial Pkwy
Site
Project Information
Existing Zoning: CI
Proposed Zoning: PD (58,909)
Existing Land Use: Vacant
Proposed Land Use: Recreation
Other Overlays: SCO, FFO, FWO
Site Acreage: 53.52 acres
Proposed Number of Dwelling Units: 0
Proposed Building Height: 3 stories
Cheekwood South PUD
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0 250 500 1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2018. All rights reserved.

ORDINANCE 2020-37

AN ORDINANCE TO REZONE 53.52 ACRES FROM CIVIC INSTITUTIONAL (CI) DISTRICT TO PLANNED (PD 58,909) DISTRICT FOR THE PROPERTY LOCATED WEST OF ALDERSGATE WAY AND SOUTH OF MACK HATCHER PARKWAY (CHEEKWOOD SOUTH 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 2020-299, 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 **Civic Institutional (CI)** District to **Planned (PD 58,909 SF)** District:

PREMISES CONSIDERED

Map-Parcel	Acres
063-21.01	53.52
Total	53.52

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 Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

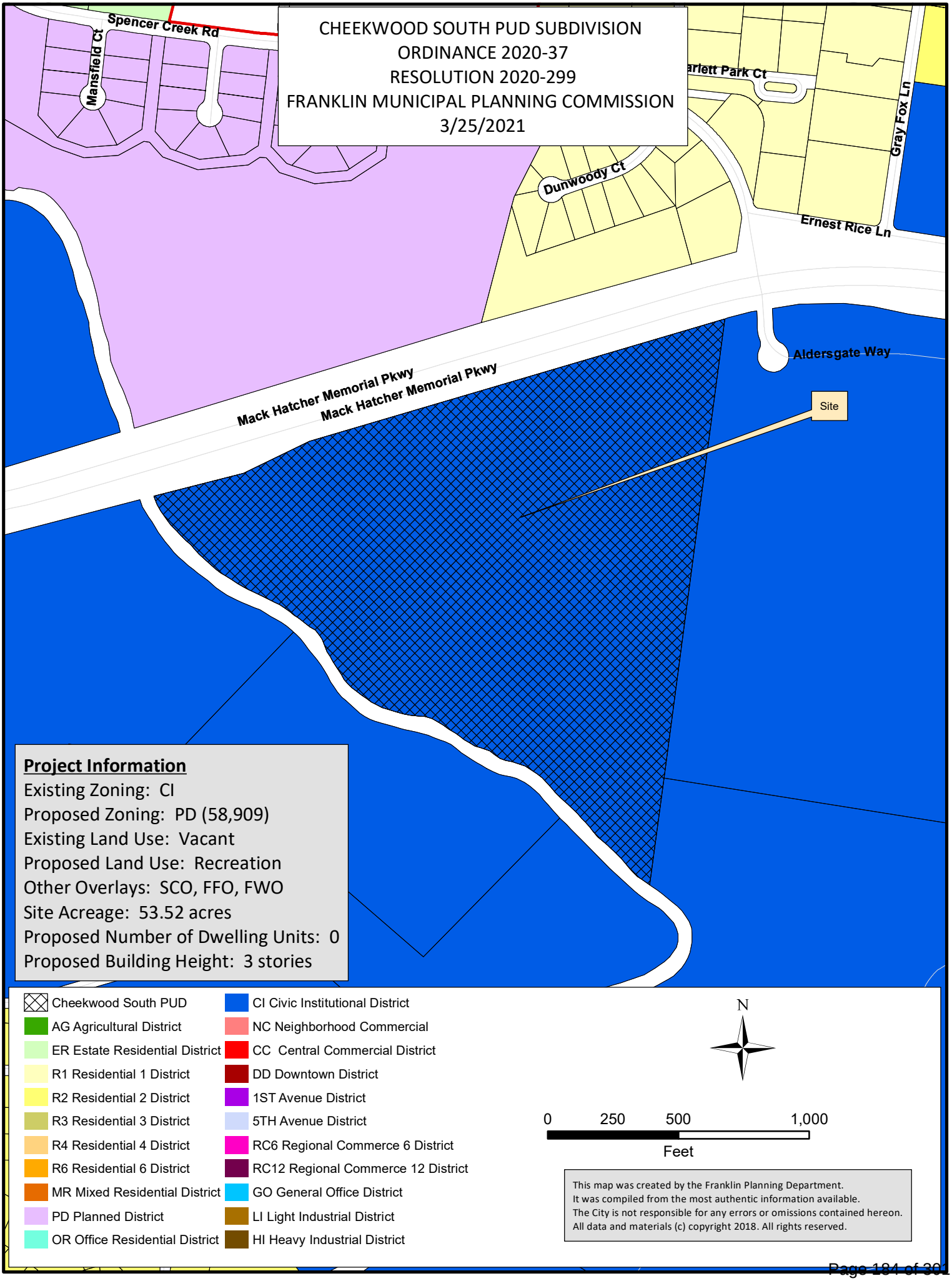
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____


CHEEKWOOD SOUTH PUD SUBDIVISION
ORDINANCE 2020-37
RESOLUTION 2020-299
FRANKLIN MUNICIPAL PLANNING COMMISSION
3/25/2021
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Gray Fox Ln
Dunwoody Ct
Ernest Rice Ln
Aldersgate Way
Mack Hatcher Memorial Pkwy
Mack Hatcher Memorial Pkwy
Site
Project Information
Existing Zoning: CI
Proposed Zoning: PD (58,909)
Existing Land Use: Vacant
Proposed Land Use: Recreation
Other Overlays: SCO, FFO, FWO
Site Acreage: 53.52 acres
Proposed Number of Dwelling Units: 0
Proposed Building Height: 3 stories
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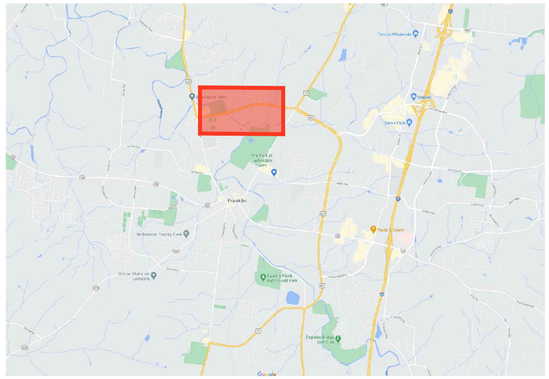

CHEEKWOOD SOUTH PD

REZONING PACKET

PLANNED DISTRICT (0.0 DUA, 58,909 DUA)
FRANKLIN, WILLIAMSON, TENNESSEE



VICINITY MAP

SITE DATA CHART

PROJECT NAME:	CHEEKWOOD SOUTH PD
PROJECT NUMBER:	XXXX
ADDRESS:	MACK HATCHER PKWY FRANKLIN, TN 8TH CIVIL DISTRICT
PARCEL(S):	063 02101
ACREAGE / SF OF SITE:	53.52 AC
VESTING (IF APPLICABLE):	
BASE ZONING:	CI (CIVIC INSTITUTIONAL)
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ZONING OVERLAY(S):	SCO, FWO, FFO, CFO
DESIGN CONCEPT(S):	RECREATION, CONSERVATION
APPLICANT:	GAMBLE DESIGN COLLABORATIVE 324 LIBERTY PIKE SUITE 145 GREG GAMBLE (615) 975-5765 greg.gamble@gdc-tn.com

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APPLICANT & LANDSCAPE ARCHITECT:

GAMBLE DESIGN COLLABORATIVE
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scasey@cecinc.com

OWNER:

CHEEKWOOD HOMEOWNERS ASSOC INC
CONTACT:
1152 COLUMBIA AVENUE
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GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT

PRE-APP SUBMITTAL: NOVEMBER 30, 2020

INITIAL SUBMITTAL: DECEMBER 14, 2020

RESUBMITTAL:

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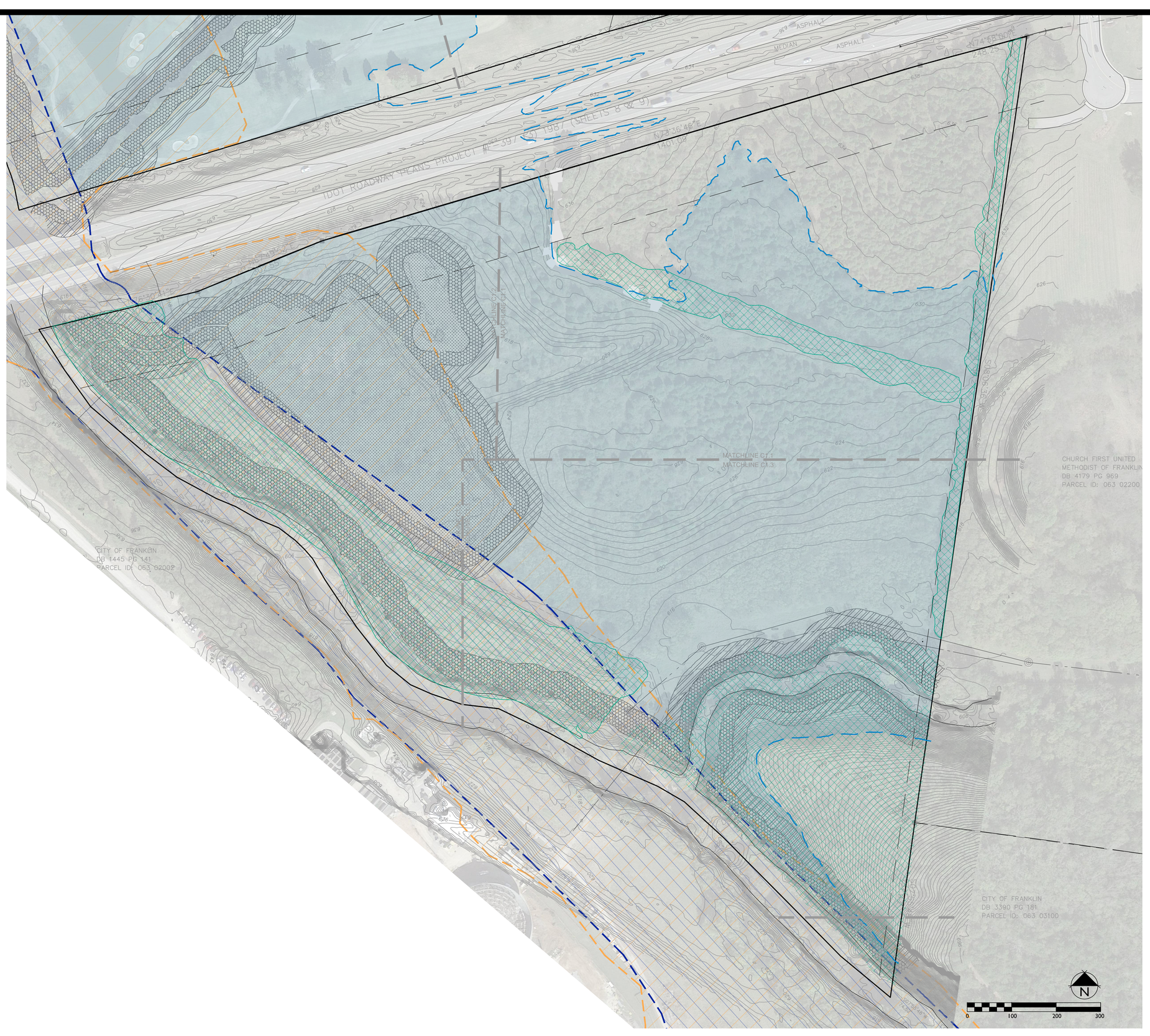

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- 30'/60' , ZONE 1 RIPARIAN BUFFER
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SURVEY INFORMATION PROVIDED BY:
HARRAH & ASSOCIATES
FEBRUARY 2018

GDC
GAMBLE
DESIGN
COLLABORATIVE
DEVELOPMENT PLANNING AND
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CHEEKWOOD SOUTH PD REZONING PACKET

Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
03.01.2021
TENNESSEE No. 1210

Revision Date

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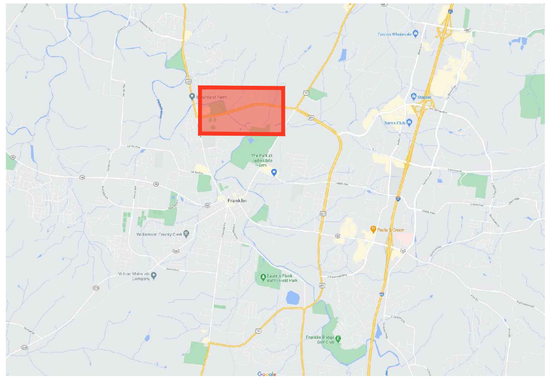
C1.0

COF # 7415



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PRE-APP SUBMITTAL: NOVEMBER 30, 2020

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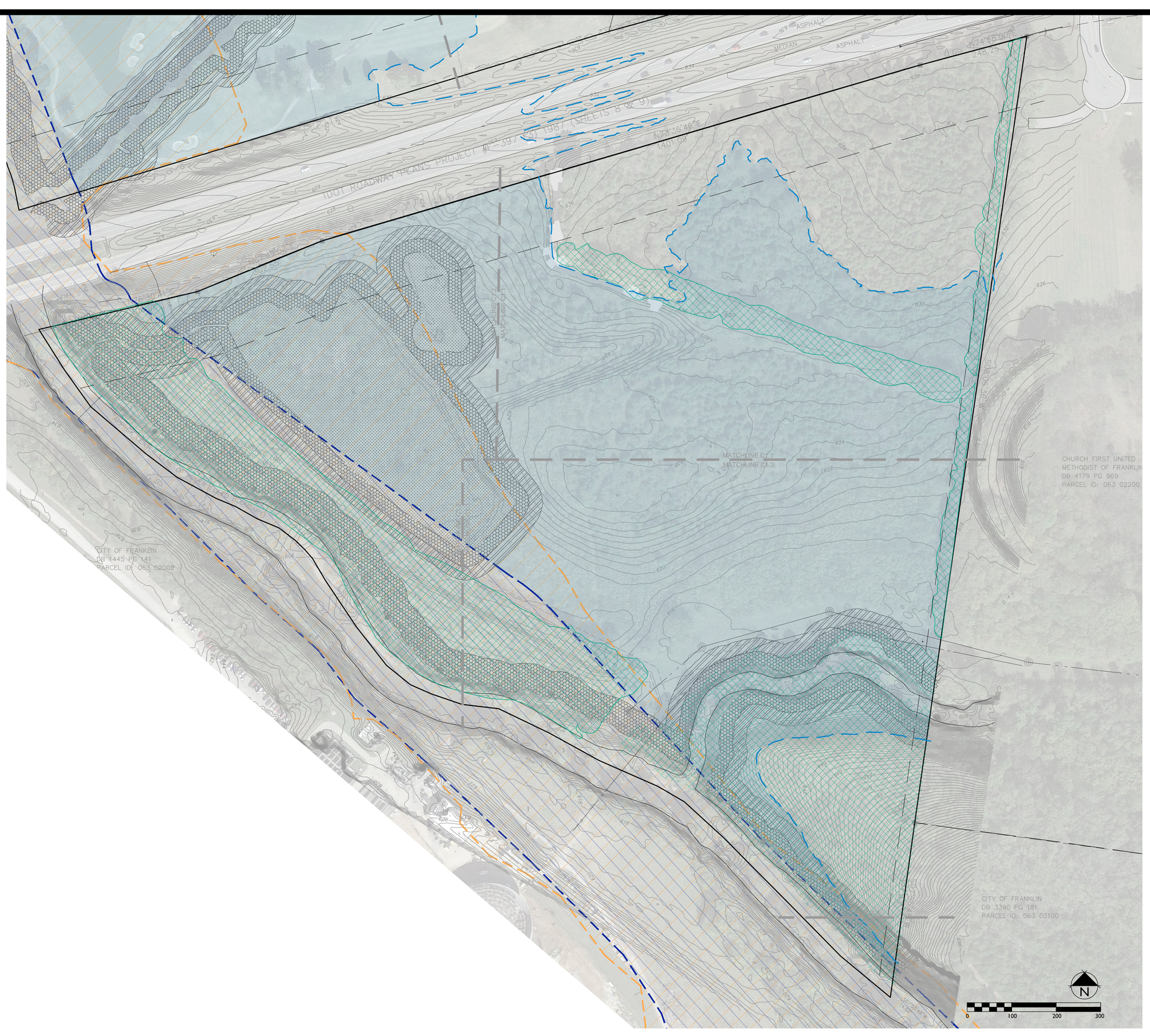

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Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
03.01.2021
TENNESSEE No. 12
COMMERCE

Revision Date

EXISTING CONDITIONS

SHEET
C1.0

COF # 7415

City of Franklin

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

File #: 21-01822

DATE: March 5, 2021

TO: Franklin Municipal Planning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Consideration of Resolution 2020-299, A Resolution Approving A Development Plan For Cheekwood South PUD Subdivision, For The Property Located West Of Aldersgate Way And South Of Mack Hatcher Parkway.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7416
Applicant: Greg Gamble, GDC
Owner: City of Franklin, TN

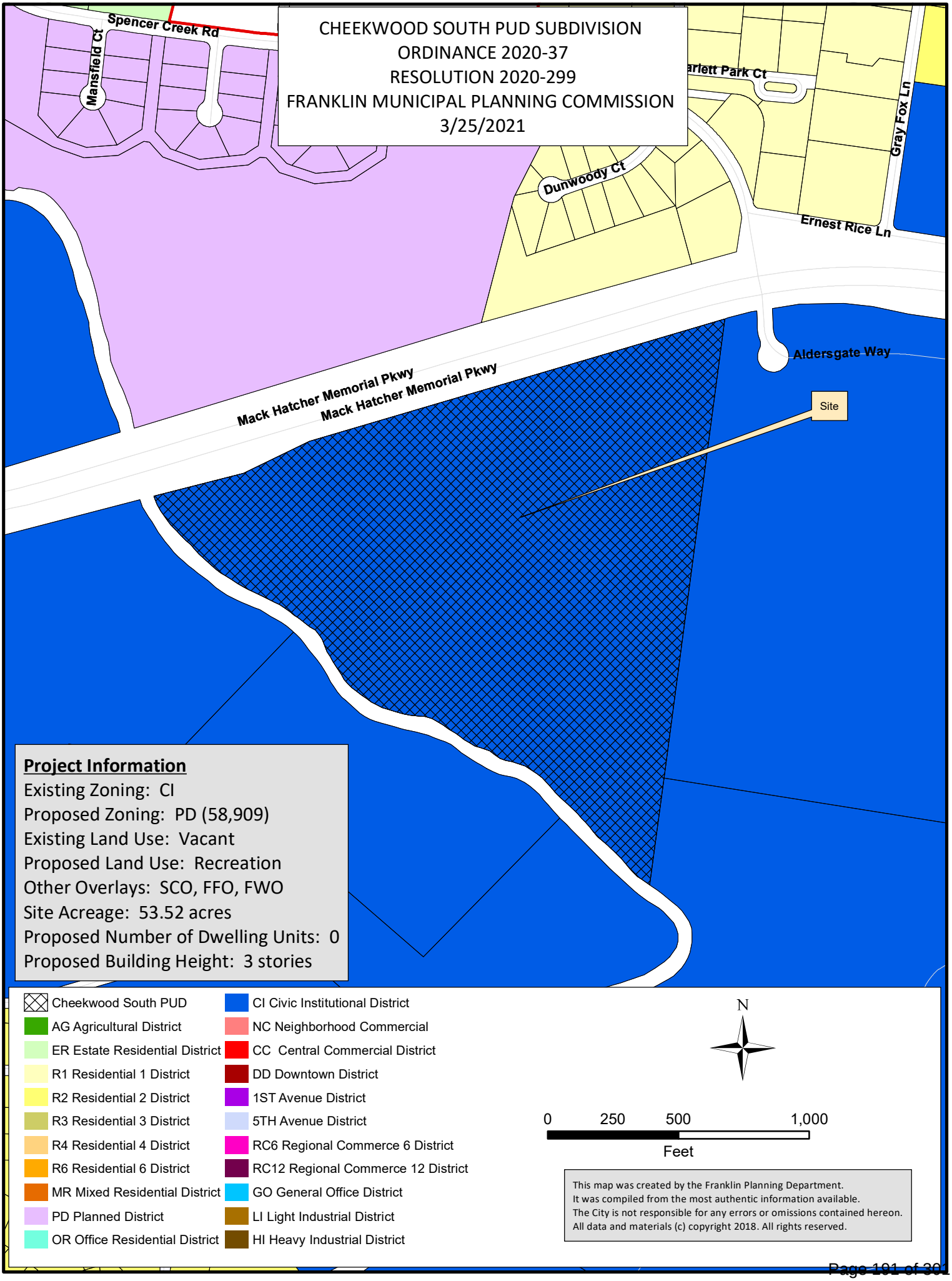
BACKGROUND/STAFF COMMENTS:
The applicant has submitted a development plan for the Cheekwood South PUD Subdivision to develop a golf course and driving range. The subject property consists of 53.52 acres and is located South of Mack Hatcher Parkway and West of Aldersgate Way. The property is owned by the City of Franklin and currently vacant. Envision Franklin places this parcel in the Recreation Design Concept. Per Envision Franklin, the Recreation Design Concept supports both private and public recreational opportunities. Envision Franklin states that, " should be interconnected through bike lanes, multi-use paths, and sidewalks." The plan as proposed provides a safe connection to the parcel on the northside of Mack Hatcher and connects with established local trails. In addition to the course itself, the administrative offices, club house, and pro shop for both this development and the Cheekwood North PUD Subdivision are located on the property. The proposed architecture of the site facilities responds to the rural character of the Mack Hatcher corridor and is compatible with existing development in the immediate area.
Any golf balls that are hit into the surrounding jurisdictional features (wetlands, rivers, streams, etc.) shall be considered an illicit discharge followed by Notices of Violation and Civil Penalties per the City of Franklin Stormwater Ordinance, therefore additional information regarding nets for the driving range will be required at the site plan submittal to ensure proper protection of the Harpeth River and surrounding wetlands. There is also a condition of approval to remove the sidewalk currently shown encroaching into a protected wetland.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of Resolution 2020-299 to the Board of Mayor and Aldermen.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RESOLUTION 2020-299

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR CHEEKWOOD SOUTH PUD SUBDIVISION, FOR THE PROPERTY LOCATED WEST OF ALDERSGATE WAY AND SOUTH OF MACK HATCHER PARKWAY.

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 2020-37; 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
063-21.01	53.52
Total	53.52

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 Cheekwood South PUD are as follows:

Entitlements	Cheekwood South PUD
Base Zone District	PD
Other Zoning Overlays	SCO, CFO, FWO, FFO
Number of Dwelling Units	0
Number of Nonresidential Square Footage	58,909SF
Number of Hotel Rooms	0
Open Space Requirements	5% (2.68 AC)
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 this Resolution shall take effect from and after the passage of Ordinance 2020-37, 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:

_____
Shauna R. Billingsley
City Attorney

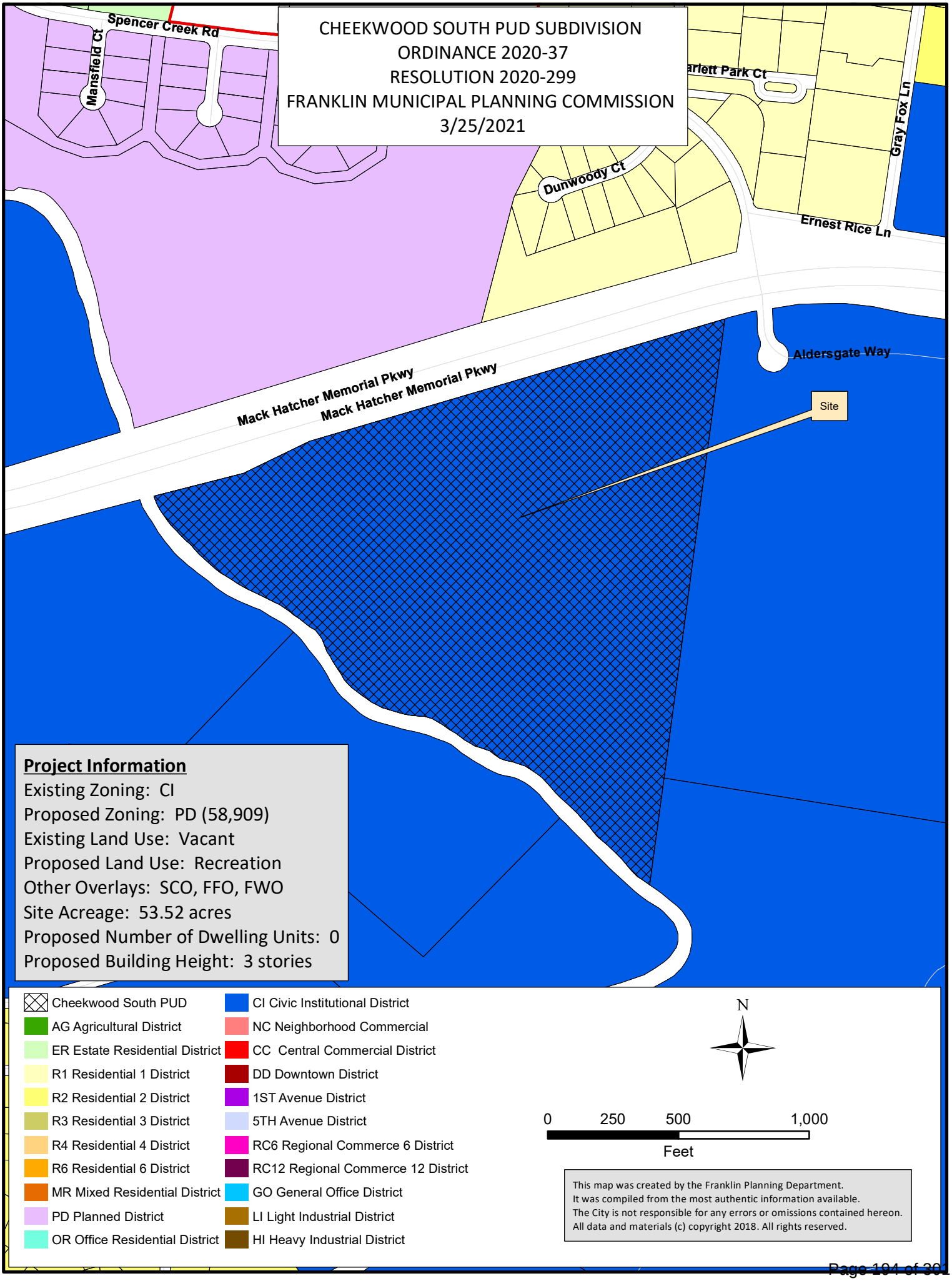
PREAPPLICATION CONFERENCE: _____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____

NEIGHBORHOOD MEETING: _____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____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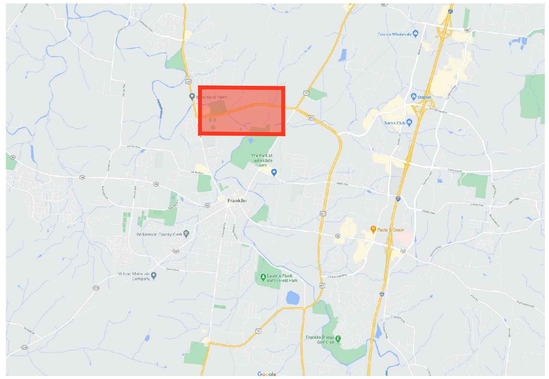

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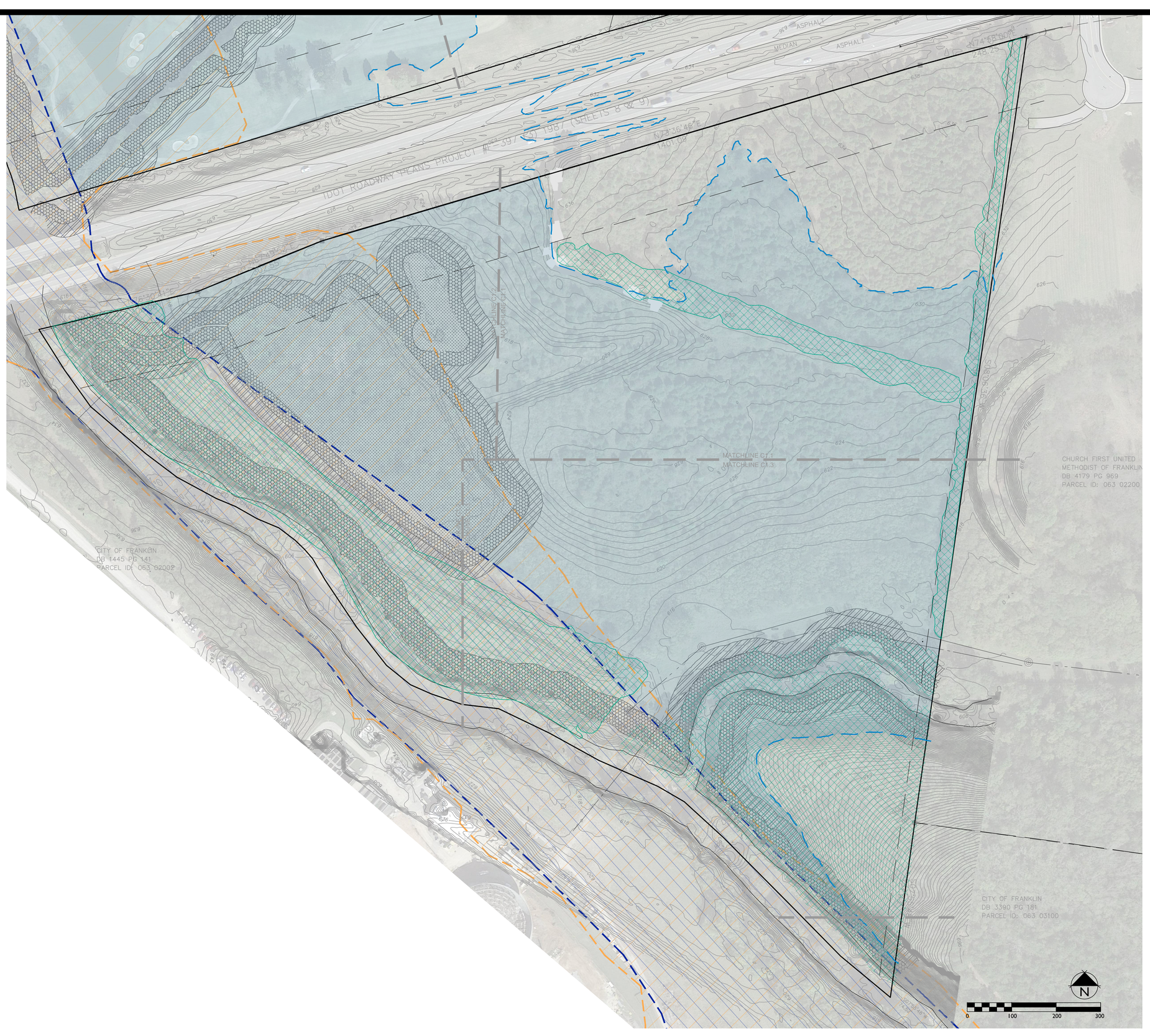

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- 30', ZONE 2 RIPARIAN BUFFER
- WETLAND
- SLOPES - 14 - 20%
- SLOPES - 20% +

SURVEY INFORMATION PROVIDED BY:
HARRAH & ASSOCIATES
FEBRUARY 2018

GDC
GAMBLE
DESIGN
COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

CHEEKWOOD SOUTH PD REZONING PACKET

Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
LANDSCAPE ARCHITECT
03.01.2021
TENNESSEE No. 1210

Revision Date

EXISTING CONDITIONS

SHEET
C1.0

COF # 7415

COF no: 7416

CONDITIONS OF APPROVAL:

Open Issues: 25 These issues are currently being filtered

Engineering - Development Plan Checklist

General Issues

27. Existing Conditions Sheets

joe.marlo@franklintn.gov *Comment not adequately addressed. Requested utilities and easements have not been shown, and elements that had been previously shown/labeled have been removed from the Existing Conditions Plan.*

Applicant shall show and label all existing utilities and associated easements on the Existing Conditions Sheets (C1.xx).

42. Floodway Lines

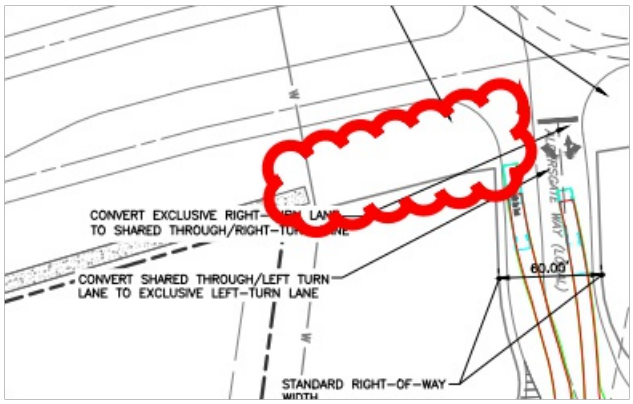
joe.marlo@franklintn.gov *Floodway (FWO) lines corrected, however the floodplain (FFO) lines shown on the previous Development Plan sheets appear to have been removed.*

Applicant shall show and label the FFO lines on the Development Plan Sheets (C2.xx).

44. Multi-Use Path

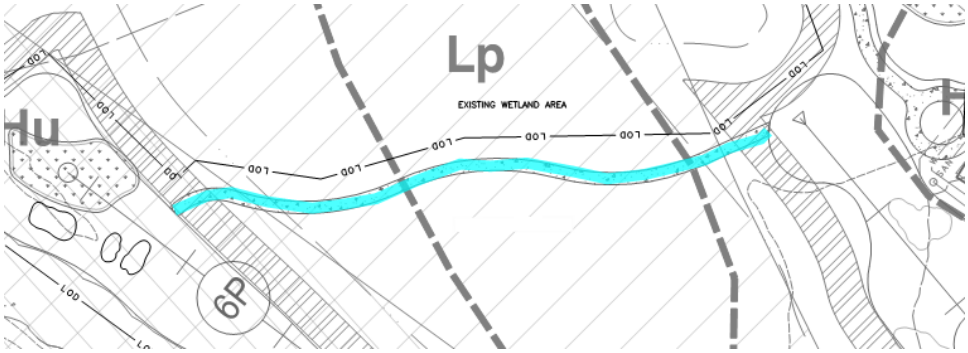
joe.marlo@franklintn.gov *Issue re-opened as connection has been removed in the most recent submittal.*

Applicant shall show the multi-use path extended to the east to Aldersgate Way. This path will tie into any pedestrian improvements at the Aldersgate Way / Mack Hatcher intersection.



62. F. Development Plan

lance.fittro@franklintn.gov Applicant shall remove the proposed sidewalk shown crossing the protected wetland area which has been added with this submittal. There shall be no sidewalks, trails or boardwalks crossing the protected wetland.



64. Golf Ball Netting

jimmy.wiseman@franklintn.gov The applicant shall provide netting within any flight path of golf balls from any part of the property. The height and material of the nets shall be identified on the site plan. Any golf balls that are hit into the surrounding jurisdictional features (wetlands, rivers, streams, etc.) shall be considered an illicit discharge followed by Notices of Violation and Civil Penalties per the City of Franklin Stormwater Ordinance.

65. Traffic Impact Analysis Offsite Improvements

jimmy.wiseman@franklintn.gov The following intersection modifications are required to remove the split-phase operation
of the signal:

- Maintain the existing southbound exclusive left-turn lane.
- Convert the existing southbound shared through/left-turn lane to an exclusive left-turn lane providing a second southbound exclusive left-turn lane.
- Construct a southbound shared through/right-turn lane with 150 feet of storage.
- Convert the existing shared northbound through/left-turn lane to an exclusive left-turn lane.
- Convert the existing northbound exclusive right-turn lane to a shared through/right-turn lane.
- Modify and introduce additional necessary traffic signal equipment and phasing to accommodate the geometric modifications.

The intersections plans shall be submitted with the first site plan for the development and be installed concurrently with the site construction.

FIRE--Planning

General Issues

1. Auto-Turn

curt.edelmann@franklintn.gov The auto-turn drawing still shows the truck driving over curbs in a number of spots. The truck still hits parked cars. For clarity, please remove the utilities and easement lines from the auto-turn drawing.





[Edited By Curt Edelmann]

2. Fire Protection

curt.edelmann@franklintn.gov Please expand the information on the drawing to show the available GPM at 20-psi.

48. Hose lay distance

curt.edelmann@franklintn.gov All points on the perimeter of a building must be within 150-feet of a parked fire truck. The applicant must provide access before the fire department will permit this plan to move forward.

Note that the fire department will consider extending the 150-foot limit if the building is of Type I or Type II construction.
[Edited By Curt Edelmann]

Planning

General Issues

38. Setbacks

joseph.bryan@franklintn.gov Applicant shall include the minimum building setbacks in the site data chart.

47. Project number

joseph.bryan@franklintn.gov Applicant shall update the project number in the site data chart.

60. Building labels

joseph.bryan@franklintn.gov Applicant shall revise building labels on architecture sheet to reflect the development plan sheet. Specifically, revise "event center" to "club house."

Preservation/HZC

General Issues

50. Historic Preservation Edge Treatment

amanda.rose@franklintn.gov Continuation of previous comment:

Applicant shall indicate the required 30' farm field boundary on all design sheets. Applicant shall determine the average existing width of existing vegetation along the proposed farm field boundary and note on Tree Preservation Plan sheet.

Applicant may include information on how the proposed boundary will be supplemented to meet the standard set forth in 18.4.3 (E) and specifications for proposed fencing, as required, within site plan.

Stormwater

General Issues

54. Riparian Buffer

jeff.willoughby@franklintn.gov	1. Provide consultants ESA report which includes water resource evaluations. Ensure what is shown is consistent with the features determined and delineated. 2. If enhancement details are not to be shown state that buffer enhancement per FMC 23-207, further details and specific areas related to the mitigation efforts shall be shown in the future site plan submittals 3. State that a future variance submittal may be required with site plan submittals. 4. Show any utilities located within riparian buffers 5. The green hatching is not reflected in the legend. If this is not related to the buffer management plan please remove it. 6. Zones shall be labeled in the following format, "Width, Riparian Buffer, Zone designation" for example "60' Riparian Buffer Zone 1". Differentiate between the zone 1 30' and 60' on the plan sheets 7. LOD is shown going through the wetland and encompasses quite a large area and is not shown on the other side of the bridge. Why is this set soo large? 8. The pedestrian bridge shall be allowed but shall be included in the overall encroachment. Details for the bridge shall be provided before final approval will be granted. [Edited By Jeff Willoughby]

59. Water Quality

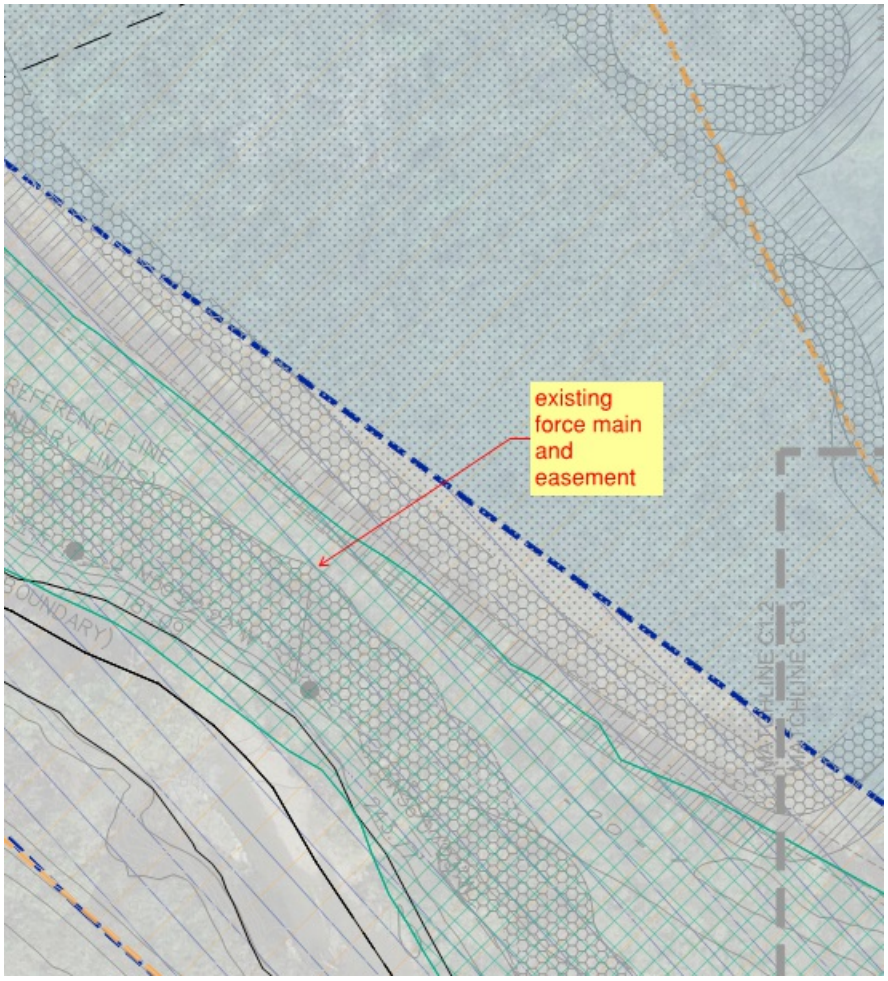
Doug.Noonan@franklintn.gov	LOD shall be removed from all wetland features and buffers unless the disturbance is approved in the stormwater variance. [Edited By Doug Noonan]

Water/Sewer

General Issues

6. Existing utilites

ben.mcneil@franklintn.gov The applicant failed to add the existing force main to existing condition sheets. The force main shall be shown on each sheet that encompasses the easement and line. Grading, buffer mitigation etc. All sizes and labels shall be provided for clarity.



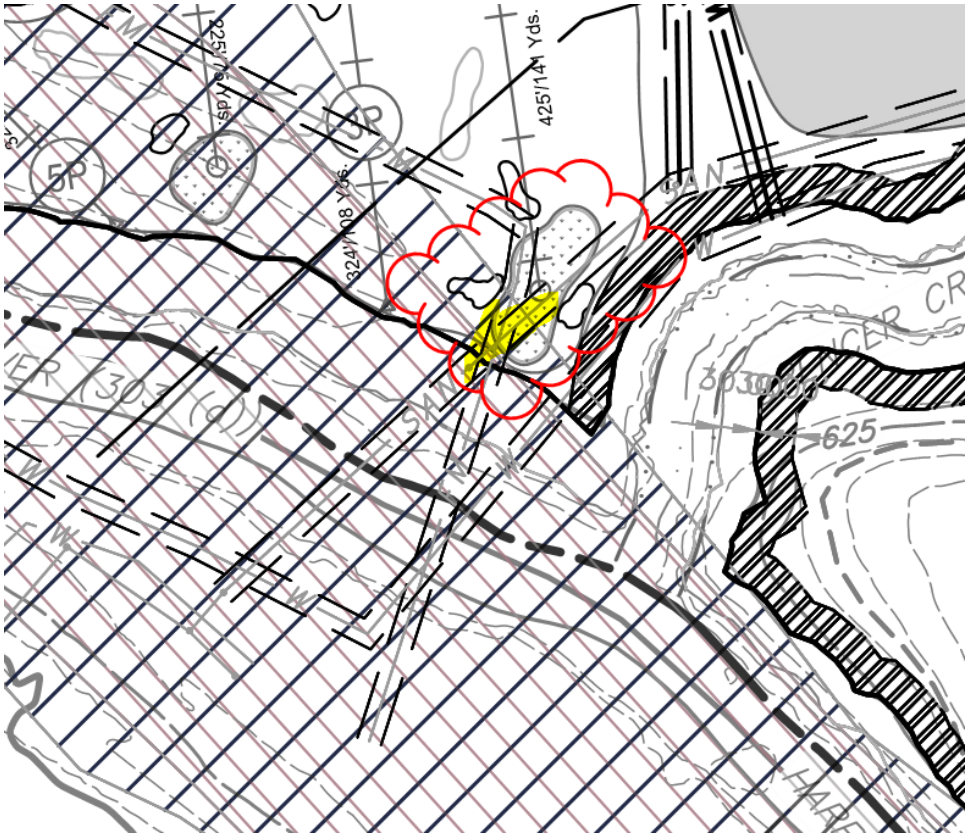
[Edited By Ben McNeil]

7. Sanitary sewer

ben.mcneil@franklintn.gov	Franklin water management is currently designing the upsize and reconstruction of the main trunk sewer interceptor crossing the proposed south east side of the development. This will be phase 2 of a 3 phase project. It is expected to start within the next 2 years as phase 2 is already began and in construction. The applicant shall be aware that the construction project is a major project that is required and very well may come into the time line of the Golf course creation. Franklin Water Management will not be responsible for any additions created during the proposed development plan. The above ground features will be the responsibility of the development to replace. The applicant may contact Ben McNeil with Questions on the timing and progression of this project.

8. Existing utility locations

ben.mcneil@franklintn.gov	The applicant is still showing the green and possible sand traps over the existing 36" line. The manhole shown below is the most likely manhole to overflow in a significant rain event, it is advised that the proposed features be relocated as this would not be good and cleanups do require large vehicles and crews. The greens would be damaged and sand traps littered with debris. Overflows do not happen often, but this is the spot where the overflows would occur. The additional plant capacity would reduce the possibilities of this, but the applicant shall consider this with the design. The applicant shall be aware that the proposed golf course shall be designed around the existing utility features that exist on the property. No greens, sand traps or other constructed items may be placed over the existing utilities. Any proposed features over existing utility lines shall be approved by Franklin Water Management.



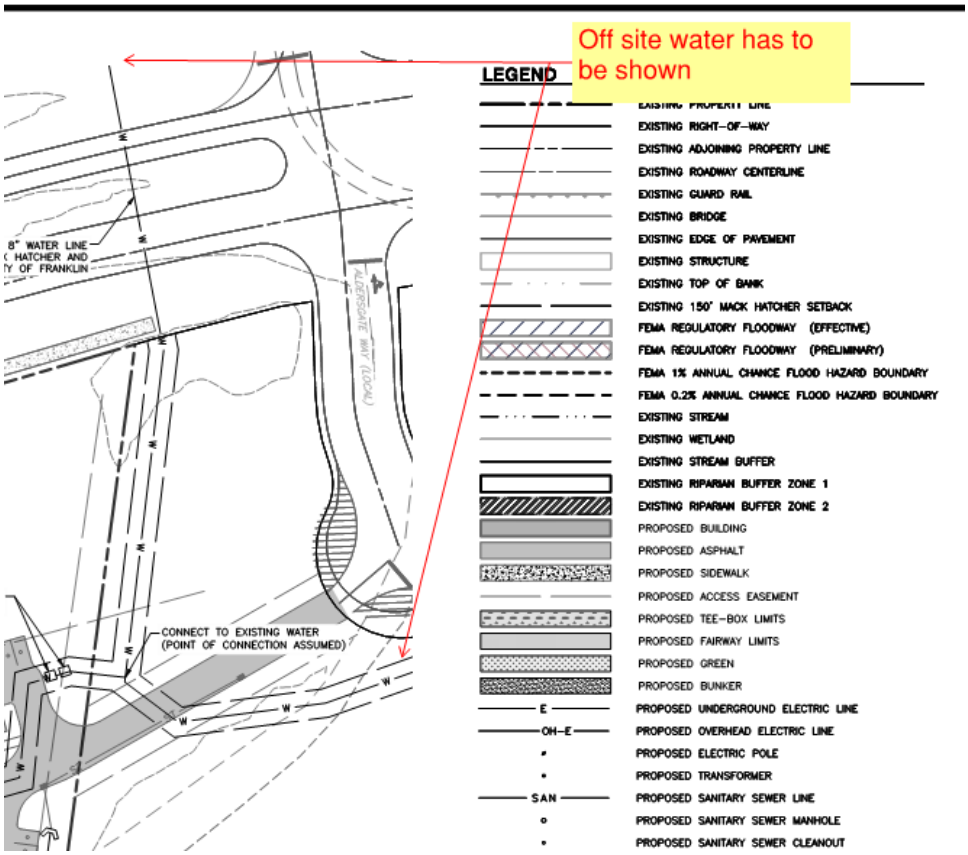
[Edited By Ben McNeil]

9. Sewer availability

ben.mcneil@franklintn.gov	The sanitary sewer and water availability for this development is currently under review.

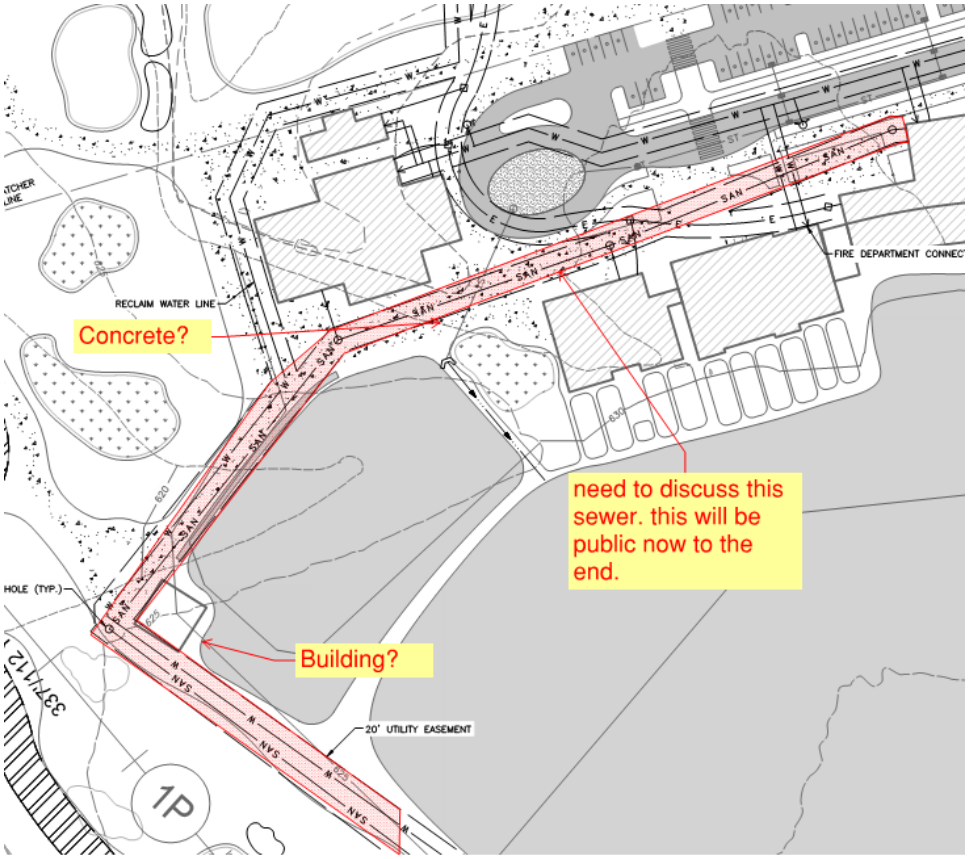
10. Water

ben.mcneil@franklintn.gov The applicant has shown the off site water on the overall utility plan, but the enlarged views must be provided to ensure the route and layout is acceptable.



11. Sanitary sewer

ben.mcneil@franklintn.gov The revised sanitary sewer layout shall be discussed. The additional buildings will require the sanitary sewer to be public and it appears to be under concrete. The layout must be discussed.



12. Reclaim Water

ben.mcneil@franklintn.gov The applicant has added a reclaim water line to the proposed plan, the reclaim is lengthy and appears to be public to cross Mack Hatcher. The reclaim will need to be discussed to minimize the length and location. Also, sharp bends would not be permitted and would cause significant friction loss.

51. Meeting Required prior to re-submittal

ben.mcneil@franklintn.gov An additional meeting shall be held to discuss the sewer and reclaim water. The layout as shown **will not** be accepted by Franklin Water Management due to the amount of infrastructure shown to serve the buildings. **The sanitary sewer, reclaim water and domestic water layout must be revised and approved by Franklin Water prior to submitting to the One Stop review.**

The applicant shall meet with Franklin Water Management prior to submitting to One Stop to revise the alignments and meet all requirements for utility service.

Zoning

General Issues

32. Floodway

shanna.mccoy@franklintn.gov	comment remain open Encroachments are prohibited, including earthen fill material, new construction, substantial improvements or other development within the regulatory floodway. Development may be permitted; however, provided it is demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practices that the cumulative effect of the proposed encroachments or new development shall not result in any increase in the water surface elevation of the base flood elevation, velocities, or floodway widths during the occurrence of a base flood discharge at any point within the community. A Tennessee registered professional engineer must provide supporting technical data, using the same methodologies as in the effective Flood Insurance Study for the City and certification, thereof;

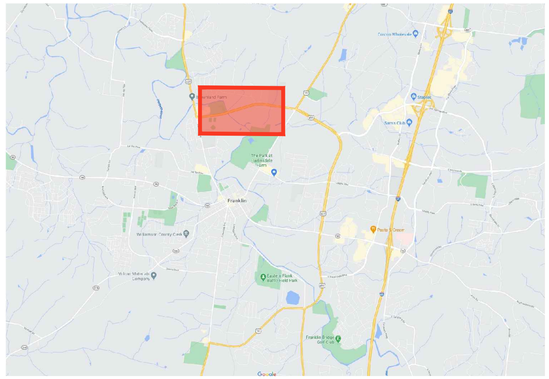
33. FFO

shanna.mccoy@franklintn.gov	Comment to remain open. No portion of a buildable lot shall contain FFO.

CHEEKWOOD SOUTH PD

DEVELOPMENT PLAN

PLANNED DISTRICT (0.0 DUA, 58,909)
FRANKLIN, WILLIAMSON, TENNESSEE



VICINITY MAP



APPLICANT & LANDSCAPE ARCHITECT:

GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
324 LIBERTY PIKE
SUITE 145
FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
STEVE CASEY
117 SEABOARD LANE
SUITE E-100
FRANKLIN, TN 37067
615-333-7797
scasey@cecinc.com

OWNER:

CITY OF FRANKLIN
PO BOX 305
FRANKLIN, TN 37065

JESTER GOLF
GOLF DESIGN AND MASTER PLANNING

NICKLAUS DESIGN

GDC
gamble design collaborative

CEC
Civil & Environmental Consultants, Inc.

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY . THE WATER MAINS ARE LOCATED ALONG .
250 GPD = GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
AVAILABLE. SEE UTILITY SHEETS.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: HEADQUARTERS (3.11 MILES)
NEAREST FIRE STATION: FIRE STATION #4 (1.7 MILES)
NEAREST RECREATIONAL FACILITY: WILLIAMSON COUNTY RECREATION CENTER (1.7 MILES)

PROJECTED STUDENT POPULATION
0 x 0.33 = 0 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY CITY OF FRANKLIN

SITE DATA CHART

PROJECT NAME:	CHEEKWOOD SOUTH PD
PROJECT NUMBER:	XXXX
ADDRESS:	MACK HATCHER PKWY FRANKLIN, TN 8TH CIVIL DISTRICT
PARCEL(S):	063 02101
ACREAGE / SF OF SITE:	53.52 AC
VESTING (IF APPLICABLE):	
BASE ZONING:	CI (CIVIC INSTITUTIONAL)
PROPOSED ZONING:	PD (PLANNED DISTRICT)
ZONING OVERLAY(S):	SCO, FWO, FFO, CFO
BUILDING TYPES APPLIED:	COMMERCIAL/MIXED-USE
FRONTAGE TYPES APPLIED:	LANDSCAPE FRONTAGE
LOT WIDTH (RESIDENTIAL):	N/A
LOT SIZE (RESIDENTIAL):	N/A
SETBACKS:	150' SCENIC CORRIDOR OVERLAY 30' HISTORIC FARM HELD BUFFER
DWELLING UNIT COUNT (BY TYPE):	
SINGLE FAMILY:	N/A
MULTIFAMILY:	N/A
NONRESIDENTIAL SF (BY USE):	
DRIVING RANGE BUILDING:	30,496 SF
GOLF SHOP:	6,900 SF
STARTER HOUSE:	100 SF
CLUBHOUSE:	21,413 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	MAX 3 STORIES
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	5% (2.68 AC)
NATURAL AREA REQUIRED:	10% (NOT REQUIRED)
TREE CANOPY RETENTION ACREAGE:	REQUIRED: 3.68 AC (24% OF TOTAL SITE) PROVIDED: 11.63 AC (75.8% OF TOTAL CANOPY)
PARKING REQUIRED (BY USE):	SEE ATTACHED PARKING STUDY
PARKING PROVIDED (BY USE):	SEE ATTACHED PARKING STUDY
APPLICANT:	GAMBLE DESIGN COLLABORATIVE 324 LIBERTY PIKE SUITE 145 GREG GAMBLE (615) 975-5765 greg.gamble@gdc-tn.com

SHEET INDEX

C0.0	COVER SHEET
C1.0	OVERALL EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS
C1.2	ENLARGED EXISTING CONDITIONS
C1.3	ENLARGED EXISTING CONDITIONS
C2.0	OVERALL DEVELOPMENT PLAN
C2.1	ENLARGED DEVELOPMENT PLAN
C2.2	ENLARGED DEVELOPMENT PLAN
C2.3	ENLARGED DEVELOPMENT PLAN
C3.0	OVERALL GRADING AND DRAINAGE PLAN
C3.1	GRADING AND DRAINAGE PLAN
C3.2	GRADING AND DRAINAGE PLAN
C3.3	GRADING AND DRAINAGE PLAN
C4.0	OVERALL ROW AND ACCESS PLAN
C4.1	ENLARGED ROW AND ACCESS PLAN
C5.0	OVERALL UTILITY PLAN
C5.1	ENLARGED UTILITY PLAN
C5.2	ENLARGED UTILITY PLAN
L1.0	TREE PRESERVATION
L2.0	STREAM BUFFER MITIGATION
A1.0	ARCHITECTURE
A2.0	ARCHITECTURE

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.

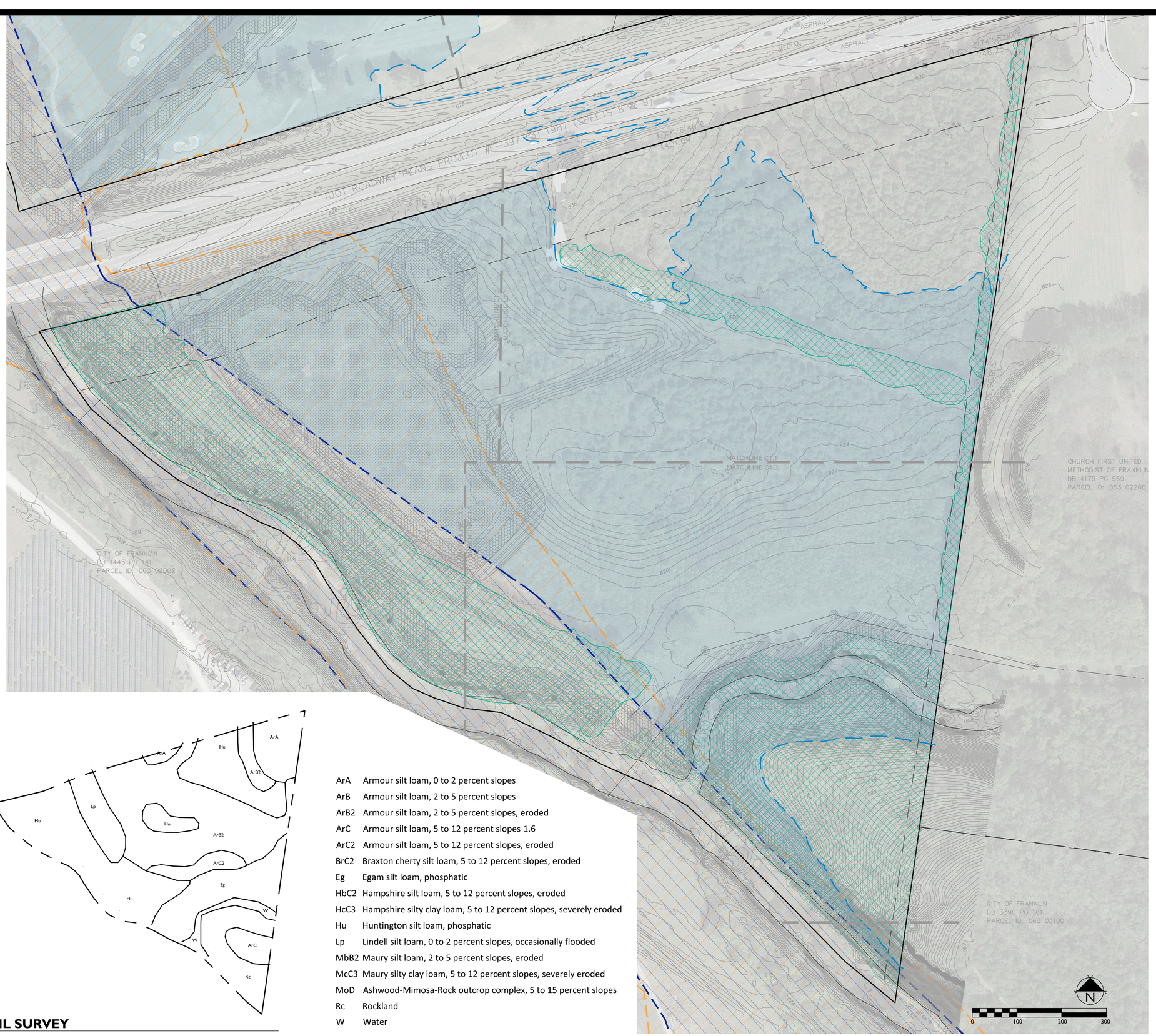
DRAKE A. REEDER
REGISTERED
TENNESSEE No. 329
LANDSCAPE ARCHITECT
05.04.2021

PRE-APP SUBMITTAL: NOVEMBER 30, 2020

INITIAL SUBMITTAL: DECEMBER 14, 2020

RESUBMITTAL: MARCH 04, 2021

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



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LOT SIZE (RESIDENTIAL):	N/A
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KEY - EXISTING CONDITIONS

- EXISTING TREE CANOPY
- FWO; PRELIMINARY
- FWO; EFFECTIVE
- FFO
- 30'/60' , ZONE 1 RIPARIAN BUFFER
- 30', ZONE 2 RIPARIAN BUFFER
- WETLAND
- SLOPES - 14 - 20%
- SLOPES - 20% +

SOIL SURVEY

ArA	Armour silt loam, 0 to 2 percent slopes
ArB	Armour silt loam, 2 to 5 percent slopes
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded
ArC	Armour silt loam, 5 to 12 percent slopes 1.6
ArC2	Armour silt loam, 5 to 12 percent slopes, eroded
BrC2	Braxton cherty silt loam, 5 to 12 percent slopes, eroded
Eg	Egam silt loam, phosphatic
HbC2	Hampshire silt loam, 5 to 12 percent slopes, eroded
HcC3	Hampshire silty clay loam, 5 to 12 percent slopes, severely eroded
Hu	Huntington silt loam, phosphatic
Lp	Lindell silt loam, 0 to 2 percent slopes, occasionally flooded
MbB2	Maury silt loam, 2 to 5 percent slopes, eroded
McC3	Maury silty clay loam, 5 to 12 percent slopes, severely eroded
MoD	Ashwood-Mimosa-Rock outcrop complex, 5 to 15 percent slopes
Rc	Rockland
W	Water

SURVEY INFORMATION PROVIDED BY:
HARRAH & ASSOCIATES
FEBRUARY 2018

GDC
GAMBLE
DESIGN
COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CHEEKWOOD SOUTH PD DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

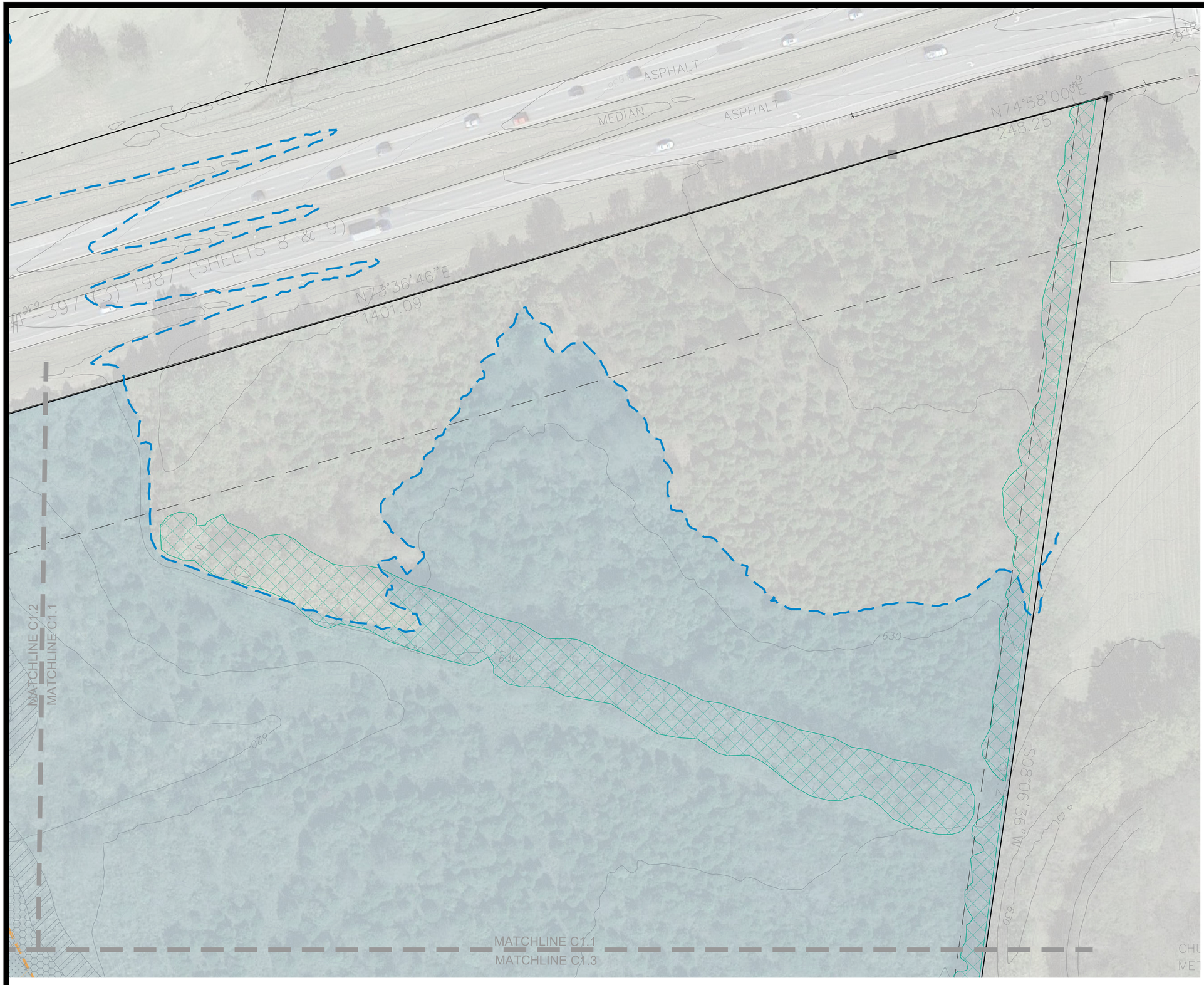
DRAKE A. REEDER
REGISTERED
COMMERCE
TENNESSEE No. 12405
LANDSCAPE ARCHITECT
03.01.2021

Revision Date

EXISTING CONDITIONS

SHEET
C1.0

COF # 7416



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CHEEKWOOD SOUTH PD DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

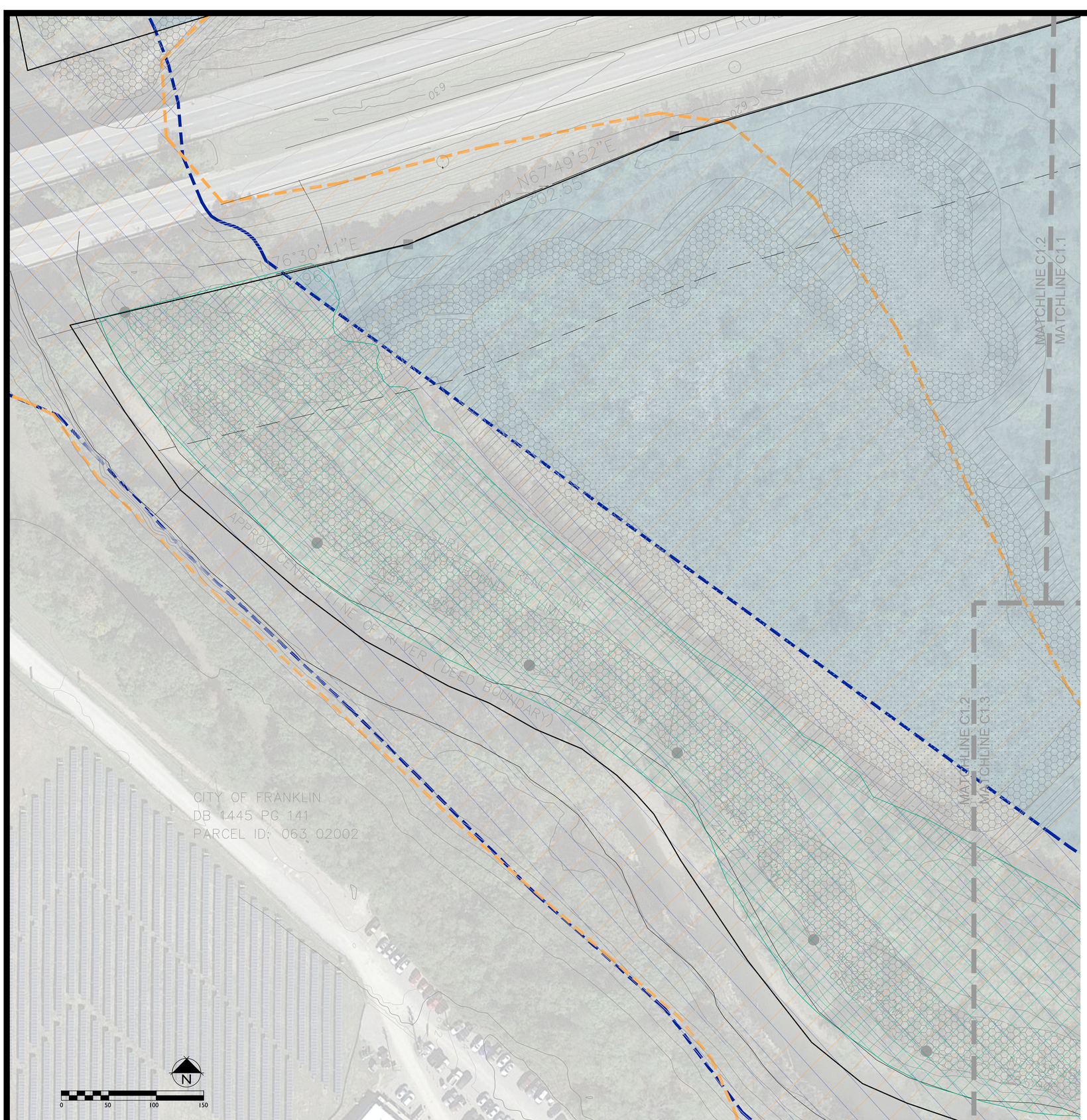
DRAKE A. REEDER
REGISTERED
COMMERCE
TENNESSEE No. 12
LANDSCAPE ARCHITECT
03.01.2021

Revision Date

EXISTING CONDITIONS ENLARGEMENT SHEET

C1.1

COF # 7416



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Franklin, Williamson County, Tennessee

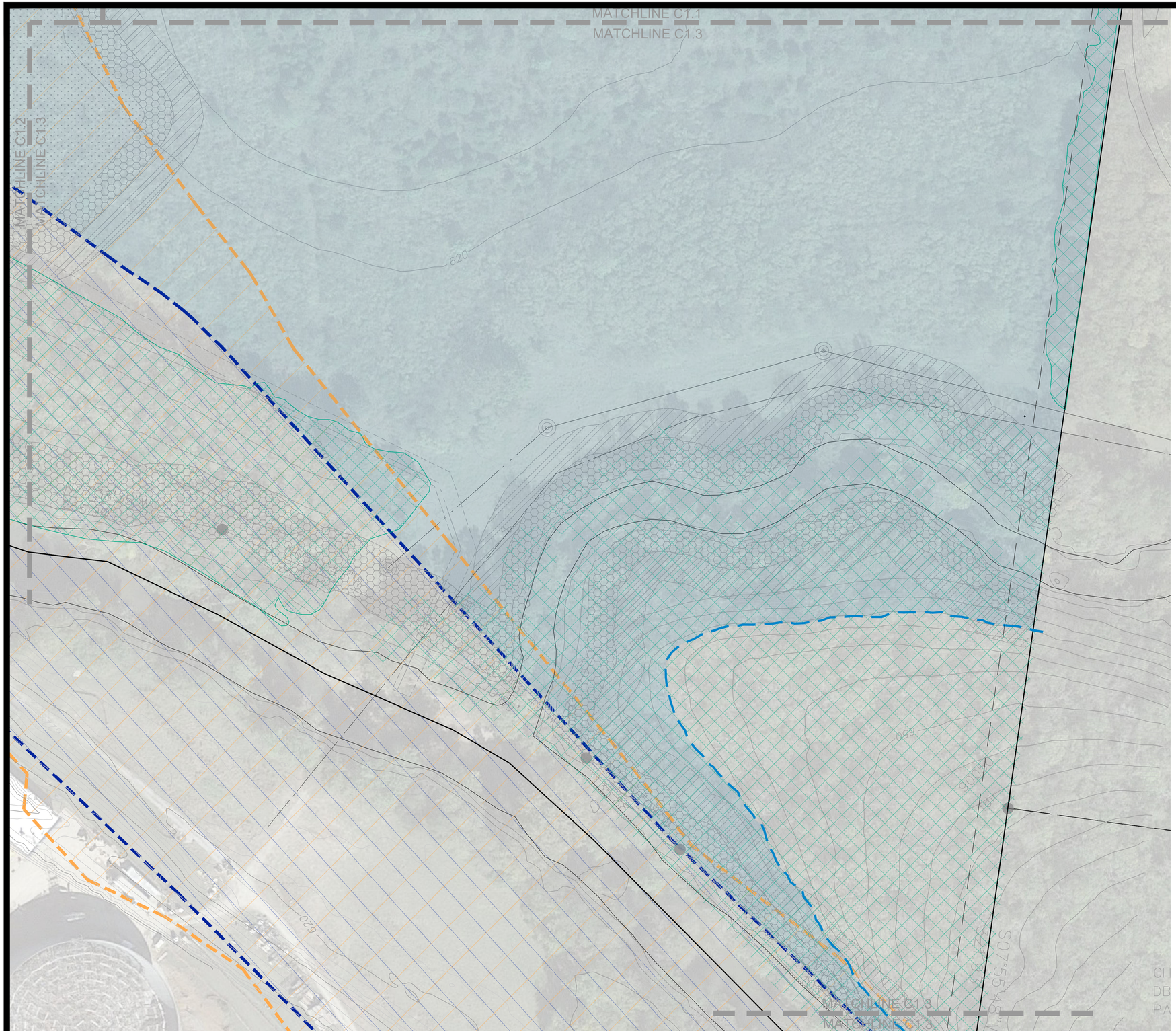
DRAKE A. REEDER
REGISTERED
TENNESSEE No. 1200
LANDSCAPE ARCHITECT
03.04.2021

Revision Date

EXISTING CONDITIONS ENLARGEMENT SHEET

C1.2

COF # 7416


MATCHLINE C1.1
MATCHLINE C1.3
MATCHLINE C1.2
MATCHLINE C1.3
620
620
620



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NATURAL AREA REQUIRED:	10% (NOT REQUIRED)
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PARKING REQUIRED (BY USE):	SEE ATTACHED PARKING STUDY
PARKING PROVIDED (BY USE):	SEE ATTACHED PARKING STUDY
APPLICANT:	GAMBLE DESIGN COLLABORATIVE 324 LIBERTY PIKE SUITE 145 GREG GAMBLE (615) 975-5765 greg.gamble@gdc-tn.com

KEY - DEVELOPMENT PLAN

- PRESERVED TREE CANOPY
- FWO; EFFECTIVE
- FWO; PRELIMINARY
- FFO
- 30'/60' , ZONE 1 RIPARIAN BUFFER
- 30', ZONE 2 RIPARIAN BUFFER
- WETLAND

TREE CANOPY RETENTION

OVERALL SITE AREA = 2,331,331.2 SF (53.52 AC)

EXISTING TREE CANOPY	PRESERVED TREE CANOPY
667,887.81 SF (15.33AC)	506,490 SF (11.63 AC)

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	667,887.81 SF; 15.33 AC (28.64% OF SITE)
REQUIRED CANOPY PRESERVATION:	24% (160,293.07 SF; 3.68 AC)
PROVIDED CANOPY PRESERVATION:	506,490 SF; 11.63 AC (75.3% OF EXISTING CANOPY)

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 15%
REQUIRED: 5% TOTAL = 2.68 AC
(10% 'NATURAL AREA' = 5.35 AC)
PROVIDED: 2.72 AC TOTAL
NATURAL AREA = xxx SF

LOT	TYPE	AREA (AC)
OS-1	PLAZA	2.72 AC

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY . THE WATER MAINS ARE LOCATED ALONG .
250 GPD = GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
AVAILABLE. SEE UTILITY SHEETS.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: HEADQUARTERS (3.11 MILES)
NEAREST FIRE STATION: FIRE STATION #4 (1.7 MILES)
NEAREST RECREATIONAL FACILITY: WILLIAMSON COUNTY RECREATION CENTER (1.7 MILES)

PROJECTED STUDENT POPULATION
0 x 0.33 = 0 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY CITY OF FRANKLIN

GDC
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DESIGN
COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CHEEKWOOD SOUTH PD DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

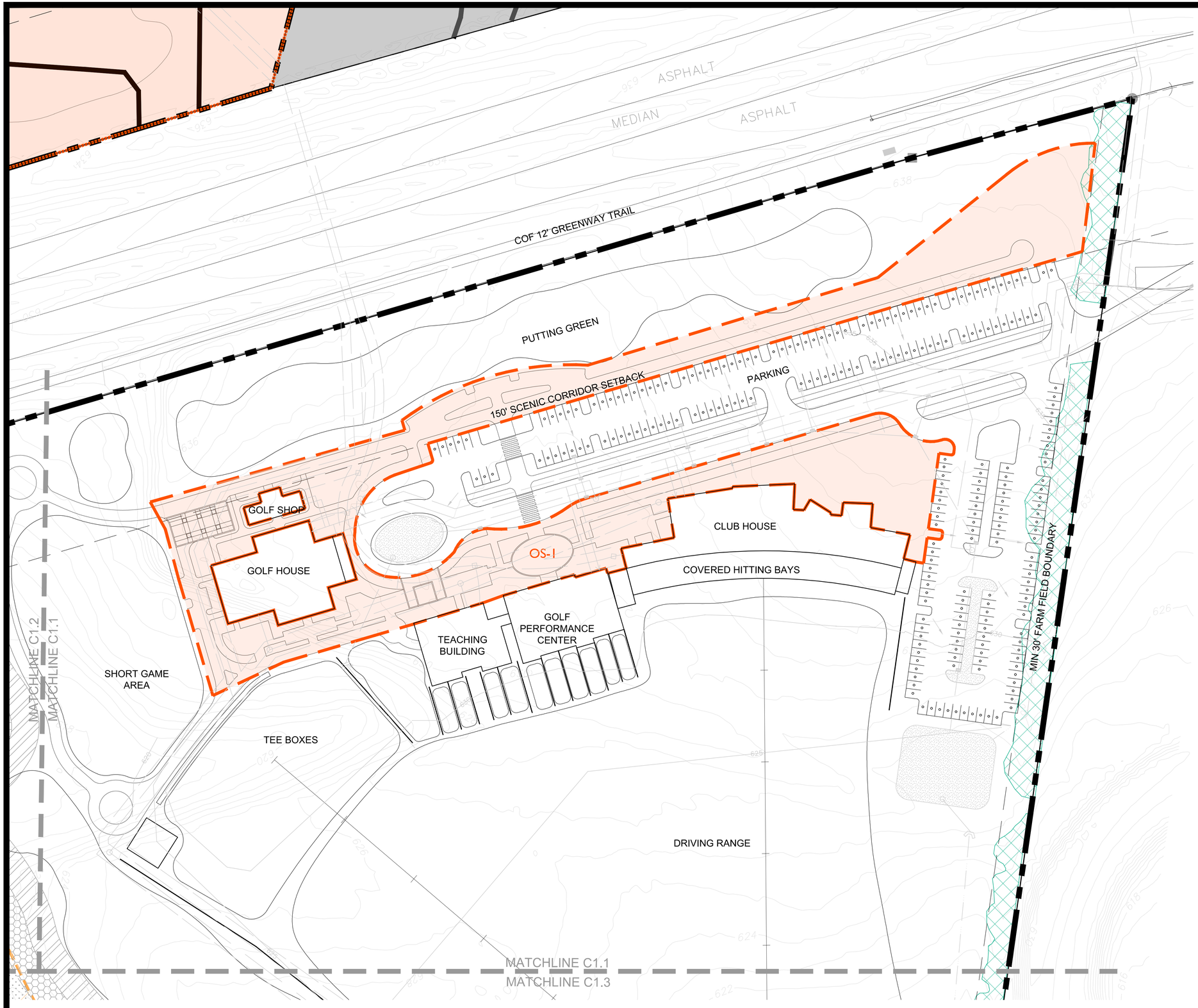
DRAKE A. REEDER
REGISTERED
COMMERCE
TENNESSEE No. 1245
LANDSCAPE ARCHITECT
03.01.2021

Revision Date
△ _____
△ _____
△ _____
△ _____

DEVELOPMENT PLAN SHEETS

SHEET
C2.0

COF # 7416



KEY - DEVELOPMENT PLAN

- PRESERVED TREE CANOPY
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- FFO
- 30'/60' , ZONE 1 RIPARIAN BUFFER
- 30', ZONE 2 RIPARIAN BUFFER
- WETLAND

30' FARM FIELD BOUNDARY REQUIREMENTS

18.4.3 Standards

A. Site features that emphasize the prominence of a historic resource shall be preserved within the spatial setting of the historic resource. Such features include topography, mature vegetation, streams, and historic walls and fences.

B. Farm-field boundaries shall have a minimum width of 30 feet. Development on lots containing or adjacent to a National Historic Landmark shall provide a minimum width of 50 feet.

C. Farm-field boundaries shall be linear in form and shall include a historically-based fence or wall along the length of the boundary. Acceptable types include rail fences, four-board horse fences, or dry stacked stone walls consistent in design and stone type with historic antecedents found in the County.

D. Planting materials shall:

D.1. Be spaced in an informal, irregular manner AMA ed by deciduous trees, although native evergreens, such as cedars, may be included for diversity and visual screening purposes; and

E. Trees shall be required at a rate of one canopy tree per every 400 square feet. Credit for existing vegetation may reduce the planting requirements when located in a suitable location.

F. New buildings within view of the historic resource shall be designed to be similar in scale and architectural character with the historic building.

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CHEEKWOOD SOUTH PD DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee



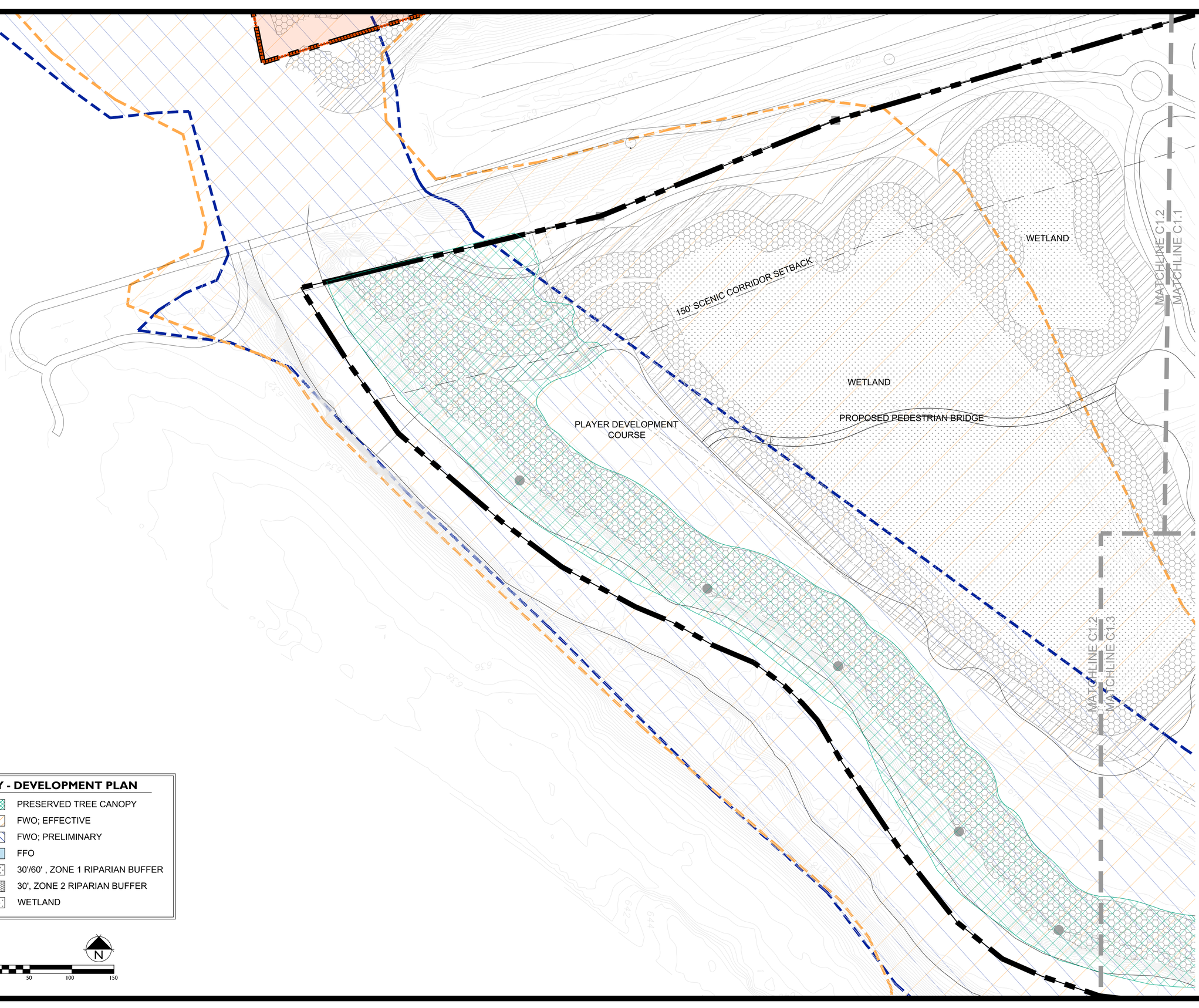
Revision Date

DEVELOPMENT PLAN ENLARGEMENTS

SHEET

C2.1

COF # 7416



GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CHEEKWOOD SOUTH PD DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
COMMERCE
TENNESSEE No. 12
LANDSCAPE ARCHITECT
03.01.2021

Revision Date

DEVELOPMENT PLAN ENLARGEMENTS SHEET

C2.2

COF # 7416

MATCHLINE C1.1
MATCHLINE C1.3

WETLAND

MATCHLINE C1.2
MATCHLINE C1.3

DRIVING RANGE

PLAYER DEVELOPMENT COURSE

MATCHLINE C1.3
MATCHLINE C1.3

MATCHLINE C1.3
MATCHLINE C1.3

KEY - DEVELOPMENT PLAN

- PRESERVED TREE CANOPY
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- 30', ZONE 2 RIPARIAN BUFFER
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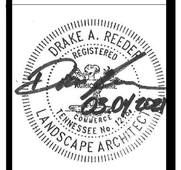
N

0 50 100 150

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CHEEKWOOD SOUTH PD DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee



Revision Date

DEVELOPMENT PLAN ENLARGEMENTS SHEET

C2.3

COF # 7416



SITE DATA CHART

PROJECT NAME:	CHEEKWOOD SOUTH PD
PROJECT NUMBER:	XXXX
ADDRESS:	MACK HATCHER PKWY FRANKLIN, TN 8TH CIVIL DISTRICT
PARCEL(S):	063 02101
ACREAGE / SF OF SITE:	53.52 AC
VESTING (IF APPLICABLE):	
BASE ZONING:	CI (CIVIC INSTITUTIONAL)
PROPOSED ZONING:	PD (PLANNED DISTRICT)
ZONING OVERLAY(S):	SCO, FWO, FFO, CFO
BUILDING TYPES APPLIED:	COMMERCIAL/MIXED-USE
FRONTAGE TYPES APPLIED:	LANDSCAPE FRONTAGE
LOT WIDTH (RESIDENTIAL):	N/A
LOT SIZE (RESIDENTIAL):	N/A
SETBACKS:	150' SCENIC CORRIDOR OVERLAY 30' HISTORIC FARM FIELD BUFFER
DWELLING UNIT COUNT (BY TYPE):	
SINGLE FAMILY:	N/A
MULTIFAMILY:	N/A
NONRESIDENTIAL SF (BY USE):	
DRIVING RANGE BUILDING:	30,496 SF
GOLF SHOP:	6,900 SF
STARTER HOUSE:	100 SF
CLUBHOUSE:	21,413 SF
HOTEL KEYS:	N/A
BUILDING HEIGHT:	MAX 3 STORIES
MINIMUM LSA:	20%
OPEN SPACE REQUIRED:	5% (2.68 AC)
NATURAL AREA REQUIRED:	10% (NOT REQUIRED)
TREE CANOPY RETENTION ACREAGE:	REQUIRED: 3.68 AC (24% OF TOTAL SITE) PROVIDED: 11.63 AC (75.8% OF TOTAL CANOPY)
PARKING REQUIRED (BY USE):	SEE ATTACHED PARKING STUDY
PARKING PROVIDED (BY USE):	SEE ATTACHED PARKING STUDY
APPLICANT:	GAMBLE DESIGN COLLABORATIVE 324 LIBERTY PIKE SUITE 145 GREG GAMBLE (615) 975-5765 greg.gamble@gdc-tn.com

KEY - TREE PRESERVATION

- PRESERVED TREE CANOPY
- REMOVED TREE CANOPY
- REMOVED SPECIMEN TREE

SOUTH PARCEL		
TREE #	DIAM"	SPECIES
201	42	OAK
202	30	HACKBERRY
203	35	
204	32	
205	24	
206	24	OAK
207	32	
208	24	
209	27	OAK
210	30	MAPLE
211	35	HACKBERRY
212	59	
213	30	OAK
214	25	OAK
215	27	OAK
216	26	OAK
TOTAL	502	

SPECIMEN TREE REMOVED: 502"
SPECIMEN TREE TO BE REPLACED:1004"

NOTE: TREES FIELD SURVEYED BY LANDSCAPE ARCHITECT; SPECIMEN TREE REMOVED IS AN APPROXIMATION, ACTUAL NUMBER TO BE ESTABLISHED AT SITE PLAN

TREE CANOPY RETENTION

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REQUIRED CANOPY PRESERVATION:	24% (160,293.07 SF; 3.68 AC)
PROVIDED CANOPY PRESERVATION:	506,490 SF; 11.63 AC (75.3% OF EXISTING CANOPY)

TREE PROTECTION NOTES:

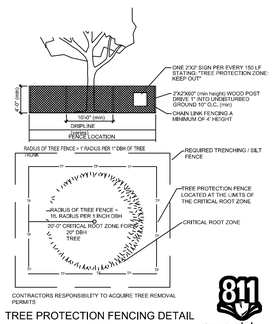
1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.

2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.

3. Any required excavation in or around the protection zone to accommodate underground services, footings, etc; shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.

4. The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.

5. Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.



TREE PROTECTION FENCING DETAIL
NTS

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GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CHEEKWOOD SOUTH PD DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1360 03.01.22

Revision Date

TREE PRESERVATION

SHEET
L1.0

COF # 7416



SITE DATA CHART

PROJECT NAME:	CHEEKWOOD SOUTH PD
PROJECT NUMBER:	XXXX
ADDRESS:	MACK HATCHER PKWY FRANKLIN, TN 8TH CIVIL DISTRICT
PARCEL(S):	063 02101
ACREAGE / SF OF SITE:	53.52 AC
VESTING (IF APPLICABLE):	
BASE ZONING:	CI (CIVIC INSTITUTIONAL)
PROPOSED ZONING:	PD (PLANNED DISTRICT)
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LOT WIDTH (RESIDENTIAL):	N/A
LOT SIZE (RESIDENTIAL):	N/A
SETBACKS:	150' SCENIC CORRIDOR OVERLAY 30' HISTORIC FARM FIELD BUFFER
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PARKING PROVIDED (BY USE):	SEE ATTACHED PARKING STUDY

APPLICANT:
GAMBLE DESIGN COLLABORATIVE
324 LIBERTY PIKE
SUITE 145
GREG GAMBLE
(615) 975-5765
greg.gamble@gdc-tn.com

PROPOSED BUFFER AVERAGING

AREA OF BUFFER ENCROACHMENT:	9,578 SF
AREA OF NEW STREAM BUFFER ZONE 2:	9,949 SF

KEY - BUFFER MITIGATION

- 30'/60' , ZONE 1 RIPARIAN BUFFER
- 30', ZONE 2 RIPARIAN BUFFER
- BUFFER ENCROACHMENT
- PROPOSED BUFFER AVERAGING

N

0 100 200 300

811 Know what's below. Call before you dig.

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CHEEKWOOD SOUTH PD DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1382 03.01.22

Revision Date
- △
- △
- △
- △

STREAM BUFFER MITIGATION

SHEET
L1.0

COF # 7416

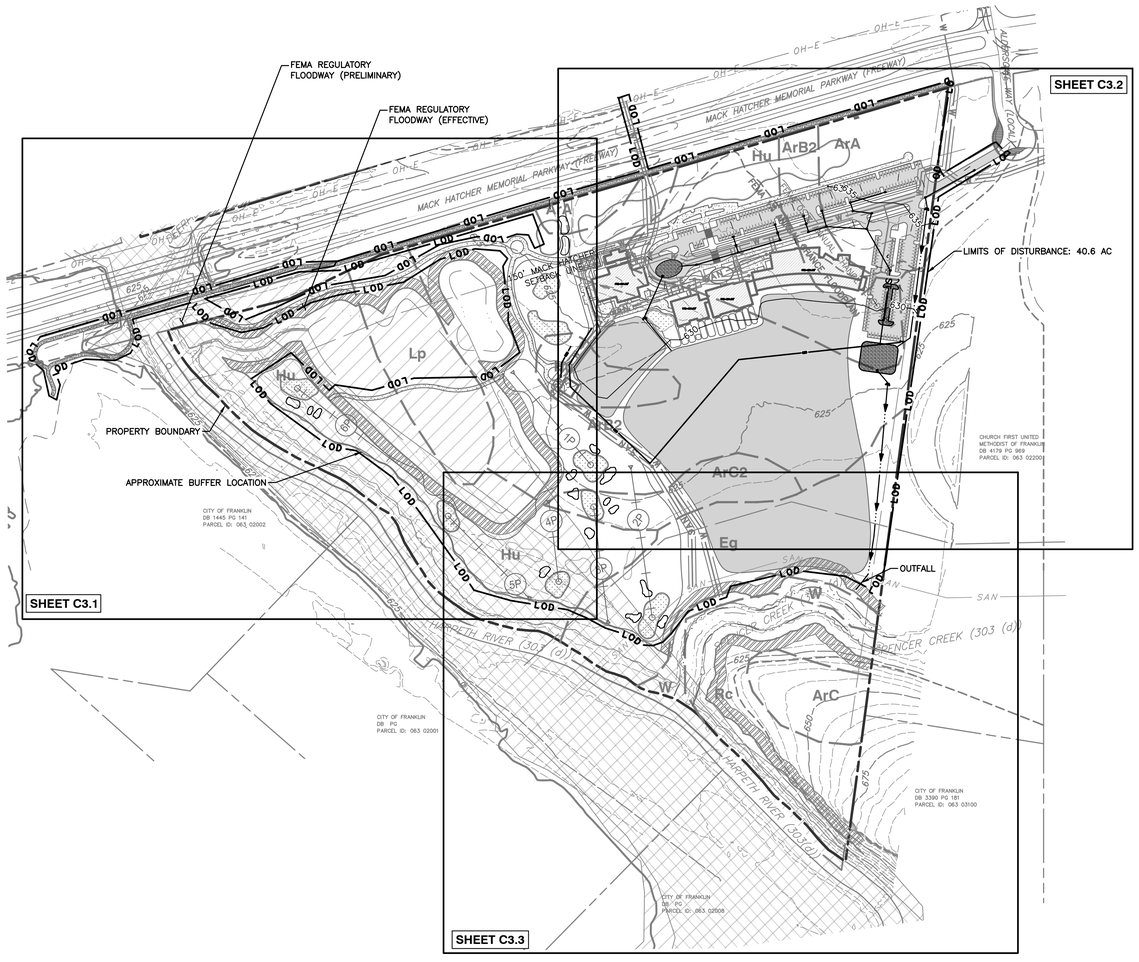
NORTH

CITY OF FRANKLIN GRADING & DRAINAGE GENERAL NOTES

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

GRADING NOTES

1. SEE C3.1, 3.2, & 3.3 FOR ENLARGED GRADING & DRAINAGE PLANS.
2. ALL PROPOSED GRADES SHOWN ARE FINAL GRADES, TOP OF PAVEMENT, OR GRATE ELEVATION AT THE DRAWDOWN POINT, UNLESS INDICATED OTHERWISE.
3. EARTHWORK SHALL INCLUDE CLEARING AND GRUBBING, STRIPPING AND STOCKPILING TOPSOIL, MASS GRADING, EXCAVATION, FILLING, UNDER CUT AND REPLACEMENT (IF REQUIRED), AND COMPACTION.
4. PLACE TOPSOIL OVER THE SUBGRADE OF UNPAVED, DISTURBED AREAS TO A DEPTH INDICATED ON THE LANDSCAPE PLANS (6" MINIMUM).
5. ALL SLOPES IN NON-PAVED AREAS SHALL BE 3:1 (HORIZONTAL:VERTICAL) MAXIMUM UNLESS NOTED OTHERWISE.
6. USE EROSION CONTROL BLANKETS FOR ALL SLOPES 4:1 OR GREATER. USE EROSION CONTROL MATTING ALONG CHANNEL INVERTS.
7. ALL EXCESS SOIL MATERIALS AND OTHER MATERIAL NOT SUITABLE FOR REUSE SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED. THESE MATERIALS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER, IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE SITE EARTHWORK BY IMPORTING OR EXPORTING AS NECESSARY TO ACHIEVE DESIGN GRADES.
9. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT O.S.H.A. PROVISIONS AND THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION, ISSUED BY THE AGC OF AMERICA, INCORPORATED, AND THE SAFETY AND HEALTH REGULATIONS OF CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
10. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE THROUGH THE SITE DURING ALL PHASES OF CONSTRUCTION.
11. GRADING OPERATIONS IN THE FLOODPLAIN WILL COMPLY WITH FRAKNLIN'S FLOODPLAIN COMPENSATION REQUIREMENTS.
12. INFILTRATION TEST RESULTS MAY ALLOW FOR REDUCTION OF STORMWATER PIPING.



REFERENCE

EXISTING CONDITIONS SHOWN ON THIS PLAN WERE PROVIDED BY GAMBLE DESIGN COLLABORATIVE ON 10/15/2020 AND ORIGINATE FROM A SURVEY PERFORMED BY HARRAH & ASSOCIATES DATED FEBRUARY 2018. ALL INFORMATION SHOWN SHALL BE ASSUMED TO BE APPROXIMATE AND FOR PLANNING PURPOSES ONLY.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING ADJOINING PROPERTY LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING GUARD RAIL
- EXISTING BRIDGE
- EXISTING EDGE OF PAVEMENT
- EXISTING STRUCTURE
- EXISTING TOP OF BANK
- EXISTING 150' MACK HATCHER SETBACK
- FEMA REGULATORY FLOODWAY (EFFECTIVE)
- FEMA REGULATORY FLOODWAY (PRELIMINARY)
- FEMA 1% ANNUAL CHANCE FLOOD HAZARD BOUNDARY
- FEMA 0.2% ANNUAL CHANCE FLOOD HAZARD BOUNDARY
- 650 PROPOSED MAJOR CONTOUR
- 649 PROPOSED MINOR CONTOUR
- LOD PROPOSED LIMITS OF DISTURBANCE
- PROPOSED TREE PROTECTION
- EXISTING SOIL BOUNDARY
- ArB2 EXISTING SOIL TYPE LABEL
- EXISTING STREAM
- EXISTING WETLAND
- EXISTING STREAM BUFFER
- EXISTING RIPARIAN BUFFER ZONE 1
- EXISTING RIPARIAN BUFFER ZONE 2
- ST PROPOSED STORM PIPE
- PROPOSED STORM INLET
- PROPOSED ENDWALL
- PROPOSED BIORETENTION BASIN
- PROPOSED EXTRUDED CURB
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED BUILDING
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- PROPOSED ACCESS EASEMENT
- PROPOSED TEE-BOX LIMITS
- PROPOSED FAIRWAY LIMITS
- PROPOSED GREEN
- PROPOSED BUNKER
- E PROPOSED UNDERGROUND ELECTRIC LINE
- OH-E PROPOSED OVERHEAD ELECTRIC LINE
- PROPOSED ELECTRIC POLE
- PROPOSED TRANSFORMER
- SAN PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- W PROPOSED WATER LINE

IMPACT STATEMENT

CHEEKWOOD GOLF COURSE WILL HANDLE ITS GRADING AND DRAINAGE IN THE FOLLOWING MANNER. ON-SITE STORMWATER DETENTION WILL BE USED ALONG WITH OTHER PERMANENT STORMWATER BMPS AND GREEN INFRASTRUCTURE TO MEET THE INTENT OF THE CURRENT REGULATIONS AT THE TIME OF SUBMITTAL. THE PROJECT INTENT IS TO ACHIEVE STORM WATER QUALITY THROUGH ON-SITE MEASURES. THE DESIGN TEAM WILL SUBMIT A C.O.F. LONG TERM MAINTENANCE PLAN AND AGREEMENT TO C.O.F. WITH FINAL CONSTRUCTION DRAWING.

STORMWATER NARRATIVE

STORMWATER MANAGEMENT FOR THE CHEEKWOOD GOLF COURSE DEVELOPMENT WILL BE HANDLED IN THE FOLLOWING MANNER. STORMWATER QUALITY FOR THE PROJECT WILL BE PROVIDED ONSITE UTILIZING BIORETENTION AND WATER QUALITY SWALE. THESE BMPS WILL BE INCORPORATED INTO THE DESIGN OF THE SITE. THE SITE DISCHARGES DIRECTLY INTO SPENCER CREEK AND THE HARPETH RIVER, WHICH HAVE SUFFICIENT HYDROLOGIC CAPACITY TO HANDLE POST-DEVELOPMENT FLOWS. IN LIGHT OF SIMILAR REQUIREMENTS THE CITY OF FRANKLIN CURRENTLY HAS, AUDUBON INTERNATIONAL (AI) ENVIRONMENTAL MANAGEMENT GUIDELINES WILL BE UTILIZED WITH THE DESIGN OF THE SITE. THE SITE WILL STRIVE FOR AI CERTIFICATION.

SITE BMP SUMMARY CHART

BMP	DRAINAGE AREA TREATED
WATER QUALITY SWALE	257,731 SQ. FT.
BIORETENTION	257,731 SQ. FT.

POST-DEVELOPMENT GRADING & DRAINAGE DATA CHART

SITE AREA:	53.51 AC
IMPERVIOUS AREA:	7.83 AC
DISTURBED AREA:	40.6 AC
Rv VALUE:	0.15
WEIGHTED CN:	82

POST-DEVELOPMENT PEAK FLOW EVENTS:

2-YEAR:	149.33 CFS
5-YEAR:	201.99 CFS
10-YEAR:	244.90 CFS
25-YEAR:	305.80 CFS
50-YEAR:	355.42 CFS
100-YEAR:	407.13 CFS

PRELIMINARY NOT FOR CONSTRUCTION

SCALE IN FEET
0 200 400

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CEC
Civil & Environmental Consultants, Inc.
117 SEABOARD LANE - FRANKLIN, TN - 37067
615-333-7797 - 800-763-2326
www.cecinc.com

CHEEKWOOD SOUTH PD DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

SAMANTHA HALEY SEARCY
REGISTERED ENGINEER
AGREEMENT
10/04/2021
COMMERCE
No. 120144
STATE OF TENNESSEE

Revision Date
- △ _____
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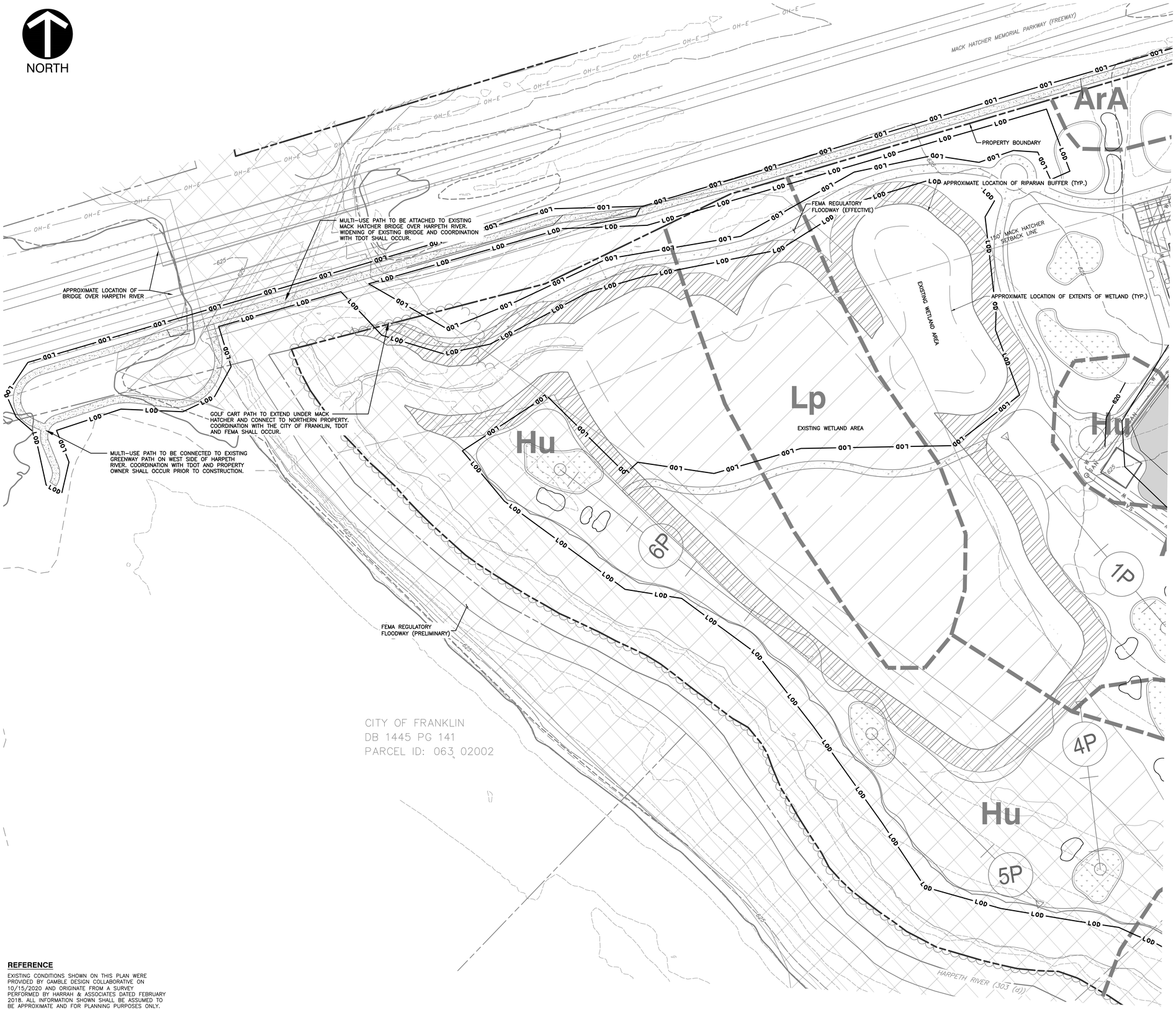
OVERALL GRADING AND DRAINAGE PLAN
SHEET
C3.0
COF # 7416



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- EXISTING RIPARIAN BUFFER ZONE 2
- ST — PROPOSED STORM PIPE
- PROPOSED STORM INLET
- PROPOSED ENDWALL
- PROPOSED BIORETENTION BASIN
- PROPOSED BUILDING
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- PROPOSED ACCESS EASEMENT
- PROPOSED TEE-BOX LIMITS
- PROPOSED FAIRWAY LIMITS
- PROPOSED GREEN
- PROPOSED BUNKER
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- OH-E — PROPOSED OVERHEAD ELECTRIC LINE
- PROPOSED ELECTRIC POLE
- PROPOSED TRANSFORMER
- SAN — PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- W — PROPOSED WATER LINE
- PROPOSED EXTRUDED CURB
- PROPOSED CONCRETE CURB AND GUTTER
- EXISTING SOIL BOUNDARY
- ArB2 — EXISTING SOIL TYPE LABEL
- 660 — PROPOSED MAJOR CONTOUR
- 640 — PROPOSED MINOR CONTOUR
- LOD — PROPOSED LIMITS OF DISTURBANCE
- PROPOSED TREE PROTECTION

REFERENCE

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PRELIMINARY
NOT FOR CONSTRUCTION

SCALE IN FEET
0 60 120

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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117 SEABOARD LANE - FRANKLIN, TN - 37067
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CHEEKWOOD SOUTH PD
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

SAMANTHA HALEY SEARCY
REGISTERED ENGINEER
AGRICULTURE
ENVIRONMENT
COMMERCE
No. 120144
STATE OF TENNESSEE
11/04/2020

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

GRADING AND DRAINAGE PLAN

SHEET
C3.1
COF # 7416



LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING ADJOINING PROPERTY LINE
- EXISTING ROADWAY CENTERLINE
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- PROPOSED STORM INLET
- PROPOSED ENDWALL
- PROPOSED BIORETENTION BASIN
- PROPOSED BUILDING
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
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REGISTERED ENGINEER
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No. 120144
STATE OF TENNESSEE

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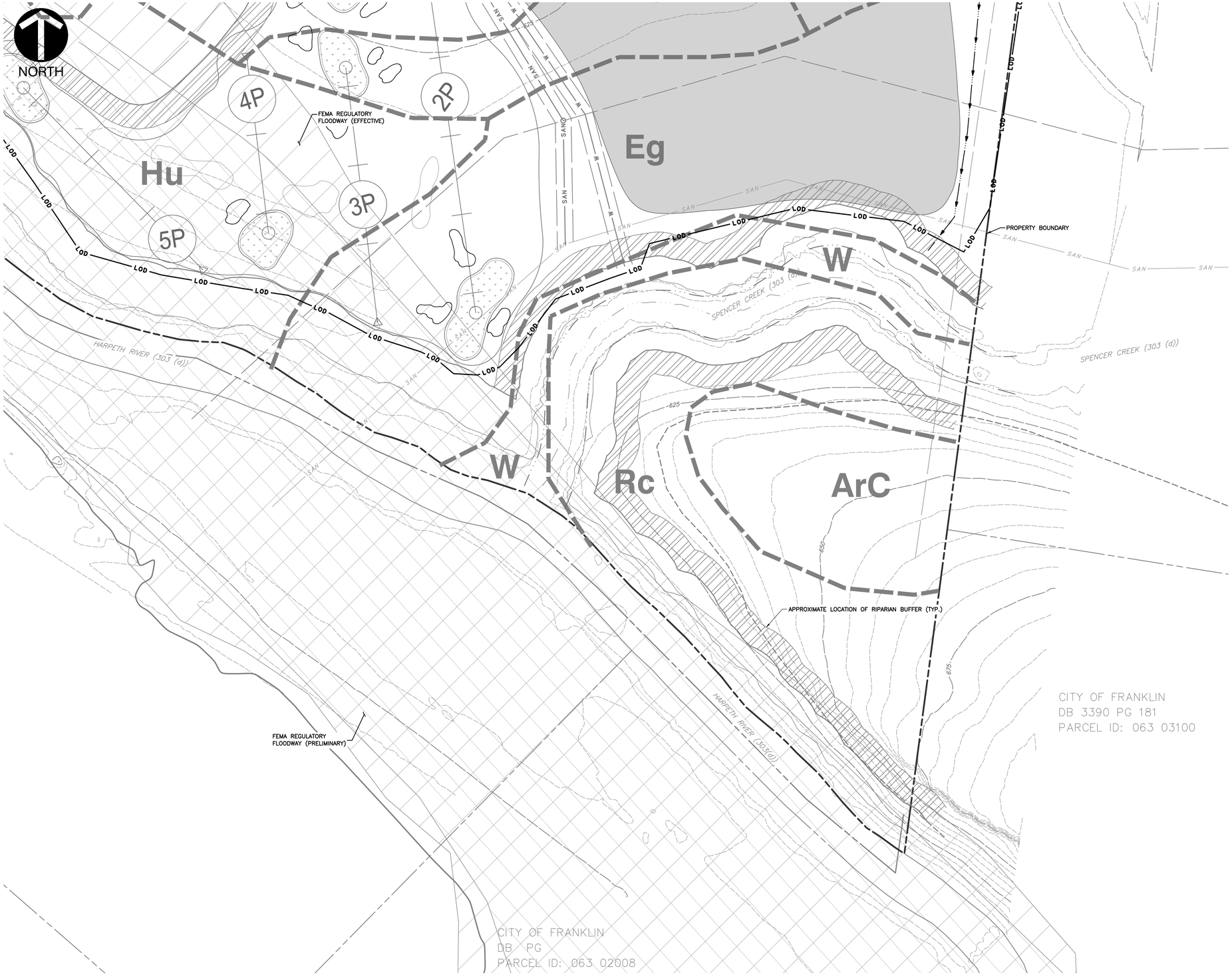
GRADING AND DRAINAGE PLAN

SHEET
C3.2

COF # 7416



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CHEEKWOOD SOUTH PD DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

SAMANTHA HALEY SEARCY
REGISTERED ENGINEER
AGENT OF RECORD
10/04/2021
No. 120144
STATE OF TENNESSEE

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- △
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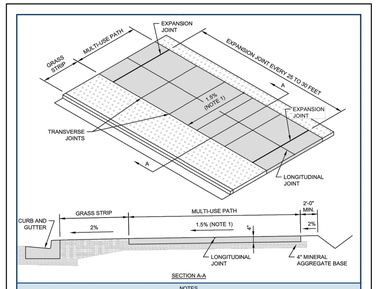
- △
- △

GRADING AND DRAINAGE PLAN

SHEET
C3.3
COF # 7416

NORTH



SECTION A-A

NOTES

1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
3. CONCRETE: 4" MIN. THICK CLASS A (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER REINFORCEMENT, BROOM FINISH
4. EXPANSION JOINTS: SEE DRAWING RP-10
5. PROVIDE TRANSVERSE JOINTS FORMING BLOCKS AS NEARLY TO SQUARE AS PRACTICAL
6. PROVIDE A LONGITUDINAL JOINT CENTERED ON WALK WHERE SIDEWALK WIDTH IS 8'-0" OR GREATER

CITY OF FRANKLIN TENNESSEE	CONCRETE MULTI-USE PATH		DWG. NO.
	CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER: RJP	DATE: 1/1/2020	RP-9

CITY OF FRANKLIN 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 ONSITE DURING CONSTRUCTION.
3. 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.

ROADWAY NETWORK NARRATIVE

THE ROADWAY NETWORK ADJACENT TO THE CHEEKWOOD GOLF COURSE HAS BEEN TAKEN INTO ACCOUNT WITH A TRAFFIC STUDY. CONSTRUCTION WILL OCCUR IN TWO PHASES. TRAFFIC CONTROL PLANS WILL BE USED WHEN WORK OCCURS IN THE RIGHT OF WAY. SUBJECT PROPERTY IS LOCATED IN THE CENTRAL FRANKLIN CHARACTER AREA.

ROADWAY NETWORK IMPACT STATEMENT

THE CONSTRUCTION OF THE CHEEKWOOD GOLF COURSE WILL INCREASE TRIPS BY 1,304 PER DAY AT THE INTERSECTION OF ALDERSGATE WAY AND MACK HATCHER PARKWAY. A CONNECTION WILL BE PROVIDED TO THE GREENWAY ALONG MACK HATCHER MEMORIAL PARKWAY.

R.O.W. AND & ACCESS DATA CHART

DAILY TRIP GENERATION:	1,304 VEH. PER DAY
TOTAL AM PEAK HOUR TRIP GENERATION:	106 VEH. PER HOUR
TOTAL PM PEAK HOUR TRIP GENERATION:	140 VEH. PER HOUR
TRAFFIC IMPACT STUDY REQUIRED:	YES
CIRCULATION PLAN REQUIRED:	NO

ADDITIONAL NOTES

DUMPSTER ACCESS TO BE PROVIDED AT EXISTING CHEEKWOOD GOLF CLUB MAINTENANCE FACILITY ACROSS MACK HATCHER MEMORIAL PARKWAY. ROLLOUT CANS WILL BE PROVIDED AT THE SITE.

CONNECTIVITY INDEX CALCULATION

CONNECTIVITY INDEX = LINES/NODES

4/2 = 2

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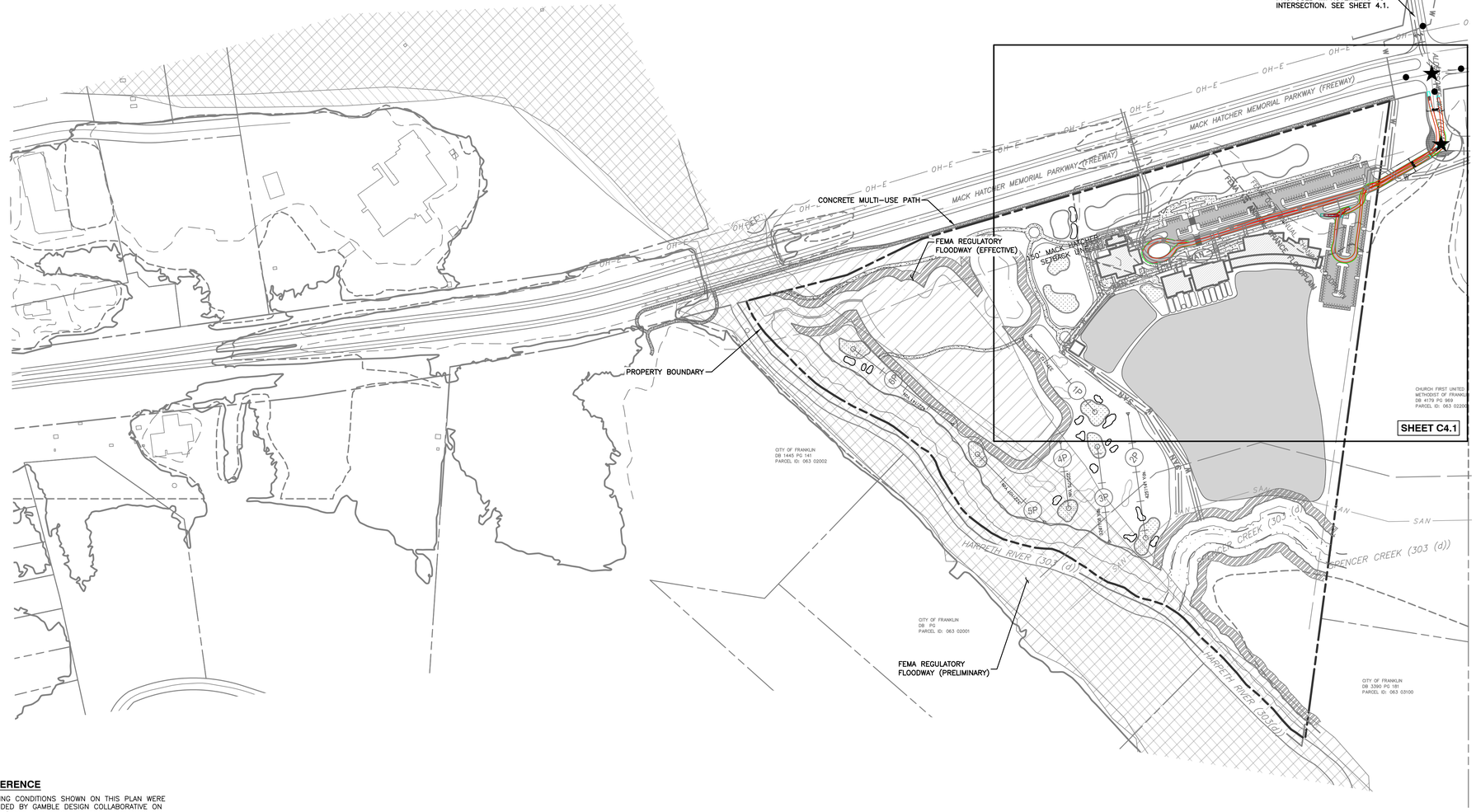
- W — PROPOSED WATER LINE
- CONNECTIVITY LINKS (4)
- CONNECTIVITY NODES (2)



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0 200 400

GDC
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CHEEKWOOD SOUTH PD DEVELOPMENT PLAN

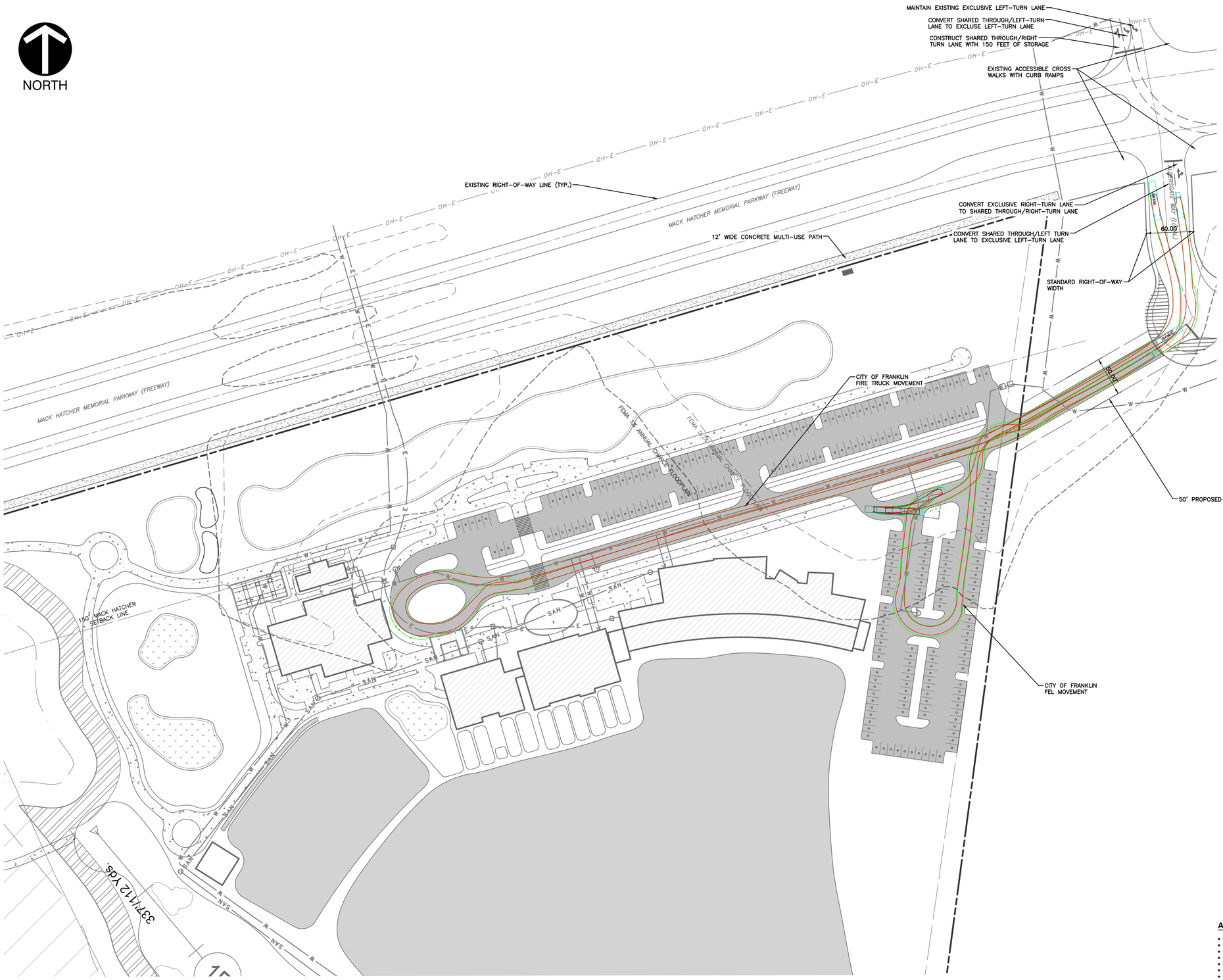
Franklin, Williamson County, Tennessee

SAMANTHA HALEY SEARCY
REGISTERED ENGINEER
AGENT FOR
GAMBLE DESIGN COLLABORATIVE
10/07/2020
No. 120144
STATE OF TENNESSEE

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

OVERALL ROW AND ACCESS PLAN

SHEET
C4.0
COF # 7416



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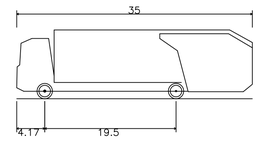
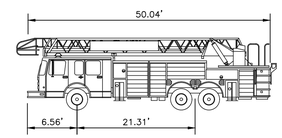


CITY OF FRANKLIN FEL DETAIL
N.T.S.

OVERALL LENGTH	35.000FT
OVERALL WIDTH	8.042FT
OVERALL BODY HEIGHT	10.218FT
MIN BODY GROUND CLEARANCE	1.048FT
TRACK WIDTH	6.500FT
LOCK-TO-LOCK TIME	6.00S
WALL TO WALL TURNING RADIUS	46.000FT



CITY OF FRANKLIN FIRETRUCK DETAIL
N.T.S.

APPARATUS SPECIFICATIONS:

NUMBER OF FRONT AXLES =	1
FRONT TRACK WIDTH =	8'
WHEELS ON EACH FRONT AXLE =	2
NUMBER OF REAR ALES =	2
REAR TRACK WIDTH =	8'
WHEEL BASE =	21.316' (FRONT AXLE TO REAR AXLE)
REAR AXLE SPACING =	4.417'
BODY LENGTH =	50.0417'
WIDTH =	8.333'
REAR OVERHANG =	22.144'
BODY STYLE =	FIRE TRUCK
TURNING RADIUS WALL TO WALL =	42'
MINIMUM DESIGN SPEED =	5 M.P.H.

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CHEEKWOOD SOUTH PD
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



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ENLARGED ROW AND ACCESS PLAN

SHEET
C4.1
COF # 7416

NORTH

GENERAL UTILITY NOTES

1. INVESTIGATION, LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES, GAS LINES, AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS. INSTALL UTILITIES PRIOR TO PAVEMENT CONSTRUCTION.
3. ALL TRENCH SPOILS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED AND SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFF SITE AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
4. ADJUST ALL EXISTING UTILITY SURFACE FEATURES INCLUDING BUT NOT LIMITED TO CASTINGS, VALVE BOXES, PEDESTALS, CLEANOUTS, ETC. TO MATCH PROPOSED FINISHED GRADES, UNLESS OTHERWISE INDICATED.
5. CONTRACTOR SHALL COORDINATE WITH EACH UTILITY PROVIDER THE INSTALLATION OF UTILITY CONDUITS FOR TELEPHONE, ELECTRIC, GAS, IRRIGATION, ETC. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR FOR THE TRENCHING AND CONDUIT INSTALLATION.
6. THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING UTILITY DEPARTMENT INSPECTION COSTS.
7. THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE APPROVED CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT.
8. THE CONTRACTOR SHALL ENSURE THAT ALL ROOFTOP MECHANICAL EQUIPMENT IS COMPLETELY SCREENED BY THE PROPOSED BUILDING PARAPET FROM ALL DIRECTIONS AND OFF SITE VIEWS. THE CHANGE OUT OF ANY EQUIPMENT TO A LARGER DIMENSIONAL HEIGHT OR MOUNTING HEIGHT WILL REQUIRE THAT THE BUILDING PARAPET BE RAISED TO MEET CITY OF FRANKLIN SCREENING REQUIREMENTS.

WATER UTILITY NOTES

1. WATER MATERIALS AND INSTALLATION WILL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE CITY OF FRANKLIN.
2. BACKFLOW DEVICE TO REMAIN ACCESSIBLE AT ALL TIMES.
3. DEVELOPER TO COORDINATE WITH FRANKLIN WATER MANAGEMENT REGARDING USE OF RECLAIM WATER FOR IRRIGATION PURPOSES.

SANITARY SEWER NOTES

1. ALL SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE CITY OF FRANKLIN.
2. AFTER COMPLETION OF THE SANITARY SEWER, THE DEVELOPER IS RESPONSIBLE FOR THE TELEVISING OF THE LINES PRIOR TO FINAL ACCEPTANCE. THE VIDEOTAPING MUST BE COORDINATED WITH THE CITY OF FRANKLIN. ALL COSTS WILL BE BORNE BY THE DEVELOPER.
3. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.

UTILITY PLAN IMPACT STATEMENT

THE CHEEKWOOD GOLF COURSE IS EXPECTED TO CONSUME 15,000 GALLONS PER DAY OF WATER AND GENERATE 15,000 GALLONS PER DAY OF WASTEWATER.

UTILITY PLAN NARRATIVE

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION, CITY OF FRANKLIN, AND ATMOS ENERGY WILL WORK WITH ENGINEERS AND CONTRACTORS.

WATER & SEWER DATA CHART

FACILITY TYPE:	COUNTRY CLUB
UNIT FLOW IN GPD:	15,000 GPD
TOTAL FLOW IN GPD:	15,000 GPD
STATIC PRESSURE OF NEAREST FIRE HYDRANT:	95 PSI
DYNAMIC PRESSURE OF NEAREST FIRE HYDRANT:	92 PSI

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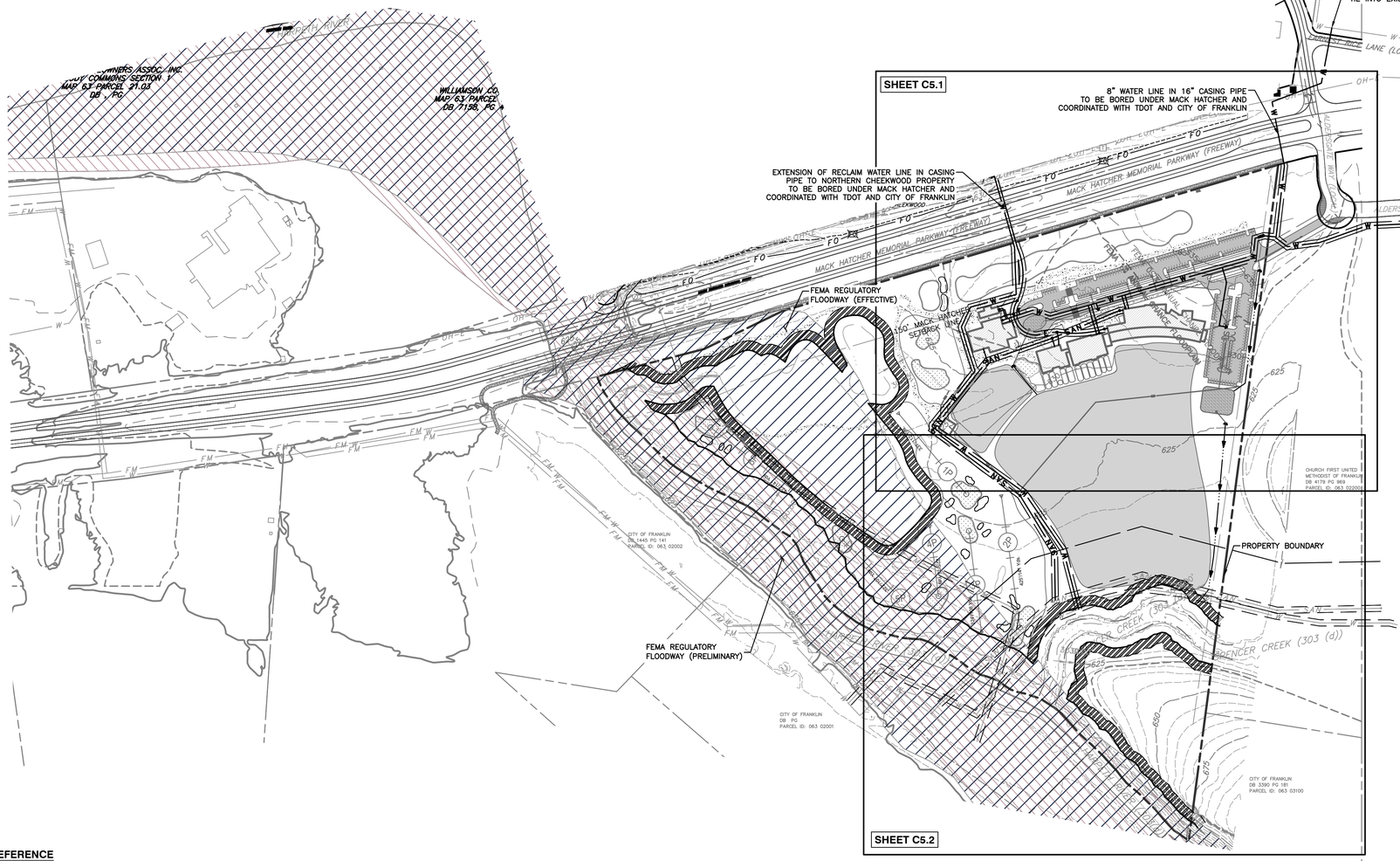

CONTACT LIST

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2156 EDWARD CURD LANE
FRANKLIN, TN 37067
PHONE: 615-595-4685
CONTACT: ROGER JENKINS
E-MAIL: rjenkins@mtemc.com

GAS SERVICE
ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: 615-794-2596
CONTACT: FRED NEU
E-MAIL: fred.neu@atmosenergy.com

CITY OF FRANKLIN WATER MANAGEMENT
WATER MANAGEMENT
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: BEN MCNEIL
EMAIL: ben.mcneil@franklintn.gov

CABLE TV SERVICE
COMCAST CABLE
660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
PHONE: 615-244-7462, EXT. 1115647
CONTACT: MARLON FRIZZELL
E-MAIL: marlon_frizzell@cable.comcast.com

TELEPHONE SERVICE
AT&T
500 LIBERTY PIKE
FRANKLIN, TN 37064
PHONE: 615-595-7816
CONTACT: DAVID TUTTEROW
E-MAIL: dt8243@att.com

ENGINEERING
FRANKLIN ENGINEERING DEPARTMENT
109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6676
CONTACT: LANCE FITTRO
E-MAIL: lance.fittro@franklintn.gov

REFERENCE

EXISTING CONDITIONS SHOWN ON THIS PLAN WERE PROVIDED BY GAMBLE DESIGN COLLABORATIVE ON 10/15/2020 AND ORIGINATE FROM A SURVEY PERFORMED BY HARRAH & ASSOCIATES DATED FEBRUARY 2018. ALL INFORMATION SHOWN SHALL BE ASSUMED TO BE APPROXIMATE AND FOR PLANNING PURPOSES ONLY.

PRELIMINARY NOT FOR CONSTRUCTION

SCALE IN FEET
0 200 400

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CEC
Civil & Environmental Consultants, Inc.
117 SEABOARD LANE - FRANKLIN, TN - 37067
615-333-7797 - 800-763-2326
www.cecinc.com

CHEEKWOOD SOUTH PD DEVELOPMENT PLAN

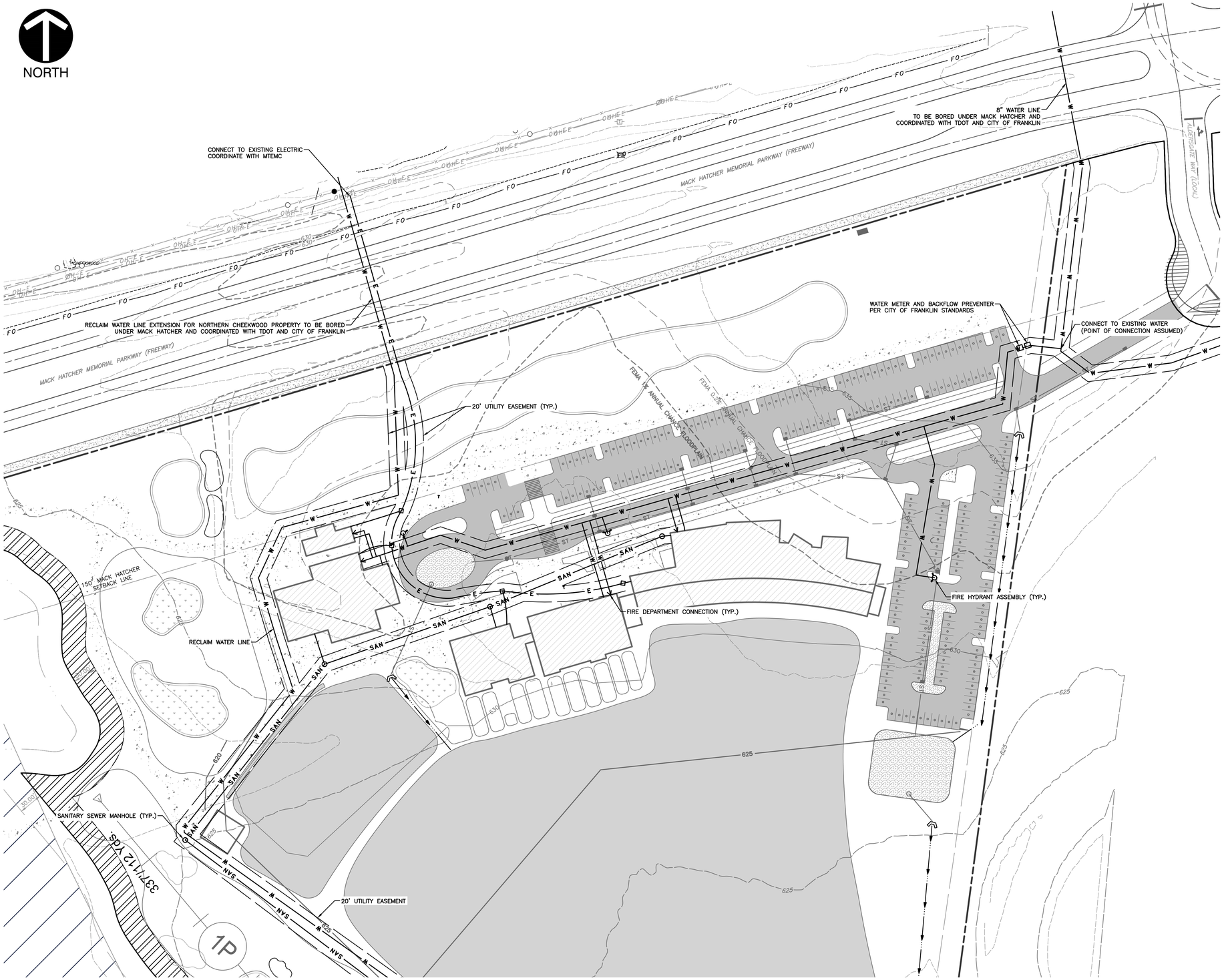
Franklin, Williamson County, Tennessee

SAMANTHA HALEY SEARCY
REGISTERED ENGINEER
AGRICULTURE
OCTOBER 27, 2020
ENGINEER
No. 120144
STATE OF TENNESSEE

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

OVERALL UTILITY PLAN

SHEET
C5.0
COF # 7416



LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING ADJOINING PROPERTY LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING GUARD RAIL
- EXISTING BRIDGE
- EXISTING EDGE OF PAVEMENT
- EXISTING STRUCTURE
- EXISTING TOP OF BANK
- EXISTING 150' MACK HATCHER SETBACK
- FEMA REGULATORY FLOODWAY (EFFECTIVE)
- FEMA REGULATORY FLOODWAY (PRELIMINARY)
- FEMA 1% ANNUAL CHANCE FLOOD HAZARD BOUNDARY
- FEMA 0.2% ANNUAL CHANCE FLOOD HAZARD BOUNDARY
- EXISTING STREAM
- EXISTING WETLAND
- EXISTING STREAM BUFFER
- EXISTING RIPARIAN BUFFER ZONE 1
- EXISTING RIPARIAN BUFFER ZONE 2
- PROPOSED BUILDING
- PROPOSED ASPHALT
- PROPOSED SIDEWALK
- PROPOSED ACCESS EASEMENT
- PROPOSED TEE-BOX LIMITS
- PROPOSED FAIRWAY LIMITS
- PROPOSED GREEN
- PROPOSED BUNKER
- E — PROPOSED UNDERGROUND ELECTRIC LINE
- OH-E — PROPOSED OVERHEAD ELECTRIC LINE
- PROPOSED ELECTRIC POLE
- PROPOSED TRANSFORMER
- SAN — PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER CLEANOUT
- W — PROPOSED WATER LINE
- PROPOSED EXTRUDED CURB
- PROPOSED CONCRETE CURB AND GUTTER

REFERENCE

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PRELIMINARY
NOT FOR CONSTRUCTION

SCALE IN FEET
0 60 120

GDC
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CHEEKWOOD SOUTH PD DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

SAMANTHA HALEY SEARCY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 120144
STATE OF TENNESSEE

Revision Date

ENLARGED UTILITY PLAN

SHEET
C5.1
COF # 7416



LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING ADJOINING PROPERTY LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING GUARD RAIL
- EXISTING BRIDGE
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CHEEKWOOD SOUTH PD DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

SAMANTHA HALEY SEARCY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 120144
STATE OF TENNESSEE

Revision Date

ENLARGED UTILITY PLAN

SHEET
C5.2
COF # 7416

MATERIALS LIST

STONE

SIDING

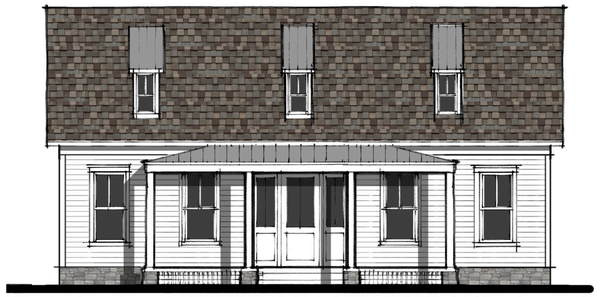
FIXED AND OPERABLE WINDOWS

METAL ROOF

SHINGLE ROOF



CLUBHOUSE ELEVATION



PRO SHOP





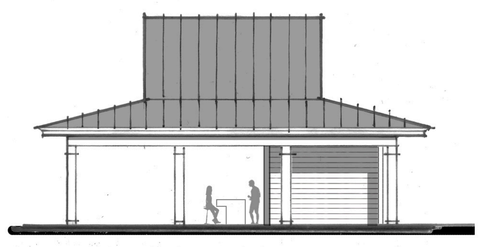




CLUBHOUSE CHARACTER IMAGES







COMFORT STATION

GDC

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CHEEKWOOD SOUTH PD DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

MICHAEL A. HATHAWAY REGISTERED ARCHITECT AGRICULTURE NO. 20051 STATE OF TENNESSEE

3.4.2021

Revision Date

ARCHITECTURE

SHEET

A1.0

COF # xxxx



EVENT SPACE ELEVATION











EVENT SPACE CHARACTER IMAGES

STARTER HOUSE CHARACTER IMAGES









STARTER HOUSE ELEVATIONS

GDC
GAMBLE
DESIGN
COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CHEEKWOOD SOUTH PD
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision Date

ARCHITECTURE

SHEET
A2.0
COF # xxxx

March 24, 2021

I am opposed to adding any homes as provided in the referenced application. My concerns are due to the potential impact on the environment, flooding, traffic on Spencer Creek Road and our experience with the developer(s).

I am also concerned with the destruction of wetlands, vegetation, waterways, and trees that has already taken place. In the past two weeks, crews have destroyed vegetation and trees along Deerfield Branch without a permit. On the first occurrence, my wife and a neighbor were told by the crew that they were instructed to stop if anyone asked them to do so. My wife asked them to stop. A week later, the crew was out again with heavy equipment, removing vegetation and trees from the creek, <u>again</u> without a permit. (See Photos) My wife called the city. An employee came out (Doug Noonan) and halted the destruction.

We often hear golf balls hitting trees along Deerfield Branch as inexperienced golfers try to come over the trees on #9. If those trees are removed as the developer/planner intends, there will be more golf balls in our yard and likely hitting our house.

The details of the development plan seem to be a ruse. The area along Deerfield Branch is labeled "Preserved Tree Canopy" yet the developers / planners have removed trees and continue to do so despite being told by Mr. Noonan to stop. On March 24, a tractor was working along the Branch removing trees and vegetation.

The developers have treated the homeowners disdainfully and have consistently acted without regard for law, regulation, or city ordinance. We do not want a bad neighbor to be allowed to continue with the proposed development. The neighborhood has acted in good faith only to be repaid with the opposite. Experience shows that if the city approves the plan, the developers will continue to act in their own interest, disregarding the environment, city, and neighbors.

Finally, adding five or six homes as proposed will destroy runoff and increase the likelihood of flooding. In the 2010 flood, the Branch spread into our backyard. Making drastic changes as planned would likely have a detrimental impact, increasing flood risk to homeowners.

Chuck Kirkpatrick
116 Broadley Ct







From: Amy Diaz-Barriga
To: Joseph Bryan
Subject: FW: Cheekwood PD
Date: Wednesday, March 24, 2021 3:26:15 PM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Thomas Herbert <thherbert@gmail.com>
Sent: Wednesday, March 24, 2021 7:20 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Cheekwood PD

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Franklin Planning,
Good morning, my name is Thomas Herbert. I live off Spencer Creek Road and am interested in the Cheekwood N/S proposals. It is a very interesting project and one i could support very much.

BUT, i had a very hard time understanding the proposed changes to the Harpeth River floodway. Since the submittal (attached to the FMPC packet) has there been any clarification of that map/rendering. The etchings used made it impossible to discern where the new proposed floodway extent would be. The existing is quite clear. Unless I missed it, in both the N/S sections the designer proposes to move the right bank floodway by more than 300' in places.

So i figure, that could not be accurate, but wanted to be sure. Is there another rendering that could show that more clearly? Transparent overlap, clearer color differential, e.g. I think that would be pertinent to the community considering all the relevant and potential long term impacts of this proposal.

Respectfully,
Thomas Herbert
Franklin, TN 37069

From:	Amy Diaz-Barriga
To:	Joseph Bryan
Subject:	FW: Deborah Allen Hicks... Fwd: Cheekwood Recent Events-----Before and after pictures creek destruction- Hlighted scale maps-Letter
Date:	Wednesday, March 24, 2021 3:05:33 PM
Attachments:	mime-attachment.msg

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Deborah Allen <deborahallen@comcast.net>
Sent: Tuesday, March 23, 2021 11:43 AM
To: Planning Intake <planningintake@franklintn.gov>
Cc: Raymond Hicks <raymondhicks@comcast.net>
Subject: Deborah Allen Hicks... Fwd: Cheekwood Recent Events-----Before and after pictures creek destruction- Hlighted scale maps-Letter

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Subject: Cheekwood Recent Events-----Before and after pictures creek destruction- Hlighted scale maps-Letter

Hello...
This is Deborah Allen-Hicks writing to you. My husband, Raymond Hicks and I live next door to Jeff Dykes in Cheekwood at 104 Broadley Court.
Rather than write a long letter... I will just copy you on a couple of emails from Jeff which contain excellent information. Raymond and I completely Agree with Jeff's opinions and findings. We feel very strongly about this. And what makes it even worse the way things have moved forward without permits and in general to the detriment of our properties.
Please know that we love our neighborhood and only want the best for all concerned, but we do feel very violated since our best interest seems to be the least of Mr Jester's concern.
This is our home and out life's investment. Thank you for taking the time to understand our point of view and your voice in helping us protect our properties and investment.
We are praying for your help on this matter.
Love and thank you,
Deborah Allen Hicks
615-476-4095

Dana, I am sorry for sending you so much information on this but I felt like you and others involved in the vote should know these very recent events; Also, I have attached the entire packet that was sent to all Cheekwood H.O.A. members:

Two Mondays ago, March 8th, I received a phone call from a frantic neighbor (Candice Kirpatrick), who said " Jeff, There is a tractor cutting trees down , clearing out along creek banks behind my house " . I told her I would come over and talk to the golf course employee doing the cutting/clearing with her. I went down to where this was happening with Candice. The tractor operator ask if there was a problem and Candice said " Yes " I do not want these trees cleared out behind my house along creek banks. The tractor man was nice and said " I was told to clear all this out unless somebody complained and if anyone complains to stop" . There was no more clearing done that day.

Fast forward to yesterday, March 22nd. The same neighbor called me and said " Jeff, the tractor is back and clearing banks again, but they are on the other side of creek (golf course side) working. My reply to Candice was to call the City of Franklin and let them know. Within 20 minutes a man named Doug, from the City of Franklin came out and put a stop work order on the golf course. Doug then came over to Candice's house to explain what he told the golf course workers. He said that this creek is labeled a blue line creek and a wetland on County, City and Tdec maps.. He said, no one is allowed to work/cut/clear within a 60 foot swath along creek without a permit from state and local municipalities. Doug also said that the owner will have to replace every plant/tree that has been removed in that 60 foot swath.

Attached is the entire packet I sent to all Cheekwood Homeowners. It has pictures before the golf course changed ownership in 2014, of all the Cattails , native wetland plants that were growing in creek before removed by present ownership. There is also pictures of how it looks now. I have other pictures of the recent illegal work done along hundreds of feet of spencer creek banks, of course these are areas with no homes around so nobody knew this was going on except golf course management.
Dana, Can you please forward this email to all planning commissioners, aldermen and alderwomen ad all City of Franklin staff.
Thank You for your service,
Sincerely,
Jeff Dykes

Jeff Dykes Construction, LLC
108 Broadley Court
Franklin, TN 37069
TN Contractor Lic#36071
615-456-7999 (cell)

Hello 40 Cheekwood homeowners and H.O.A. members. I assume by now you all have received the North side Golf Course submittals for the public hearing at City Hall next Thursday March 25th at 7 pm. I know that everyone has their opinion and ideas for the proposed residential streets and homes along with maintenance building with 25 parking spaces. The following is my personal opinion of how this proposal will damage our beautiful neighborhood.

1) We all live on the edge of a huge flood basin. It is wrong to build that much of impervious materials, streets, curbs, sidewalks, alleys, parking lot, rooftops in the mouth of a Blue Line creek. I have lived here 26 yrs. and during several droughts in those times Spencer Creek still had running water headed to the Harpeth River.

2) I have witnessed in the 26 years living here that during moderate rainfalls, flash rains and such, the County and the City of Franklin street departments come out and put up barricades and Danger High Water signs on Spencer Creek Road at the mouth of the creek where the storm water runs over the road several inches deep and causes hydroplaning. I have seen several wrecks due to this issue and one B.G.A. student injured when he hydroplaned and hit the stone pillars. I do not think anybody has lost their life yet and I apologize if that's not the case. I have had multiple City of Franklin and Williamson County employees tell me that the road needs to raise a minimum of 3 feet, maybe more, and larger culverts put in under road to prevent this from happening, basically a Bridge built.

3) If you look at the plan for new city street it enters the proposed subdivision right at this lowest area. Not good engineering in my opinion. I do not see any plans of raising Spencer Creek Road on this plan.

4) The housing they are proposing to build is all siding farmhouse style design and will not blend with our traditional all Brick/Stucco neighborhood. It will actually stick out like a sore thumb. If this proposal was approved, Existing Homes on Dunwoody Ct. will be looking directly at the backyards, garages and alleys as they walked out their Front Door.

5) The original proposal was to move the Maintenance Bldg. to the South Side development so that noise pollution would be away from our neighborhood, this has changed on this proposal. This is a large Maintenance building that has 25 parking spaces. The golf course is proposing doubling in size, with the addition of South portion, I would assume that the maintenance equipment will at least double, as will the noise for nearby residences.

6) It is of the opinion of several experienced well established lawyers that our Lease Agreement with the golf course owners will be in default if this proposed development passes the vote and is approved. Our lease states that the adjacent land as plated that abuts our 24+ acres of common space can only be used for a golf course. It also states that no lighting can be installed/ added to any portion of the land adjacent to our common area. If the proposal passes there will be Street Lighting and multiple home lighting, landscape lighting, Maintenance building lighting, it could be very bright at night.

7) It is a state law that anyone that owns property with a blue line creek running through the property must obtain a permit to work within a 50 ft. area of the banks of the creek. That is to remove any vegetation or disturb any soil within that 50 ft. I have witnessed a large swath of natural filtration cattails and lily pads in the creek removed by the new golf course management. The water used to be crystal clear on the low side of the creek, now it is nothing but mud washing and banks eroding. As late as last week I saw a tractor clearing out trees on the bank of the creek, when I ask him if he had a permit or was using any erosion control, he said "No, but I was told to stop if anybody complained", and he left? There is a right way to work around and in creeks to improve them, but the first thing is to get a permit.

8) The owner of the golf course has also taken down many trees on your / our HOA 24+ acres without any contact to our association, any flagging or study of the trees, no notification whatsoever. Why would somebody who says they want to be a good neighbor do that with no discussion. Would you take down your neighbor's trees?

9) In closing, I do not think that Jack Nicklaus would support any of this development proposal to build a high quality golf course. If he does, my opinion of Nicklaus Design has changed drastically. I have played a few of Nicklaus public courses around Cincinnati and in Florida, and the managers that I have talked to on those courses have said there is nothing more important to them as courtesy to surrounding neighbors and the environment. That does not seem to be the case here. I 100% support the expansion of the Golf Course but 100% disagree with the sub-division/city street/commercial development proposal up for vote next Thursday March 25, 7 pm. This is a public zoom meeting so this is the chance our neighborhood has to speak with Planning Commission who will be voting.

Thank You for your time,
Jeff Dykes

Public Hearing - 3-25-21 7 PM

March 10, 2021

Public Notification Letter – Cheekwood

PUBLIC NOTICE

This letter is written to provide public notice that the Franklin Municipal Planning Commission (FMPC) will be considering a proposed Development Plan and Rezoning for the properties located at Map 063, Parcels 2101, 2102 and 2103, Map 052N A, Parcel 00100 and Map 063C A, Parcel 00100 at 285 Spencer Creek Road in Franklin, TN. The request will be heard by the FMPC on Thursday, March 25, 2021 at 7:00 pm in the Board Room at the Franklin City Hall. Please see the information below for more details.

APPLICANT

Gamble Design Collaborative

APPLICANT'S REPRESENTATIVE

Gamble Design Collaborative — 324 Liberty Pike, Suite 145, Franklin, TN 37064
Greg Gamble 615-975-5765 — greg.gamble@gdc-tn.com

APPLICATION TYPE

Development Plan and Rezoning

DATE, TIME, AND PLACE OF PUBLIC MEETING

Thursday, March 25, 2021 at 7:00 pm in the City Hall Board Room, located at 109 3rd Avenue in Franklin, Tennessee.

SUBJECT PROPERTY

Map 063, Parcels 2.00, 2.01, 2.02. Map 052, Parcel 7.00 and Map 052O, Group A, Parcel 27.00

NATURE AND SCOPE OF THE APPLICANT REQUEST

Two separate Development Plans and Rezonings, proposing a redesign of the Cheekwood Golf Course. The Development Plan for the north side of Mack Hatcher will redesign the golf course and add six residential lots. The Development Plan for the south side of Mack Hatcher will expand the golf course to the City-leased property. The clubhouse will be rebuilt on the southern property, as well as a golf practice facility with 3 story driving range and an associate restaurant.

WHERE TO VIEW THE PROPOSED PLAN

The application may be viewed in the Planning and Sustainability Department, City Hall, 109 3rd Avenue South, Franklin, TN 37064. The Department phone number is 615-791-3212.

WHERE THE PUBLIC CAN BE HEARD

Accommodations have been made to ensure that the public is able to participate in the meeting on Thursday, March 25, 2021 at 7:00 pm with respect to the application. The public may participate in the following ways:

- Watch the meeting on FranklinTV or the City of Franklin website https://www.franklintn.gov/franklintv
- Watch the live stream through the City of Franklin Facebook https://www.facebook.com/CityOfFranklin and YouTube accounts https://www.youtube.com/user/CityOfFranklin

- Call in to the conference meeting 1-312-626-6799; Meeting ID: 990 0449 6156; Password: 476160. Callers will be unmuted and given the opportunity to comment during the meeting at specific times.

- The public may email comments to planningintake@franklintn.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 12:00 PM (noon) on the day before the meeting.

- Public comment options will be published with the agenda, or a citizen can call the City of Franklin Planning and Sustainability Department for more information at 615-791-3212.



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.

SITE DATA CHART

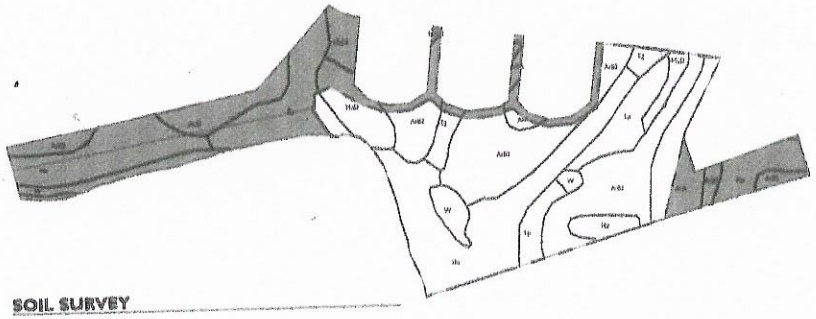
PROJECT NAME:	CHEEKWOOD NORTH PD
PROJECT NUMBER:	7414
ADDRESS	205 PARKER LANE ROAD FRANKLIN, TN 4TH CIVIL DISTRICT
PARCELS:	021.02
ACREAGE OF SITE: VESTING (IF APPLICABLE):	35.34 AC
BASE ZONING:	RD (PLANNED DISTRICT) RM (RESIDENTIAL 1 DISTRICT)
PROPOSED ZONING: ZONING OVERLAYS:	RD (PLANNED DISTRICT) HCO, FWO, FFO
BUILDING TYPES ALLOWED: FRONTAGE TYPES APPLIED: LOT WIDTH (RESIDENTIAL): LOT SIZE (RESIDENTIAL): SETBACKS: FRONT: SIDE: REAR:	HOUSE YARD FRONTAGE 70' 9,800 SF/EA 25' 5' 30'
DWELLING UNIT COUNT BY TYPE: SINGLE FAMILY: MULTIFAMILY:	6 UNITS N/A
NON-RESIDENTIAL SF BY TYPE: PUBLIC HOUSE: HALFWAY HOUSE: TURF/HUNTER RANGE AVAILABLE:	N/A 1,500 SF 13,000 SF
HISTORIC SITES: BUILDING HEIGHT:	N/A MAX 3 STORIES
PARKLAND DEDICATION:	6 UNITS X $400 = $2,400
MINIMUM OPEN SPACE REQUIRED: NATURAL AREA REQUIRED: TREE CANOPY REQUIRED/PROVIDED:	10% 15 (7.29 AC) MIN (NOT REQUIRED) REQUIRED 1.5 AC (20% OF TOTAL CANOPY) PROVIDED 11.3 AC (80% OF TOTAL CANOPY)
PARKING REQUIRED BY SFD: SINGLE FAMILY PARKING:	12 ATTACHED / PAVED STUDY
PARKING PROVIDED BY SFD: SINGLE FAMILY PARKING:	12 ATTACHED / PAVED STUDY
APPLICANT:	GAMBLE DESIGN COLLABORATIVE 116 CROFT PLACE FRANKLIN, TN 37064 (615) 519-4455

EXISTING CHEEKWOOD

EXISTING BARN

KEY - EXISTING CONDITIONS

- EXISTING TREE CANOPY
- FWO; PROPOSED
- FWO; EFFECTIVE
- FFO
- 30'/60', ZONE 1 RIPARIAN BUFFER
- 30', ZONE 2 RIPARIAN BUFFER



SOIL SURVEY

ArA	Armour silt loam, 0 to 2 percent slopes
ArB	Armour silt loam, 2 to 5 percent slopes
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded
ArC	Armour silt loam, 5 to 12 percent slopes 1.6
ArC2	Armour silt loam, 5 to 12 percent slopes, eroded
BrC2	Braxton charty silt loam, 5 to 12 percent slopes, eroded
Eg	Egam silt loam, phosphatic
HbC2	Hampshire silt loam, 5 to 12 percent slopes, eroded
HcC3	Hampshire silty clay loam, 5 to 12 percent slopes, severely eroded
Hu	Huntington silt loam, phosphatic
Lp	Lindell silt loam, 0 to 2 percent slopes, occasionally flooded
MbB2	Maury silt loam, 2 to 5 percent slopes, eroded
MoC3	Maury silty clay loam, 5 to 12 percent slopes, severely eroded
MoD	Ashwood-Mimosa-Rock outcrop complex, 5 to 15 percent slopes
Rc	Rockland
W	Water

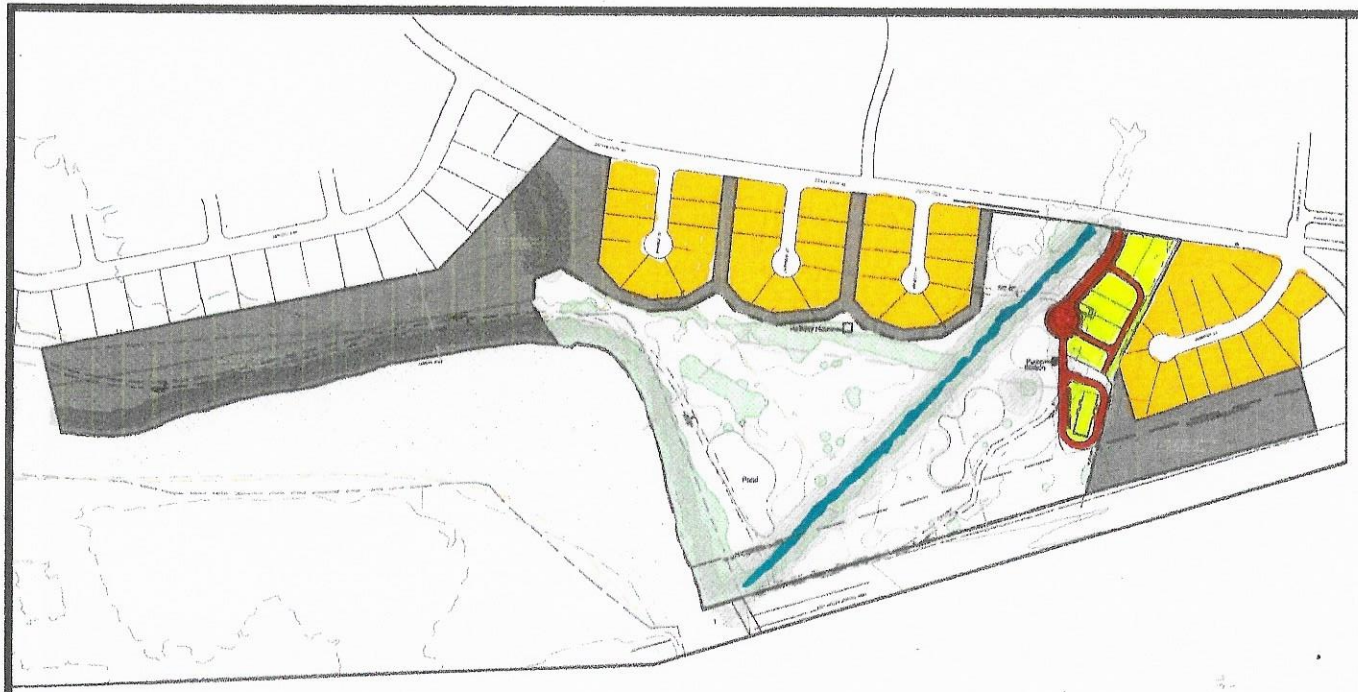
GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CHEEKWOOD NORTH PD
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

GRACE A. RILEY
REGISTERED LANDSCAPE ARCHITECT

Revision Date

OVERALL EXISTING CONDITIONS SHEET
C1.0
COF # 7414



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.

KEY - DEVELOPMENT PLAN

- PRESERVED TREE CANOPY
- OPEN SPACE
- FWO; PRELIMINARY
- FWO; EFFECTIVE
- FFO
- 30'/60', ZONE 1 RIPARIAN BUFFER
- 30', ZONE 2 RIPARIAN BUFFER

EXISTING CHEEKWOOD

PROPOSED STREETS & ALLEYS

PROPOSED DEVELOPMENT

SITE DATA CHART

PROJECT NAME:	CHEEKWOOD NORTH PD
PROJECT NUMBER:	TBD
ADDRESS:	201 SPENCER LOCK ROAD FRANKLIN, TN 37064, 26TH CIVIL DISTRICT
PARCEL(S):	062 02102
ACREAGE OF SITE:	16.25 AC
EXISTING (IF APPLICABLE):	
BASE ZONING:	RS (PLANNED DISTRICT)
PROPOSED ZONING:	RM (PLANNED DISTRICT)
ZONING OVERLAY(S):	SCO, FWO, FFO
BUILDING TYPES ALLOWED:	HOUSE
FRONTAGE TYPES ALLOWED:	YARD/TERRACE
LOT WIDTH (MINIMUM):	70'
LOT SIZE (MINIMUM):	8,750 SF MIN
SETBACKS:	
FRONT	15'
SIDE	5'
REAR	20'
DWELLING UNIT COUNT BY TYPE:	
SINGLE FAMILY:	4 UNITS
MULTIFAMILY:	N/A
NON-RESIDENTIAL SF BY USE:	
RETAIL:	N/A SF
RESTAURANT:	1,500 SF
ROAD MAINTENANCE FACILITY:	5,000 SF
HOTEL KEYS:	N/A
PARKING PROVIDED:	MAIN'S BRIDGE
PARKLAND DEDICATION:	4 UNITS X 0.0043 = 0.0172
MINIMUM OSR:	10%
OPEN SPACE PROVIDED:	13.13 AC
NATURAL AREA REQUIRED:	NA (NOT REQUIRED)
TREE CANOPY RETENTION ACREAGE:	REQUIRED 2.76 AC (6% OF TOTAL CANOPY) PROVIDED 4.6 AC (9% OF TOTAL CANOPY)
PARKING REQUIRED BY USE:	
SINGLE FAMILY PARKING:	SEE ATTACHED PARKING STUDY
PARKING PROVIDED BY USE:	
SINGLE FAMILY PARKING:	SEE ATTACHED PARKING STUDY
APPLICANT:	GAMBLE DESIGN COLLABORATIVE 104 SOUTH ALLEY SUITE 101 FRANKLIN, TN 37064 (615) 599-2274

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT AS REQUIRED: 15 TOTAL = 1.77 AC
UNDEVELOPABLE AREA = NOT REQUIRED
PROVIDED: 13.44 AC TOTAL (9.7 AC)

LOT	TYPE	AREA (SF)

NOTE: OPEN SPACE PLANTINGS WILL BE BASED ON THE 15 MINIMUM OPEN SPACE REQUIRED BY THE ZONING ORDINANCE, NOT ON THE TOTAL OPEN SPACE PROVIDED.

TREE CANOPY RETENTION

OVERALL SITE AREA = 16.25 AC

TREE CANOPY %:

TOTAL EXISTING TREE CANOPY: 4.6 AC (28% OF SITE)
REQUIRED CANOPY PRESERVATION: 2.76 AC (60% OF 4.6 AC)

PROPOSED CANOPY PRESERVATION: 4.6 AC (100% OF REQUIRED)

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY . THE WATER MAINS ARE LOCATED ALONG .
8 UNITS x 250 GPD = 1,000 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
AVAILABLE. SEE UTILITY SHEETS.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: HEADQUARTERS (0.11 MILES)
NEAREST FIRE STATION: FIRE STATION #4 (1.7 MILES)
NEAREST RECREATIONAL FACILITY: WILLIAMSON COUNTY RECREATION CENTER (1.7 MILES)

PROJECTED STUDENT POPULATION
0 x 0.39 = 2 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY CITY OF FRANKLIN

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CHEEKWOOD NORTH PD DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

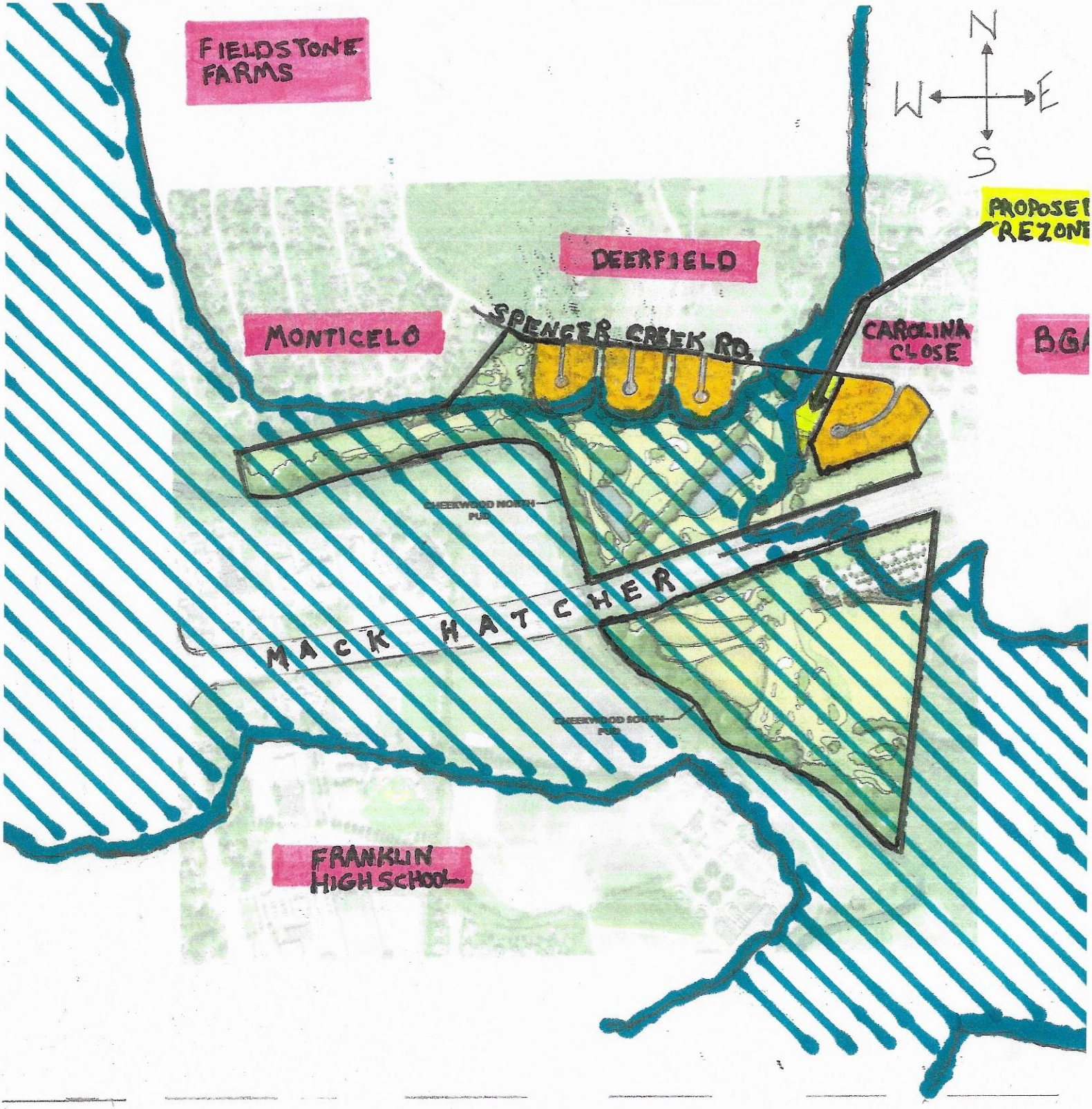
BRUCE A. REEKER
REGISTERED LANDSCAPE ARCHITECT

Revision Date

DEVELOPMENT PLAN SHEETS

SHEET C2.0

DOF # 7414

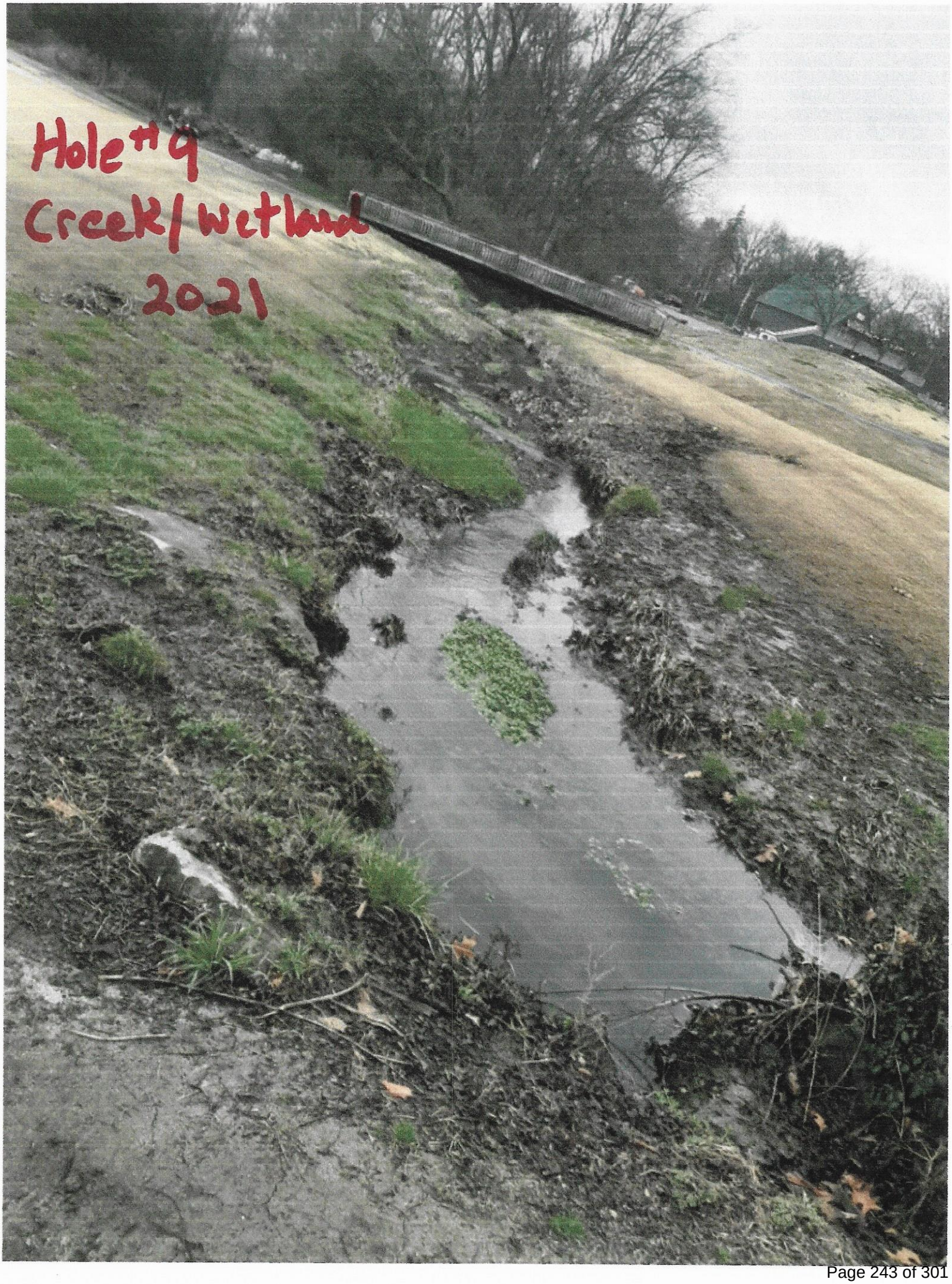


CHEEKWOOD-EXISTING 40 HOMES

NEW FLOOD PLAIN OVERLAY

PROPOSED DEVELOPMENT


Hole #9
Creek/Wetland
2014


Hole #9
Creek/wetland
2021


Hole #9
Creek/Wetland
2021

City of Franklin

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

File #: 21-01827

DATE: March 5, 2021

TO: Franklin Municipal Planning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Ordinance 2021-04, An Ordinance To Rezone 13.81 Acres From Estate Residential (ER) District To Planned (PD 3.12) District For The Property Located West Of Hillhaven Lane And North Of Arsenal Drive, Located At 171 Hillhaven Lane (Hillhaven PUD Subdivision).

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7371
Applicant: Greg Gamble, GDC
Owner: Cumberland & Western Resources

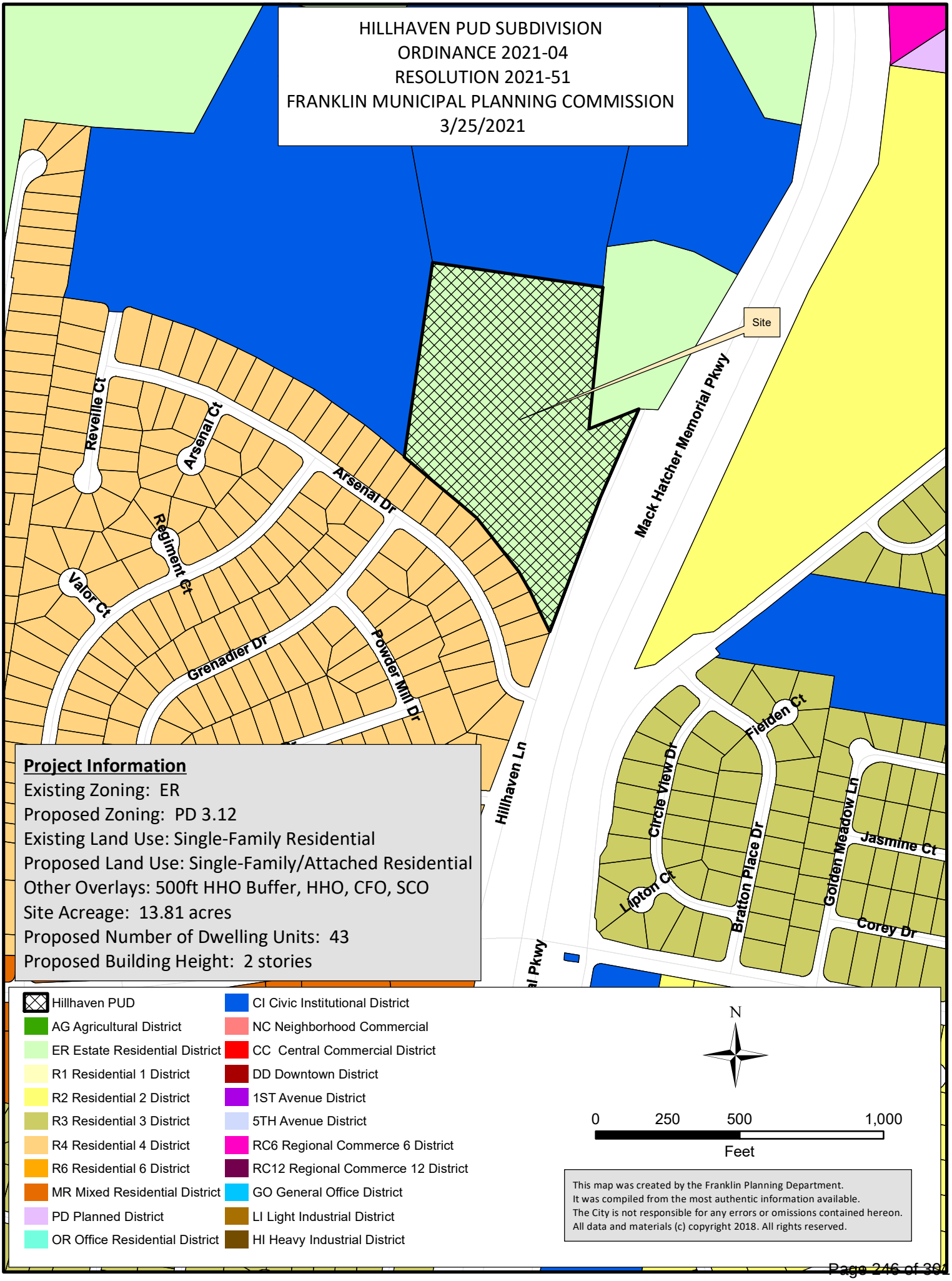
BACKGROUND/STAFF COMMENTS:
The applicant is requesting to rezone the subject property at 171 Hillhaven Lane from Estate Residential (ER) District to Planned (PD 3.12) District to accommodate the Hillhaven PUD Subdivision. The property consists of 13.81 acres and is currently vacant. Envision Franklin places this parcel in the Conservation Subdivision Design Concept, which recommends that 50% of the property be preserved and remain as open space. The proposed rezoning to Planned District with the corresponding development plan is consistent with the recommendations of Envision Franklin and can be supported. The Hillhaven PUD Subdivision Development Plan is also up for review on this agenda.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval of Ordinance 2021-04 to the Board of Mayor And Aldermen.


HILLHAVEN PUD SUBDIVISION
ORDINANCE 2021-04
RESOLUTION 2021-51
FRANKLIN MUNICIPAL PLANNING COMMISSION
3/25/2021
Site
Mack Hatcher Memorial Pkwy
Revelle Ct
Arsenal Ct
Arsenal Dr
Regiment Ct
Valor Ct
Grenadier Dr
Powder Mill Dr
Hillhaven Ln
Fielden Ct
Circle View Dr
Bratton Place Dr
Golden Meadow Ln
Jasmine Ct
Lipton Ct
Corey Dr
Project Information
Existing Zoning: ER
Proposed Zoning: PD 3.12
Existing Land Use: Single-Family Residential
Proposed Land Use: Single-Family/Attached Residential
Other Overlays: 500ft HHO Buffer, HHO, CFO, SCO
Site Acreage: 13.81 acres
Proposed Number of Dwelling Units: 43
Proposed Building Height: 2 stories
Hillhaven PUD
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0 250 500 1,000
Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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ORDINANCE 2021-04

AN ORDINANCE TO REZONE 13.81 ACRES FROM ESTATE RESIDENTIAL (ER) DISTRICT TO PLANNED (PD 3.12) DISTRICT FOR THE PROPERTY LOCATED WEST OF HILLHAVEN LANE AND NORTH OF ARSENAL DRIVE, LOCATED AT 171 HILLHAVEN LANE (HILLHAVEN PUD SUBDIVISION).

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

WHEREAS, the Planned (3.12) 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 2021-51, 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 **Estate Residential (ER)** District to **Planed (PD3.12)** District:

PREMISES CONSIDERED

Map-Parcel	Acres
062-01.00	13.81
Total	13.81

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:

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

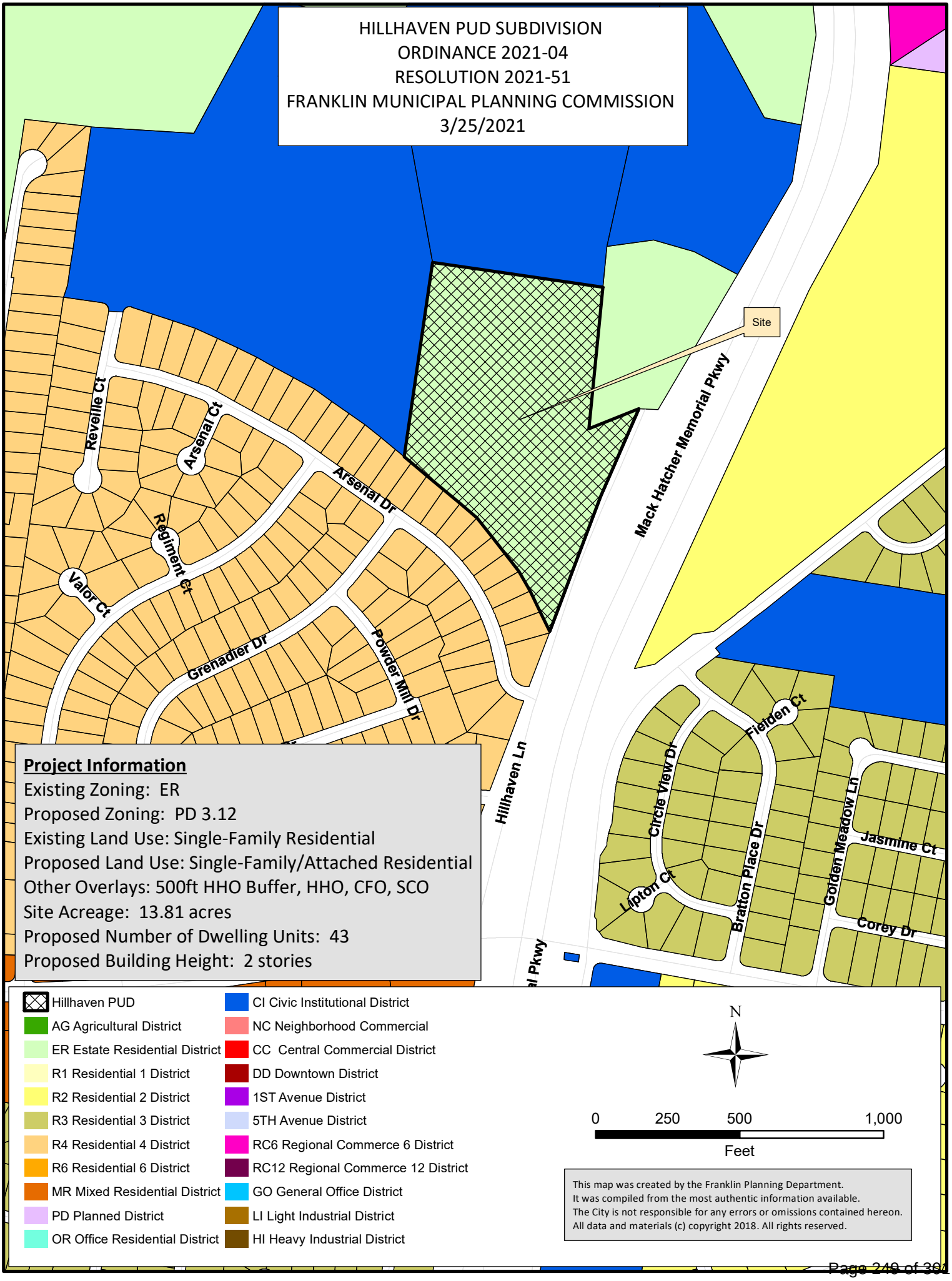
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____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FRANKLIN MUNICIPAL PLANNING COMMISSION
3/25/2021
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Bratton Place Dr
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Corey Dr
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RC12 Regional Commerce 12 District
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HI Heavy Industrial District
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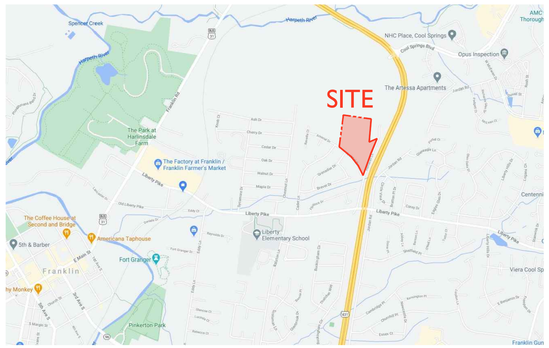
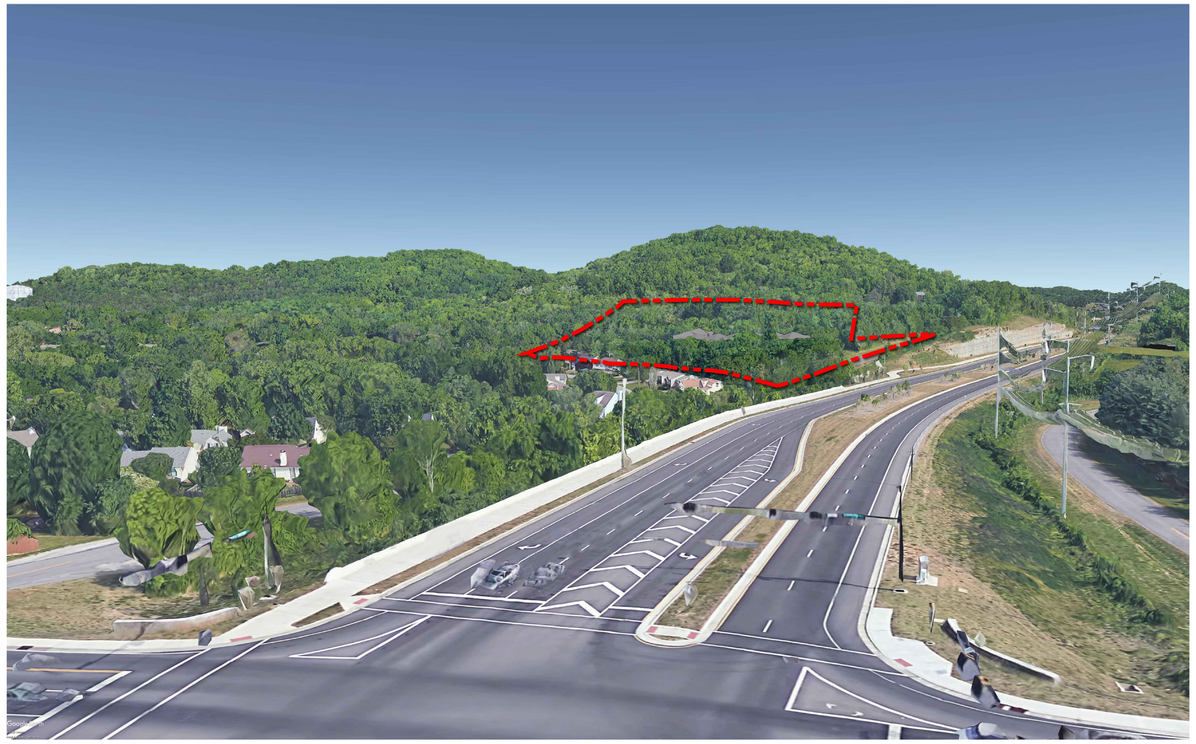


CHP - HILLHAVEN

REZONING

PLANNED DISTRICT (3.12 DUA)
FRANKLIN, WILLIAMSON, TENNESSEE



SITE DATA

SUBDVISION/DEVELOPMENT:	HILLHAVEN PD
COF PROJECT NUMBER:	7371
TAX MAP & PARCELS:	062, 00100
ADDRESS:	171 HILLHAVEN LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TN
CIVIL DISTRICT:	9TH CIVIL DISTRICT
SITE ACREAGE:	13.81 AC
CHARACTER OVERLAY:	HHO, HHO 500' BUFFER
EXISTING ZONING:	ER
PROPOSED ZONING:	PD (3.12 DUA)

SHEET INDEX

C0.0 COVER SHEET
C1.0 EXISTING CONDITIONS

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
324 LIBERTY PIKE
SUITE 145
FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
BERT MORTON
117 SEABOARD LANE
SUITE E-100
FRANKLIN, TN 37067
615-333-7797
bmorton@cecinc.com

OWNER:
CUMBERLAND & WESTERN RESOURCES LLC.
735 E, VENICE AVENUE
VENICE, FL 34285

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE TO BE PROVIDED BY MALLORY VALLEY UTILITY DISTRICT.
32 TWO-BEDROOM APARTMENTS x 300 GPD = 9,600 GPD
11 SINGLE FAMILY x 350 GPD = 3,850 GPD
TOTAL GPD = 13,450 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 2.6 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.5 MI (FRANKLIN FIRE STATION 2)
NEAREST RECREATIONAL FACILITY: 2.4 MI (K-9 KORRAL DOG PARK)

PROJECTED STUDENT POPULATION
43 x 0.25 = 11 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY THE CITY OF FRANKLIN

TRIP GENERATION
315 VEHICLES PER DAY. PEAK HOUR TRIP GENERATION, 31 VEHICLES PER HOUR.



INITIAL SUBMITTAL: JANUARY 11, 2021
RESUBMITTAL: MARCH 4, 2021

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
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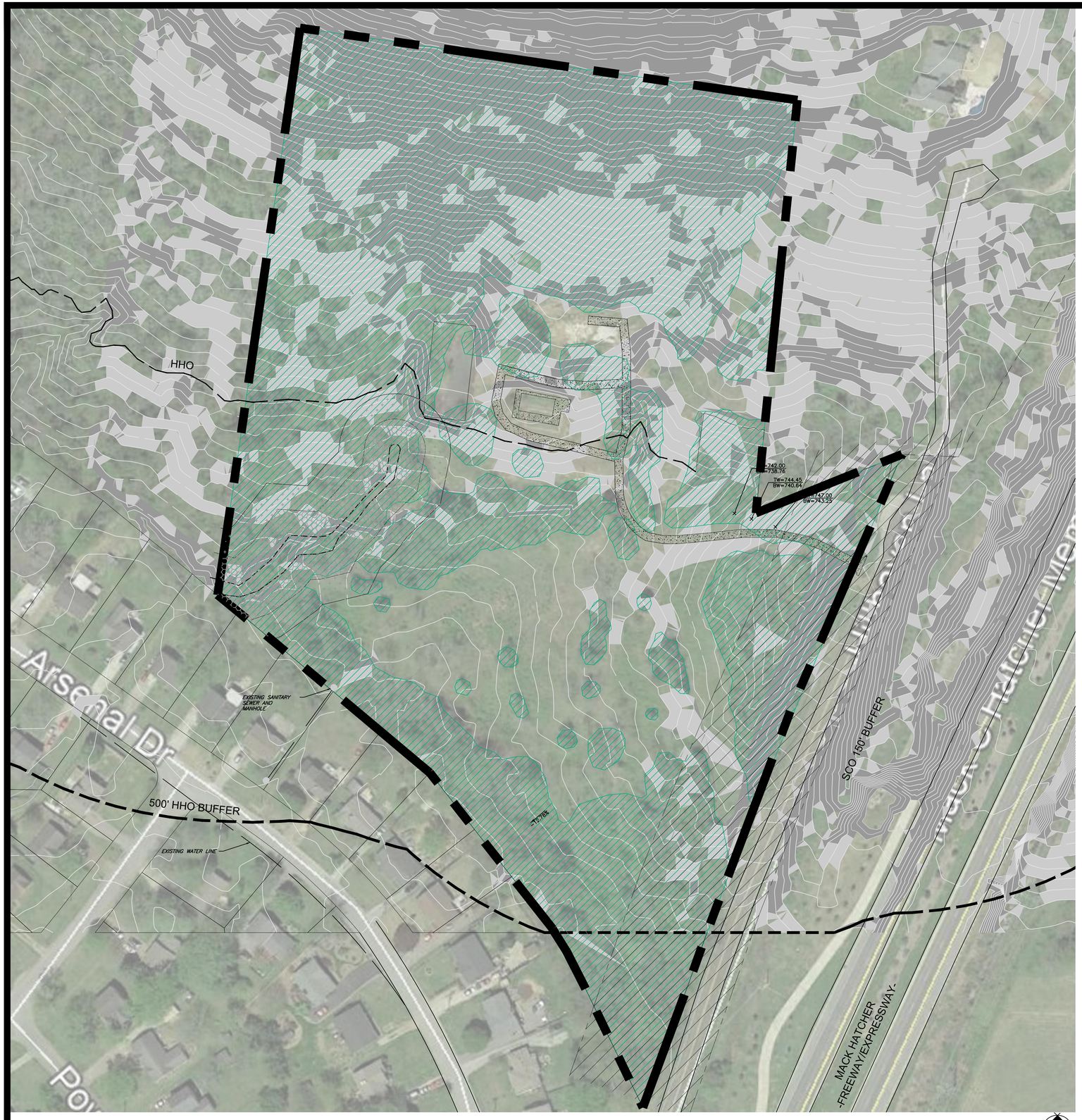

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CHARACTER OVERLAY:	HHO, HHO 500' BUFFER
EXISTING ZONING:	ER
PROPOSED ZONING:	PD (3.12 DUA)

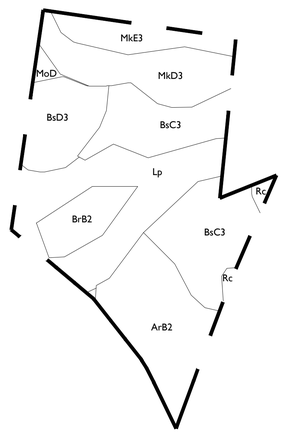
KEY

STREAM BUFFER
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'

SLOPE ANALYSIS
- 14% - 19% SLOPES
- 20% AND GREATER SLOPES

TREE CANOPY
- EXISTING TREE CANOPY

NOTES:
1. EXISTING CONDITIONS GATHERED FROM GIS DATA.



SOIL DATA

ArB2 - Armour silt loam, 2% to 5% slopes, eroded
BrB2 - Braxton cherty silt loam, 2% to 5% slopes, eroded
BsC3 - Braxton cherty silt loam, 5% to 12% slopes, severely eroded
BsD3 - Braxton cherty silt loam, 12% to 20% slopes, severely eroded
Lp - Lindell silt loam, 0% to 2% slopes, occasionally flooded
MoD - Ashwood-Mimosa-Rock outcrop complex, 5% to 15% slopes
MkD3 - Mimosa gravelly silty clay, 12% to 20% slopes, severely eroded
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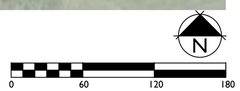
Rc - Rockland, 3% to 30% slopes



GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CHP - HILLHAVEN REZONING

Franklin, Williamson County, Tennessee



Revision Date
- △ _____
- △ _____
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EXISTING CONDITIONS

SHEET
C1.0
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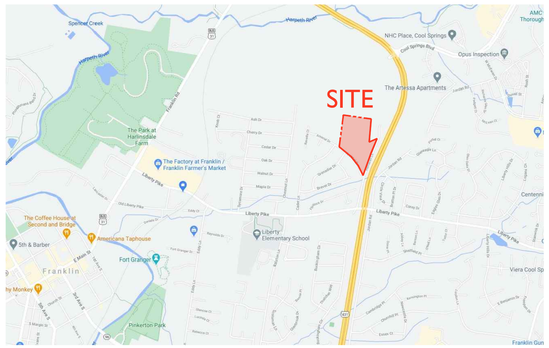

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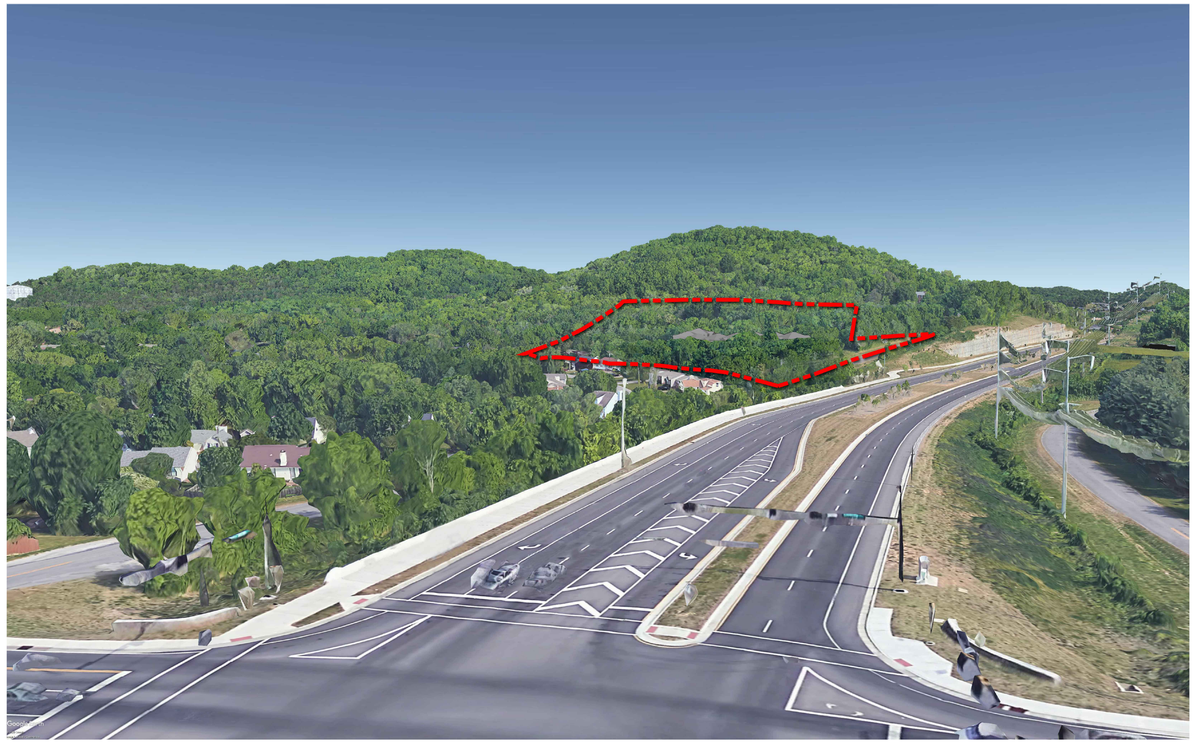

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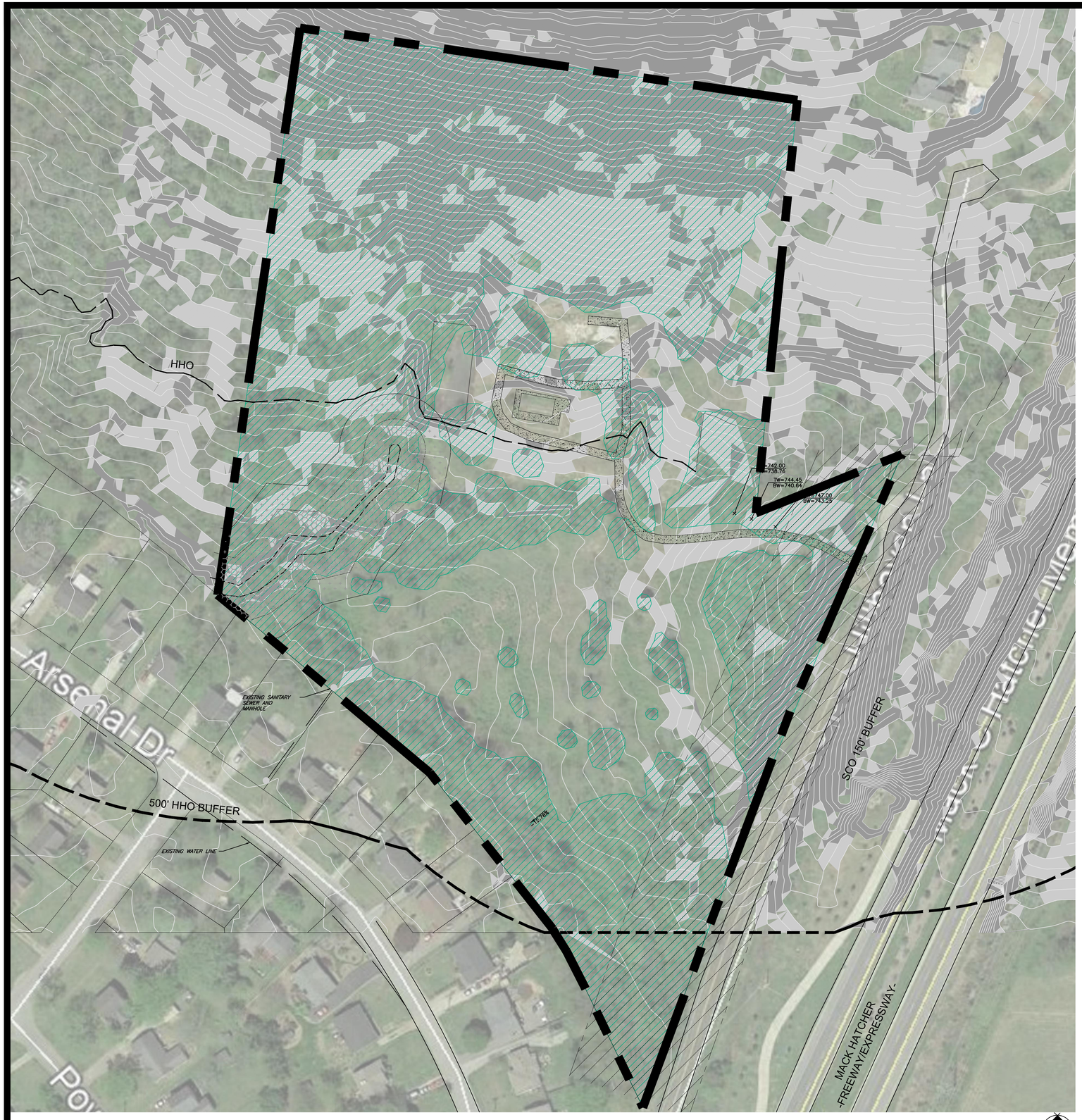

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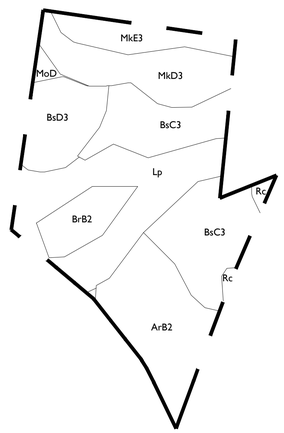

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GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CHP - HILLHAVEN REZONING

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 1215 COMMERCE
03.04.2021

Revision Date

EXISTING CONDITIONS

SHEET
C1.0

COF # 7371

City of Franklin

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

File #: 21-01828

DATE: March 5, 2021

TO: Franklin Municipal Planning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

Consideration Of Resolution 2021-51, A Resolution Approving A Development Plan For Hillhaven PUD Subdivision, For The Property Located West Of Hillhaven Lane And North Of Arsenal Drive, Located At 171 Hillhaven Lane.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7372
Applicant: Greg Gamble, GDC
Owner: Cumberland & Western Resources

BACKGROUND/STAFF COMMENTS:
The Hillhaven PUD Subdivision consists of a total of 43 dwelling units, 11 single-family lots and 8 multiplex buildings with 4 attached dwelling units in each building. Envision Franklin places the subject property in the Conservation Subdivision Design Concept, which states, "New development should preserve a minimum of 50 percent open space, strategically targeted toward scenic vistas, greenways, pastures, trails, woodlands, or other uses that maintain scenic character, protect habitat value, and contribute to the quality of life for residents." The parcel lies adjacent to Roper's Knob at the end of Hillhaven Lane. The applicant has responded to the recommendations of Envision Franklin by offering a mixture of housing options while preserving the hillside views the community is accustomed to from this side of the natural feature.

Additionally, Envision Franklin states that, "Architectural sensitivity for new developments should be observed. The style and architecture should draw from the character of the surrounding area and historically significant buildings." The architectural conceptions provide a variety of styling that are compatible with the surrounding established neighborhoods.

Lot 11 is proposed to be in a location with more than 14% of natural slope. This area is located with the 500ft HHO Buffer and the Zoning Ordinance requires that when lots include this percentage slopes, new lots be minimally two acres in size. Further, the area remaining that is outside of the protected slopes does not have enough buildable area to warrant a single-family residential lot in this location. As a **condition of approval**, Lot 11 must be removed from the Hillhaven PUD Subdivision.

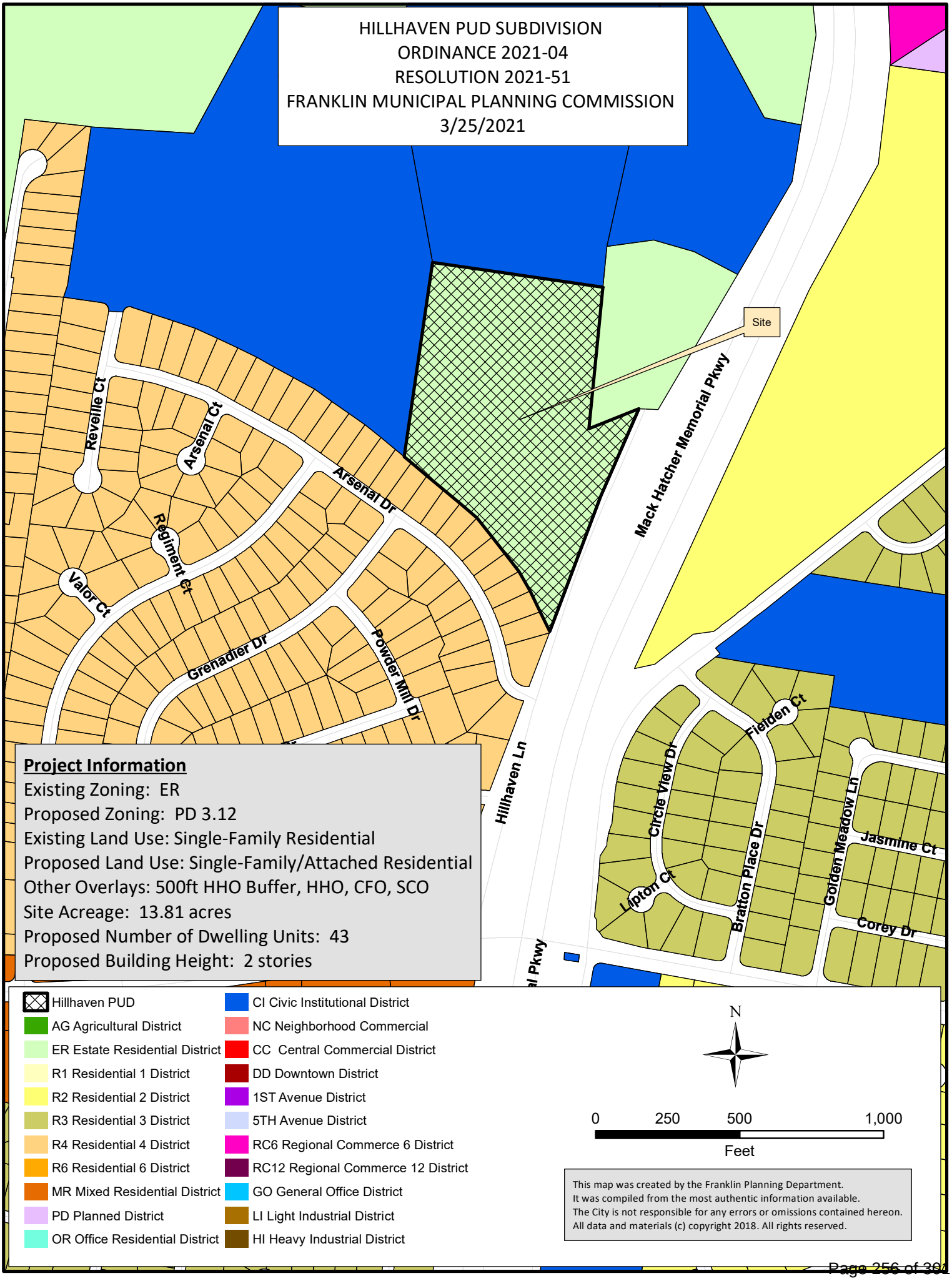
Project Consideration:
This proposal includes three lots that are well below the minimum lot size within any of the City's Base Zoning Districts. These three lots are an average size of 2,500 square feet. The size of the lots and the proposed setbacks can accommodate a house, but not necessarily on-site parking or a private yard. Open spaces are provided nearby in the neighborhood, and off-street parking is provided adjacent to the lots. Normally, staff would not support a lot this small. However, due to the mission of the organization developing the site, the limited number of sub-size lots being proposed, and the accommodation of parking and open space near the lots, staff can support these lots in this very specific case.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of Resolution 2021-51 to the Board of Mayor and Aldermen.


HILLHAVEN PUD SUBDIVISION
ORDINANCE 2021-04
RESOLUTION 2021-51
FRANKLIN MUNICIPAL PLANNING COMMISSION
3/25/2021
Site
Mack Hatcher Memorial Pkwy
Revelle Ct
Arsenal Ct
Arsenal Dr
Regiment Ct
Valor Ct
Grenadier Dr
Powder Mill Dr
Hillhaven Ln
Fielden Ct
Circle View Dr
Bratton Place Dr
Golden Meadow Ln
Jasmine Ct
Lipton Ct
Corey Dr
Project Information
Existing Zoning: ER
Proposed Zoning: PD 3.12
Existing Land Use: Single-Family Residential
Proposed Land Use: Single-Family/Attached Residential
Other Overlays: 500ft HHO Buffer, HHO, CFO, SCO
Site Acreage: 13.81 acres
Proposed Number of Dwelling Units: 43
Proposed Building Height: 2 stories
Hillhaven PUD
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0 250 500 1,000
Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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RESOLUTION 2021-51

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR HILLHAVEN PUD SUBDIVISION, FOR THE PROPERTY LOCATED WEST OF HILLHAVEN LANE AND NORTH OF ARSENAL DRIVE, LOCATED AT 171 HILLHAVEN LANE.

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 2021-04; 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
062-01.00	13.81
Total	13.81

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 Hillhaven PUD are as follows:

Entitlements	Hillhaven PUD
Base Zone District	PD
Other Zoning Overlays	HHO, 500ft HHO Buffer, SCO, CFO
Number of Dwelling Units	43
Number of Nonresidential Square Footage	0
Number of Hotel Rooms	0
Open Space Requirements	5% 0.7 AC 10% 1.37 AC
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 this Resolution shall take effect from and after the passage of Ordinance ORD 2021-04, 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:

_____

Shauna R. Billingsley
City Attorney

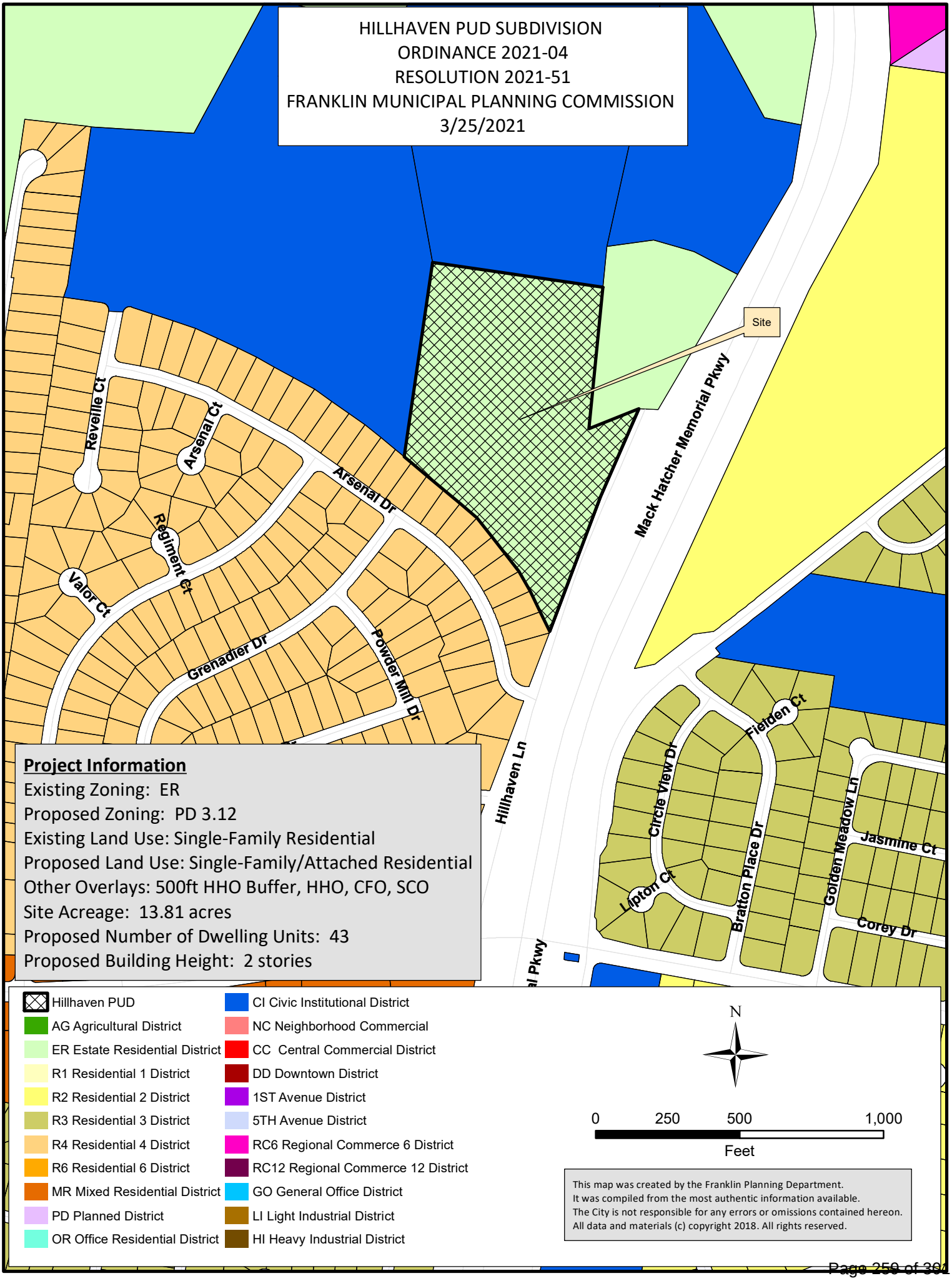
PREAPPLICATION CONFERENCE: _____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____

NEIGHBORHOOD MEETING: _____

PLANNING COMMISSION RECOMMENDED APPROVAL: _____

PUBLIC HEARING AND BOMA APPROVAL: _____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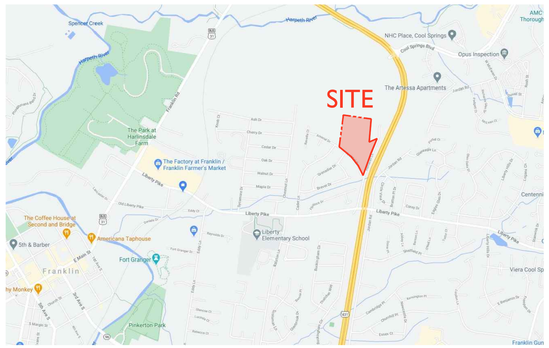
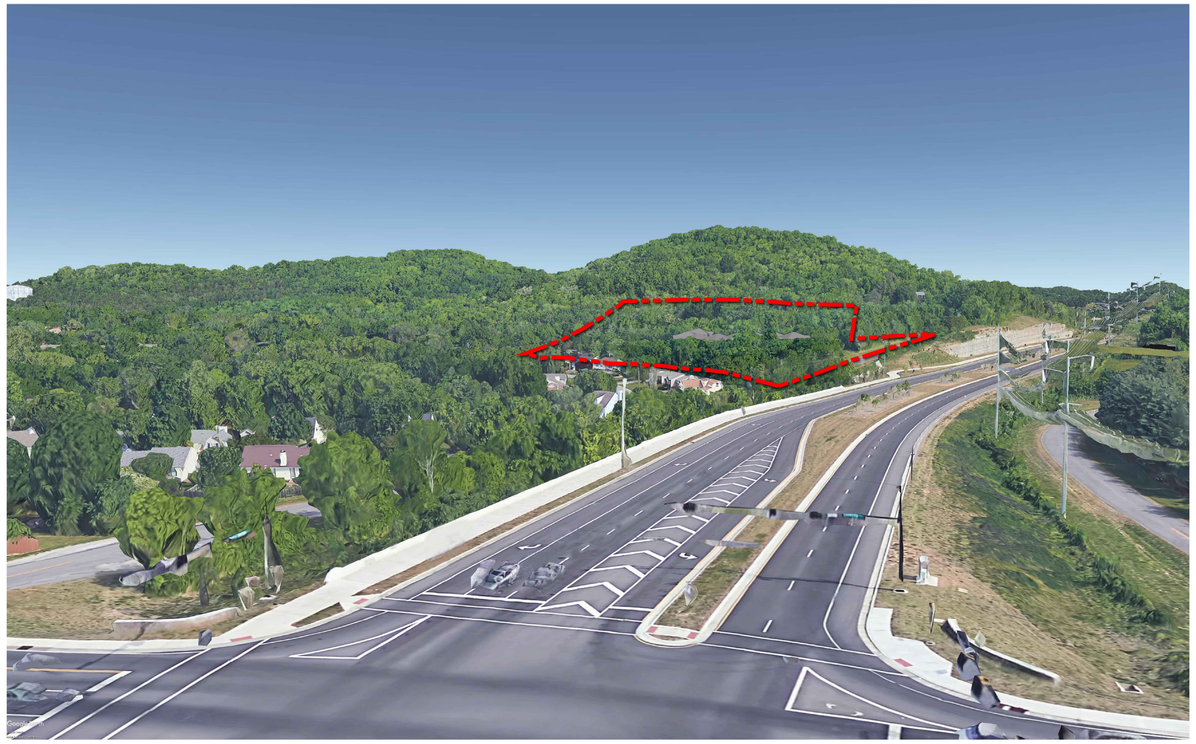


CHP - HILLHAVEN

REZONING

PLANNED DISTRICT (3.12 DUA)
FRANKLIN, WILLIAMSON, TENNESSEE



SITE DATA

SUBDVISION/DEVELOPMENT:	HILLHAVEN PD
COF PROJECT NUMBER:	7371
TAX MAP & PARCELS:	062, 00100
ADDRESS:	171 HILLHAVEN LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TN
CIVIL DISTRICT:	9TH CIVIL DISTRICT
SITE ACREAGE:	13.81 AC
CHARACTER OVERLAY:	HHO, HHO 500' BUFFER
EXISTING ZONING:	ER
PROPOSED ZONING:	PD (3.12 DUA)

SHEET INDEX

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
324 LIBERTY PIKE
SUITE 145
FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
BERT MORTON
117 SEABOARD LANE
SUITE E-100
FRANKLIN, TN 37067
615-333-7797
bmorton@cecinc.com

OWNER:
CUMBERLAND & WESTERN RESOURCES LLC.
735 E, VENICE AVENUE
VENICE, FL 34285

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE TO BE PROVIDED BY MALLORY VALLEY UTILITY DISTRICT.
32 TWO-BEDROOM APARTMENTS x 300 GPD = 9,600 GPD
11 SINGLE FAMILY x 350 GPD = 3,850 GPD
TOTAL GPD = 13,450 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 2.6 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.5 MI (FRANKLIN FIRE STATION 2)
NEAREST RECREATIONAL FACILITY: 2.4 MI (K-9 KORRAL DOG PARK)

PROJECTED STUDENT POPULATION
43 x 0.25 = 11 STUDENTS

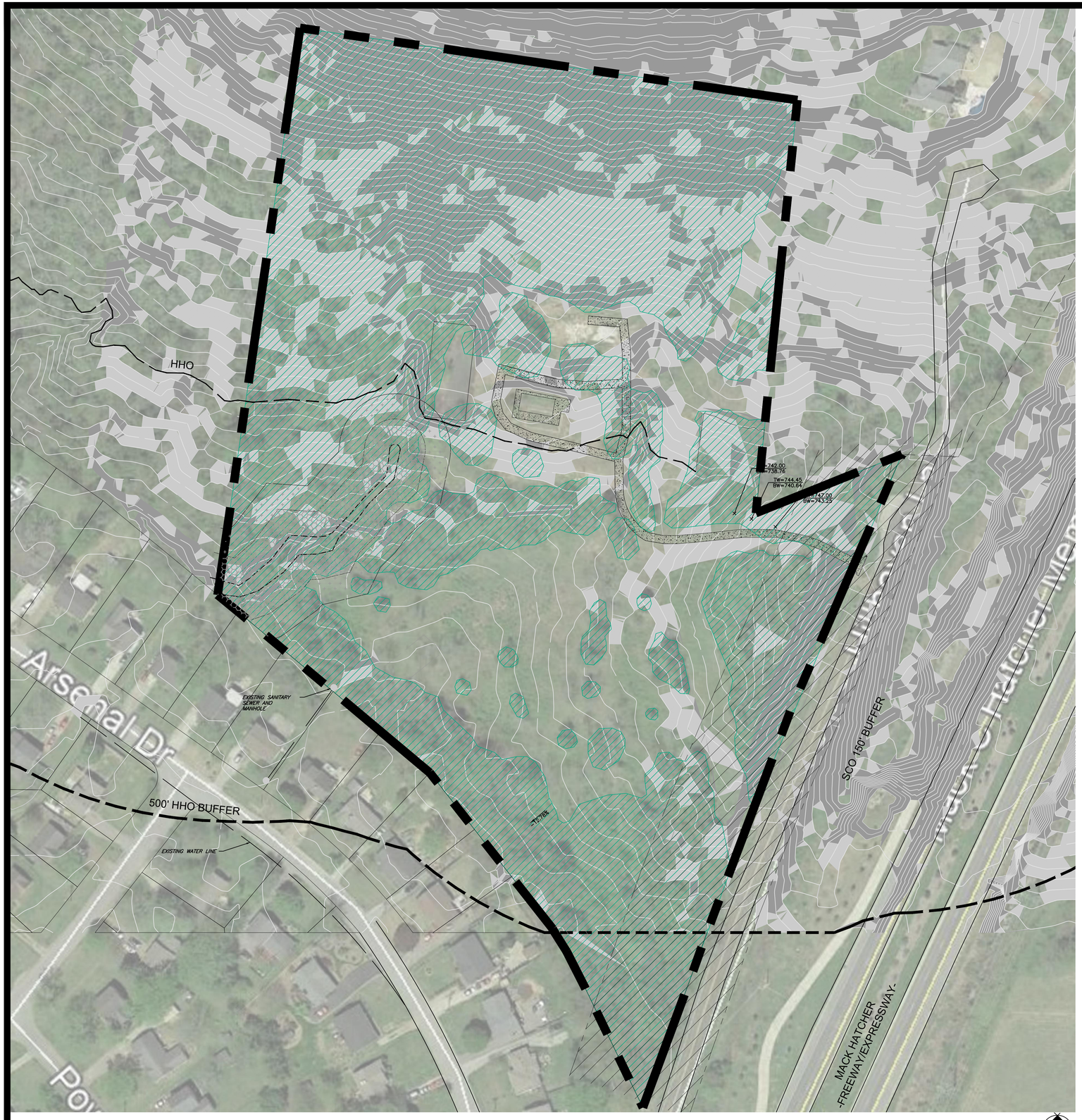
REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY THE CITY OF FRANKLIN

TRIP GENERATION
315 VEHICLES PER DAY. PEAK HOUR TRIP GENERATION, 31 VEHICLES PER HOUR.



INITIAL SUBMITTAL: JANUARY 11, 2021
RESUBMITTAL: MARCH 4, 2021

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



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PROPOSED ZONING:	PD (3.12 DUA)

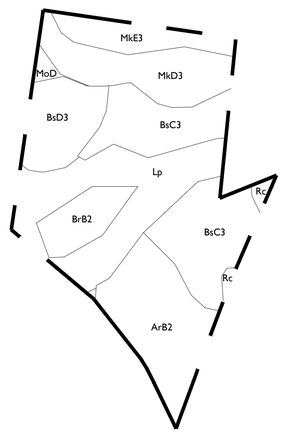
KEY

STREAM BUFFER
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'

SLOPE ANALYSIS
- 14% - 19% SLOPES
- 20% AND GREATER SLOPES

TREE CANOPY
- EXISTING TREE CANOPY

NOTES:
1. EXISTING CONDITIONS GATHERED FROM GIS DATA.



SOIL DATA

ArB2 - Armour silt loam, 2% to 5% slopes, eroded
BrB2 - Braxton cherty silt loam, 2% to 5% slopes, eroded
BsC3 - Braxton cherty silt loam, 5% to 12% slopes, severely eroded
BsD3 - Braxton cherty silt loam, 12% to 20% slopes, severely eroded
Lp - Lindell silt loam, 0% to 2% slopes, occasionally flooded
MoD - Ashwood-Mimosa-Rock outcrop complex, 5% to 15% slopes
MkD3 - Mimosa gravelly silty clay, 12% to 20% slopes, severely eroded
MkE3 - Mimosa gravelly silty clay, 20% to 30% slopes, severely eroded
Rc - Rockland, 3% to 30% slopes

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CHP - HILLHAVEN REZONING

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED COMMERCE TENNESSEE No. 1215 LANDSCAPE ARCHITECT
03.01.2021

Revision Date

EXISTING CONDITIONS

SHEET
C1.0

COF # 7371

COF no: 7372

CONDITIONS OF APPROVAL:

Open Issues: 12 These issues are currently being filtered

Engineering - Development Plan Checklist

General Issues

34. Street Sections

joe.marlo@franklintn.gov	*Comment to remain open as a Condition of Approval,* ***but does not hinder approval of the Development Plan.*** At Site Plan, grading adjacent to ROW at new streets shall provide a 2-foot width beyond the sidewalk with a maximum slope of 2%, per COF Street Section TS-6.

35. Connection to Liberty

jimmy.wiseman@franklintn.gov	Thank you. This item shall remain open as a reminder to Staff. The first site plan shall include detailed construction drawings for Hillhaven Lane.

41. Sidewalk

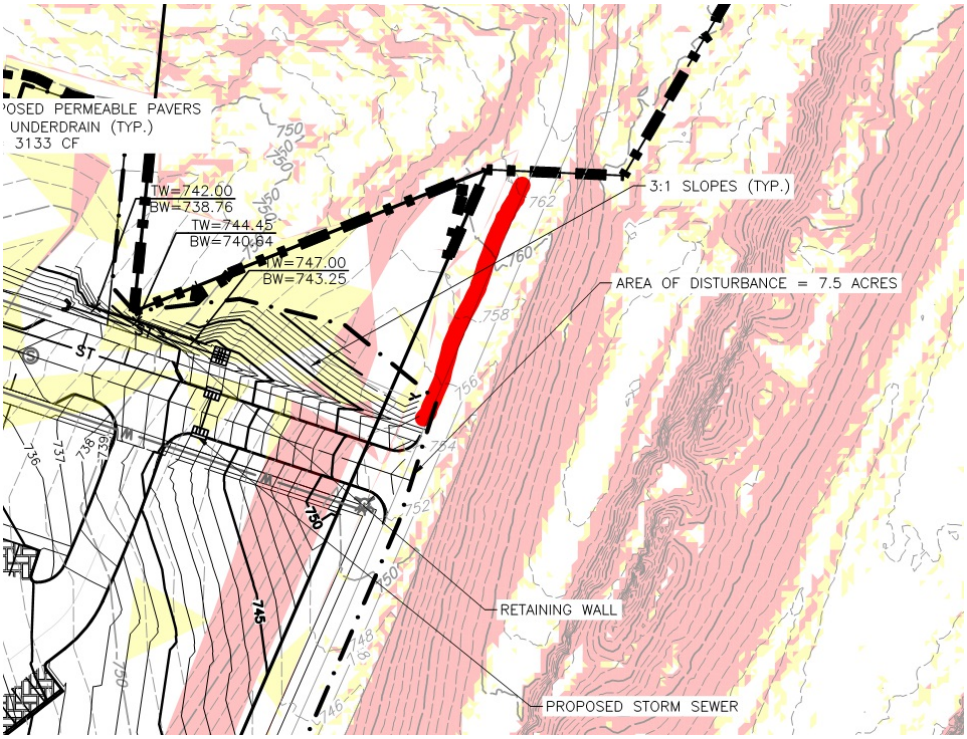
jimmy.wiseman@franklintn.gov *Comment partially addressed.*

A sidewalk is now shown between the two entrances, and from the south entrance to the southern property line however, no sidewalk has been shown from the north entrance to the northern property line. No conceptual curb/gutter/grading/storm infrastructure needed for sidewalks along Hillhaven Lane has been shown.

A sidewalk and curb/gutter are required along the frontage with Hillhaven Lane. *[COF Zoning Ordinance 9.6.1]*

The applicant shall indicate conceptual sidewalk and corresponding street frontage improvements along Hillhaven Lane from the northern entrance to the southern property line. Improvements shall meet the City of Franklin Street Technical Standards for a local street, including:

1. 5-foot sidewalk
2. 6-foot grass strip
3. 24-inch curb and gutter
4. Associated grading and storm infrastructure as necessary to meet drainage requirements



[Edited By Jimmy Wiseman]

76. Street Grade

jimmy.wiseman@franklintn.gov The current Street Standards https://www.franklintn.gov/home/showpublisheddocument?id=31138 only allow up to 10%. Any increase can only be increased or amended by the City Engineer for safe and efficient street operations. The need to increase the slope is self-created and therefore does not qualify for an increase in the slope above 10%.

FIRE--Planning

General Issues

14. Auto-turn

curt.edelmann@franklintn.gov Auto-turn still shows the truck driving over curbs.



And through parking spaces.



[Edited By Curt Edelmann]

16. Fire Protection

curt.edelmann@franklintn.gov Maximum hydrant spacing is 500-feet. This distance is measured along a driving path between hydrants. Please space the hydrants accordingly.

I'm reluctant to approve a flow test taken + / - 1200-feet from the proposed site and possibly at a lower elevation.

Please provide documentation from the engineer or MVUD specifying the 1,500-gpm at 20-psi fire flow requirement will be available at the site.
[Edited By Curt Edelmann]

Parks

General Issues

1. Parkland information

kevinl@franklintn.gov The Parkland Agreement will have to be revised to 43 units instead of the 44. I have started that conversation with Law.
[Edited By Kevin Lindsey]

Planning

General Issues

91. Lot 11

joseph.bryan@franklintn.gov

As a condition of approval, the applicant must remove Lot 11 from the plans. This area is within the 500ft HHO buffer and has natural occurring slopes greater than 14% and not enough buildable area to warrant a 2 acre-minimum lot, per the requirements in Section 17.1.4 of the Zoning Ordinance.

Planning (Landscape)

General Issues

52. Open Space

jason.arnold@franklintn.gov per conversations with the designers, the open space lot 100 will be reconfigured so that the space does not surround the homes and will in cooperate a trail head across the drive aisle.

Stormwater

General Issues

92. Riparian Buffer

jeff.willoughby@franklintn.gov Tree protection fencing shall be located outside the riparian buffer limits

Water/Sewer

General Issues

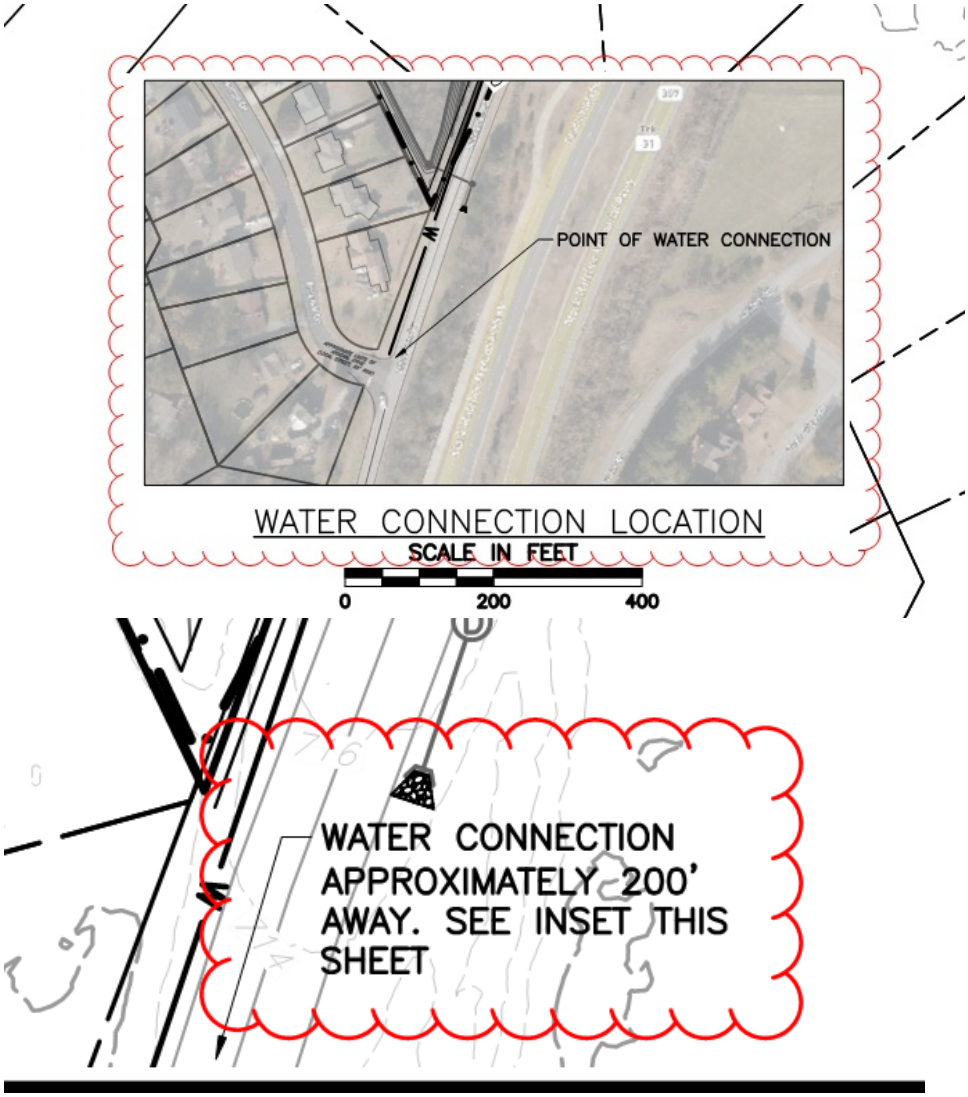
5. Sanitary sewer

ben.mcneil@franklintn.gov The meeting to discuss upgrades to downstream sanitary sewer has been held. The requirement is for the development to line approximately 700'+/- of downstream sanitary sewer main is due to infiltration and capacity issues in relation to the infiltration. Lining the downstream line will offset the impact of the development and allow the additional capacity to be connected to the existing line.

The applicant shall note the approximate lining responsibility on the development plan and the actual locations will be shown at site plan.
[Edited By Ben McNeil]

7. Water

ben.mcneil@franklintn.gov	The applicant shall remove the water connection point showing connection to Franklin water. Until Mallory releases the service to Franklin, the service shall be directed to Mallory Valley.



CHP - HILLHAVEN

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PLANNED DISTRICT (3.12 DUA)
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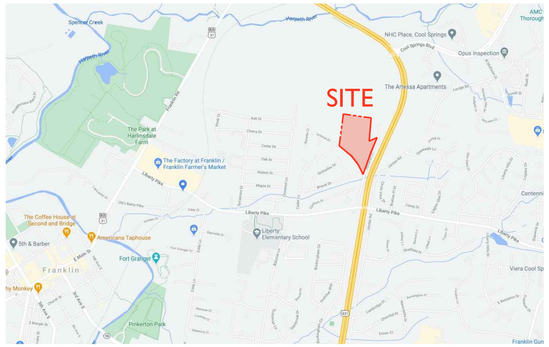
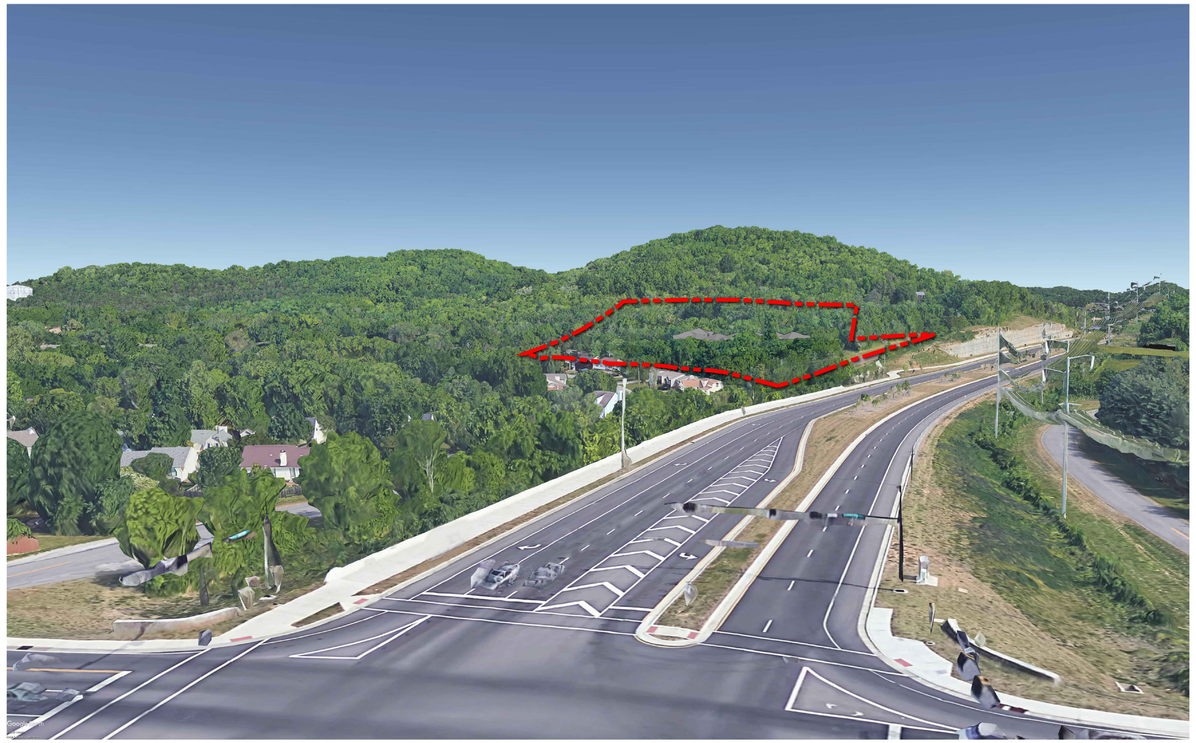


VICINITY MAP



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BERT MORTON
117 SEABOARD LANE
SUITE E-100
FRANKLIN, TN 37067
615-333-7797
bmorton@cecinc.com

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CUMBERLAND & WESTERN RESOURCES LLC.
735 E, VENICE AVENUE
SUITE 200
VENICE, FL 34285

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ADDRESS:	171 HILLHAVEN LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
SITE ACREAGE:	13.81 AC
EXISTING ZONING:	ER
PROPOSED ZONING:	PD (3.12 DUA)
APPLICABLE OVERLAYS:	HHO, HHO 500' BUFFER
MINIMUM REQUIRED SETBACK LINES:	
65' LOTS	
FRONT YARD SETBACK:	10'
SIDE YARD SETBACK:	7.5'
REAR YARD SETBACK:	20'
40' LOTS	
FRONT YARD SETBACK:	10'
SIDE YARD SETBACK:	5'
REAR YARD SETBACK:	5'
OWNER:	CUMBERLAND & WESTERN RESOURCES LLC
ADDRESS:	2200 LAPSLEY LANE BOWLING GREEN, KY 42103
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	354 LIBERTY PIKE SUITE 145 FRANKLIN, TN 37064
CONTACT:	GREG GAMBLE 615.975.5765
EMAIL ADDRESS:	greggamble209@gmail.com
BUILDING SQUARE FOOTAGE:	N/A
NUMBER OF RESIDENTIAL UNITS:	11 SINGLE FAMILY 32 TWO-BEDROOM CONDOS (8 MULTIPLEX BUILDINGS WITH 4 CONDOS EACH)
NUMBER OF TOTAL DWELLINGS:	43 UNITS
BUILDING HEIGHT:	2 STORIES
MINIMUM REQUIRED LSR:	.20 / 2.76 AC
MINIMUM PARKING REQUIREMENT:	102 SPACES
11 SINGLE FAMILY DETACHED (2/UNIT)	22 SPACES
32 2 BEDROOM CONDOS (2.5/UNIT)	80 SPACES
PARKING PROVIDED:	102 SPACES
SINGLE FAMILY DETACHED LOTS 1-7, AND 11: PRIVATE PARKING ON LOT:	16 SPACES
SINGLE FAMILY LOTS 8-10 AND MULTIPLEXES: ON-STREET PARKING:	35 SPACES
PARKING LOT SPACES:	51 SPACES
RESIDENTIAL DENSITY:	3.12 DUA
EXISTING TREE CANOPY:	10.13 AC (73.35% OF TOTAL SITE)
OPEN SPACE:	
OPEN SPACE ACREAGE REQUIRED:	5% (0.70 AC)
NATURAL AREA ACREAGE REQUIRED:	10% (1.37 AC)
PARKLAND AGREEMENT	43 UNITS X $4,304=$185,072 REQUEST FEES IN LIEU PAYMENT SHALL BE PAID AT THE FIRST PLAT

SHEET INDEX

C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	DEVELOPMENT PLAN
C2.1	RIPARIAN BUFFER PLAN
C3.0	GRADING AND DRAINAGE PLAN
C4.0A	ROW AND ACCESS PLAN
C4.0B	FEL ROW AND ACCESS PLAN
C4.0C	LIBERTY PIKE CONNECTION PLAN
C5.0	UTILITY PLAN
L1.0	TREE PROTECTION PLAN
A0.0	ARCHITECTURAL MODELING
A1.0	FLOOR PLAN BIG HOUSE 4-UNIT CONDO
A2.0	EXTERIOR ELEVATION BIG HOUSE 4-UNIT CONDO
A3.0	ARCHITECTURAL ELEVATIONS SINGLE FAMILY HOMES
EX1.0	STREAM BUFFER MITIGATION PLAN

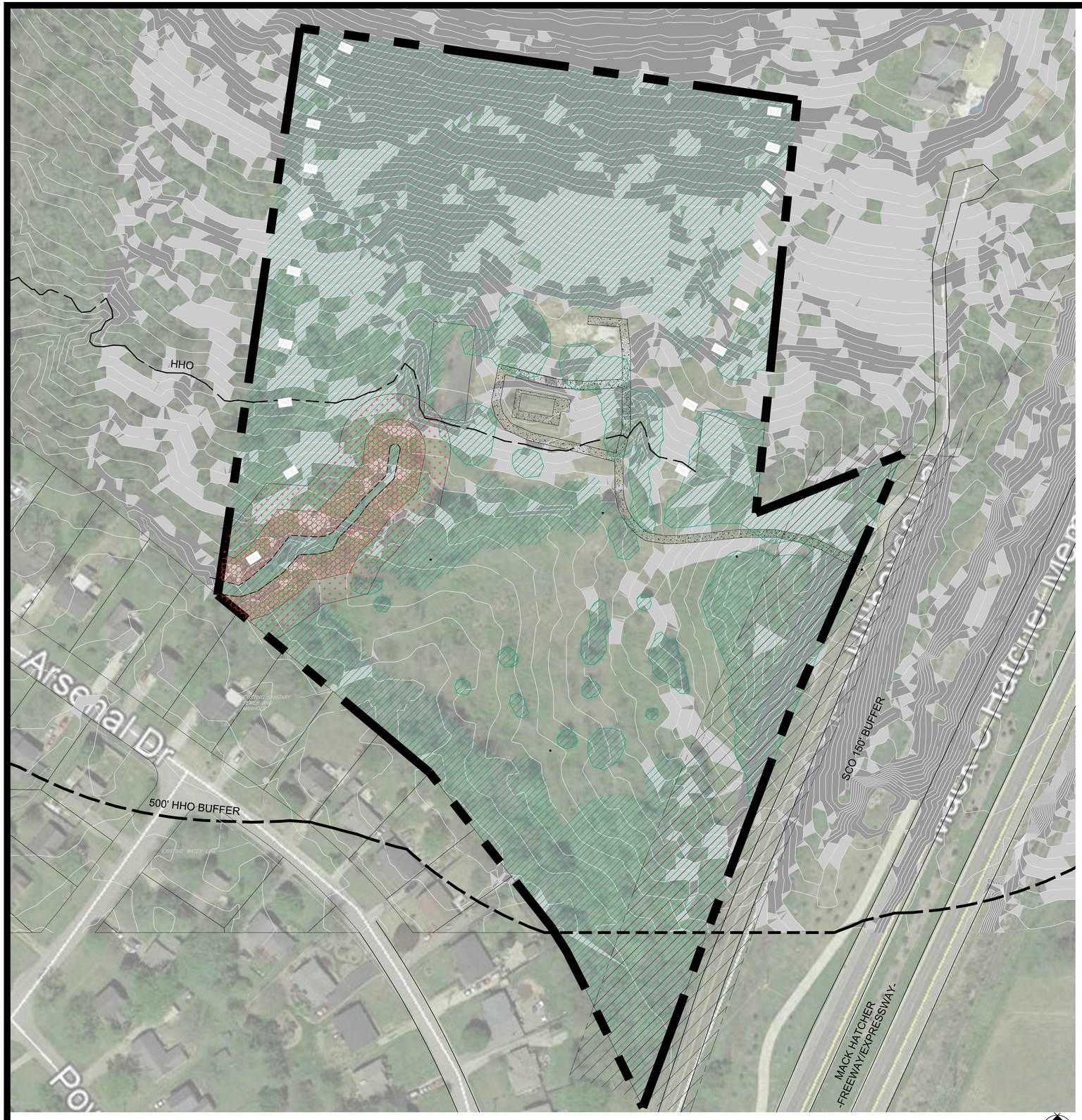
COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT THE SITE PLAN STAGE. PROJECT ENTITLEMENTS APPROVED WITH THIS DEVELOPMENT PLAN DO NOT CONSTITUTE APPROVAL OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS SHOWN ON THE DEVELOPMENT PLAN. IF, UPON APPLICATION 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.



INITIAL SUBMITTAL: JANUARY 11, 2021

RESUBMITTAL: MARCH 4, 2021

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



SITE DATA:

PROJECT NAME:	CHP - HILLHAVEN DEVELOPMENT PLAN
PROJECT NUMBER:	7372
PARCEL ID:	062 00100 00009062
ADDRESS:	171 HILLHAVEN LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
SITE ACREAGE:	13.81 AC
EXISTING ZONING:	ER
PROPOSED ZONING:	PD (3.12 DUA)
APPLICABLE OVERLAYS:	HHO, HHO 500' BUFFER
MINIMUM REQUIRED SETBACK LINES:	
65' LOTS	
FRONT YARD SETBACK:	10'
SIDE YARD SETBACK:	7.5'
REAR YARD SETBACK:	20'
40' LOTS	
FRONT YARD SETBACK:	10'
SIDE YARD SETBACK:	5'
REAR YARD SETBACK:	5'
OWNER:	CUMBERLAND & WESTERN RESOURCES LLC
ADDRESS:	2200 LAPSLEY LANE BOWLING GREEN, KY 42103
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	354 LIBERTY PIKE SUITE 145 FRANKLIN, TN 37064
CONTACT:	GREG GAMBLE 615.975.5765
EMAIL ADDRESS:	greggamble209@gmail.com
BUILDING SQUARE FOOTAGE:	N/A
NUMBER OF RESIDENTIAL UNITS:	11 SINGLE FAMILY 32 TWO-BEDROOM CONDOS (8 MULTIPLEX BUILDINGS WITH 4 CONDOS EACH)
NUMBER OF TOTAL DWELLINGS:	43 UNITS
BUILDING HEIGHT:	2 STORIES
MINIMUM REQUIRED LSR:	.20 / 2.76 AC
MINIMUM PARKING REQUIREMENT:	102 SPACES
11 SINGLE FAMILY DETACHED (2/UNIT)	22 SPACES
32 2 BEDROOM CONDOS (2.5/UNIT)	80 SPACES
PARKING PROVIDED:	102 SPACES
SINGLE FAMILY DETACHED LOTS 1-7, AND 11:	
PRIVATE PARKING ON LOT:	16 SPACES
SINGLE FAMILY LOTS 8-10 AND MULTIPLEXES:	
ON-STREET PARKING:	35 SPACES
PARKING LOT SPACES:	51 SPACES
RESIDENTIAL DENSITY:	3.12 DUA
EXISTING TREE CANOPY:	10.13 AC (73.35% OF TOTAL SITE)
OPEN SPACE:	
OPEN SPACE ACREAGE REQUIRED:	5% (0.70 AC)
NATURAL AREA ACREAGE REQUIRED:	10% (1.37 AC)
PARKLAND AGREEMENT	
	43 UNITS X $4,304=$185,072 REQUEST FEES IN LIEU PAYMENT SHALL BE PAID AT THE FIRST PLAT

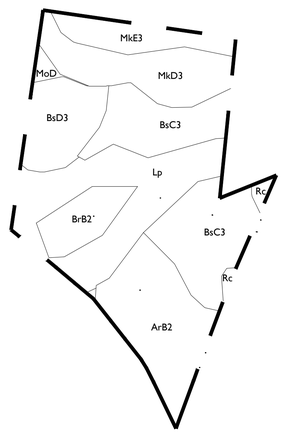
KEY

STREAM BUFFER
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'

SLOPE ANALYSIS
- 14% - 19% SLOPES
- 20% AND GREATER SLOPES

TREE CANOPY
- EXISTING TREE CANOPY

NOTES:
1. EXISTING CONDITIONS GATHERED FROM GIS DATA.



SOIL DATA

ArB2 - Armour silt loam, 2% to 5% slopes, eroded
BrB2 - Braxton cherty silt loam, 2% to 5% slopes, eroded
BsC3 - Braxton cherty silt loam, 5% to 12% slopes, severely eroded
BsD3 - Braxton cherty silt loam, 12% to 20% slopes, severely eroded
Lp - Lindell silt loam, 0% to 2% slopes, occasionally flooded
MoD - Ashwood-Mimosa-Rock outcrop complex, 5% to 15% slopes
MkD3 - Mimosa gravelly silty clay, 12% to 20% slopes, severely eroded
MkE3 - Mimosa gravelly silty clay, 20% to 30% slopes, severely eroded
Rc - Rockland, 3% to 30% slopes

GAMBLE
DESIGN
COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CHP - HILLHAVEN DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

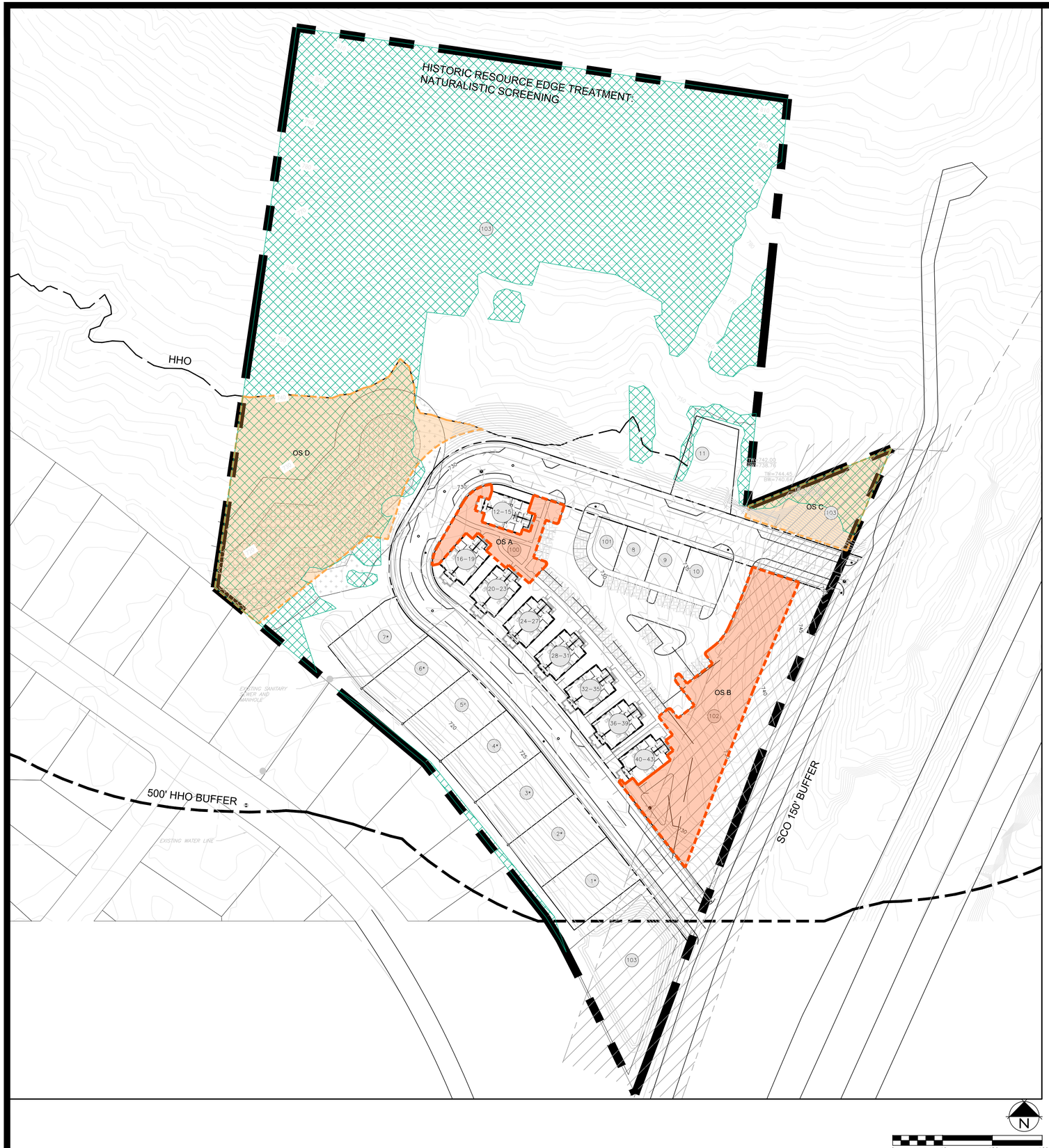
DRAKE A. REEDER
REGISTERED
TENNESSEE No. 1
LANDSCAPE ARCHITECT
05.01.20

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

EXISTING CONDITIONS

SHEET
C1.0

COF # 7372



OPEN SPACE REQUIREMENT ENVISION FRANKLIN

MINIMUM OPEN SPACE REQUIREMENT
REQUIRED: 50% - 301,000 SF (6.91 AC)
PROVIDED: 68.7% - 413,220 SF (9.49 AC)*

OPEN SPACE REQUIREMENT ZONING ORDINANCE

MINIMUM OPEN SPACE REQUIREMENT
REQUIRED: 5% OPEN SPACE: 30,492 SF
10% 'NATURAL AREA': 59,677.2 SF
PROVIDED: OPEN SPACE: 30,605 SF
NATURAL AREA: 60,186 SF

LOT	TYPE	AREA (SF)
OS A	COURTYARD	6,587
OS B	POCKET PARK	24,350
OS C	NATURAL AREA	9,607
OS D	NATURAL AREA	50,579

NOTE*: OPEN SPACE LOTS ARE INTENDED TO SERVE AS PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS.

KEY

STREAM BUFFER
- 30' RIPARIAN ZONE '1'
- 30' RIPARIAN ZONE '2'

TREE CANOPY
- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE

OPEN SPACE
- OPEN SPACE
- NATURAL AREA

* CRITICAL LOTS

TREE CANOPY RETENTION

OVERALL SITE AREA = 601,563.6 SF (13.81 AC)

EXISTING TREE CANOPY	PRESERVED TREE CANOPY
441,082.5 (10.13 AC)	260,779 SF (5.99 AC)

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	441,082.5 SF; 10.13 AC (73.35% OF SITE)
REQUIRED CANOPY PRESERVATION:	36% (158,854.6 SF; 3.65 AC)
PROVIDED CANOPY PRESERVATION:	260,779 SF; 5.99 AC (59.18% OF EXISTING TREE CANOPY)

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE TO BE DETERMINED FOLLOWING FURTHER COORDINATION WITH THE CITY OF FRANKLIN AND MALLORY VALLEY UTILITY DISTRICT.
32 TWO-BEDROOM APARTMENTS x 300 GPD = 9,600 GPD
11 SINGLE FAMILY x 350 GPD = 3,850 GPD
TOTAL GPD = 13,450 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 2.6 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.5 MI (FRANKLIN FIRE STATION 2)
NEAREST RECREATIONAL FACILITY: 2.4 MI (K-9 KORRAL DOG PARK)

PROJECTED STUDENT POPULATION
43 x 0.25 = 11 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY THE CITY OF FRANKLIN

SITE DATA:

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ADDRESS:	171 HILLHAVEN LANE
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COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
SITE ACREAGE:	13.81 AC
EXISTING ZONING:	ER
PROPOSED ZONING:	PD (3.12 DUA)
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CONTACT:	GREG GAMBLE 615.975.5765
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GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CHP - HILLHAVEN DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
TENNESSEE
LANDSCAPE ARCHITECT
25.04.2023

Revision Date
- △
- △
- △
- △

DEVELOPMENT PLAN

SHEET
C2.0

COF # 7372



STREAM BUFFER REDUCTION REQUEST

The Hillhaven property is a Community Housing Partnership development of affordable homes in Franklin consisting of single-family homes and multiplexes. Density is particularly important in this type of development, as it is the main factor in determining the affordability for the end user. The location of these homes, and the associated road location, are strategically designed in order to maximize the number of affordable homes. Due to the Hillside/Hillcrest Overlay and steep slope constraints, a portion of the road grading encroaches in the Zone 2 Riparian Buffer.

The applicant requests the reduction of a portion of Zone 2 in the amount of 2,728 square feet.

The goal of this buffer reduction request is to create new riparian buffer areas to offset the grading impact. These new areas would be located along the same stream side as the encroached areas and at the northern tip of the stream to provide additional means of capturing and filtering downhill water.

If request is granted, then the applicant will purchase the required stream buffer signs and install them along the edge of the existing and newly created stream buffer limits. The applicant also proposes to add a tosal of 5,617 SF of new Zone 2 buffer. A full plan for this request shall be submitted with the site plan for this project and will include the removal of invasive species to the re-establishment of native species, where appropriate.

STREAM BUFFER VEGETATION

In the urban riparian zone buffers, all water resources shall be enhanced. Enhancement shall include removal of invasive species and the re-establishment of native species which includes a mix a canopy trees, understory trees, shrubs, and a native seed mix of forbes/grasses/sedges/rushes suitable for a moist shaded understory environment.

There shall be no mowing, clearing grading, construction, storage, or disturbanceof vegetation in riparian buffers except as permitted by the City Engineer, or his/her designee.

KEY

- ZONE 1 STREAM BUFFER
  30' FROM TOP OF BANK, UNLESS ADJUSTED FOR SLOPE
- ZONE 2 STREAM BUFFER
  30' OFFSET OF ZONE 1 BUFFER
- AREAS OF STREAM BUFFER ENCROACHMENT
  2,728 SF
- AREAS OF NEW STREAM BUFFER ZONE 2
  5,617 SF
- SLOPES 14%-20%
- SLOPES 20%+
- PRESERVED TREE CANOPY

THIS EXHIBIT HAS BEEN SUBMITTED TO THE COF STORMWATER COORDINATOR FOR APPROVAL OF A VARIANCE REQUEST TO FMC 23-107. THIS EXHIBIT WILL TRACK WITH THE DEVELOPMENT PLAN AND FUTURE SITE PLAN.

0 20 40 60

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CHP - HILLHAVEN DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 329 03.01.22

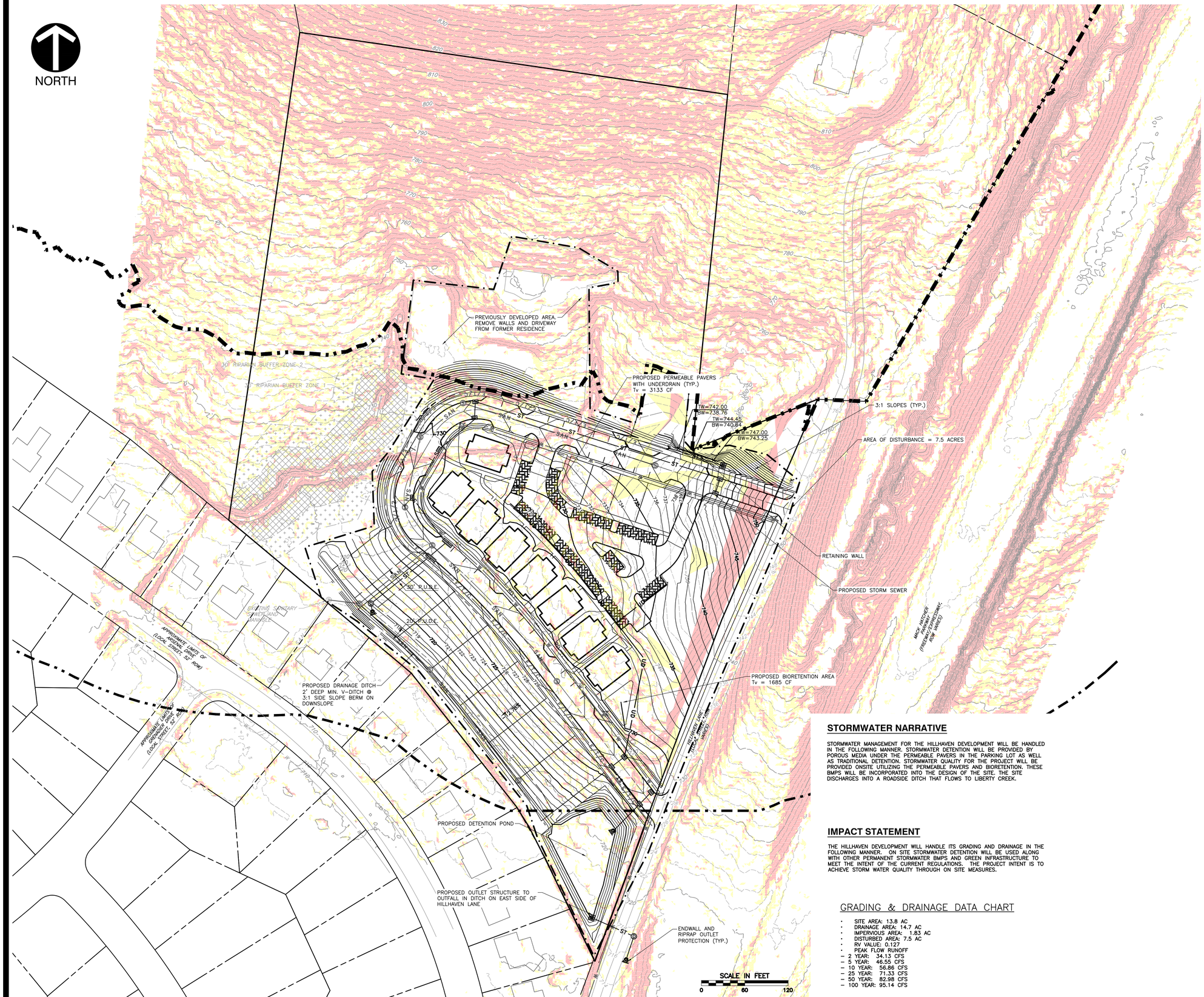
Revision Date

RIPARIAN BUFFER PLAN

SHEET C2.1

COF # 7372

NORTH



LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- 385 EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING STREAM
- EXISTING BUFFER ZONE 1
- EXISTING BUFFER ZONE 2
- EXISTING HILLSIDE/HILLCREST OVERLAY
- EXISTING HILLSIDE/HILLCREST OVERLAY BUFFER
- EXISTING EDGE OF PAVEMENT
- EXISTING STRUCTURES
- EXISTING 14%-20% SLOPES
- EXISTING SLOPES > 20%
- PROPOSED ROADWAY CENTERLINE
- PROPOSED CURB & GUTTER
- PROPOSED EDGE OF PAVED DRIVE
- PROPOSED STRIPING
- PROPOSED SIDEWALK
- PROPOSED EASEMENT
- PROPOSED SUBJECT PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED BUILDING
- PROPOSED LIMITS OF DISTURBANCE
- 1050 PROPOSED INDEX (MAJOR) CONTOUR
- 1048 PROPOSED INTERMEDIATE (MINOR) CONTOUR
- 5.00% PROPOSED SLOPE LABEL
- ST PROPOSED STORM PIPE
- PROPOSED CURB INLET
- PROPOSED STORM MANHOLE
- PROPOSED LIMITS OF DETENTION POND
- RD PROPOSED ROOF DRAIN
- UD PROPOSED UNDERDRAIN

CITY OF FRANKLIN GRADING & DRAINAGE GENERAL NOTES

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

STORMWATER NARRATIVE

STORMWATER MANAGEMENT FOR THE HILLHAVEN DEVELOPMENT WILL BE HANDLED IN THE FOLLOWING MANNER. STORMWATER DETENTION WILL BE PROVIDED BY POROUS MEDIA UNDER THE PERMEABLE PAVERS IN THE PARKING LOT AS WELL AS TRADITIONAL DETENTION. STORMWATER QUALITY FOR THE PROJECT WILL BE PROVIDED ONSITE UTILIZING THE PERMEABLE PAVERS AND BIORETENTION. THESE BMPS WILL BE INCORPORATED INTO THE DESIGN OF THE SITE. THE SITE DISCHARGES INTO A ROADSIDE DITCH THAT FLOWS TO LIBERTY CREEK.

IMPACT STATEMENT

THE HILLHAVEN DEVELOPMENT WILL HANDLE ITS GRADING AND DRAINAGE IN THE FOLLOWING MANNER. ON SITE STORMWATER DETENTION WILL BE USED ALONG WITH OTHER PERMANENT STORMWATER BMPS AND GREEN INFRASTRUCTURE TO MEET THE INTENT OF THE CURRENT REGULATIONS. THE PROJECT INTENT IS TO ACHIEVE STORM WATER QUALITY THROUGH ON SITE MEASURES.

GRADING & DRAINAGE DATA CHART

- SITE AREA: 13.8 AC
- DRAINAGE AREA: 14.7 AC
- IMPERVIOUS AREA: 1.83 AC
- DISTURBED AREA: 7.5 AC
- RV VALUE: 0.127
- PEAK FLOW RUNOFF
  - 2 YEAR: 34.13 CFS
  - 5 YEAR: 46.55 CFS
  - 10 YEAR: 56.86 CFS
  - 25 YEAR: 71.33 CFS
  - 50 YEAR: 82.98 CFS
  - 100 YEAR: 95.14 CFS

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CHP -HILL HAVEN PROPERTY MASTER PLAN

Franklin, Williamson County, Tennessee

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

Revision Date

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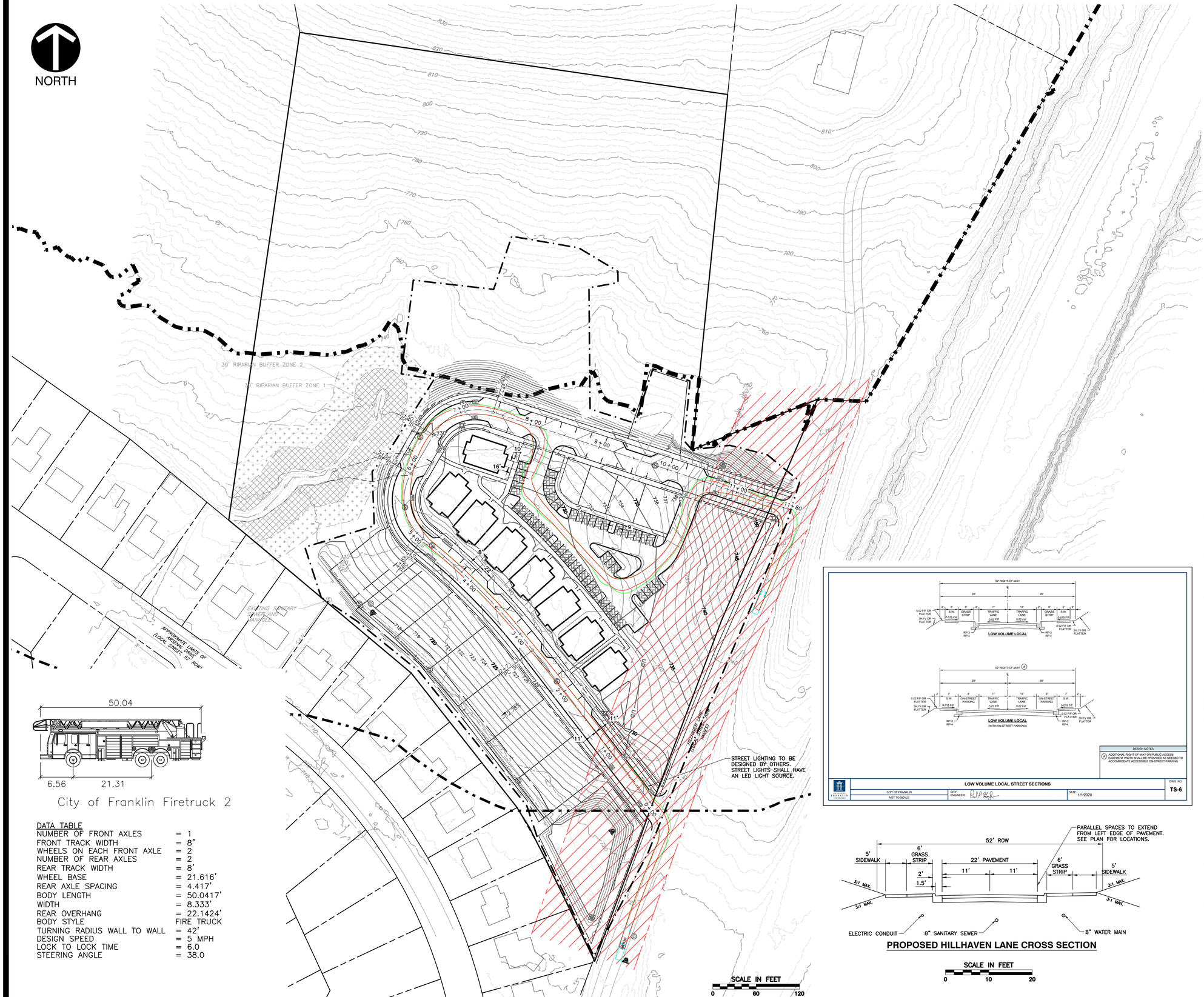
ROBERT G. MORTON
REGISTERED ENGINEER
AGRICULTURE
No. 109393
STATE OF TENNESSEE

3/4/2023

GRADING & DRAINAGE PLAN
SHEET
C3.0
COF # 7372

NORTH



City of Franklin Firetruck 2

DATA TABLE

NUMBER OF FRONT AXLES	= 1
FRONT TRACK WIDTH	= 8"
WHEELS ON EACH FRONT AXLE	= 2
NUMBER OF REAR AXLES	= 2
REAR TRACK WIDTH	= 8'
WHEEL BASE	= 21.616'
REAR AXLE SPACING	= 4.417'
BODY LENGTH	= 50.0417'
WIDTH	= 8.333'
REAR OVERHANG	= 22.1424'
BODY STYLE	FIRE TRUCK
TURNING RADIUS WALL TO WALL	= 42'
DESIGN SPEED	= 5 MPH
LOCK TO LOCK TIME	= 6.0
STEERING ANGLE	= 38.0

LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- 385 EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING STREAM
- EXISTING BUFFER ZONE 1
- EXISTING BUFFER ZONE 2
- EXISTING HILLSIDE/HILLCREST OVERLAY
- EXISTING HILLSIDE/HILLCREST OVERLAY BUFFER
- EXISTING EDGE OF PAVEMENT
- EXISTING STRUCTURES
- EXISTING MACK HATCHER SCENIC CORRIDOR
- PROPOSED ROADWAY CENTERLINE
- PROPOSED CURB & GUTTER
- PROPOSED EDGE OF PAVED DRIVE
- PROPOSED STRIPING
- PROPOSED SIDEWALK
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- PROPOSED CURB INLET
- PROPOSED STORM MANHOLE
- PROPOSED LIMITS OF DETENTION POND
- RD PROPOSED ROOF DRAIN
- UD PROPOSED UNDERDRAIN

CITY OF FRANKLIN 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 ONSITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ALL TEMPORARY STRIPING SHALL CONFORM TO " STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" PUBLISHED BY TDOT,, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

R.O.W. & ACCESS DATA CHART:

DAILY TRIP GENERATION:	315 VEH. PER DAY
PEAK HOUR TRIP GENERATION:	31 VEH. PER HOUR
TRAFFIC IMPACT STUDY REQUIRED:	NO
CIRCULATION PLAN REQUIRED:	NO

PROPOSED HILLHAVEN LANE CROSS SECTION

SCALE IN FEET
0 10 20

ROADWAY NETWORK NARRATIVE

TRAFFIC ENTERING AND EXITING THE DEVELOPMENT WILL USE THE EXISTING HILLHAVEN LANE AND ITS EXISTING INTERSECTION OF LIBERTY PIKE.

ROADWAY NETWORK IMPACT STATEMENT

THE NUMBER OF TRIPS GENERATED BY THE DEVELOPMENT DOES NOT MEET THE CRITERIA TO REQUIRE A TRAFFIC IMPACT STUDY, THEREFORE, THE DEVELOPMENT IS NOT EXPECTED TO CAUSE ANY SIGNIFICANT IMPACTS TO TRAFFIC.

ROBERT G. MORTON REGISTERED ENGINEER AGRICULTURE No. 109382 STATE OF TENNESSEE
3/4/2021

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CHP -HILL HAVEN PROPERTY MASTER PLAN

Franklin, Williamson County, Tennessee

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

Revision Date

ROW & ACCESS PLAN

SHEET

C4.0A

COF # 7372

NORTH



DATA TABLE:

NUMBER OF FRONT AXLES	= 1
FRONT TRACK WIDTH	= 6.5'
WHEELS ON EACH FRONT AXLE	= 2
NUMBER OF REAR AXLES	= 1
REAR TRACK WIDTH	= 6.5'
WHEEL BASE	= 19.5'
REAR AXLE SPACING	= 6.5'
BODY LENGTH	= 35.0'
WIDTH	= 8.083'
REAR OVERHANG	= 11.25'
BODY STYLE	FEL REFUSE TRUCK
TURNING RADIUS WALL TO WALL	= 46'
DESIGN SPEED	= 5 MPH
LOCK-TO-LOCK TIME	= 6.00s

LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- 385 EXISTING INDEX (MAJOR) CONTOUR
- EXISTING INTERMEDIATE (MINOR) CONTOUR
- EXISTING STREAM
- EXISTING BUFFER ZONE 1
- EXISTING BUFFER ZONE 2
- EXISTING HILLSIDE/HILLCREST OVERLAY
- EXISTING HILLSIDE/HILLCREST OVERLAY BUFFER
- EXISTING EDGE OF PAVEMENT
- EXISTING STRUCTURES
- EXISTING MACK HATCHER SCENIC CORRIDOR
- PROPOSED ROADWAY CENTERLINE
- PROPOSED CURB & GUTTER
- PROPOSED EDGE OF PAVED DRIVE
- PROPOSED STRIPING
- PROPOSED SIDEWALK
- PROPOSED EASEMENT
- PROPOSED SUBJECT PROPERTY BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED BUILDING
- PROPOSED LIMITS OF DISTURBANCE
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- 1048 PROPOSED INTERMEDIATE (MINOR) CONTOUR
- 5.00% PROPOSED SLOPE LABEL
- ST PROPOSED STORM PIPE
- PROPOSED CURB INLET
- PROPOSED STORM MANHOLE
- PROPOSED LIMITS OF DETENTION POND
- RD PROPOSED ROOF DRAIN
- UD PROPOSED UNDERDRAIN

CITY OF FRANKLIN 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 ONSITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ALL TEMPORARY STRIPING SHALL CONFORM TO " STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" PUBLISHED BY TDOT,, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

R.O.W. & ACCESS DATA CHART:

DAILY TRIP GENERATION:	315 VEH. PER DAY
PEAK HOUR TRIP GENERATION:	31 VEH. PER HOUR
TRAFFIC IMPACT STUDY REQUIRED:	NO
CIRCULATION PLAN REQUIRED:	NO

ROADWAY NETWORK NARRATIVE

TRAFFIC ENTERING AND EXITING THE DEVELOPMENT WILL USE THE EXISTING HILLHAVEN LANE AND ITS EXISTING INTERSECTION OF LIBERTY PIKE.

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FEL ROW & ACCESS PLAN

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COF # 7372



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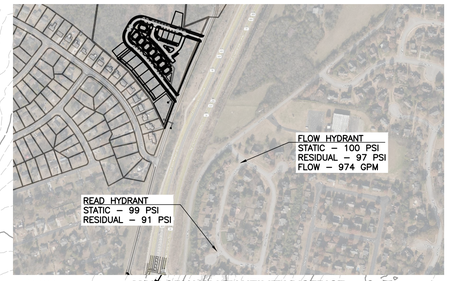
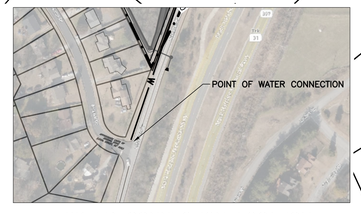
LIBERTY PIKE CONNECTION PLAN
SHEET
C4.0C
COF # 7372

NORTH



MALLORY VALLEY UTILITY DISTRICT
HYDRANT LOCATION MAP
SCALE IN FEET
0 500 1000
NOTE: HYDRANT TEST CONDUCTED ON 1/22/2021

PROPOSED HYDRANT
30' RIPARIAN BUFFER ZONE 2
30' RIPARIAN BUFFER ZONE 1
SANITARY MANHOLE (TYP.)
PROPOSED 8" PUBLIC SANITARY SEWER APPROXIMATELY 5' DEEP
CORE THROUGH EXISTING MANHOLE TO CONNECT TO EXISTING SEWER
EXISTING SANITARY MANHOLE AND LANDSCAPE
30' P.U.D.E.
11' MIN. CLEARANCE
20' P.U.D.E.
APPROXIMATE LIMITS OF HORSESHOE DRIVE (LOCAL STREET, 50' ROW)
SANITARY SEWER TO BE CONSTRUCTED ON PROPERTY LINE
APPROXIMATE LIMITS OF HORSESHOE DRIVE (LOCAL STREET, 50' ROW)
PROPOSED ELECTRICAL AND COMMUNICATIONS CONDUIT APPROXIMATELY 3' DEEP
PROPOSED 8" PUBLIC WATER MAIN APPROXIMATELY 3' DEEP
TW=742.00
BW=738.76
TW=744.45
BW=740.64
TW=747.00
BW=743.25
PROPOSED HYDRANT
MCS_MTEMC (TRENCH TO CROSSWAY, NEW WIRE)
HILLSBOROUGH LANE (LOCAL STREET, 50' ROW)
COORDINATE WITH MTEMC FOR ELECTRICAL SERVICE
WATER CONNECTION APPROXIMATELY 200' AWAY. SEE INSET THIS SHEET



WATER CONNECTION LOCATION
SCALE IN FEET
0 200 400

SCALE IN FEET
0 60 120

LEGEND

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- UD PROPOSED UNDERDRAIN

GENERAL UTILITY NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE–CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRE–CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   A. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   B. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   C. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   D. A COPY OF ALL APPROVED CUT SHEETS.
4. 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.
5. 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.
6. 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.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.
8. ALL RESIDENTIAL METERS WILL BE 1" DIAMETER TO ALLOW FOR BUILDINGS TO BE SPRINKLED.

CONTACT LIST

SANITARY SEWER

WATER MANAGEMENT DEPARTMENT
124 LUMBER DR.
FRANKLIN, TN 37064
PHONE: 615–794–4554
CONTACT: BEN McNEIL
E–MAIL: ben.mcneil@franklintn.gov

WATER SERVICE

MALLORY VALLEY UTILITY DISTRICT
465 DUKE DRIVE
FRANKLIN, TN 37067
615–628–0237
CONTACT: KAREN YORK
E–MAIL: KYORK@MVUD.ORG

ELECTRIC SERVICE

MTEMC
2156 EDWARD CURD LANE
FRANKLIN, TN 37067
PHONE: 615–4595–4685
CONTACT: ROGER JENKINS
E–MAIL: rjenkins@mtemc.com

WATER & SEWER DATA CHART

FACILITY TYPE:	APARTMENT COMPLEX
UNIT FLOW IN GPD:	300–350
TOTAL FLOW IN GPD:	13,450
STATIC PRESSURE OF NEAREST FIRE HYDRANT:	99 PSI
DYNAMIC PRESSURE OF NEAREST FIRE HYDRANT:	91 PSI
PROJECTED RESULT AT 20 PSI:	3358.5 GPM
TEST DATE:	6/4/2020
CONDUCTED BY:	EASTON ALDRIDGE H&D
	BRADLEY McCANN MVUD

UTILITY PLAN IMPACT STATEMENT

THE HILL HAVEN LANE DEVELOPMENT IS EXPECTED TO CONSUME 13,450 GALLONS PER DAY OF WATER AND GENERATE 13,450 GALLONS PER DAY OF WASTEWATER PER CITY OF FRANKLIN WATER SEWER AVAILABILITY REQUEST FORM. WORK SHOWN BELOW

32 TWO–BEDROOM APARTMENTS
11 SINGLE–FAMILY UNITS

32 X 300 GPD = 9,600 GPD
11 X 350 GPD = 3,850 GPD

TOTAL = 13,450 GPD

UTILITY PLAN NARRATIVE

CONSTRUCTION PHASING IS NOT ANTICIPATED AT THIS TIME. SANITARY SEWER WILL CONNECT TO EXISTING MANHOLE IN AN EASEMENT LOCATED ADJACENT TO 733 ARSENAL DRIVE. WATER SERVICE WILL TIE TO EXISTING MAIN ON ARSENAL DRIVE NEAR GRENADIER DRIVE. PROPOSED SANITARY SEWER AND WATER LINES ARE ANTICIPATED TO BE AT LEAST 4' BELOW GRADE. PROPOSED SANITARY SEWER AND WATER LINES ARE ANTICIPATED TO BE 8" IN DIAMETER.

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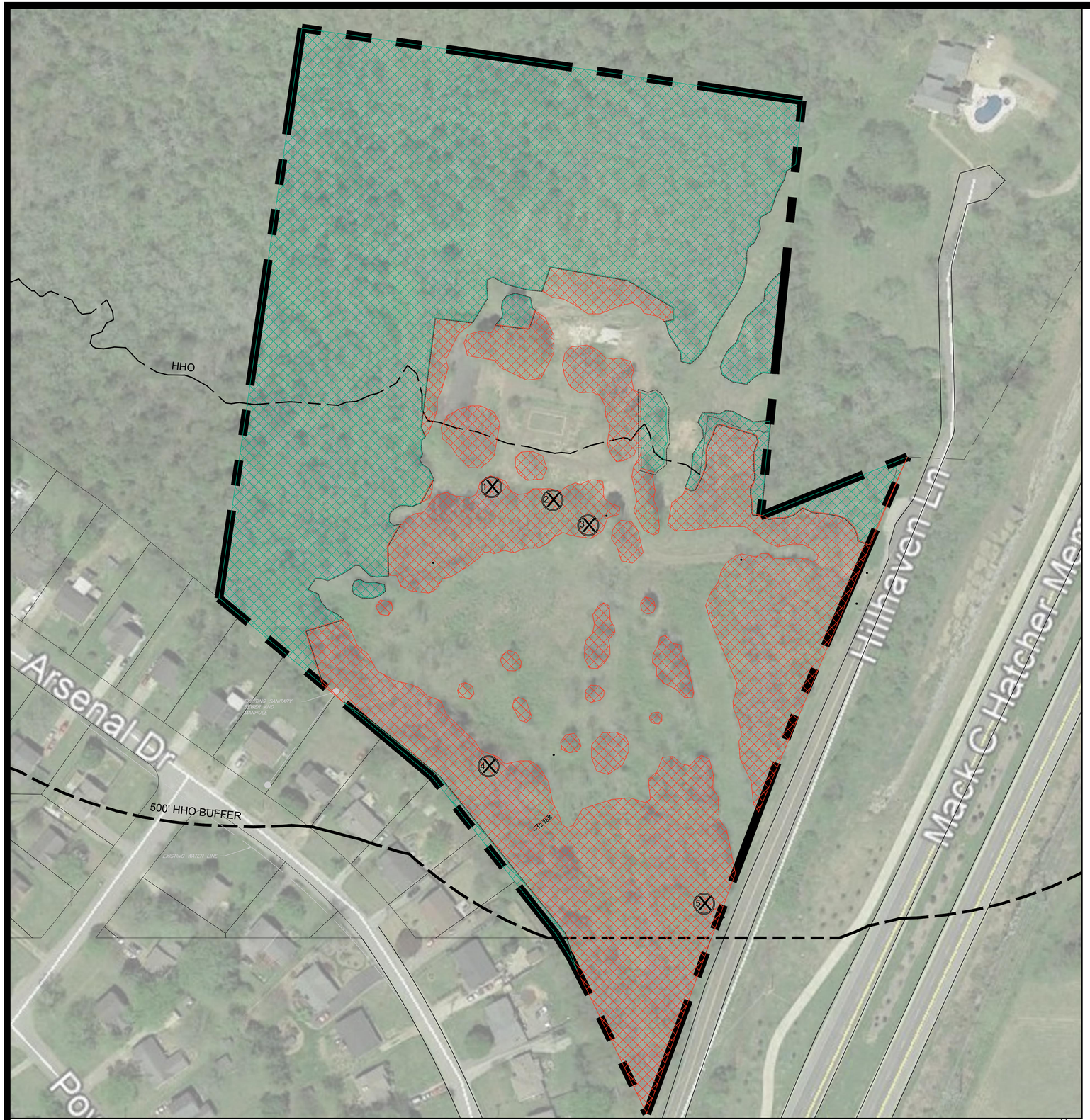
UTILITY PLAN

SHEET
C5.0

COF # 7372



SITE DATA:

PROJECT NAME:	CHP - HILLHAVEN DEVELOPMENT PLAN
PROJECT NUMBER:	7372
PARCEL ID:	062 00100 00009062
ADDRESS:	171 HILLHAVEN LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
SITE ACREAGE:	13.81 AC
EXISTING ZONING:	ER
PROPOSED ZONING:	PD (3.12 DUA)
APPLICABLE OVERLAYS:	HHO, HHO 500' BUFFER
MINIMUM REQUIRED SETBACK LINES:	
65' LOTS	
FRONT YARD SETBACK:	10'
SIDE YARD SETBACK:	7.5'
REAR YARD SETBACK:	20'
40' LOTS	
FRONT YARD SETBACK:	10'
SIDE YARD SETBACK	5'
REAR YARD SETBACK:	5'
OWNER:	CUMBERLAND & WESTERN RESOURCES LLC
ADDRESS:	2200 LAPSLEY LANE BOWLING GREEN, KY 42103
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	354 LIBERTY PIKE SUITE 145 FRANKLIN, TN 37064
CONTACT:	GREG GAMBLE 615.975.5765
EMAIL ADDRESS:	greggamble209@gmail.com
BUILDING SQUARE FOOTAGE:	N/A
NUMBER OF RESIDENTIAL UNITS:	11 SINGLE FAMILY 32 TWO-BEDROOM CONDOS (8 MULTIPLEX BUILDINGS WITH 4 CONDOS EACH)
NUMBER OF TOTAL DWELLINGS:	43 UNITS
BUILDING HEIGHT:	2 STORIES
MINIMUM REQUIRED LSR:	.20 / 2.76 AC
MINIMUM PARKING REQUIREMENT:	102 SPACES
11 SINGLE FAMILY DETACHED (2/UNIT)	22 SPACES
32 2 BEDROOM CONDOS (2.5/UNIT)	80 SPACES
PARKING PROVIDED:	102 SPACES
SINGLE FAMILY DETACHED LOTS 1-7, AND 11: PRIVATE PARKING ON LOT:	16 SPACES
SINGLE FAMILY LOTS 8-10 AND MULTIPLEXES: ON-STREET PARKING:	35 SPACES
PARKING LOT SPACES:	51 SPACES
RESIDENTIAL DENSITY:	3.12 DUA
EXISTING TREE CANOPY:	10.13 AC (73.35% OF TOTAL SITE)
OPEN SPACE:	
OPEN SPACE ACREAGE REQUIRED:	5% (0.70 AC)
NATURAL AREA ACREAGE REQUIRED:	10% (1.37 AC)
PARKLAND AGREEMENT	43 UNITS X $4,304=$185,072 REQUEST FEES IN LIEU PAYMENT SHALL BE PAID AT THE FIRST PLAT

KEY

TREE CANOPY

- REMOVED TREE CANOPY
- PRESERVED TREE CANOPY
- TREE PROTECTION FENCE
- SPECIMEN TREE REMOVED

TREE CANOPY RETENTION

OVERALL SITE AREA = 601,563.6 SF (13.81 AC)

EXISTING TREE CANOPY	PRESERVED TREE CANOPY
441,082.5 (10.13 AC)	260,779 SF (5.99 AC)

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	441,082.5 SF; 10.13 AC (73.35% OF SITE)
REQUIRED CANOPY PRESERVATION:	36% (158,854.6 SF; 3.65 AC)
PROVIDED CANOPY PRESERVATION:	260,779 SF; 5.99 AC (59.18% OF EXISTING TREE CANOPY)

NO.	SIZE	SPECIES	REMOVED	RETAINED
1	35"	OSAGE ORANGE	X	
2	24"	AMERICAN BEECH	X	
3	24"	HACKBERRY	X	
4	25"	AMERICAN BEECH	X	
5	42"	HACKBERRY	X	

TOTAL NUMBER OF INCHES REMOVED	150
NUMBER OF REPLACEMENT INCHES REQUIRED	300

NOTE*: TREE SURVEY PERFORMED BY LANDSCAPE ARCHITECT. SURVEYOR TO PERFORM TREE SURVEY PRIOR TO SITE PLAN. MEASUREMENTS MAY VARY.

TREE PROTECTION NOTES:

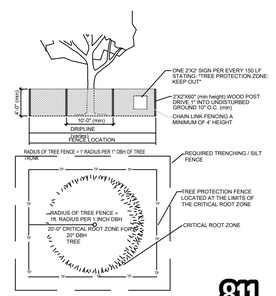
1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.

2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.

3. Any required excavation in or around the protection zone to accommodate underground services, footings, etc; shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.

4. The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.

5. Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.



TREE PROTECTION FENCING DETAIL
NTS

811 Know what's below. Call before you dig.

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

CHP - HILLHAVEN DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

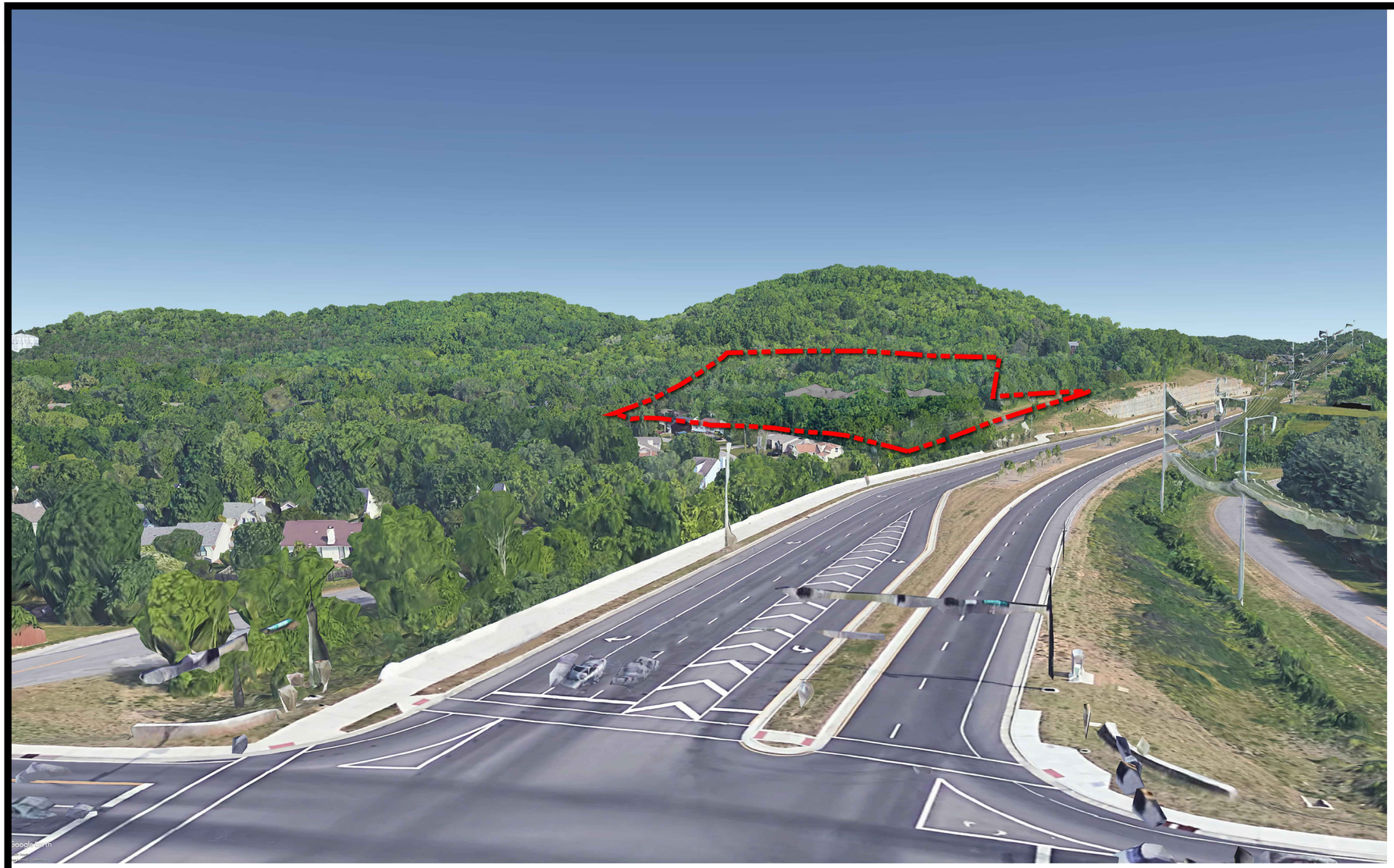
DRAKE A. REEDER REGISTERED LANDSCAPE ARCHITECT TENNESSEE No. 05.01.22

Revision Date

TREE PRESERVATION

SHEET
L1.0

COF # 7372



SITE DATA:

PROJECT NAME:	CHP - HILLHAVEN DEVELOPMENT PLAN
PROJECT NUMBER:	7372
PARCEL ID:	062 00100 00009062
ADDRESS:	171 HILLHAVEN LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
SITE ACREAGE:	13.81 AC
EXISTING ZONING:	ER
PROPOSED ZONING:	PD (3.12 DUA)
APPLICABLE OVERLAYS:	HHO, HHO 500' BUFFER
MINIMUM REQUIRED SETBACK LINES:	
65' LOTS	
FRONT YARD SETBACK:	10'
SIDE YARD SETBACK:	7.5'
REAR YARD SETBACK:	20'
40' LOTS	
FRONT YARD SETBACK:	10'
SIDE YARD SETBACK:	5'
REAR YARD SETBACK:	5'
OWNER:	CUMBERLAND & WESTERN RESOURCES LLC
ADDRESS:	2200 LAPSLEY LANE BOWLING GREEN, KY 42103
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	354 LIBERTY PIKE SUITE 145 FRANKLIN, TN 37064
CONTACT:	GREG GAMBLE 615.975.5765
EMAIL ADDRESS:	greggamble209@gmail.com
BUILDING SQUARE FOOTAGE:	N/A
NUMBER OF RESIDENTIAL UNITS:	11 SINGLE FAMILY 32 TWO-BEDROOM CONDOS (8 MULTIPLEX BUILDINGS WITH 4 CONDOS EACH)
NUMBER OF TOTAL DWELLINGS:	43 UNITS
BUILDING HEIGHT:	2 STORIES
MINIMUM REQUIRED LSR:	.20 / 2.76 AC
MINIMUM PARKING REQUIREMENT:	102 SPACES
11 SINGLE FAMILY DETACHED (2/UNIT)	22 SPACES
32 2 BEDROOM CONDOS (2.5/UNIT)	80 SPACES
PARKING PROVIDED:	102 SPACES
SINGLE FAMILY DETACHED LOTS 1-7, AND 11:	
PRIVATE PARKING ON LOT:	16 SPACES
SINGLE FAMILY LOTS 8-10 AND MULTIPLEXES:	
ON-STREET PARKING:	35 SPACES
PARKING LOT SPACES:	51 SPACES
RESIDENTIAL DENSITY:	3.12 DUA
EXISTING TREE CANOPY:	10.13 AC (73.35% OF TOTAL SITE)
OPEN SPACE:	
OPEN SPACE ACREAGE REQUIRED:	5% (0.70 AC)
NATURAL AREA ACREAGE REQUIRED:	10% (1.37 AC)
PARKLAND AGREEMENT	
	43 UNITS X $4,304=$185,072 REQUEST FEES IN LIEU PAYMENT SHALL BE PAID AT THE FIRST PLAT

GDC
GAMBLE
DESIGN
COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

CHP - HILLHAVEN DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

DRAKE A. REEDER
REGISTERED
03.04.2021
COMMERCE
TENNESSEE No. 12
LANDSCAPE ARCHITECT

Revision Date

ARCHITECTURAL MODELING

SHEET
A0.0

COF # 7372

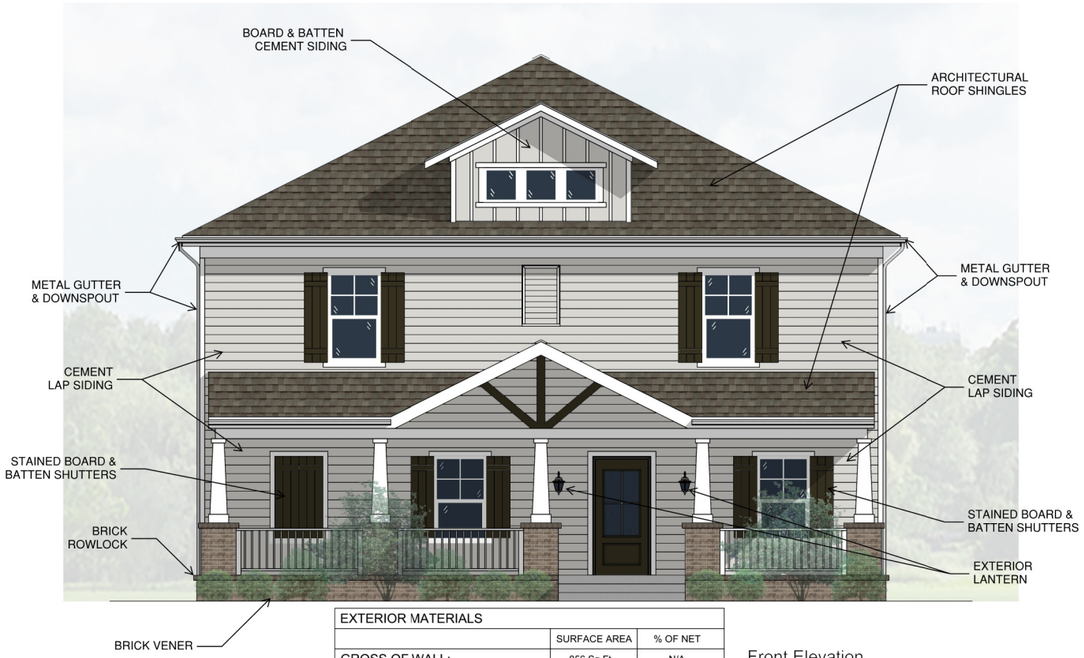


EXTERIOR MATERIALS	SURFACE AREA	% OF NET
GROSS OF WALL:	831 Sq.Ft.	N/A
NET OF WALL*:	733 Sq.Ft.	100%
NET BRICK:	59 Sq.Ft.	8%
NET CEMENT BOARD & BATTEN:	37 Sq.Ft.	5%
NET CEMENT LAP SIDING:	636 Sq.Ft.	87%

* EXCLUSED DOORS, WINDOWS, AND MINOR TRIM

Rear Elevation

SCALE: ¼" = 1'-0"



EXTERIOR MATERIALS	SURFACE AREA	% OF NET
GROSS OF WALL:	856 Sq.Ft.	N/A
NET OF WALL*:	758 Sq.Ft.	100%
NET BRICK:	90 Sq.Ft.	12%
NET CEMENT BOARD & BATTEN:	39 Sq.Ft.	5%
NET CEMENT LAP SIDING:	629 Sq.Ft.	83%

* EXCLUSED DOORS, WINDOWS, AND MINOR TRIM

Front Elevation

SCALE: ¼" = 1'-0"



EXTERIOR MATERIALS	SURFACE AREA	% OF NET
GROSS OF WALL:	1,173 Sq.Ft.	N/A
NET OF WALL*:	1,049 Sq.Ft.	100%
NET BRICK:	110 Sq.Ft.	10%
NET CEMENT BOARD & BATTEN:	10 Sq.Ft.	1%
NET CEMENT LAP SIDING:	929 Sq.Ft.	89%

* EXCLUSED DOORS, WINDOWS, AND MINOR TRIM

Right Elevation

SCALE: ¼" = 1'-0"

PRELIMINARY: NOT FOR CONSTRUCTION

PAD
Purser Architecture+Design, Pllc
2819 Columbine Place, Suite #5
Nashville, TN 37204
615.943.8615
www.padpllc.com

COMMUNITY HOUSING PARTNERSHIP OF WILLIAMSON COUNTY
129 W. Fowlkes Street #124
Franklin, TN 37064

Hill Haven Development
Big House 4-Unit Condo
Franklin, TN 37064



No.	Revision/Issue	Date

Project Number:
Drawn by: TVH
Checked by: DP
Issue: 01/06/2021
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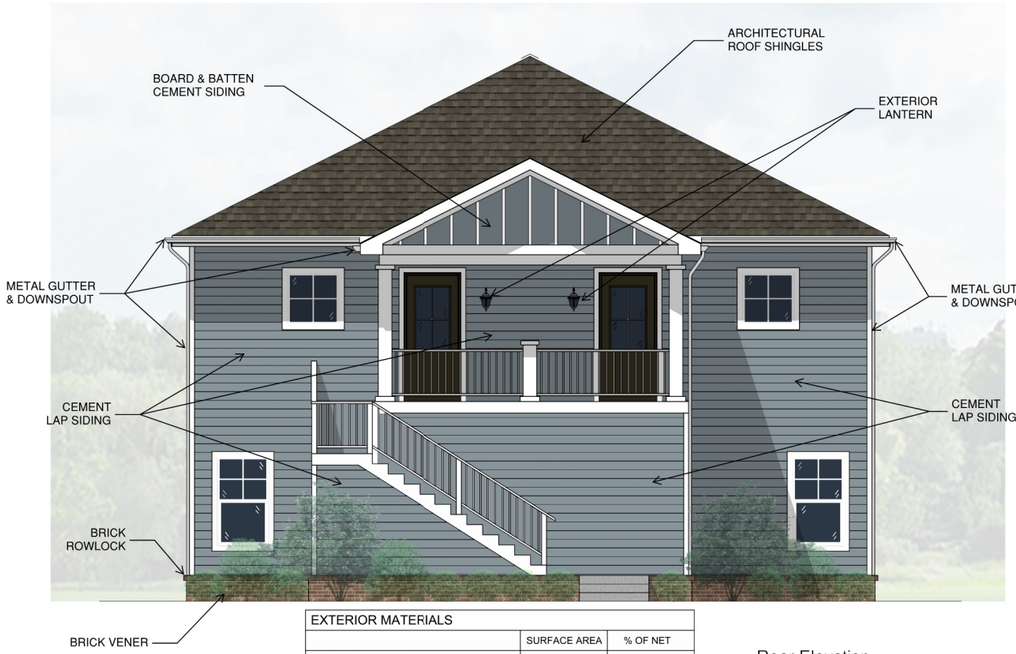
Sheet Title & Number:
Exterior Elevations
Scheme-A

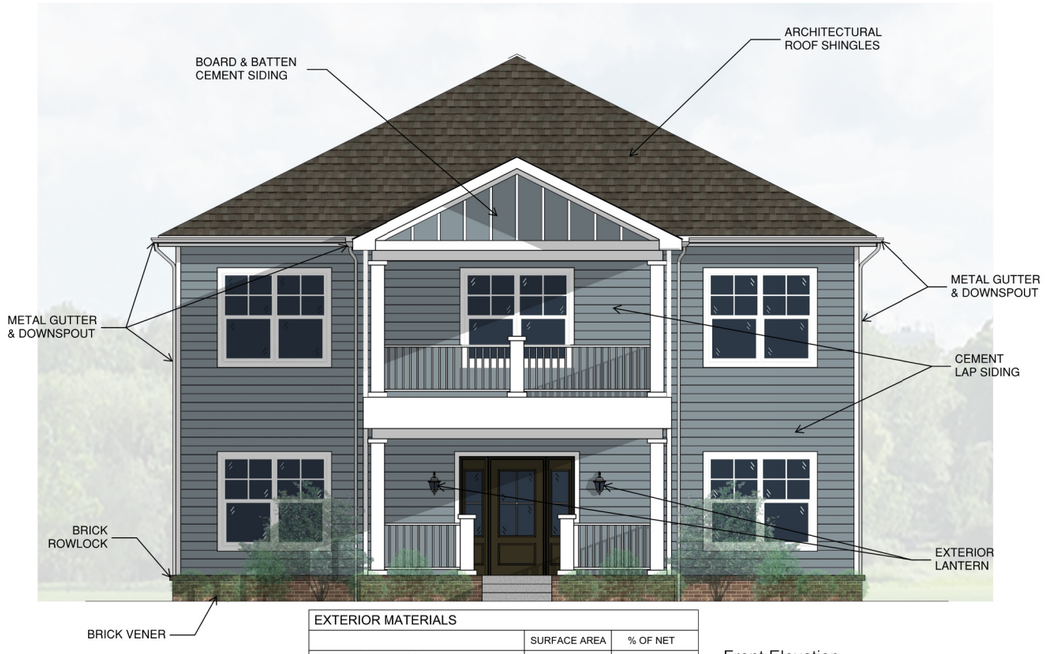
A1.1



EXTERIOR MATERIALS		
	SURFACE AREA	% OF NET
GROSS OF WALL:	831 Sq.Ft.	N/A
NET OF WALL*:	733 Sq.Ft.	100%
NET BRICK:	59 Sq.Ft.	8%
NET CEMENT BOARD & BATTEN:	37 Sq.Ft.	5%
NET CEMENT LAP SIDING:	636 Sq.Ft.	87%
* EXCLUSED DOORS, WINDOWS, AND MINOR TRIM		

Rear Elevation

SCALE: $\frac{1}{4}$" = 1'-0"



EXTERIOR MATERIALS		
	SURFACE AREA	% OF NET
GROSS OF WALL:	843 Sq.Ft.	N/A
NET OF WALL*:	643 Sq.Ft.	100%
NET BRICK:	60 Sq.Ft.	9%
NET CEMENT BOARD & BATTEN:	29 Sq.Ft.	5%
NET CEMENT LAP SIDING:	554 Sq.Ft.	86%
* EXCLUSED DOORS, WINDOWS, AND MINOR TRIM		

Front Elevation

SCALE: $\frac{1}{4}$" = 1'-0"



EXTERIOR MATERIALS		
	SURFACE AREA	% OF NET
GROSS OF WALL:	1,201 Sq.Ft.	N/A
NET OF WALL*:	1,068 Sq.Ft.	100%
NET BRICK:	107 Sq.Ft.	10%
NET CEMENT BOARD & BATTEN:	0 Sq.Ft.	0%
NET CEMENT LAP SIDING:	961 Sq.Ft.	90%
* EXCLUSED DOORS, WINDOWS, AND MINOR TRIM		

Right Elevation

SCALE: $\frac{1}{4}$" = 1'-0"

PRELIMINARY:
NOT FOR
CONSTRUCTION

PAD
Purser Architecture + Design, PLLC
2819 Columbine Place, Suite #5
Nashville, TN 37204
615.943.8615
www.padpllc.com

chp
COMMUNITY HOUSING PARTNERSHIP
OF WILLIAMSON COUNTY
129 W. Fowlkes Street #124
Franklin, TN 37064

Hill Haven Development
Big House 4-Unit Condo
Franklin, TN 37064

JOHN DAVID PURSER
REGISTERED ARCHITECT
No. 103749
STATE OF TENNESSEE
01/06/21

No.	Revision/Issue	Date

Project Number:
Drawn by: TVH
Checked by: DP
Issue: 01/06/2021
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Sheet Title & Number:
Exterior Elevation
Scheme-B

A2.1







TYPICAL ARCHITECTURAL NOTES:

1. THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/ CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE BNS DIRECTOR OR THE PLANNING COMMISSION.

2. THESE ELEVATIONS ARE A SAMPLING OF THE PROPOSED HOME ELEVATIONS. THE APPLICANT ANTICIPATES MULTIPLE VARIATIONS OF MATERIALS OF EACH ELEVATION PROVIDED. MATERIALS AND COLORS ARE SUBJECT TO FINAL APPROVAL BY THE CITY OF FRANKLIN.

3. FINISHED FLOOR ELEVATION (FFE) SHALL BE A MINIMUM 18" ABOVE FINISH GRADE PER CITY OF FRANKLIN REQUIREMENTS.

4. PRIMARY MATERIALS ON A FRONT FACADE SHALL CONTINUE DOWN SIDE FACADES AT LEAST 20 FEET AND THE ENTIRE LENGTH OF SIDE FACADE FACING A FRONTAGE. EXCLUDING TRIM, ANY MATERIAL CHANGES SHALL COINCIDE WITH FORM, STRUCTURAL, OR MASSING CHANGES AND SHALL NOT OCCUR AT THE OUTSIDE CORNER OF SUCH CHANGE.

5. SIDE FACADE FACING FRONTAGE SHALL HAVE A SIMILAR LEVEL OF ARCHITECTURAL DETAILING, WINDOW ALIGNMENT, AND ORGANIZATION AS THE FRONT FACADE.

TYPICAL ARCHITECTURAL STANDARDS:

PROPOSED HEIGHT OF BUILDINGS: 1 STORY
PROPOSED SQUARE FOOTAGE OF BUILDINGS: +/- 1,100 S.F.

ARCHITECTURAL INTENT:

1. THE HOMES WITHIN THE DEVELOPMENT WILL BE OF A COTTAGE STYLE.

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Nashville, TN 37204
615.943.8615
www.padpllc.com

COMMUNITY HOUSING PARTNERSHIP OF WILLIAMSON COUNTY
129 W. Fowlkes Street #124
Franklin, TN 37064

Hill Haven Development
Single Family Homes
Franklin, TN 37064

JOHN DAVID PURSER — LICENSED ARCHITECT — No. 107268 — STATE OF TENNESSEE
10/12/20

No.	Revision/Issue	Date

Project Number:
Drawn by: TVH
Checked by: DP
Issue: 10/12/2020
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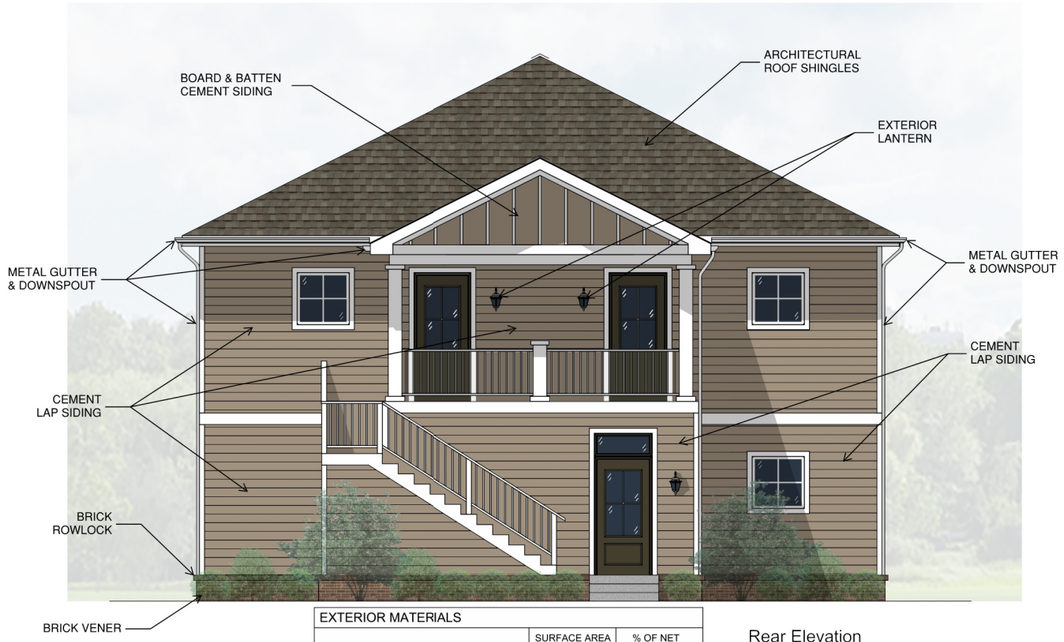
Sheet Title & Number:
Architectural Elevations

PRELIMINARY:
NOT FOR
CONSTRUCTION

A3.0



EXTERIOR MATERIALS		
	SURFACE AREA	% OF NET
GROSS OF WALL:	831 Sq.Ft.	N/A
NET OF WALL*:	733 Sq.Ft.	100%
NET BRICK:	59 Sq.Ft.	8%
NET CEMENT BOARD & BATTEN:	37 Sq.Ft.	5%
NET CEMENT LAP SIDING:	636 Sq.Ft.	87%
* EXCLUSED DOORS, WINDOWS, AND MINOR TRIM		

Rear Elevation
SCALE: $\frac{1}{4}$" = 1'-0"



EXTERIOR MATERIALS		
	SURFACE AREA	% OF NET
GROSS OF WALL:	804 Sq.Ft.	N/A
NET OF WALL*:	688 Sq.Ft.	100%
NET BRICK:	84 Sq.Ft.	12%
NET CEMENT BOARD & BATTEN:	0 Sq.Ft.	0%
NET CEMENT LAP SIDING:	604 Sq.Ft.	88%
* EXCLUSED DOORS, WINDOWS, AND MINOR TRIM		

Front Elevation
SCALE: $\frac{1}{4}$" = 1'-0"



EXTERIOR MATERIALS		
	SURFACE AREA	% OF NET
GROSS OF WALL:	1,163 Sq.Ft.	N/A
NET OF WALL*:	1,031 Sq.Ft.	100%
NET BRICK:	110 Sq.Ft.	11%
NET CEMENT BOARD & BATTEN:	0 Sq.Ft.	0%
NET CEMENT LAP SIDING:	921 Sq.Ft.	89%
* EXCLUSED DOORS, WINDOWS, AND MINOR TRIM		

Right Elevation
SCALE: $\frac{1}{4}$" = 1'-0"

PRELIMINARY:
NOT FOR
CONSTRUCTION

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Purser Architecture + Design, PLlc
2819 Columbine Place, Suite #5
Nashville, TN 37204
615.943.8615
www.padpllc.com

COMMUNITY HOUSING PARTNERSHIP OF WILLIAMSON COUNTY
129 W. Fowlkes Street #124
Franklin, TN 37064

Hill Haven Development
Big House 4-Unit Condo
Franklin, TN 37064

JOHN DAVID PURSER — REGISTERED ARCHITECT — No. 103268 — STATE OF TENNESSEE — 01/06/21

No.	Revision/Issue	Date

Project Number:
Drawn by: TVH
Checked by: DP
Issue: 01/06/2021
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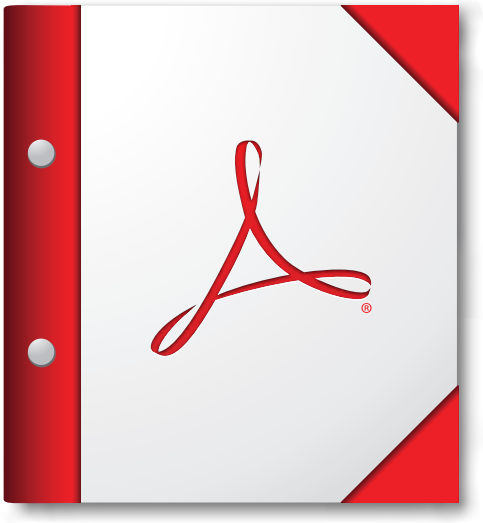
Sheet Title & Number:
Exterior Elevation
Scheme-C

A3.1



For the best experience, open this PDF portfolio in Acrobat X or Adobe Reader X, or later.

Get Adobe Reader Now!

City of Franklin

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

File #: 21-01845

DATE: March 11, 2021

TO: Franklin Municipal Planning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:

McEwen Place PUD Subdivision, Final Plat, Section 3, Revision 5, Lot 305 (McEwen Place Town Center PUD), Creating 1 Commercial Lot And 2 Open Space Lots, On 13.5 Acres, Located At The Intersection Of Aspen Grove Drive And Jordan Road. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7469
Applicant: Ken Shreeve, TWM Inc.
Owner: NR McEwen Property Owner LLC, Jeff Furman, Rep.

BACKGROUND/STAFF COMMENTS:
The purpose of this plat is to subdivide the lot into one commercial lot and two open space lots on 13.5 acres located at the intersection of Jordan Road and Aspen Grove Drive. The revision is being done to correspond with the approved plans for the subject property. The development plan for this property was approved in September 2020 and the site plan was administratively approved in February 2021.

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (https://franklin.contractorsplanroom.com/secure/), the applicant shall submit the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.

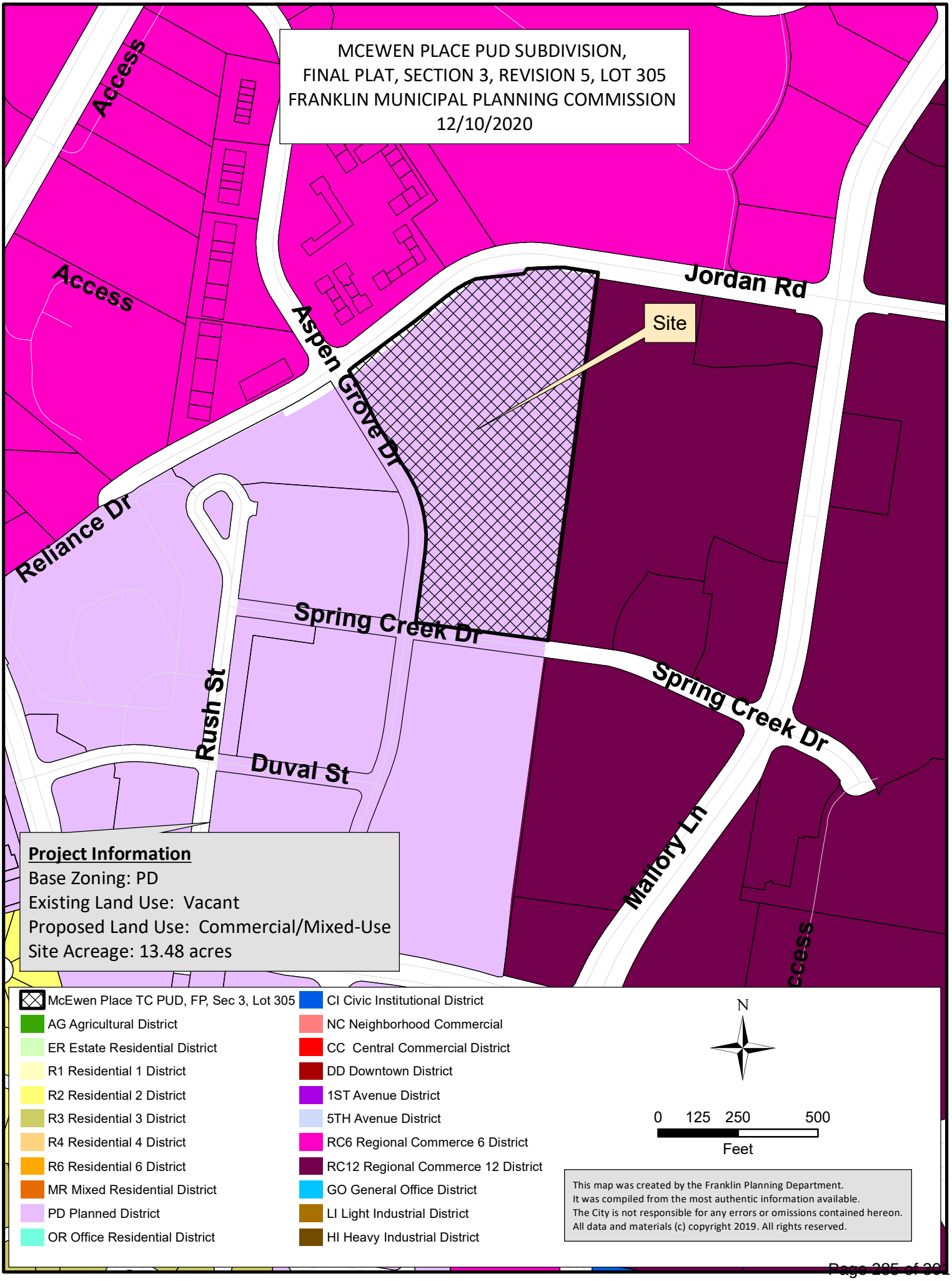
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions.


MCEWEN PLACE PUD SUBDIVISION,
FINAL PLAT, SECTION 3, REVISION 5, LOT 305
FRANKLIN MUNICIPAL PLANNING COMMISSION
12/10/2020
Access
Access
Jordan Rd
Site
Aspen Grove Dr
Reliance Dr
Spring Creek Dr
Spring Creek Dr
Rush St
Duval St
Mallory Ln
Project Information
Base Zoning: PD
Existing Land Use: Vacant
Proposed Land Use: Commercial/Mixed-Use
Site Acreage: 13.48 acres
McEwen Place TC PUD, FP, Sec 3, Lot 305
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
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.
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COF no: 7469

CONDITIONS OF APPROVAL:

Open Issues: 9 These issues are currently being filtered

Engineering - Final Plat Checklist

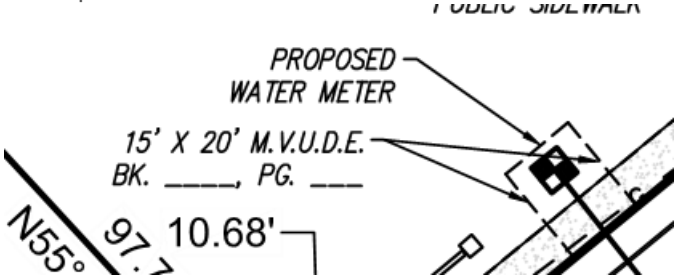
General Issues

12. 0. General Information

lance.fittro@franklintn.gov Applicant shall ensure that any modifications to the site plan, which is being reviewed concurrently with this final plat, are reflected on the final plat. The final plat shall match the site plan.

17. C. Final Plat

lance.fittro@franklintn.gov Applicant shall complete all blanks for book and page number of recorded easements on the plat:

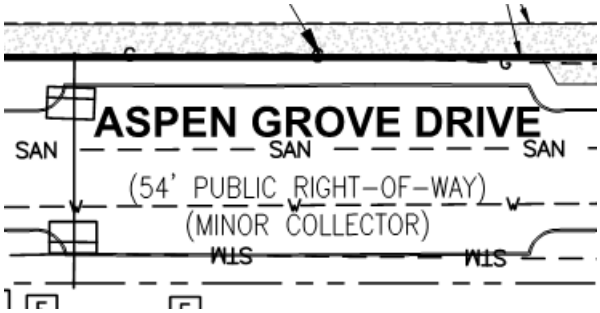


22. C. Final Plat

lance.fittro@franklintn.gov The sanitary sewer within the sewer easement shown to be abandoned is an active public sewer. The easement for this public sewer cannot be abandoned until the sewer flows have been shifted to the new public sewer proposed to be constructed with the site plan COF #7421. **Prior to submittal of the final plat to One Stop**, applicant shall verify that the proposed sanitary sewer shown on the site plan COF #7421 has been constructed, tested, accepted, and sewer flows shifted to the new line.

27. C. Final Plat

lance.fittro@franklintn.gov Applicant shall correct the roadway classification for Aspen Grove Drive to indicate it as a Local street.

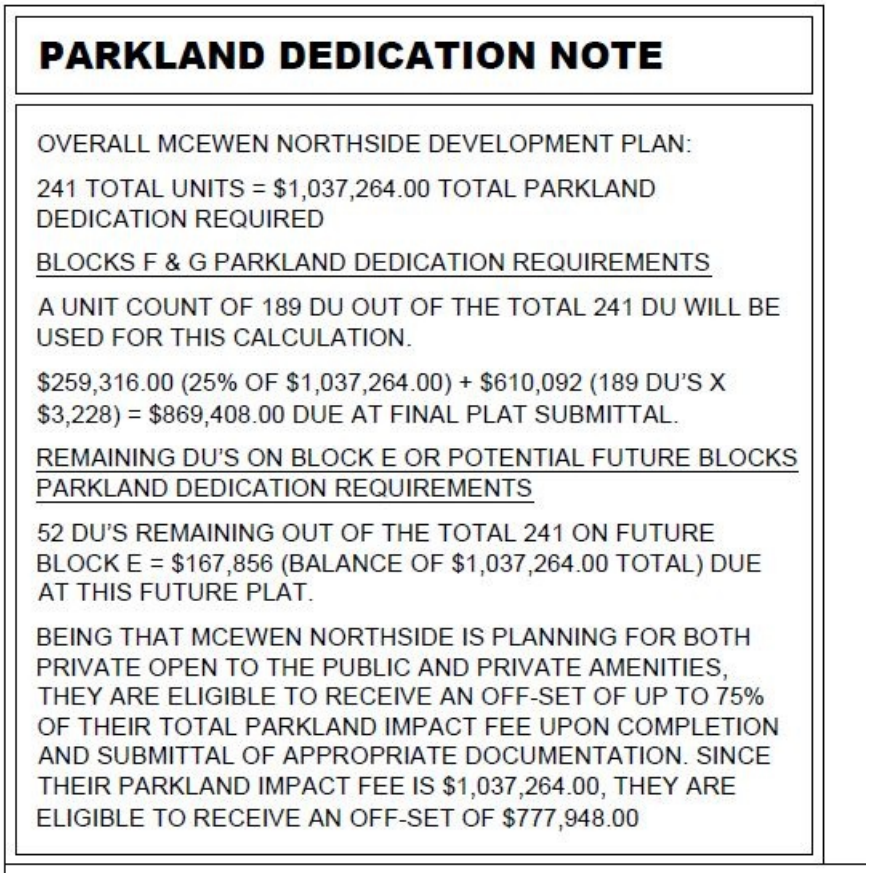


Parks

General Issues

30. Parkland Impact Fee

kevinl@franklintn.gov Parks- **Parkland Dedication note shall be added to plat**.



PARKLAND DEDICATION NOTE

OVERALL MCEWEN NORTHSIDE DEVELOPMENT PLAN:

241 TOTAL UNITS = $1,037,264.00 TOTAL PARKLAND DEDICATION REQUIRED

BLOCKS F & G PARKLAND DEDICATION REQUIREMENTS

A UNIT COUNT OF 189 DU OUT OF THE TOTAL 241 DU WILL BE USED FOR THIS CALCULATION.

$259,316.00 (25% OF $1,037,264.00) + $610,092 (189 DU'S X $3,228) = $869,408.00 DUE AT FINAL PLAT SUBMITTAL.

REMAINING DU'S ON BLOCK E OR POTENTIAL FUTURE BLOCKS PARKLAND DEDICATION REQUIREMENTS

52 DU'S REMAINING OUT OF THE TOTAL 241 ON FUTURE BLOCK E = $167,856 (BALANCE OF $1,037,264.00 TOTAL) DUE AT THIS FUTURE PLAT.

BEING THAT MCEWEN NORTHSIDE IS PLANNING FOR BOTH PRIVATE OPEN TO THE PUBLIC AND PRIVATE AMENITIES, THEY ARE ELIGIBLE TO RECEIVE AN OFF-SET OF UP TO 75% OF THEIR TOTAL PARKLAND IMPACT FEE UPON COMPLETION AND SUBMITTAL OF APPROPRIATE DOCUMENTATION. SINCE THEIR PARKLAND IMPACT FEE IS $1,037,264.00, THEY ARE ELIGIBLE TO RECEIVE AN OFF-SET OF $777,948.00

Parkland fees shall be paid at the final plat. This means that Fees shall be paid by ONE-STOP submittal; the plat will not be approved at ONE-STOP until fees are received.

"**Failed**" will be the comment until fees are received.

25% ($259,316) will be due at this plat PLUS
189 units x $3,228 =$610,092 for this section
$259,316 + $610,092= $869,408 total due.

New Parkland Invoice has been uploaded in IDT.

If you have any question please contact Kevin Lindsey at Parks 615-794-2103 ext 6948

Performance Agreement and Surety

General Issues

8. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan **COF# 7421 (McEwen Place Town Center PUD Subdivision, Site Plan, Section 3, Lot 305 (Blocks F&G Apts))** shall be transferred to this final plat as a condition of approval.

Planning

General Issues

9. Revision number

joseph.bryan@franklintn.gov As a condition of approval, the applicant cannot submit this item to one stop review until Revision 4 (COF 7468) has been recorded with the County.

Water/Sewer

General Issues

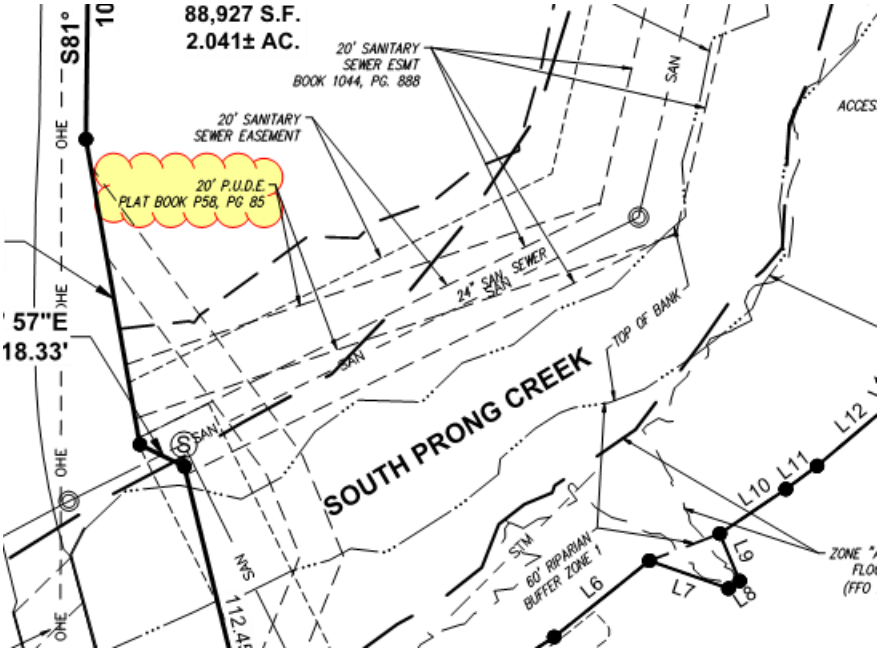
1. Sanitary sewer

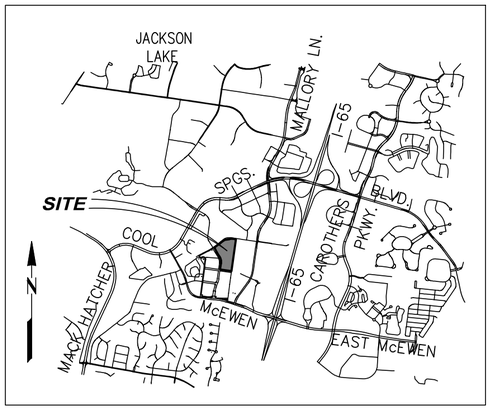
ben.mcneil@franklintn.gov This is a condition of approval.

The sanitary sewer within the sewer easement shown to be abandoned is an active public sewer. The easement for this public sewer cannot be abandoned until the sewer flows have been shifted to the new public sewer proposed to be constructed with the site plan COF #7421. **Prior to submittal of the final plat to One Stop**, applicant shall verify that the proposed sanitary sewer shown on the site plan COF #7421 has been constructed, tested, accepted, and sewer flows shifted to the new line.

3. Sanitary Sewer Easement

ben.mcneil@franklintn.gov The applicant has corrected the easement, but the PUDE must be removed as this is for sanitary sewer and not a public utility easement.





VICINITY MAP
Not to Scale

OWNER/DEVELOPER

NR McEwen Property Owner, LLC
c/o Jeff Furman
3015 Carrington Mill Blvd., Suite 460
Morrisville, NC 27560

SURVEYOR

Kenneth R. Shreeve, PLS, CFS
TWM, Inc.
504 Autumn Springs Court, Suite B-14
Franklin, TN 37067
615-814-7414

SITE DATA

Total Acreage: 587,119 SQ. FT. OR 13.478 Acres
Total # of Lots: 3

PURPOSE OF PLAT

To subdivide Lot 305 into three lots, dedicate easements for proposed improvements and abandon easements for improvements to be removed.

PROPERTY MAP REFERENCE

Subject property is Parcel Number 022.22 as shown on Williamson County Property Map 062.

DEED REFERENCE

Being the same property conveyed to NR McEwen Property Owner, LLC by Special Warranty Deed of record in Book 6648, page 99, Register's Office for Williamson County, Tennessee.

VOID, VACATE & SUPERSEDE NOTE

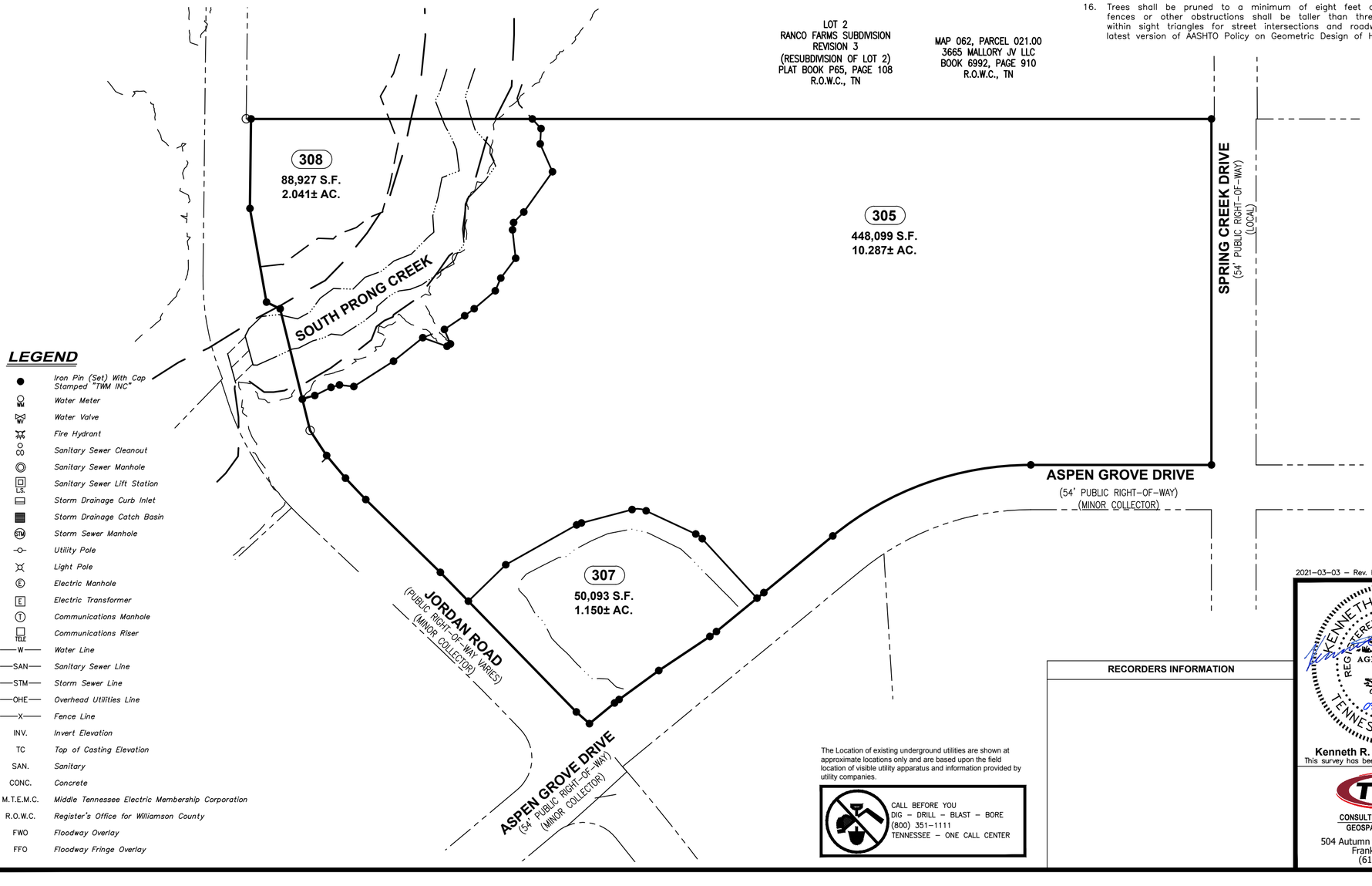
The recording of this plat voids, vacates, and supersedes the recording of Lot 305 as shown on the final plat entitled, "McEwen Place PUD Subdivision, Section 3, Revision 2 (Northside McEwen)" of record in Plat Book P67, Page 137, Register's Office for Williamson County, Tennessee.

STORMWATER NOTE

The maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.

GENERAL NOTES

1. Bearings as shown hereon are referenced to the Tennessee Coordinate System of 1983.
2. Current Zoning: PD (Planned Development
   Character Overlay: MECO-4
   Other Applicable Overlays:
   HTO (Height Overlay)
   FWO (Floodway Overlay)
   FFO (Floodway Fringe Overlay)
3. Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD88). Countours are at an interval of 1' and were derived using EDM field locations, RTK GPS field locations, UAV LiDAR locations, and computer generated surface modeling techniques.
4. This map or plat and the survey on which it is based were made in accordance with the requirements of a General Property Survey and conforms to the accuracy of a Category I Survey as currently defined and adopted by the Tennessee State Board of Examiners for Land Surveyors and the ratio of precision of the unadjusted survey is less than 1:10,000.
5. By scaled map location and graphic plotting only, this property lies within Flood Zones "AE", "X(Other Flood Areas)" and "X(Other Areas)", as designated on current Federal Emergency Management Agency Map No. 47187C0204F with an effective date of September 29, 2006, which makes up a part of the National Flood Insurance Administration Report; Community No. 470206, Panel No. 0204 Suffix F, which is the current Flood Insurance Rate Map for the community in which said premises is situated. Said map defines Zone "AE" under "Special Flood Hazard Areas (SFHAs) Subject to Inundation by the 1% Annual Chance Flood" as having base flood elevations determined (referenced hereon as 100-Year Floodplain). Said map defines Zone "X-Other Flood Areas" under "Other Flood Areas" as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood (referenced hereon as 500-Year Floodplain). Said map defines Zone "X-Other Areas" under "Other Areas" as areas determined to be outside the 0.2% chance floodplain.
6. All Plat and Deed recordation references shown hereon are as recorded in the Register's Office for Williamson County, Tennessee.
7. Sidewalks and trails outside of public right of way shall be public access easements and shall be maintained by the property owner(s) or HOA.
8. All open space shall be Public Utility, Drainage, and Access Easements and shall be maintained by the property owner(s) or the HOA.
9. 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.
10. 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.
11. 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.
12. 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.
13. Within new developments and for offsite lines constructed as a result of, or to provide service to, the new development, all utilities such as cable, electrical (excluding transformers), gas, sewer, telephone and water lines shall be placed underground.
14. All street light locations and quantities are approximate. Final positioning and quantity shall be at the direction of MTEMC.
15. 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.
16. Trees shall be pruned to a minimum of eight feet above grade and no fences or other obstructions shall be taller than three feet above grade within sight triangles for street intersections and roadway signage per the latest version of AASHTO Policy on Geometric Design of Highways and Streets.



LEGEND

●	Iron Pin (Set) With Cap Stamped "TWM INC"
WM	Water Meter
WV	Water Valve
	Fire Hydrant
CO	Sanitary Sewer Cleanout
	Sanitary Sewer Manhole
LS	Sanitary Sewer Lift Station
	Storm Drainage Curb Inlet
	Storm Drainage Catch Basin
STM	Storm Sewer Manhole
	Utility Pole
	Light Pole
E	Electric Manhole
E	Electric Transformer
T	Communications Manhole
TELE	Communications Riser
—W—	Water Line
—SAN—	Sanitary Sewer Line
—STM—	Storm Sewer Line
—OHE—	Overhead Utilities Line
—X—	Fence Line
INV.	Invert Elevation
TC	Top of Casting Elevation
SAN.	Sanitary
CONC.	Concrete
M.T.E.M.C.	Middle Tennessee Electric Membership Corporation
R.O.W.C.	Register's Office for Williamson County
FWO	Floodway Overlay
FFO	Floodway Fringe Overlay

The Location of existing underground utilities are shown at approximate locations only and are based upon the field location of visible utility apparatus and information provided by utility companies.

CALL BEFORE YOU
DIG - DRILL - BLAST - BORE
(800) 351-1111
TENNESSEE - ONE CALL CENTER

RECORDERS INFORMATION



GRAPHIC SCALE (IN FEET)
100 0 50 100 200
1 inch = 100 ft.

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 6648, Page 99, 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.

_____, 20__ _____
Date Owner(s)

CERTIFICATE OF SURVEY

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the _____ day of _____, 20____.

03/03, 20 21 Kenneth R. Shreeve
Date Kenneth R. Shreeve, PLS, CFS

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that:
1. *The sewer systems designated in McEwen Place PUD Subdivision Section 3, Revision 4, Resubdivision of Lot 305 have been installed in accordance with City specifications, or*
2. *A performance agreement and surety in the amount of $_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.*

_____, 20__ _____
Date Director Water Management Department
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that:
1. *The water systems designated in McEwen Place PUD Subdivision Section 3, Revision 4, Resubdivision of Lot 305 have been installed in accordance with City specifications, or*
2. *A performance agreement and surety in the amount of $_____ for the water system has been posted with Mallory Valley Utility District, to assure completion of such systems.*

_____, 20__ _____
Date Mallory Valley Utility District

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

I hereby certify that:
1. *The streets, drainage, sidewalks, and green infrastructure designated in McEwen Place PUD Subdivision Section 3, Revision 4, Resubdivision of Lot 305 have been installed in accordance with City specifications, or*
2. *A performance agreement and surety in the amount of $_____ for streets, $_____ for drainage, $_____ for sidewalks, and $_____ for green infrastructure has been posted with the City of Franklin, Tennessee, to assure completion of such systems.*

_____, 20__ _____
Date Director, Streets Department
City of Franklin, Tennessee

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.

_____, 20__ _____
Date Secretary
Franklin Municipal Planning Commission

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

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

_____, 20__ _____
Date Williamson County Emergency Management Agency

_____, 20__ _____
Date Williamson County Emergency Management Agency

MTEMC SIGNATURE

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

_____, 20__ _____
Date Middle Tennessee Electric Membership Corporation

2021-03-03 - Rev. Per Staff Comments.

KENNETH R. SHREEVE
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO. 2298
03/03/2021

Kenneth R. Shreeve, PLS, CFS
This survey has been signed and sealed digitally.

TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES
504 Autumn Springs Ct., Ste. B-14
Franklin, TN 37067
(615) 814-7414

FINAL SUBDIVISION PLAT

City of Franklin Project #: 7469

McEwen Place PUD Subdivision Section 3, Revision 5 Resubdivision of Lot 305

8TH CIVIL DISTRICT, CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

ACRES OF NEW STREETS: N/A	FEET OF NEW STREETS: N/A
PREPARED FOR: KIMLEY-HORN 214 OCIEANSIDE DRIVE NASHVILLE, TN 37204 (615) 564-2701	PROJECT #: 200243B
	DATE: February 08, 2021
	SCALE: 1" = 100' / SHEET 1 of 2

U:\2020\200430B\v4 CADD - DWG\v4.6 Surv\200430B-BASE-PLAT.dwg Plotted By: kshreeve

LOT 2
RANCO FARMS SUBDIVISION
REVISION 3
(RESUBDIVISION OF LOT 2)
PLAT BOOK P65, PAGE 108
R.O.W.C., TN

MAP 062, PARCEL 021.00
3665 MALLORY JV LLC
BOOK 6992, PAGE 910
R.O.W.C., TN

S7°43'21"W 1160.79'

339.87'

820.92'

Open Space
(Not a buildable lot)
308
88,927 S.F.
2.041± AC.

305
448,099 S.F.
10.287± AC.

Open Space
(Not a buildable lot)
307
50,093 S.F.
1.150± AC.

S81° 31' 54"E 108.21'

N87° 41' 30"E 114.83'

N33° 58' 57"E 18.33'

N83° 53' 51"E 151.32'

N64° 02' 34"E 36.32'

N58° 11' 08"E 35.64'

N54° 09' 01"E 35.63'

N52°01'28"E 125.95'

N53°27'16"E 235.38'

N49° 13' 24"E 20.06'

N82° 16' 39"W 418.00'

N7° 43' 21"E 218.37'

N31° 41' 38"W 107.82'

N31° 41' 38"W 74.16'

N31° 41' 38"W 39.31'

N25° 55' 53"W 74.13'

N28° 27' 15"W 59.44'

N36° 32' 44"W 62.93'

N32° 42' 36"E 66.15'

N21° 36' 16"W 98.31'

N7° 07' 45"W 63.34'

N55° 03' 25"E 97.78'

63.48'

10.68'

112.45'

38.87'

198.80'

48.58'

Δ=39°50'21"
R=25.00'
L=17.38'
T=9.06'
CHD=17.04'
N12°47'25"E

Δ=14°28'31"
R=25.00'
L=6.32'
T=3.17'
CHD=6.30'
N14°22'01"W

Δ=22°20'49"
R=25.00'
L=9.75'
T=4.94'
CHD=9.69'
N43°53'00"E

Δ=5°45'45"
R=100.00'
L=10.06'
T=5.03'
CHD=10.05'
S28°48'46"E

Δ=3°14'23"
R=120.50'
L=6.81'
T=3.41'
CHD=6.81'
N30°04'27"W

Δ=39°24'59"
R=377.00'
L=259.36'
T=135.05'
CHD=254.27'
N11°59'09"W

ZONE "AE" 100-YR FLOODPLAIN (FFO DISTRICT)

FLOODWAY (FWO DISTRICT)

CONC. WALK

STOP SIGN

ACCESS EASEMENT PLAT BOOK P65, PG. 108

PUBLIC ACCESS EASEMENT

60' RIPARIAN BUFFER ZONE 1

20' SANITARY SEWER ESMT BOOK 1044, PG. 888

20' SANITARY SEWER EASEMENT

20' P.U.D.E. PLAT BOOK P58, PG 85

24" SAN. SEWER

TOP OF BANK

SOUTH PRONG CREEK

FIRE LANE ACCESS EASEMENT

GREEN INFRASTRUCTURE EASEMENT

(2) 15' BOX CULVERTS

M.V.U.D.E. BOOK 4533, PG. 223 (TO BE ABANDONED)

30' SANITARY SEWER EASEMENT

20' DRAINAGE ESMT. PLAT BOOK P67, PG. 137

10' M.V.U.D.E. BOOK 4533, PG. 223 (TO BE ABANDONED)

DRAINAGE ESMT. P.B. P67, PG. 137

20' SANITARY SEWER EASEMENT

JORDAN ROAD
(PUBLIC RIGHT-OF-WAY VARIES)
(MINOR COLLECTOR)

ASPEN GROVE DRIVE
(54' PUBLIC RIGHT-OF-WAY)
(MINOR COLLECTOR)

30' SANITARY SEWER ESMT PLAT BOOK P67, PG. 137 TO BE ABANDONED BY THE RECORDING OF THIS PLAT

SANITARY SEWER TO BE REMOVED WITHIN ABANDONED EASEMENT

PUBLIC UTILITY, DRAINAGE & CROSS ACCESS EASEMENT

20' M.T.E.M.C. ESMT PLAT BOOK P67, PG. 137

15' X 30' M.V.U.D.E. BK. _____ PG. _____

PROPOSED WATER METER

PROPOSED FIRE HYDRANT

PROPOSED PUBLIC SIDEWALK

8' PUBLIC ACCESS EASEMENT

15' X 17' M.V.U.D.E. BK. _____, PG. _____

15' X 20' M.V.U.D.E. BK. _____, PG. _____

10' X 11' M.V.U.D.E. BK. 7237, PG. 924

PUBLIC ACCESS EASEMENT (WIDTH VARIES)

8" WATER MAIN

12" WATER MAIN

10" SAN. SEWER

WATER VALVES(x4)

SPRING CREEK DRIVE
(54' PUBLIC RIGHT-OF-WAY)
(LOCAL)

ASPEN GROVE DRIVE
(54' PUBLIC RIGHT-OF-WAY)
(MINOR COLLECTOR)

See Note 1.

GRAPHIC SCALE (IN FEET)
60 0 30 60 120
1 inch = 60 ft.

The Location of existing underground utilities are shown at approximate locations only and are based upon the field location of visible utility apparatus and information provided by utility companies.

CALL BEFORE YOU DIG – DRILL – BLAST – BORE
(800) 351-1111
TENNESSEE – ONE CALL CENTER

LEGEND

- Iron Pin (Set) With Cap Stamped "TWM INC"
- WM Water Meter
- WV Water Valve
- FH Fire Hydrant
- CO Sanitary Sewer Cleanout
- SAN Sanitary Sewer Manhole
- LS Sanitary Sewer Lift Station
- Storm Drainage Curb Inlet
- Storm Drainage Catch Basin
- STM Storm Sewer Manhole
- Utility Pole
- Light Pole
- E Electric Manhole
- E Electric Transformer
- T Communications Manhole
- TELE Communications Riser
- —W— Water Line
- —SAN— Sanitary Sewer Line
- —STM— Storm Sewer Line
- —OHE— Overhead Utilities Line
- —X— Fence Line
- INV. Invert Elevation
- TC Top of Casting Elevation
- SAN. Sanitary
- CONC. Concrete
- M.T.E.M.C. Middle Tennessee Electric Membership Corporation
- R.O.W.C. Register's Office for Williamson County
- FWO Floodway Overlay
- FFO Floodway Fringe Overlay

LINE TABLE		
LINE #	DIRECTION	LENGTH (FT)
L1	S08°55'07"E	15.73
L2	S18°53'24"E	21.93
L3	S08°05'44"E	10.65
L4	S14°06'47"W	17.41
L5	S24°52'49"E	56.99
L6	S30°56'19"E	45.28
L7	S27°11'43"W	31.08
L8	S26°28'37"E	5.00
L9	N75°01'31"E	19.02
L10	S26°15'08"E	29.49
L11	S28°50'22"E	14.38
L12	S32°34'48"E	33.35
L13	S58°39'47"E	16.84
L14	S45°10'57"E	29.90
L15	S88°36'20"E	34.67
L16	S74°11'38"E	8.77
L17	S38°23'24"E	17.71
L18	S46°42'36"E	59.80
L19	N73°51'20"E	36.72

2021-03-03 – Rev. Per Staff Comments.

KENNETH R. SHREEVE
REGISTERED LAND SURVEYOR
No. 2298
AGRICULTURE
COMMERCE
TENNESSEE
03/03/2021

Kenneth R. Shreeve, PLS, CFS
This survey has been signed and sealed digitally.

TWM
CONSULTING ENGINEERING
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504 Autumn Springs Ct., Ste. B-14
Franklin, TN 37067
(615) 814-7414

RECORDERS INFORMATION

FINAL SUBDIVISION PLAT

City of Franklin Project #: 7469

McEwen Place PUD Subdivision
Section 3, Revision 5
Resubdivision of Lot 305

8TH CIVIL DISTRICT, CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE

ACRES OF NEW STREETS: N/A

FEET OF NEW STREETS: N/A

PREPARED FOR:

KIMLEY-HORN
214 OCIEANSIDE DRIVE
NASHVILLE, TN 37204
(615) 564-2701

PROJECT #: 200243B

DATE: February 08, 2021

SCALE: 1" = 60'

SHEET 2 of 2

U:\2020\200430B\4 CADD - DWG\4.6 Surv\200430B-BASE-PLAT.dwg Plotted By: ksshreeve

City of Franklin

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

File #: 21-01842

DATE: March 10, 2021

TO: Franklin Municipal Planning Commission

FROM: Kelly Dannenfelser, Asst. Director of Planning
Amy Diaz-Barriga, Planning Supervisor
Chelsea Randolph, Planner

SUBJECT:

Vintage at Watson Glen PUD Subdivision, Final Plat (Formerly Lot 24 of Watson Glen Subdivision, Section 1, Revision 10, and Lot 3 of Nashville Lodge No. 72, B.P.O Elks Subdivision), Creating Two Mixed-Use Lots And One Open Space Lot, On 21.24 Acres, Located At The Intersection Of South Royal Oaks Boulevard And Oak Meadow Drive. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7475
Applicant: Ted Stevenson, Ragan Smith Associates
Owner: Bob Goodall, Franklin Capital Investment, LLC

BACKGROUND/STAFF COMMENTS:
The purpose of the plat is to create 2 mixed-use lots, 1 open space lot, and dedicate right-of-way. The proposed use of the lots are commercial and multi-family in nature. The site plan for the associated development was approved on the March 2021 administrative agenda.

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (https://franklin.contractorsplanroom.com/secure/), the applicant shall submit the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.

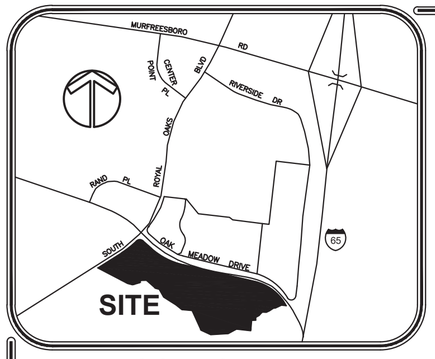
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

n/a

RECOMMENDATION:

Staff recommends approval with conditions of the Vintage at Watson Glen PUD Subdivision, Final Plat (Formerly Lot 24 of Watson Glen Subdivision, Section 1, Revision 10, and Lot 3 of Nashville Lodge No. 72, B.P.O Elks Subdivision). The conditions of approval are attached to this staff report.

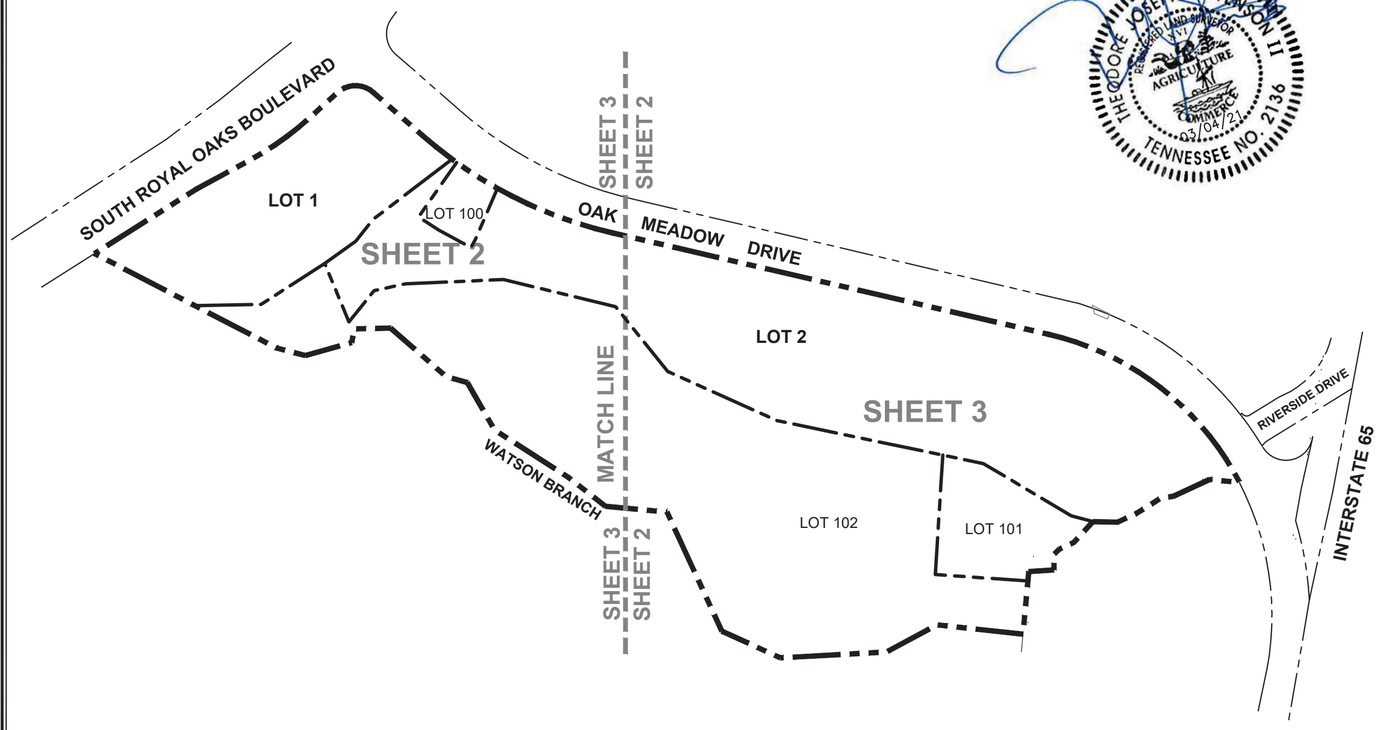


LOCATION MAP

NTS

SEE NOTE 3

0 200 400 600



THEODORE JOSEPH STEVENSON II
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
AGRICULTURE
ENGINEERING
COMMERCE
03/04/21
TENNESSEE NO. 2136

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE FIVE LOTS AND DEDICATE EASEMENTS. (THE PROPOSED USE FOR THIS PROPERTY IS COMMERCIAL/MIXED-USE AND MULTIFAMILY)

2. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES THE RECORDING OF LOT 24 AS SHOWN ON THE PLAT ENTITLED "WATSON GLEN SUBDIVISION, SECTION 1, REVISION 10, RESUBDIVISION OF LOT 2 AND OF RIVERSIDE BUSINESS PARK SUBDIVISION, SECTION 1, REVISION 4, LOT 11" OF RECORD IN PLAT BOOK 29, PAGE 139, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES THE RECORDING OF LOT 3 AS SHOWN ON THE PLAT ENTITLED "NASHVILLE LODGE NO. 72, B.P.O. ELKS SUBDIVISION" OF RECORD IN PLAT BOOK P70, PAGE 10, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

3. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD83.

4. THIS PROPERTY HAS A BASE ZONING OF RC-6 WITH A ZONING OVERLAY OF FFO AND FWO. THE PROPOSED ZONING IS PD.

5. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONES "AE", "X" (OTHER FLOOD AREAS) AND "X" (OTHER AREAS), AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO.'S 47187C0212F AND 47187C0212F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470206, PANEL NO.'S 0212 AND 0214, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "AE" UNDER "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD" AS BASE FLOOD ELEVATIONS DETERMINED. SAID MAP DEFINES ZONE "X" (OTHER FLOOD AREAS) UNDER "OTHER FLOOD AREAS" AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. SAID MAP DEFINES ZONE "X" (OTHER AREAS) UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

6. BEING PARCEL NUMBER 88 & 101.20 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 79.

7. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

8. 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.

9. ALL OPEN SPACE SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.

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

11. 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.

12. 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.

13. 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.

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

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

16. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.

17. THE MINERAL RIGHTS FOR THIS PROPERTY ARE HELD BY THE OWNER.

18. VEHICULAR ACCESS TO LOT 1 FROM SOUTH ROYAL OAKS BOULEVARD SHALL BE LIMITED TO ONE (1) RIGHT-IN/RIGHT-OUT ACCESS AT THE LOCATION INDICATED.

19. THERE SHALL BE NO VEHICULAR ACCESS TO LOT 1 FROM OAK MEADOW DRIVE. VEHICULAR ACCESS TO LOT 1 FROM OAK MEADOW DRIVE SHALL BE PROVIDED THROUGH LOT 2 VIA THE CROSS-ACCESS EASEMENT SHOWN.

20. 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.

21. PARKLAND DEDICATION: 241 UNITS X $4,304 = $1,037,264. PARKLAND IMPACT FEES ARE BEING REQUESTED THROUGH PARKLAND IMPACT AGREEMENT.

OWNER/DEVELOPER

FRANKLIN CAPITAL INVESTMENT, LLC
GOODALL HOMES
393 MAPLE STREET
SUITE 100
GALLATIN, TENNESSEE 37066
BOB GOODALL
615-466-3107
bgoodall@goodallhomes.com

RECORDER'S INFORMATION

LEGEND

○IR(O)	IRON ROD (OLD)
●IR(N)	IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
○PK(O)	PK NAIL (OLD)
	FIRE HYDRANT
⋈	WATER VALVE
W	WATER METER
	CATCH BASIN
	SANITARY SEWER MANHOLE
○	SEWER CLEAN-OUT
A	SEWER VALVE
	LIGHT STANDARD
	YARD LIGHT
E	ELECTRIC BOX
P	TRANSFORMER PAD
R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE
Ø	UTILITY POLE
Ø→	UTILITY POLE W/ ANCHOR
Ø—	UTILITY POLE W/ LIGHT
G	GAS METER
T	TELEPHONE RISER
—P—	OVERHEAD ELECTRIC POWER LINE
—T—	OVERHEAD TELEPHONE LINE
—P&T—	OVERHEAD POWER AND TELEPHONE LINES
—SA—	SANITARY SEWER LINE
—W—	WATER LINE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
AC	AIR CONDITIONER
	CONCRETE SURFACE

TOTAL AREA= 925,138 SQUARE FEET OR 21.24 ACRES±

SHEET 1 of 3

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AS OF RECORD IN DEED BOOK 7797, PAGE 146 AND DEED BOOK 7507, PAGE 801, 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, RE-SUBDIVIDED, ALTERED, OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____, PAGE _____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C., TENNESSEE.

FRANKLIN CAPITAL INVESTMENT, LLC

NAME DATE

FRANKLIN INVESTMENT HOLDINGS, LLC

NAME DATE

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 28TH DAY OF JANUARY, 2020. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 70,373

03/04/21

TED J. STEVENSON II TN RLS NO. 2136 DATE

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:(A) THE WATER AND SEWER SYSTEMS DESIGNATED IN THE MADISON FRANKLIN, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (B) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____FOR THE WATER SYSTEM AND $_____FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

DIRECTOR WATER MANAGEMENT DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF MTEMC

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

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION DATE

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

I HEREBY CERTIFY THAT:(A) THE STREETS, DRAINAGE, SIDEWALKS AND GREEN INFRASTRUCTURE DESIGNATED IN THE MADISON FRANKLIN, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (B) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR STREETS, $_____ FOR DRAINAGE, $_____ FOR SIDEWALKS AND $_____ FOR GREEN INFRASTRUCTURE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR, STREETS DEPARTMENT DATE
CITY OF FRANKLIN TENNESSEE

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

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

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY DATE

CITY OF FRANKLIN DATE

CERTIFICATE OF APPROVAL FOR RECORDING

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

SECRETARY, FRANKLIN MUNICIPAL PLANNING COMMISSION DATE

FINAL PLAT

VINTAGE AT WATSON GLEN
PUD SUBDIVISION

(FORMERLY LOT 24 OF WATSON GLEN SUBDIVISION, SECTION 1, REVISION 10, AND LOT 3 OF NASHVILLE LODGE NO. 72, B.P.O ELKS SUBDIVISION)

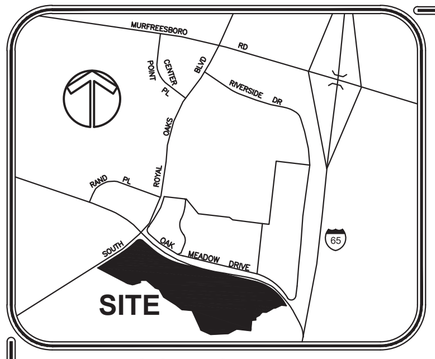
OAK MEADOW DRIVE
COF# 7475

9TH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

SCALE: 1" = 200'
DATE: MARCH 4, 2021
JOB NO 14034 WO 1510

RAGAN•SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN. 37206
(615) 244-8591 WWW.RAGANSMITH.COM

G:\14034-151011-SURVEY\PLAT\2021\11510 PLAT SHEET 1.DWG



LOCATION MAP

NTS

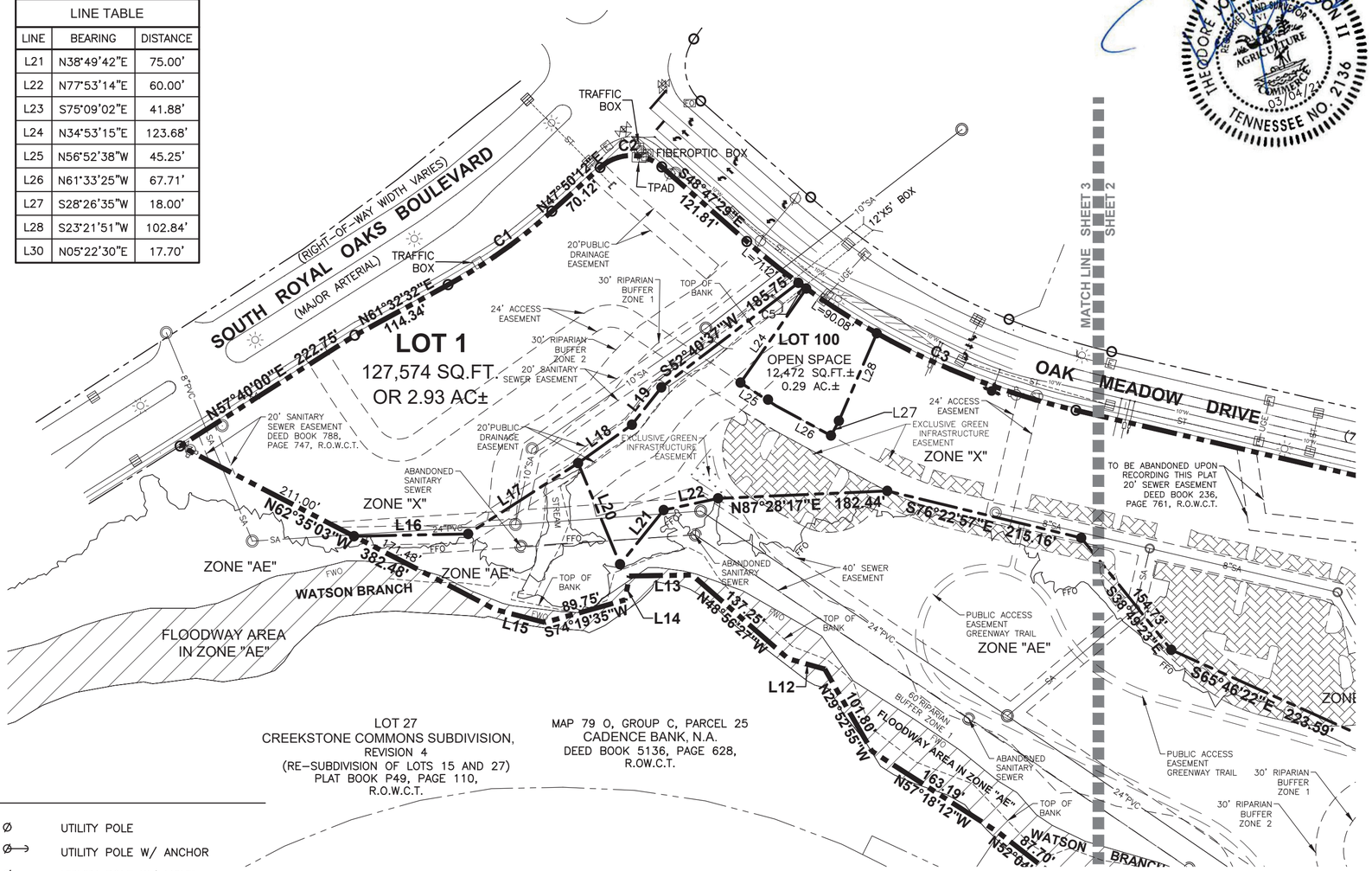
CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	574.31'	137.38'	13°42'20"	69.02	137.05'	N54°41'22"E
C2	50.00'	72.76'	83°22'19"	44.53	66.50'	N89°31'21"E
C3	820.00'	402.53'	28°07'34"	205.41	398.50'	S62°51'16"E
C4	537.96'	464.57'	49°28'46"	247.89	450.27'	S52°10'40"E
C5	820.00'	10.45'	0°43'48"	5.22	10.45'	S54°07'34"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N83°59'15"W	56.05'
L2	S65°06'42"W	74.60'
L3	S82°22'26"W	23.06'
L4	S57°50'00"W	54.01'
L5	S65°06'42"W	39.50'
L6	N88°32'11"W	45.48'
L7	S42°38'55"W	52.84'
L8	S65°06'42"W	30.27'
L9	S45°49'45"W	12.88'
L10	S00°35'29"W	29.36'
L11	S86°22'33"W	47.02'
L12	N74°02'09"W	41.15'
L13	S88°57'25"W	67.60'
L14	S10°32'54"W	26.12'
L15	N75°22'06"W	55.08'
L16	N88°50'10"E	123.00'
L17	N57°15'55"E	141.00'
L18	S54°30'39"W	71.13'
L19	S38°11'59"W	51.19'
L20	S22°28'50"E	118.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N38°49'42"E	75.00'
L22	N77°53'14"E	60.00'
L23	S75°09'02"E	41.88'
L24	N34°53'15"E	123.68'
L25	N56°52'38"W	45.25'
L26	N61°33'25"W	67.71'
L27	S28°26'35"W	18.00'
L28	S23°21'51"W	102.84'
L30	N05°22'30"E	17.70'

SEE NOTE 3

0 100 200 300



LOT 27
CREEKSTONE COMMONS SUBDIVISION,
REVISION 4
(RE-SUBDIVISION OF LOTS 15 AND 27)
PLAT BOOK P49, PAGE 110,
R.O.W.C.T.

MAP 79 O, GROUP C, PARCEL 25
CADENCE BANK, N.A.
DEED BOOK 5136, PAGE 628,
R.O.W.C.T.

LEGEND

IR(O)	IRON ROD (OLD)
IR(N)	IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
PK(O)	PK NAIL (OLD)
	FIRE HYDRANT
	WATER VALVE
W	WATER METER
	CATCH BASIN
	SANITARY SEWER MANHOLE
	SEWER CLEAN-OUT
A	SEWER VALVE
	LIGHT STANDARD
	YARD LIGHT
E	ELECTRIC BOX
P	TRANSFORMER PAD
R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE
Ø	UTILITY POLE
Ø→	UTILITY POLE W/ ANCHOR
Ø—	UTILITY POLE W/ LIGHT
G	GAS METER
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—P—	OVERHEAD ELECTRIC POWER LINE
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—SA—	SANITARY SEWER LINE
—W—	WATER LINE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
AC	AIR CONDITIONER
	CONCRETE SURFACE
	EXCLUSIVE GREEN INFRASTRUCTURE EASEMENT

OWNER/DEVELOPER

FRANKLIN CAPITAL INVESTMENT, LLC
GOODALL HOMES
393 MAPLE STREET
SUITE 100
GALLATIN, TENNESSEE 37066
BOB GOODALL
615-466-3107
bgoodall@goodallhomes.com

TOTAL AREA= 925,138 SQUARE FEET OR 21.24 ACRES±

RECORDER'S INFORMATION

SHEET 2 of 3

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AS OF RECORD IN DEED BOOK 7797, PAGE 146 AND DEED BOOK 7507, PAGE 801, 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, RE-SUBDIVIDED, ALTERED, OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____, PAGE _____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C., TENNESSEE.

FRANKLIN CAPITAL INVESTMENT, LLC

NAME DATE

FRANKLIN INVESTMENT HOLDINGS, LLC

NAME DATE

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 28TH DAY OF JANUARY, 2020. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 70,373

03/04/21

TED J. STEVENSON II TN RLS NO. 2136 DATE

THEODORE JOSEPH STEVENSON II
REGISTERED LAND SURVEYOR
AGRICULTURE
CEMETERY
03/04/21
TENNESSEE NO. 2136

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:(A) THE WATER AND SEWER SYSTEMS DESIGNATED IN THE MADISON FRANKLIN, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (B) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____FOR THE WATER SYSTEM AND $_____FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

DIRECTOR WATER MANAGEMENT DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF MTEMC

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

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION DATE

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

I HEREBY CERTIFY THAT:(A) THE STREETS, DRAINAGE, SIDEWALKS AND GREEN INFRASTRUCTURE DESIGNATED IN THE MADISON FRANKLIN, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (B) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR STREETS, $_____ FOR DRAINAGE, $_____ FOR SIDEWALKS AND $_____ FOR GREEN INFRASTRUCTURE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR, STREETS DEPARTMENT DATE
CITY OF FRANKLIN TENNESSEE

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

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

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY DATE

CITY OF FRANKLIN DATE

CERTIFICATE OF APPROVAL FOR RECORDING

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

SECRETARY, FRANKLIN MUNICIPAL PLANNING COMMISSION DATE

FINAL PLAT

VINTAGE AT WATSON GLEN
PUD SUBDIVISION

(FORMERLY LOT 24 OF WATSON GLEN SUBDIVISION, SECTION 1, REVISION 10, AND LOT 3 OF NASHVILLE LODGE NO. 72, B.P.O ELKS SUBDIVISION)

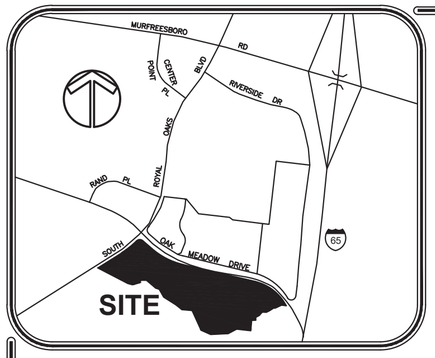
OAK MEADOW DRIVE
COF# 7475

9TH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

SCALE: 1" = 100'
DATE: MARCH 4, 2021
JOB NO 14034 WO 1510

RAGAN•SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN. 37206
(615) 244-8591 WWW.RAGANSMITH.COM

G:\14034-15101-SURV\EY\PLAT\2021\1510 PLAT SHEETS 2-3.DWG



LOCATION MAP

NTS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N83°59'15"W	56.05'
L2	S65°06'42"W	74.60'
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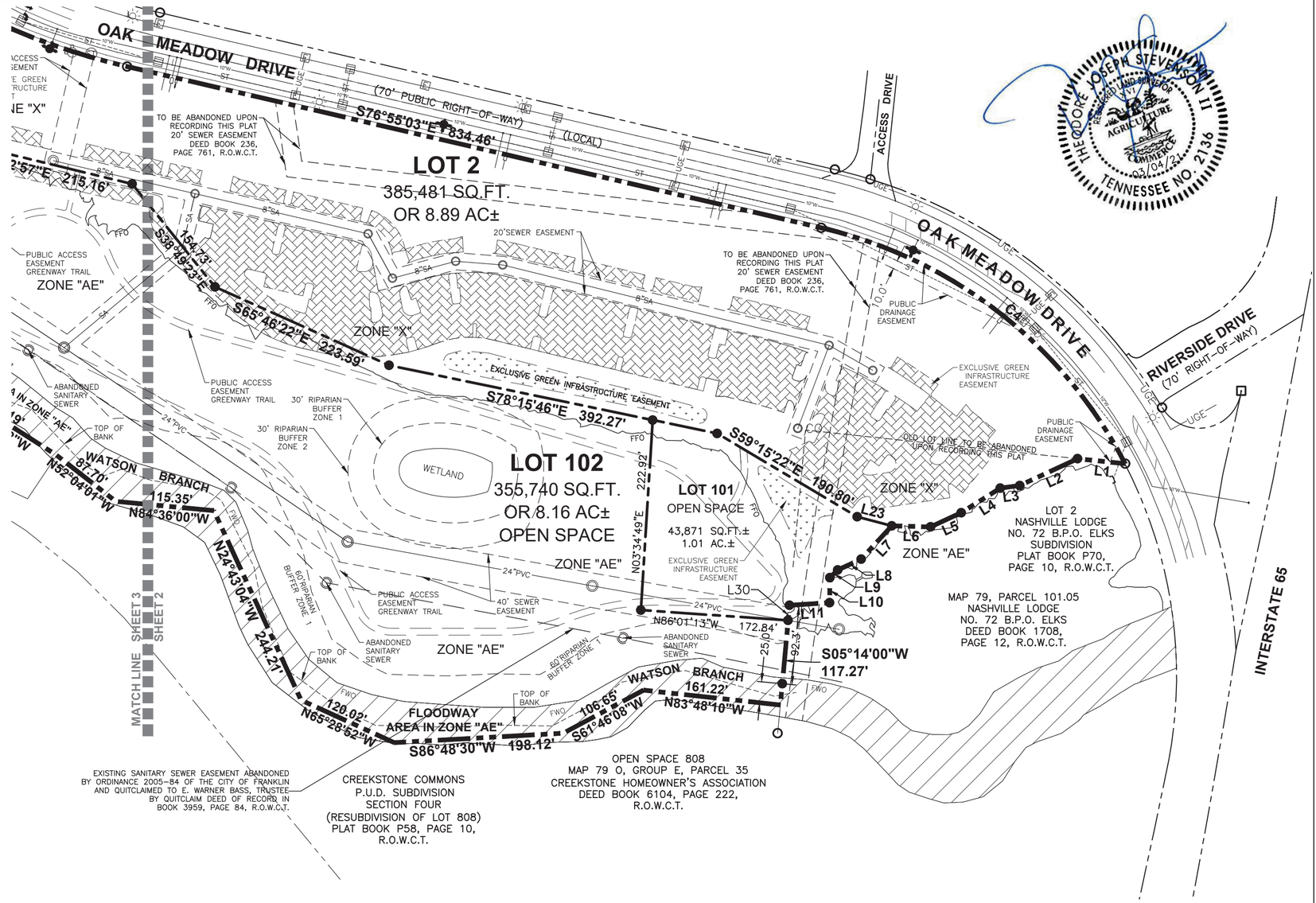
L10	S00°35'29"W	29.36'
L11	S86°22'33"W	47.02'
L12	N74°02'09"W	41.15'
L13	S88°57'25"W	67.60'
L14	S10°32'54"W	26.12'
L15	N75°22'06"W	55.08'
L16	N88°50'10"E	123.00'
L17	N57°15'55"E	141.00'
L18	S54°30'39"W	71.13'
L19	S38°11'59"W	51.19'
L20	S22°28'50"E	118.00'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	574.31'	137.38'	13°42'20"	69.02	137.05'	N54°41'22"E
C2	50.00'	72.76'	83°22'19"	44.53	66.50'	N89°31'21"E
C3	820.00'	402.53'	28°07'34"	205.41	398.50'	S62°51'16"E
C4	537.96'	464.57'	49°28'46"	247.89	450.27'	S52°10'40"E
C5	820.00'	10.45'	0°43'48"	5.22	10.45'	S54°07'34"E

SEE NOTE 3

0 100 200 300



LINE TABLE		
LINE	BEARING	DISTANCE
L21	N38°49'42"E	75.00'
L22	N77°53'14"E	60.00'
L23	S75°09'02"E	41.88'
L24	N34°53'15"E	123.68'
L25	N56°52'38"W	45.25'
L26	N61°33'25"W	67.71'
L27	S28°26'35"W	18.00'
L28	S23°21'51"W	102.84'
L30	N05°22'30"E	17.70'

LEGEND

IR(O)	IRON ROD (OLD)	Ø	UTILITY POLE	SANITARY SEWER MANHOLE	CATCH BASIN
IR(N)	IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")	Ø→	UTILITY POLE W/ ANCHOR	SEWER CLEAN-OUT	—SA— SANITARY SEWER LINE
PK(O)	PK NAIL (OLD)	Ø—	UTILITY POLE W/ LIGHT	SEWER VALVE	—W— WATER LINE
	FIRE HYDRANT	G	GAS METER	LIGHT STANDARD	RCP REINFORCED CONCRETE PIPE
	WATER VALVE	T	TELEPHONE RISER	YARD LIGHT	CMP CORRUGATED METAL PIPE
	WATER METER	—P—	OVERHEAD ELECTRIC POWER LINE	E ELECTRIC BOX	AC AIR CONDITIONER
		—T—	OVERHEAD TELEPHONE LINE	P TRANSFORMER PAD	CONCRETE SURFACE
		—P&T—	OVERHEAD POWER AND TELEPHONE LINES	R.O.W.C.T. REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE	

OWNER/DEVELOPER

FRANKLIN CAPITAL INVESTMENT, LLC
GOODALL HOMES
393 MAPLE STREET
SUITE 100
GALLATIN, TENNESSEE 37066
BOB GOODALL
615-466-3107
bgoodall@goodallhomes.com

TOTAL AREA= 925,138 SQUARE FEET OR 21.24 ACRES±

RECORDER'S INFORMATION

SHEET 3 of 3

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AS OF RECORD IN DEED BOOK 7797, PAGE 146 AND DEED BOOK 7507, PAGE 801, 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, RE-SUBDIVIDED, ALTERED, OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____, PAGE _____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C., TENNESSEE.

FRANKLIN CAPITAL INVESTMENT, LLC

NAME DATE

FRANKLIN INVESTMENT HOLDINGS, LLC

NAME DATE

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 28TH DAY OF JANUARY, 2020. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 70,373

03/04/21

TED J. STEVENSON II TN RLS NO. 2136 DATE

THEODORE JOSEPH STEVENSON II — REGISTERED LAND SURVEYOR — STATE OF TENNESSEE — AGRICULTURE — COMMERCE — 03/04/21 — TENNESSEE NO. 2136

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:(A) THE WATER AND SEWER SYSTEMS DESIGNATED IN THE MADISON FRANKLIN, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (B) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____FOR THE WATER SYSTEM AND $_____FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

DIRECTOR WATER MANAGEMENT DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF MTEMC

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

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION DATE

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

I HEREBY CERTIFY THAT:(A) THE STREETS, DRAINAGE, SIDEWALKS AND GREEN INFRASTRUCTURE DESIGNATED IN THE MADISON FRANKLIN, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (B) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF $_____ FOR STREETS, $_____ FOR DRAINAGE, $_____ FOR SIDEWALKS AND $_____ FOR GREEN INFRASTRUCTURE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR, STREETS DEPARTMENT DATE
CITY OF FRANKLIN TENNESSEE

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

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

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY DATE

CITY OF FRANKLIN DATE

CERTIFICATE OF APPROVAL FOR RECORDING

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

SECRETARY, FRANKLIN MUNICIPAL PLANNING COMMISSION DATE

FINAL PLAT

VINTAGE AT WATSON GLEN
PUD SUBDIVISION

(FORMERLY LOT 24 OF WATSON GLEN SUBDIVISION, SECTION 1, REVISION 10, AND LOT 3 OF NASHVILLE LODGE NO. 72, B.P.O ELKS SUBDIVISION)

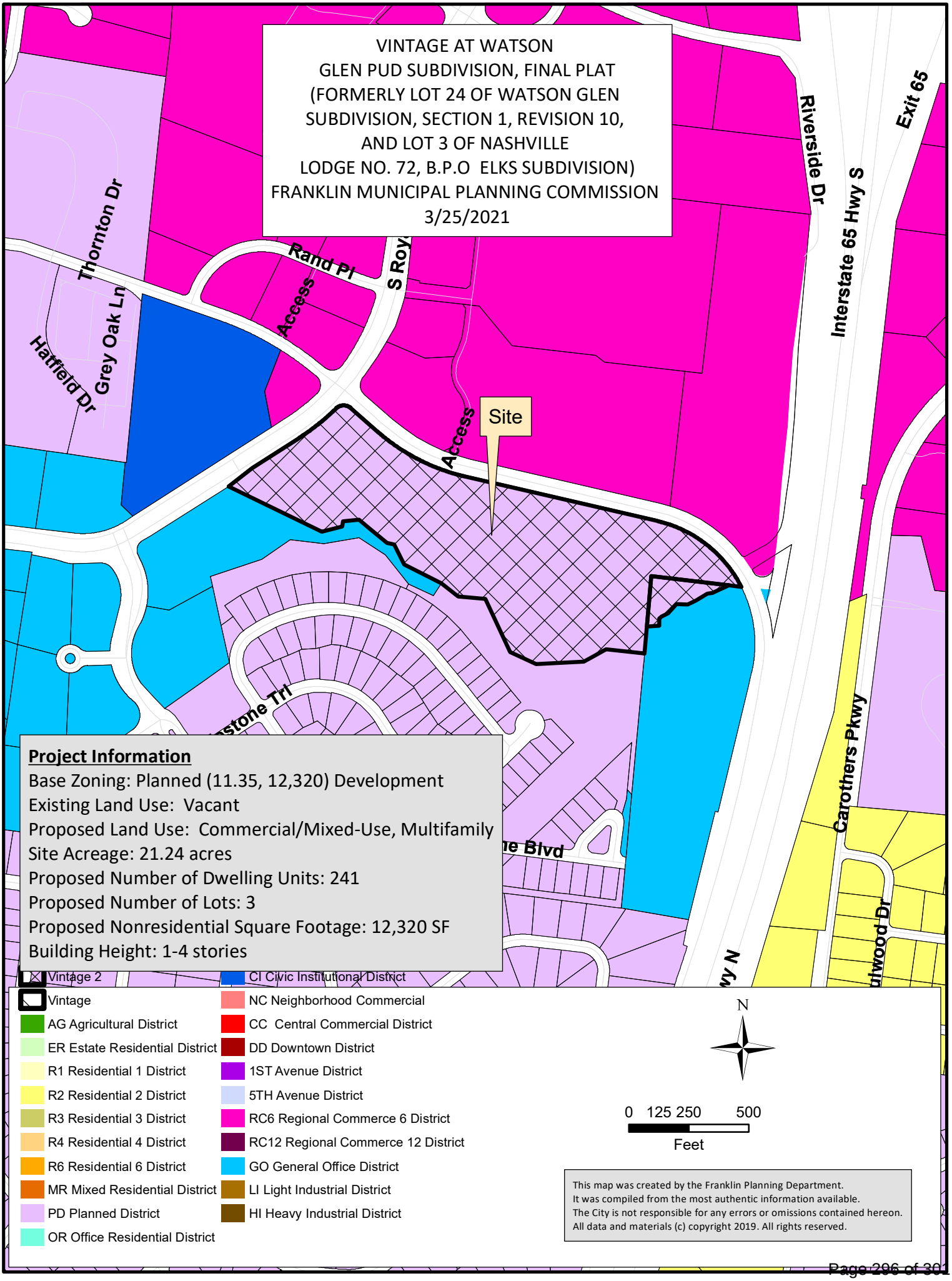
OAK MEADOW DRIVE
COF# 7475

9TH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

SCALE: 1" = 100'
DATE: MARCH 4, 2021
JOB NO 14034 WO 1510

RAGAN•SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN. 37206
(615) 244-8591 WWW.RAGANSMITH.COM

G:\14034-15101-SURVEY\PLAT\20211510 PLAT SHEETS 2-3.DWG


VINTAGE AT WATSON
GLEN PUD SUBDIVISION, FINAL PLAT
(FORMERLY LOT 24 OF WATSON GLEN
SUBDIVISION, SECTION 1, REVISION 10,
AND LOT 3 OF NASHVILLE
LODGE NO. 72, B.P.O ELKS SUBDIVISION)
FRANKLIN MUNICIPAL PLANNING COMMISSION
3/25/2021
Thornton Dr
Rand Pl
Access
Grey Oak Ln
Hatfield Dr
Access
Site
Riverside Dr
Interstate 65 Hwy S
Exit 65
Carothers Pkwy
Project Information
Base Zoning: Planned (11.35, 12,320) Development
Existing Land Use: Vacant
Proposed Land Use: Commercial/Mixed-Use, Multifamily
Site Acreage: 21.24 acres
Proposed Number of Dwelling Units: 241
Proposed Number of Lots: 3
Proposed Nonresidential Square Footage: 12,320 SF
Building Height: 1-4 stories
Vintage 2
Vintage
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
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.
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COF no: 7475

CONDITIONS OF APPROVAL:

Open Issues: 10 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

14. 0. General Information

lance.fittro@franklintn.gov	Applicant shall ensure that any modifications to the site plan, which is being reviewed concurrently with this final plat, are reflected on the final plat. The final plat shall match the site plan.

18. C. Final Plat

lance.fittro@franklintn.gov	With the FFO and FWO lines now being shown (thank you) and contained within Lot 102, applicant shall label Lot 102 as "non-buildable" on the plat.

23. C. Final Plat

lance.fittro@franklintn.gov	The previous comment has not been addressed. The applicant shall provide a public access easement for sidewalk to be located outside of public right-of-way. The applicant shall show the PAE at its location on the final plat and add a note that all sidewalks in the public access easement shall be maintained by the property owners and/or the homeowners association, whichever applies.

31. Street Tree and Tree Well Maintenance Note

joe.marlo@franklintn.gov	*The following is a newcomment due to ongoing discussions with the Engineer for the associated Site Plan.* Applicant shall provide the following note on the final plat: *The property owners of Lots 1, 2, and 100 are responsible for installing and maintaining street trees and associated street tree elements, including tree wells, tree well grating, underground tree support systems, etc., located in the public sidewalk within right-of-way adjacent to said lots. Said property owners are also responsible for remediating any damage to the public sidewalk system due to the street trees or their associated elements, to the satisfaction of the City of Franklin Street Department.*

32. New Information

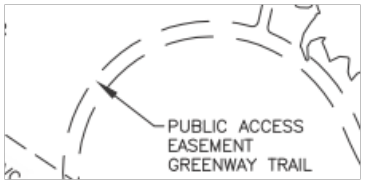
joe.marlo@franklintn.gov *The following is a newcommend due to newinformation shown on the associated Site Plan (C1.6 Easement Plan).*

Applicant shall revise the final plat as follows:

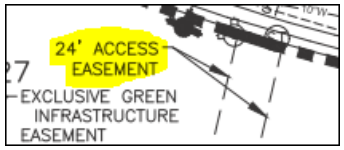
1. Remove the Green Infrastructure Easement for the bioretention on the western end of the site to match the associated Site Plan Sheet C1.6.

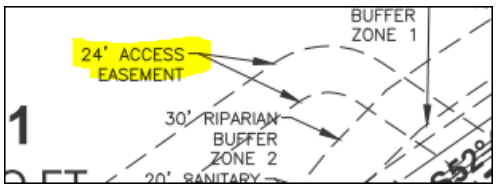


2. Label the width of the Public Access Easement for the Greenway Trail.



3. Revise the label for the 24' Access Easement to read "24' Cross Access Easement", per associated Site Plan Sheet C1.6.





Parks

General Issues

7. Parkland Impact Fee

kevinl@franklintn.gov Parkland fees shall be paid at the final plat. This means that Fees shall be paid by ONE-STOP submittal; the plat will not be approved at ONE-STOP until fees are received.

"Failed" will be the comment until fees are received.

New Parkland Invoice has been uploaded in IDT.
[Edited By Kevin Lindsey]

Performance Agreement and Surety

General Issues

13. Engineering Sureties

kevin.long@franklintn.gov

All sureties from Site Plan COF 7474 - Vintage at Watson Glen PUD Subdivision, Site Plan are hereby transferred to this Final Plat.
Applicant shall post sureties in the following amounts:

I. City Water:	**$263,000**
II. City Sewer:	**$209,000**
III. Public Sidewalk:	**$249,000**
IV. City Streets:	**$273,000**
V. Private Streets (Including Shared Access):	**$182,000**
VI. Street Access	**$20,000**
VII. Temporary Turnarounds	$ -
VIII. Traffic Signals:	$ -
IX. ITS Elements:	$ -
X. Stormwater Drainage:	**$68,000**
XI. Green Infrastructure:	**$2,108,000**

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

Line Items (For Reference Only:)		
10" MAIN	2066	LF
FIRE HYDRANT	3	EA
8" MAIN	1370	LF
4' MANHOLES	9	EA
CONCRETE SIDEWALK (4" CLASS A, 4" BASE)	19750	SF
MULTI-USE PATH - ASPHALT (1.5" SURFACE, 3" BINDER, 4" BASE)	18282	SF
HANDICAP RAMP AND DETECTABLE WARNING	4	EA
LOCAL AND ALLEY PAVEMENT (1.5", 3", 8")	3176	SY
CONCRETE CURB	475	LF
CONCRETE CURB AND GUTTER	895	LF
SIGNS/STRIPING/ETC	0.05	OF TOTAL
SHARED ACCESS DRIVE	2738	SY
SIGNS/STRIPING/ETC	0.05	OF TOTAL
NEW OR MODIFIED STREET CONNECTIONS	2	EA
24" RCP CULVERT	133	LF
BOX CULVERT(S)	50	LS
HEADWALLS (Concrete Volume)	1	CY
PERMEABLE PAVEMENT/PAVERS	121846	SF
BIORETENTION/RAIN GARDEN (Water Quality Volume)	280	CY

[Edited By Kevin Long]

34. Engineering Sureties

kevin.long@franklintn.gov

All sureties from Site Plan COF 7473 - Vintage at Watson Glen PUD Subdivision, Site Plan - Offsite Improvement Plans are hereby transferred to this Final Plat. Applicant shall post sureties in the following amounts:	
I. City Water:	$ -
II. City Sewer:	$ -
III. Public Sidewalk:	$ -
IV. City Streets:	**$69,000**
V. Private Streets (Including Shared Access):	$ -
VI. Street Access	$ -
VII. Temporary Turnarounds	$ -
VIII. Traffic Signals:	**$154,000**
IX. ITS Elements:	$ -
X. Stormwater Drainage:	**$6,000**
XI. Green Infrastructure:	$ -

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

Line Items (For Reference Only:)		
HANDICAP RAMP AND DETECTABLE WARNING	1	EA
MAJOR AND MINOR ARTERIAL PAVEMENT (1.5", 2", 4", 12")	390	SY
CONCRETE CURB AND GUTTER	1120	LF
SIGNS/STRIPING/ETC	0.05	OF TOTAL
TRAFFIC SIGNAL MODIFICATION	1	EA
30" RCP CULVERT	16	LF
DOUBLE INLET	1	EA

Planning

General Issues

35. Planning Checklist Items

chelsea.randolph@franklintn.gov Applicant shall add a lot area table.

Stormwater

General Issues

11. Plats

jeff.willoughby@franklintn.gov The riparian buffer limits and widths shall match those on the site plan. Please refer to

	the stormwater variance and current site plan submittal to ensure these are correct. Also, there is still ongoing discussions as to the riparian buffer limits so the riparian buffer limits are a moving target still, and future submittal revision may be required until final site plan approval is granted.